SG-951

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Natl. Reg. of Historic Places
National Park Service

NPS Form 10-900
OMB No. 1024-0018
United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations 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: Federal Office Building No. 6
Other names/site number: Lyndon Baines Johnson Department of Education Building
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: 400 Maryland Avenue, SW
City or town: Washington State: DC County: Washington
Not For Publication: ☐ Vicinity: ☐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:

X national ___ statewide X local
Applicable National Register Criteria:

X A ___ B X C ___ D

[signature] 3/21/2017

Signature of certifying official/Title: **Date**

Federal Preservation Officer, U.S. General Services Administration

State or Federal agency/bureau or Tribal Government

In my opinion, the property ✓ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

[signature] DAVID MALONEY 2/24/2017

Title : DC SHPO **State or Federal agency/bureau**
DC HISTORIC PRESERVATION OFFICE **or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Patrick Andrus 5/8/2017

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	☐
Public – State	☐
Public – Federal	x

Category of Property

(Check only **one** box.)

Building(s)	x
District	☐
Site	☐
Structure	☐
Object	☐

Federal Office Building No. 6 (FOB 6) Washington, DC
Name of Property

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
1		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

(Enter categories from instructions.)
GOVERNMENT/government office building
LANDSCAPE/plaza

Current Functions

(Enter categories from instructions.)
GOVERNMENT/government office building
LANDSCAPE/plaza

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7. Description

Architectural Classification

(Enter categories from instructions.)
MODERN MOVEMENT/International Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: Concrete
Walls: Stone/Granite, limestone, marble; GLASS/glass curtain walls; aluminum framed windows
Roof: Concrete
Other: Terrazzo
Other (Site): Concrete; Granite

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that

briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Federal Office Building No. 6 (FOB 6) is located at 400 Maryland Avenue, S.W., in Washington, D.C. The property occupies the southern portion of Square 492 in the Southwest Quadrant of the District of Columbia. The trapezoidal site, created by the diagonal northern boundary of Maryland Avenue, S.W., contains a seven-story, Modernist-style office building designed by the Washington-based architecture firms of Faulker, Kingsbury and Stenhouse and Chatelain, Gauger and Nolan. Integral to the site design is a landscaped plaza extending north from the office building designed by the landscape architecture firm of Collins, Simonds and Simonds.

Situated at the southern portion of the site, the seven-story office building is rectangular in plan, with a basement, sub-basement, and mechanical penthouse. The reinforced concrete building is clad in limestone panels and anchored by granite-veneered pilotis, with a flat roof featuring a setback penthouse. A triangular plaza is situated at the northern portion of the site and features a tripartite organization. The plaza is divided into three terraces, separated by two raised walkways. The building‘s austere, clean lines, created by limestone-and-glass curtain walls, were designed to harmonize with the rigorous geometry of the granite and aggregate concrete hardscape and low-lying, dispersed landscaping of the site.

Narrative Description

Location

FOB 6 was constructed at 400 Maryland Avenue, S.W., between 1959 and 1961. It occupies the southern portion of Square 492 in the Southwest Quadrant of Washington, D.C., bounded by Maryland Avenue to the north, C Street to the south, Sixth Street to the west, and Fourth Street to the east. The property includes a tripartite plaza with sunken courtyard on the north side that unites the building with the site and Maryland Avenue. This area of southwest is characterized by the National Mall to the north, and is situated within a neighborhood comprised of mid- to late-twentieth-century midrise office, hotel, and federal buildings.

Site Description

FOB 6 is situated on a trapezoidal site comprising 168,000 square feet. The FOB 6 office building extends parallel to C Street along the southern portion of the site. The building's primary elevation faces north onto a large, triangular plaza. The plaza covers the remainder of the site between the FOB 6 building and Maryland Avenue, encompassing approximately 96,000 square feet. Most the plaza is paved with precast concrete panels with an exposed aggregate finish and laid in a gridded pattern. The trapezoidal lot is encircled by a public sidewalk on all four sides. Immediately north of the public sidewalk, a secondary service road branches from Maryland Avenue and contains a single lane of traffic in addition to a parking lane. Two divisional island medians separate the service lane from the Maryland Avenue lanes of traffic.[1]

The plaza is separated into three distinct terraces on the central, west, and east sides. These terraces share a similar design vocabulary with granite curbs, coping, tree pits, and planting beds; cast-in-place concrete panels; and precast scum gutters. The terraces are divided by two parallel, elevated walkways that direct pedestrians from the Maryland Avenue sidewalk to the building's entry vestibules. The walkways terminate at short flights of granite stairs with aluminum handrails, connecting them to the sidewalk. Similar stairs connect the raised platforms with the terraces on either side. Because the site slopes downward to the south, with the levels of the terraces following this slope, these walkways were built up to maintain a consistent level, acting as platforms. They are edged on the east and west sides by granite benches, which extend continuously from the public sidewalk to steps at the sides of each entry vestibule, allowing access to the adjacent terraces. Both these benches and the short sides of the pilotis along the covered loggia surrounding the building employ the same type of granite.

The east elevated walkway, which extends from Maryland Avenue to the building's east entrance, has three tree pits edged with granite and each planted with a Thornless Honey Locust (*Gleditsia triacanthos var. inermis*) tree. The west elevated walkway, leading from Maryland Avenue to the building's east entrance vestibule, has two tree pits, also planted with one Honey Locust tree apiece. The building itself is elevated on a low plinth, encircled by linear planting

[1] The service road and associated islands are form the northern portion of Square 492. They are outside the boundaries of the property, but were a part of the original planting plan for the plaza and influenced the site configuration along its northern border.

beds along each elevation. The boxes are clad in granite and planted with perennial grasses. Openings in the planting beds provide access to the two elevated walkways.

East Terrace

The east terrace is the largest of the three terraces and is bound by a long planting area to the north and northwest with a stepped configuration where it meets the terrace. This area is planted with a mix of low-lying, flowering perennials as well as several Loblolly Pine (*Pinus taeda*) trees. Otherwise, a random pattern of twenty-three tree pits is distributed across this terrace. One tree is planted within each of these pits, with a large majority featuring Loblolly Pine trees. To the east, this terrace is edged by a short retaining wall with granite coping. The wall is recessed about five feet from the main public sidewalk to create an opening for a linear series of six Zelkova (*Zelkova serrata*) trees extending to the south. Continuous granite benches are located to the east of the retaining wall, directly behind the path of the Zelkova trees.

Within the east terrace is a sunken courtyard extending one full story below grade. Immediately to the south, a walkway extends east-west between the courtyard and the office building plinth, providing access to the public sidewalk to the east and the raised walkway platform to the west. Granite stairs with aluminum handrails negotiate the change in grade at each location.

Sunken Courtyard

A rectangular, sunken courtyard is located at the south end of the east terrace and is one of the defining elements of the site. A staircase with sloped treads paved with concrete with an exposed aggregate finish with a granite step, riser, and coping, descends from the southwest corner of the east terrace down along the west side of the courtyard. The stairs turn ninety degrees to continue along the north side of the courtyard, then double back to provide access to the courtyard floor one story below grade. An aluminum balustrade lines the outer edge of the stair and encircles the courtyard on the plaza level. The retaining walls on the north, west, and east walls of the courtyard are faced with concrete panels with an exposed aggregate finish.

A wall of windows on the south side of the courtyard provides views to and from the building‘s interior at the ground (basement) floor. This wall is recessed behind a line of columns supporting the east terrace above, creating a covered loggia. Glass doors at the east and west ends of the wall open onto small concrete landings leading to the concrete platform surrounding the central portion of the courtyard on its west, south, and east sides. This concrete platform features several tree pits, five of which contain American Hornbeam (*Carpinus caroliniana*) trees. The remainder of the tree pits and the central, open unpaved portion are planted with a mix of perennial grasses and low shrubs.

Central Terrace

In the central terrace, a single rectangular bench is located just west of the east elevated walkway. The raised bench features a central, grated opening that provides ventilation for the below-grade parking garage. Randomly distributed across the central terrace are sixteen tree pits edged with granite, now planted predominantly with Crapemyrtle (*Lagerstroemia Indica*) trees. One of the tree pits has been infilled with a concrete platform, on which is mounted a cast-iron school bell, donated to the Department of Education in 1989.

West Terrace

The west terrace of the plaza—the smallest of the three terraces—is bordered to the north and northwest by a long planting bed containing a mix of shrubs, Mugo Pines (*Pinus mugo*), and Southern Magnolias (*Magnolia Soulangeana*). Eleven tree pits are distributed randomly along the terrace and predominantly contain Loblolly Pines.

West and East Sides

Along the property's east and west sides, the planting is more minimal, with the office building nearly abutting the property line and public sidewalk. On the west side, a small lawn area is located between the planting bed and the public sidewalk. Willow Oak (*Quercus phellos*) trees extend along the public sidewalks of each side.

South Side

On the south side of the property, two automobile ramps run parallel to C Street, providing access to the below-grade parking garage. Beginning at the southeast and southwest corners of the site, the ramps lead to the center of the property as they descend. The openings to the parking garage ramps feature enclosed security booths, and the ramps are lined at either side with aluminum balustrades. Above the ramps, at the center of the property, is a small plaza with two wide stairs that provide access to the building's two south entrances. Large, raised, rectangular planting beds are located at the east and west ends of this small plaza. They are currently empty of planting. Like the north side, the south side of the property is divided from C Street by a narrow service drive and linear medians originally planted with Willow Oak trees.

Site Alterations

Since the completion of the building in 1961, various changes have been made to the site design. The location of the original tree pits and planters has remained intact, although granite curbs have been added to these features, and many of the original plants have been replaced. Approximately half of the original, cast-in-place aggregate pavers have been replaced over several campaigns between 1964 and 1996. Some were replaced in kind, while a majority have been replaced with concrete with a smooth finish. The guard booths adjacent to the parking garage ramps were added in the 1970s. Several handicap accessible ramps have been added to the site to allow access to the building and between the terraces and walkways.

Several phases of alterations have been completed in the sunken courtyard, first (in the 1970s) to convert the courtyard into a playground area for the on-site daycare center. The original concrete flooring was covered with a gravel bed, topped in areas with bark, topsoil, and sand, as well as indoor-outdoor carpeting.[2] Playground equipment, wood benches, and cylindrical concrete planters were added to the space. For security reasons, a metal gate was installed at the sunken courtyard's ramp A winding brick path transected the playground equipment.[3] Later, during the 1990s, the original bronze-and-steel balustrade was replaced with an aluminum balustrade composed of square balusters and a square-edged rail. Presumably, the aluminum balustrades were introduced atop the planting beds adjacent to the automobile ramps at that time, as were the aluminum handrails on stairs across the site. In 1995-1996, when the space occupied by the

[2] It is likely that the original fountain located in the courtyard remained, but was covered over, at that time.

[3] General Services Administration, "Playground Plan, Day Care Center, Office of Education," March 26, 1971.

daycare center was transformed into the National Library of Education, the playground equipment was removed.

By 2007, the FOB site had undergone several additional changes, including the replacement of much of the original planting throughout the site (the exact dates of these alterations are unknown). The original planting plan heavily featured American Hornbeam, Thornless Honey Locust, Southern Magnolia, and Saucer Magnolia trees. A majority of these have been replaced with a variety of species including Mugo Pine, Loblolly Pine, and Crapemyrtle trees. The six original Littleleaf Lindens (*Tilia cordata*) adjacent to the public sidewalk on the east side of the site have been replaced with Zelkova trees. Many of the original Willow Oak trees in the public space along the perimeter of the site have remained. The original Holly and Yew shrubs and Ivy planted in the raised beds along the perimeter of the building plinth have been removed or replaced with perennial grasses. Also circa 2007, three metal signs reading "Lyndon Baines Johnson Department of Education Building," were installed on the property: two at the building's south elevation and one at the northwest planting bed of the east terrace of the plaza.

Exterior Building Description

FOB 6 is a seven-story, 643,000 square-foot office building. The building is rectangular in plan; at its widest dimension, it spans 535 feet from east to west and 135 feet from north to south. It is constructed of reinforced concrete and predominantly faced with limestone veneer panels, joined in a fillet molding detail at the corners of the building. In addition to the seven stories above grade, the building includes a basement story with parking garage, a sub-basement, and a mechanical penthouse. The façade composition is similar on the longer north and south elevations and on the shorter east and west elevations. The landscaped plaza extending north from the building signifies the north elevation as the primary façade.

Each elevation of the Modernist-style building is symmetrical. The building is surmounted by a flat roof framed by low parapet walls. The middle six stories (second to sixth) project over the first story and are supported by rectangular piloti columns. The pilotis are faced with two different varieties of granite, which have been applied to create a recessed channel on the shorter sides. Somewhat mimicking the first story, the seventh story of the building is set back. Not fully visible from ground level, it is composed of an aluminum-framed glass curtain wall with a limestone frieze. The penthouse above the seventh story is set back even further; it is faced with limestone panels punctuated by fixed ribbon windows and double-leaf entry doors.

The recessed first story of FOB 6 is predominantly glazed, with full-height window walls with a tripartite glazing configuration. These window walls, framed in aluminum, have a narrow band of glass near their top, with a wider transom pane above. Each set of triple windows has a continuous limestone sill and is flanked by wall segments clad in limestone panels. The window openings of the upper stories (second to sixth) are regularly spaced and slightly recessed within the structure. Each opening holds an elongated, one-light window set over a smaller square, one-light window. The fixed glass is framed by aluminum. The openings are finished with narrow, slightly projecting limestone sills and, as is typical of Modernist architecture, lack molded surrounds. The limestone panels enframing the structure visually read as pilasters and spandrels around the window openings.

There are eight primary entrances to the building: four on each of the north and south elevations. The entrances consist of one-story glass-and-aluminum vestibules, which project from the first-story window walls, but not beyond the projecting upper stories. The vestibules on the north and south elevations each hold a double-leaf, aluminum-frame glass door flanked by single-leaf, aluminum-frame glass doors. The doors are capped by a two-light, aluminum-frame transom. Like the triple window walls of the first story, elongated (single) aluminum-sash windows flank each vestibule. The one-light windows have narrow, aluminum architraves and fixed one-light, aluminum-sash transoms. The vestibules lead to interior doors that mimic the doors on the exterior. In 1977, solar film was installed on all the original windows.

Metal lettering that reads "U.S. Department of Education" is mounted on the limestone spandrels below the second-story window openings, at the center of the building on the façade and south elevation. This lettering was likely added in the 1980s. Two stone plaques on the first story of the façade read "Lyndon Baines Johnson Department of Education Building, 400 Maryland Ave, S.W." Two more plaques, identical to those on the façade, are located on the south elevation. These plaques were added when the building was renamed in 2007. A smaller concrete plaque located beneath the western stone plaque on the façade reads "United States of America, Dwight D. Eisenhower, President, 1959" and marks the construction of the building.

Alterations

The original 1959 construction drawings indicate precast concrete screens with an exposed aggregate finish were located between the pilotis on all four sides of the buildings, except for the eight central bays on the north and south elevations. These aggregate concrete screens were set between the pilotis three feet from each elevation, creating a narrow promenade under the projecting upper stories. The screens extended from the concrete flooring to the soffit above, but did not touch the pilotis. They were composed of precast units joined vertically with internal steel dowels, creating a repeating, decorative pattern with circular and hexagonal openings. The screens were removed circa 1996 when the first story of the building was being converted to public spaces, to allow for improved visibility. Also, in 1996, all original single-pane glass windows were replaced with aluminum-framed, double-pane, grey-tinted windows.[4]

Between 2005 and 2006, limestone panels on the façade were repaired or replaced.[5] This project included the replacement of all spandrels in kind. All pilasters were anchored, many limestone panels were repaired, all joints and sills were caulked, and the entire façade was cleaned and sealed. Again between 2006 and 2008, the exterior limestone was repaired.[6]

[4] NCPC File No. 5432, "General Services Administration – Department of Education Headquarters (FOB 6) 4th and C Streets, SW – Modifications to Exterior Façade," April 6, 1995, pg. 2. NCPC Archives, Department of Education file.

[5] Singhal & Company, Inc. "Project Description: Federal Office Building 6 Façade Renovation Project." www.singhalonline.com/fobfrp.php, accessed January 27, 2011.

[6] Grunley Construction, "FOB6 Exterior Limestone Façade Repair." www.grunley.com/portfolio/federal /fob6.asp, accessed January 27, 2011.

Interior Building Description

General Organization

The interior of FOB 6 reflects its original construction and continued use as an open-planned office building dating from the mid-twentieth century. Elevator banks divide the plan into three parts, creating west and east wings flanking a central core. The lobbies created by the elevator banks, which also include interior stairs, mechanical rooms, and some office space, are consistent on each floor. The offices layout is open and flexible, allowing for changes as needed.

First Floor

The first floor, entered through the eight vestibules, was originally divided into three lobbies. As the construction drawings from 1959 indicate, the main lobby (Lobby One) was located on the north side of the building, providing access to the plaza entry vestibules. The lobby extended nearly the full width of the building, physically joining the four entry vestibules of the north elevation. Lobbies Two and Three of the first floor marked only their respective entry vestibules on the south elevation. These lobbies were originally separated by four offices that have since been removed. Consequently, the south lobby now serves as one long space, mimicking the configuration of Lobby One. Security scanning equipment has been added at the two south entrances. The material of the lobbies comports with that of mid-century Modernist design. The floors are covered in the original terrazzo and the walls are faced in marble panels. Columns extending the full height of the structure provide definition to the building‘s open plan. On the first floor, these columns were originally square posts clad in marble, but have since been retrofitted with stainless steel to create large, cylindrical profiles.

The central core of the first floor holds an auditorium, the exterior of which has been faced with wood panels. The area where the auditorium currently is located was originally reserved as office space, although it was likely built out as an auditorium early in the building‘s history. The floors to the north and south of the auditorium have been recovered with slate tiles. Replacing former offices and conference rooms in 1971, the cafeteria is now located in the northeast corner of the first floor and spans three quarters of the east wing from north to south. The training and development center is located on the south side of the west wing.

Second-Sixth Floors

Floors two through six are identical in plan and mimic the layout of the first floor with the three areas separated by elevator lobbies. The walls of the elevator lobbies are faced with marble as on the first floor. The central cores on these floors hold flexible office space flanked by conference rooms to the east and west. Restrooms are located to the east and west of the elevator lobbies. The elevator banks house the interior stairs and mechanical rooms, and some have office space. The east and west wings feature individual offices on the perimeter and flexible office space on the interior.

Seventh Floor

The seventh floor is similar in layout to the lower floors but has a smaller floor area created by the setback plan. The Secretary of the Department of Education has an office in the west wing of this floor. Individual offices are located on the perimeter of this floor as well as within the central core. The seventh floor originally held offices for the National Aeronautics and Space Administration (NASA); room 7002 originally served as the NASA Control Center. This space was renovated in 1976 and the control center operations were removed from the building when it was transferred to the Department of Education.

Basement and Sub-Basement

The basement floor is separated into thirds. This floor has a modified C-shaped plan and features a parking garage in the west third and to the south of the central core. The National Library of Education is located in the northeast corner of the basement. This space was originally the dining room and kitchen; it was rehabilitated in 1971 to serve as a daycare center. As originally designed, the space in the northeast corner of the building included a dining room that stretched along the window wall overlooking the sunken courtyard. Mimicking the design created by the pierced concrete screens on the exterior of the building‘s first story, the serving area on the opposite interior wall was divided from the dining room by suspended, laminated panels. The large dining room was interrupted by two rows of plaster-covered columns, and appears to have been further separated by nine-foot-tall metal stud and drywall partitions. Access to the courtyard was gained through double-leaf doors at either end of the room. At the time the former dining room was converted to a library, a desk and counter for the librarians was added to the southwest corner.

The sub-basement is accessed by the east elevator lobby only. The structure of the sub-basement is exposed concrete block with no exterior access or natural illumination. The National Library of Education archives rare books and textbooks in the central core of this floor. The southeast corner of the sub-basement, originally dedicated to storage and reproduction space, was renovated at an unknown time to create a fitness facility and locker rooms. Otherwise, this floor, like the penthouse, is largely devoted to mechanical equipment and storage.

Alterations

Alterations to the interior of the building include the 1979 improvements in handicap access, the 1980 automatic door installation and building ramps, and an expansive 1995-1996 renovation. The 1995-1996 changes resulted in the upgrade of elevators, modern restroom facilities, enclosure of the square posts (originally marble clad) with stainless steel panels to create cylindrical columns, and the removal of the four offices on the first floor between Lobbies Two and Three. Alterations to the layout of the other floors have been minimal because of the original open and flexible design plan.

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.)

- [x] 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.
- [x] 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

Areas of Significance
(Enter categories from instructions.)
Politics/Government
Landscape Architecture
Architecture
Community Planning/Development

Period of Significance
1959-1961

Significant Dates
1959-1961

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Faulkner, Kingsbury and Stenhouse, Architects
Chatelain, Gauger and Nolan, Architects
Collins, Simonds and Simonds, Landscape Architects
Lester Collins, Landscape Architect
McCloskey and Co., Contractors

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.)

FOB 6 is locally and nationally significant under the National Register of Historic Places Criterion A and Criterion C. FOB 6 embodies the seminal efforts of the newly created General Services Administration (GSA) to implement the *Construction Program, Federal Buildings, Washington, D.C., & Vicinity, 1956-1966*, a master plan for the design, construction, and funding of federal office buildings in the District of Columbia. The location of FOB 6 was the result of the first cooperative response by the federal government to NCPC's *1950 Comprehensive Plan for the District of Columbia* and the removal of temporary federal office buildings from the National Mall. FOB 6 also reflects the direct participation of the federal government in the redevelopment plans for Southwest Washington, becoming the first federal office building constructed specifically as part of the Southwest Urban Renewal Plan. Its Modernist design represented a dramatic stylistic change for federal government buildings and prompted a significant shift towards the expression of modern architecture in Washington, D.C. Completed in 1961, FOB 6 was designed jointly by the local architectural firms of Faulkner, Kingsbury and Stenhouse and Chatelain, Gauger and Nolan with a landscape design by Lester Collins of Collins, Simonds and Simonds. Significant to its mid-century aesthetic is the holistic treatment

of the trapezoidal site, a character-defining aspect of Modernist design. The plaza and sunken courtyard on the north side unites the building to its planned site, respecting the angle of Maryland Avenue (a L'Enfant Plan street). With period of significance reflecting its construction, 1959 to 1961, FOB 6 holds both local and national significance in the areas of politics/government, landscape architecture, architecture, and community planning/development.

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

EVALUATION OF SIGNIFICANCE

The National Register of Historic Places identifies four criteria for the evaluation of historic properties. Based on its architectural and historic significance, FOB 6 meets National Register Criterion A for its association with events that have made a significant contribution to the broad patterns of our history; and Criterion C for embodying distinctive characteristics of a type, period or method of construction.

FOB 6 was also evaluated using the *GSA Eligibility Assessment Tool*, created by GSA in 2003 and updated in 2006. The tool was developed to assist with the assessment of GSA buildings constructed during the Modernist era (between 1950 and 1979) for listing in the National Register of Historic Places. The tool created subsections for National Register Criteria A, B, and C, to assist in the evaluation of historic properties. Subsections relevant to the historic importance of FOB 6 have been identified below the corresponding National Register Criterion.

Criterion A: properties that are associated or linked to events that have made a significant contribution to the broad patterns of our history.

A1: Significant Federal Program

FOB 6 is significant under Criterion A as the first building in the District of Columbia constructed under 1956 *Construction Program Federal Buildings Plan for Washington, D.C. & Vicinity* (*1956 Plan*).[7] This *1956 Plan* called for twenty-two buildings to be built in three stages in Washington, D.C. and the surrounding suburban area. The initial stage, running from 1956 to 1959, intended to complete thirteen of the buildings, some of which were to be located outside the District of Columbia. The second stage included additions to three existing federal buildings and the third stage called for the construction of two new buildings and major extensions to four existing buildings. FOB 6 was to be constructed as part of the initial stage.

FOB 6 was one of six buildings of the *1956 Plan* that was intended to be funded through the newly created Lease-Purchase Program, an innovative financing system based on public-private partnerships.[8] This program represented the federal government's effort to fund the design and construction of federal buildings without using direct appropriations from Congress. The new program called for private developers to pay for the construction of a building on federal land, allowing the developer to charge the United States an installment fee for an established period of

[7] *Federal Property and Administrative Services Act of 1949,* Public Law 152, *U.S. Statutes at Large* 63 (1949): 377.

[8] U.S. Congress, House, *Public Buildings Purchase Contract Act of 1954*, July 22, 1954, 83rd Congress, 68 Stat. 518 (Washington, D.C.: GPO, 1954).

time (ten to twenty-five years) after which the federal government would become the building's sole owner. However, the private sector's response to the program failed to produce such partnerships, forcing GSA to return to the traditional method of Congressional appropriations. The dire need for FOB 6 led GSA to request an individual appropriation from Congress in 1958.[9] The idea behind the lease-purchase program was ultimately revived by GSA and today private-public partnerships fund the design and construction of many of the nation's federally occupied buildings.

A2: GSA Philosophy in Practice

The *1956 Plan,* under which FOB 6 was to be constructed, was developed as the first cooperative response to NCPC's *1950 Comprehensive Plan for the District of Columbia*. The *1950 Comprehensive Plan* was a culmination of NCPC's twenty-five years of planning for the locations of federal buildings and the distribution of federal employment in the National Capital region. The *1956 Plan* included a complex of federal buildings to the south of the National Mall to be known as Southwest Rectangle. The site where FOB 6 was to be constructed within the Southwest Rectangle had been identified by NCPC as early as 1939 as the location of a federal building.[10]

The Modernist design of FOB 6, which was substantively innovative for federal government buildings in the District of Columbia, was reviewed by the U.S. Commission of Fine Arts (CFA). This agency had authorization to comment on and provide advice related to the designs of federal buildings intended for construction in Washington, D.C. since 1910.[11] As a result of its review of FOB 6, CFA accepted the need to accommodate modern design within the context of the monumental character of the National Mall to maintain a centralized federal presence in the city. Therefore, FOB 6 represents a significant shift in CFA's leadership role towards modern architecture and its placement in the Monumental Core.[12] Moreover, the review of FOB 6 and its location within the Southwest Rectangle brought about the universal understanding that the design of the building and its placement on the site could not be considered separately, which was a tenet of Modernism.

FOB 6 was the first large-scale federal building located to the south of Independence Avenue and served as a "dramatic northern boundary" for public buildings in NCPC's proposed Southwest Rectangle and the Southwest Urban Renewal Plan.[13] In June 1951, the Southwest Quadrant of Washington, D.C. was identified as the site of the first urban renewal project to be undertaken in the District. Roughly bound by Independence Avenue to the north; South Capitol Street, to the east; P Street to the south; and the Washington Channel and Fourteenth Street to the

[9] *Military Construction Appropriation Act*, Public Law 85-844, *U.S. Statutes at Large 72* (1958): 1063.

[10] National Park Service, "Timeline and Historic Plans: Illustrating the Evolution of the 'Monumental Core' of the Nation's Capital," National Mall Plan, History, accessed February 18, 2011, http://www.nps.gov/nationalmallplan/History.html.

[11] Executive Order 1259 of October 25, 1910, All plans for Government Buildings to be erected in the District of Columbia ordered submitted to the Commission of Fine Arts for its comment and advice.

[12] FOB 6 is located within the Monumental Core of Washington, D.C., which is comprised of the National Mall and its surrounding vicinity.

[13] "Work May Begin In Spring on SW Federal Building," *The Washington Post and Times Herald*, July 24, 1958, C18; D.C. Redevelopment Land Agency, *Annual Report* (1962).

west, the area was chosen, in part, due to its perceived substandard housing stock and its proximity to the Monumental Core, including the National Mall and Capitol. Guided by NCPC's 1952 plan, the area was divided into three sections (Project Areas A, B, and C) and was slated for widespread demolition and redevelopment. In 1956, NCPC approved the Webb & Knapp Plan (commonly referred to as the Zeckendorf Plan for the firm's owner William Zeckendorf) for Project Area C, the site of the future FOB 6. Designed by I.M. Pei and Harry Weese, the plan included several major elements: the Tenth Street Mall, the Plaza, the waterfront, the residential neighborhood, and the development of new federal buildings to the north of the railroad tracks and to the south of Independence Avenue.[14] FOB 6 was one of several building projects GSA proposed in the *1956 Plan* within the Southwest Urban Renewal Area and Southwest Rectangle, including FOBs 5, 6, 8, and 10.[15]

Further, the placement of the rectangular building on a trapezoidal-shaped site in juxtaposition to the triangular plaza allowed for the perception of a hierarchical relationship with the Mall.

A3: Embodies Social Goals

FOB 6 also reflects the direct participation of the federal government in the NCPC's redevelopment plans for Southwest Washington as part of the District of Columbia Redevelopment Act of 1945. Despite years of dueling plans calling for various types of uses, overall changes, and preservation in the Southwest Quadrant of Washington, NCPC's final approach retained the northernmost section to serve as a federal employment center for the redeveloped area. F. Moran McConihe, Commissioner of GSA's Public Buildings Service (PBS), stated that ―the [1956] plan by placing four projects with seven buildings in the Southwest, [would] aid materially in the area's redevelopment."[16] FOB 6 was the first federal office building constructed as a part of the Southwest Urban Renewal Plan.

Criterion B: properties that are associated with the lives of persons significant in our past.

FOB 6 does not possess significance for its association with individuals whose specific contributions to history can be identified and documented.

Criterion C: properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

C5: Embodies Modern Design Values

FOB 6 meets Criterion C as an embodiment of modern design values, introducing Modernist architectural and landscape design aesthetics of the late 1950s into the federal vocabulary of

[14] Francesca Russello Ammon, *Southwest Washington Urban Renewal Area* (Washington, DC: Historic American Building Survey, 2004), 44-47.
[15] *Federal Buildings Construction Program, Washington, D.C. and Vicinity* (Washington, D.C.: General Services Administration, Public Building Service, August 1956).
[16] F. Moran McConihe, ―A Decade of Construction," in *Federal Buildings Construction Program, Washington, D.C. and Vicinity* (Washington, D.C.: General Services Administration, Public Building Service, August 1956). Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.

Washington, D.C. The starkly mid-twentieth-century imagery of FOB 6 sets it apart from earlier federal buildings within Washington, D.C. Although it employs limestone, a traditional Washington building material, for its exterior cladding material, the building's rectangular structure raised on pilotis with a recessed curtain wall at the ground level introduced a new form of federal building to the nation's capital. The building's modern vocabulary, while new to federal design, was in keeping with the growing interest in Modernism emerging since World War II on Washington's streets beyond the federal core.

The design of FOB 6 was informed primarily by the International Style, which is hallmarked by its minimalist composition, utmost regularity and precision, and rejection of nonessential decoration and applied ornamentation. Although somewhat restrained in its interpretation of the International Style, FOB 6 illustrates four of Le Corbusier's *Five Points of a New Architecture*, published in 1926.[17] These include the 1) pilotis raising the building from the ground; 2) a free plan facilitated by a skeleton structure to allow for independent interior partitions; 3) a flat roof; and 4) a façade free from the structural skeleton. FOB 6 was the first federal office building in Washington, D.C. to exhibit these design principles. Its final design represents an amalgam of Modernist motifs, rather than a strict academic presentation. Its use of the Modernist vocabulary in Washington's Monumental Core represents a fundamental change in the federal government's attitude towards mid-century design.

FOB 6 is also the first example of a Modernist landscape integrated into the design of a federal office building in Washington, D.C. The property illustrates a significant connection between interior and exterior spaces, an essential component of Modernist landscape design. Plazas and gardens were designed in tandem with architecture, serving almost as exterior rooms. Inside and outside were visually integrated through the use of glazed curtain walls. The sunken courtyard in the plaza of FOB 6 is an excellent representation of this practice. The courtyard is visible through an extended glass curtain wall at the lower level of the building, offering unobstructed views of a serene garden setting belying the urban character of the adjacent streets. The work of a master at FOB 6 is illustrated by the integration of hardscape and landscape elements, the integration of masonry as a defining compositional element, the carefully placed and selected specimen trees and shrubs, and the location of benches and steps to orchestrate views.

As the first of the buildings intended for the federal enclave in Southwest, FOB 6 holds an important role architecturally within this complex. The placement of the rectangular form to the edge of the trapezoidal site, allowing for a large plaza along Maryland Avenue, differentiates it from Washington's traditional approach to site planning. Rather than filling the site or conforming to the geometry, the building's design complements its site through the use of contrast. The landscape design establishes a clear relationship with Maryland Avenue in a completely modern presentation. The building and plaza work in harmony as a three-dimensional composition indicative of its time.

C1: Master Landscape Architect: Lester Collins

The design of the site was overseen by Lester Collins of the landscape architecture firm Collins, Simonds and Simonds. Collins was a master landscape architect, practicing in the Washington,

[17] Marvin Trachtenberg and Isabel Hyman, *Architecture from Prehistory to Postmodernity, Second Edition* (Upper Saddle River, NJ: Prentice-Hall, 2002), 503.

D.C., area for nearly three decades and executing landscape designs that spanned the east coast. Collins did extensive garden and landscape design for residential clients, but also worked on public projects and large-scale designs with major architects. Historical documentation suggests that Lester Collins was the principal designer of the FOB 6 site, plaza, and landscape. The John Ormsbee Simonds Collection at the University of Florida contains several hand drawings of the site with an earlier landscape design by Collins, as well as numerous letters written by Collins regarding the project. Collins reviewed the project's landscape drawings, and he presented the firm's landscape design to the CFA at their meeting in June 1958.

Criterion D: properties that have yielded, or may be likely to yield, information important in prehistory or history.

FOB 6 was not evaluated for its potential significance under Criterion D, as the most common type of property nominated under this criterion is an archeological site. The context of FOB 6 does not disclose any evidence of its significance as an archeological site.

Integrity

FOB 6 retains sufficient integrity to convey its historical and architectural significance under both Criterion A and Criterion C of the National Register of Historic Places. The architecture of the property defined as FOB 6 encompasses the Modernist designed building and, in the broadest sense, the landscape architecture and planning of the site. FOB 6 retains its integrity of location, design, and feeling; sufficient integrity of setting, workmanship, and association; and adequate integrity of materials.

FOB 6 retains its integrity of location, association, feeling, and setting, as a federal, mid-century office building within an area which continues to refer to the character of the Southwest Redevelopment Area, the National Mall and Monumental Core, and the grouping of public buildings in the Southwest Rectangle. FOB 6 also retains its integrity of design, materials, and workmanship. The building and its site retain many of their original design elements. Key exterior materials dating from the period of significance, which reflects the property's construction from 1959 to 1961, are substantially intact. On the 1959-1961 building, these included limestone and granite veneer, glazed window walls, and aluminum-framed fixed windows on the exterior and terrazzo flooring and marble veneer on the interior. For the contemporaneous site, these include aggregate concrete pavers and walls, granite details such as curbs and coping, and evergreen vegetation. Replacement of materials has occurred, although the vast majority was the result of deterioration, general maintenance, energy efficiency, and modernization. Importantly, most alterations have resulted in the replacement of materials in a similar character of the original and without the loss of design, feeling or workmanship, while others have only minimally diminished or eliminated the design intent. Although some of the original plant material has been replaced over time with differing species, the rigidity of the hardscape design has ensured that all new plantings conform to the scale and location of the originals.

HISTORIC CONTEXT

FOB 6 was a product of the immense growth of the federal government in the 1940s and 1950s that resulted in the creation of new government agencies such as GSA and the strong desire to rid the nation's capital of temporary office buildings on the National Mall. Constructed between 1959 and 1961, FOB 6 was originally proposed in 1956 as part of a ten-year GSA building campaign along with at four other federal office buildings to be constructed southwest of the United States Capitol. As the initial federal office building designed for and constructed in Washington, D.C. by the newly created GSA, the Modernist FOB 6 represents a dramatic shift in the federal government's approach to design and demonstrates the acceptance by CFA of modern architecture for federal buildings. As the first building constructed in accordance with GSA's initial approach to master planning of federal office buildings, the *Construction Program, Federal Buildings, Washington, D.C., & Vicinity, 1956-1966,* FOB 6 not only manifests GSA's core principles of the period—growth, efficiency, and modernity—it also is a significant illustration of interagency cooperation. GSA worked with the NCPC to ensure that the location, siting, and construction of FOB 6 would adhere to the *1950 Comprehensive Plan for the District of Columbia*. Significantly, FOB 6 was a key component of the Southwest Urban Renewal Plan. As the first federal building constructed in the Southwest Urban Renewal Area under the auspices of that plan, FOB 6 represents the federal government's participation in the redevelopment of Southwest Washington, an important objective of President Dwight D. Eisenhower's Administration.

United States General Services Administration and Public Buildings Administration/Service

During the years immediately following the close of World War II in 1945, the United States moved to follow through on President Franklin D. Roosevelt's peacetime goal of transforming the federal government from a political to a managerial bureaucracy. The climb out of the Great Depression had stimulated enormous growth in the federal government, followed by the dramatic reorganization required by defense efforts during World War II. As peace prevailed, the plans made nearly a decade earlier as a result of the Reorganization Act of 1939 had been only partially implemented. Critical to the reorganization was the transformation of where and how the federal government would be housed.

The Public Buildings Administration (PBA), established within the Federal Works Agency, was originally created to allow for the judicious integration of the private architectural practitioner into a public buildings program that had previously been dominated by in-house architects.[18] W.E. Reynolds, appointed in 1939 as the head of PBA, had sought to mitigate this lack of opportunity when he organized the agency. The institution of a permanent architectural advisory board, composed of private architects, meeting regularly to comment on the work of federally employed architects was to be a major step toward reconciling the ongoing dispute between these

[18] Before the establishment of the Public Buildings Administration, the design and construction of federal buildings was overseen by the Office of the Supervising Architect. The Office of the Supervising Architect was created as a bureau of the Treasury Department in 1852. Into the mid-twentieth century, the Office managed the national building program under the oversight of Congress, constructing custom houses, post offices, courthouses, and other federal buildings nationwide. In 1933, the Office was reorganized into the newly created Procurement Division of the Treasury Department. In 1939, the Office was removed from the Treasury Department altogether, and reestablished in the Public Buildings Administration of the Federal Works Agency. The functions of the Federal Works Agency were later moved to the General Services Administration, established in 1949.

two design groups. However, this plan had been usurped by wartime exigencies and little progress had been made towards integrating the private sector into building design.

Now, during peacetime, because the enlarged workforce failed to return to its pre-war proportions, PBA was forced to redefine itself as a modern enterprise ready to manage the country's federal buildings. Yet, despite the closing of defense agencies and re-shuffling of federal activities, the government remained woefully short of adequate office space. The wartime experience, with its massive decentralization efforts and multiplication of functions, had brought attention to the price of scattering governmental services. Accordingly, the Commission on Organization of the Executive Branch of the Government, popularly known as the Hoover Commission, was created in 1947 by the Eighteenth Congress to reorganize the Executive Branch. Its specific goals were to achieve economy, efficiency, and improve governmental services.[19] The consolidation of the agencies by the Hoover Commission was seen as the obvious solution for trimming expenditures, ending redundancy, and reducing administrative inefficiencies. In 1949, following more than a year of study, the commission reported that the U.S. Government, "the most gigantic business on earth," needed a centralized service in order to give the enterprise proper housekeeping support. The commission recommended that the "liquidating functions of the War Assets Administration, the expanding functions of the Bureau of Federal Supply of the Treasury Department, and the continuing functions of the Public Buildings Administration of the Federal Works Agency" should be united within a single agency.[20] The commission identified a variety of operational and maintenance needs associated with the country's public buildings, duties then associated with PBA, and recommended the establishment of a new central office with expanded authority to provide these services. The function of the proposed new bureau was, "*(a)* to prepare and issue standards of efficiency in the management of public buildings; *(b)* to supervise space allotments in Government buildings in towns where there are several large agencies...; *(c)* to maintain and operate Government buildings; [and] *(d*) to prepare standard forms of leases and deeds and maintain a record of leases and buildings owned by the Government."[21] The commission's initial report focused on the management and administration associated with federal buildings, ignoring design and construction activities. It explicitly expressed "no opinion as to the design and construction of buildings" and other functions that were at that time under the jurisdiction of PBA.[22]

President Harry S. Truman gave his vigorous support of the Hoover Commission's recommendations.[23] Accordingly, the Federal Property and Administrative Services Act of 1949

[19] U.S. Commission on the Organization of the Executive Branch of the Government, *General Management of the Executive Branch, A Report to the Congress* (Washington, D.C.: Government Printing Office, February 1949). The establishment of the Hoover Commission was approved on July 7, 1947, *U.S. Statutes at Large* 61 (1947): 246.
[20] Office of Management, U.S. General Services Administration, *The Establishment of the General Services Administration: July 1, 1949-February 15, 1950*, vol. 1 (Washington, D.C.: Government Printing Office, 1950), 3.
[21] U.S. Commission on Organization of the Executive Branch, *Office of General Services, Supply Activities* (Washington, D.C.: U.S. Government Printing Office, February 1949), 11.
[22] U.S. Commission on Organization of the Executive Branch, *Office of General Services, Supply Activities* (Washington, D.C.: U.S. Government Printing Office, February 1949), 11
[23] U.S. Commission on the Organization of the Executive Branch of the Government, *General Management of the Executive Branch, A Report to the Congress* (Washington, D.C.: Government Printing Office, February 1949), 11; U.S. Commission on Organization of the Executive Branch, *Office of General Services, Supply Activities*

established GSA ~~to~~ provide the resources needed by U.S. agencies to accomplish their missions."[24] The 1949 law, enacted by a recently restored Democratic majority in the Eighty-First Congress, called for the consolidation of federal government housekeeping and records management, the merging of property procurement functions with disposal functions, and the absorption of the Federal Works Agency and its divisions (including PBA) into GSA. Thus, it established GSA as the management arm of the Executive Branch. While the law itself actually did little more than consolidate and transfer the functions of a variety of pre-established agencies, it did vest GSA with two major roles. First, it became an advisory agency, providing logistical and administrative support with responsibility for assisting in the establishment of standards for space management, supplies, and record management requirements. Second, GSA was to serve as the arbiter of procurement policy and management, charged with furnishing supplies, office space, and records storage to the various departments and their agencies. Within GSA, the division entrusted with fulfilling the responsibilities associated with the country's federal buildings was named the Public Buildings Service (PBS).

PBA was quickly transformed into the newly created PBS, immediately taking on GSA's duties as the federal government's property manager. W.E. Reynolds continued his duties, acting as the new Commissioner of Public Buildings, but now served under the auspices of GSA. PBS was organized with a series of divisions including the Office of Design and Construction, which was divided between the Offices of the Supervising Architect and Supervising Engineer. PBS officially inherited PBA's responsibility for buildings occupied by the Executive Branch (with exception of those directly related to the Office of the President), both in and outside of the District of Columbia. It also assumed responsibility for PBA's backlog of nearly 200 active renovation and construction projects funded under the Public Buildings Act of 1949.[25] As a division of GSA, PBS administered buildings produced by PBA and its predecessors, those built by PBA but controlled by other agencies, and those under lease to the federal government. PBS outlined its goal for new federal buildings:

> The design of future Federal buildings will be greatly simplified to achieve economy and maintenance costs. New materials and techniques developed during the war and new uses for older conventional types will find expression in the Federal buildings of the future. Simplicity, economy of construction and upkeep and full consideration for safety will keynote the building designs. Standard details have been developed for all types of fixtures and equipment. Special attention has been given to providing proper lighting for every class of work. The best arrangement for efficient, economical operation of the numerous activities of the agency which occupy the building will be analyzed and incorporated into the

(Washington, D.C.: U.S. Government Printing Office, February 1949), 11; President Harry S Truman, "Message to the House of Representatives," 80th Cong., 2nd sess., March 5, 1948, H. Doc. 558 (Washington, D.C.: Government Printing Office, 1949).

[24] U.S. Congress, House, *The Federal Property and Administrative Services Act of 1949, U.S. Statutes at Large* 63 (1949): 377.

[25] The Hoover Commission recommended (with one dissent) separating the management of the District of Columbia's federal buildings from that of the country at large; however, this division was not supported by Congress.

> plan. Economy in initial cost will be sustained by economy in maintenance, through adequacy of facilities.
>
> Such innovations in building design as removal of snow and ice by radiant heat, elimination of exterior steps, hollow metal and wood doors of lightweight construction, resilient floor coverings, and flush trim at doors and windows will be matched by simple office furniture…. Every precaution against accident will be embodied in the plans. A type of window that can be cleaned from inside is under experiment. Colors will be used functionally. Federal buildings will set the pace for, rather than pursue, modern architectural patterns.[26]

For PBS, in 1949, federal policy regarding the integration of private architects into federal design took on an important new focus. When Congress passed the Public Buildings Act of 1949, it authorized the Commissioner ~~to~~ employ…the services of established architectural or other professional or technical corporations, firms, or individuals, to such extent as he may require for any public building project which the Public Buildings Administration is authorized by Congress to construct."[27] Reynolds' small pre-war overture was successful in the post-war era with the total embrace of the private sector as a design partner, provided that private firms were employed on a project-by-project basis. This new philosophy was in keeping with a pro-business environment of post-war America as well as with the growing power of the American Institute of Architects (AIA). As the AIA's ranks swelled, so did support for the idea that government should be run as a corporation, responsive to the same trends and incentives that determined the actions of the private sector.

Birth of the 1956 Construction Program

The strongest, or at least the most public, factor influencing the need for a formalized federal building plan in the 1950s was the existence of thirty-eight temporary office buildings, or ~~T~~Tempos," in central Washington, D.C. During World Wars I and II, temporary structures were erected on and around the National Mall to provide office space for expanding federal bureaus. At the conclusion of World War II, the demand for office space was critical due to overcrowding of these substandard buildings. Despite placement at key spaces within the District's Monumental Core—a circumstance that many believed would ensure the quick removal of the temporary buildings—they remained in place into the 1950s.

With the onset of the new peacetime decade, President Eisenhower personally championed the removal of the Tempos and the restoration of the grandeur of the capital city. The agencies housed in these Tempos, however, were still functioning, housing more than 43,000 federal office workers who needed to be relocated.[28] As the 1949 Public Buildings Act limited GSA to the acquisition of sites for federal buildings within just four squares in the northwest quadrant of

[26] Office of Management, U.S. General Services Administration, *The Establishment of the General Services Administration: July 1, 1949-February 15, 1950*, vol. 1 (Washington, D.C.: Government Printing Office, 1950), 24.
[27] U.S. Congress, House, *Public Buildings Act of 1949*, 81st Cong., 1st sess., H.R. 3662 and 3019 (Washington: Government Printing Office, 1949), 2.
[28] Transcript, National Capital Planning Commission, December 15, 1955, 70. Records of the National Capital Planning Commission, Record Group 328; National Archives and Records Administration.

the District of Columbia, there simply was no downtown location available within the city's boundaries.[29] Plans to decentralize the government workers by placing agencies outside the District were put forward as a solution, but this idea soon lost favor as the business community pressed of the placement of federal buildings in Washington's downtown.[30] Without sufficient new, large, and permanent buildings within the District of Columbia, there was no place to house the workers associated with the various expanded and new federal departments, and no way to justify the removal of the Tempos.

Figure 1: Temporary federal buildings on the Mall, 1943. *Source: Library of Congress, via NCPC website, "America's Front Yard," accessed February 18, 2011,* http://www.ncpc.gov/Images/Album_*AmericasFrontYard/AFY/pages/AFY_MallTemps_jpg.htm.*

To address this problem, GSA proposed the idea of a public-private partnership to fund the construction of federal office buildings, thereby relieving the federal treasury of the jolt of large debt and its potential to risk reaching the government's debt ceiling. Previously, GSA approached the task of transitioning from temporary or obsolete government office space to new, permanent government office space within the District on a case-by-case basis. Each demolition or construction project went before the House of Representatives' Committee on Public Works as a motion to "Provide for the Construction of Certain Government Buildings," or to "Authorize the Administrator of General Services to Dispose of Certain Real Property."[31] This process was disjointed and time consuming and required special appropriations from a Congress reluctant to commit funds for new buildings. The new program called for a private developer (referred to as a financing contractor) to pay for the construction of a building on federal land, and then to charge the United States an installment fee for an established period of

[29] U.S. Congress, House, *Public Buildings Act of 1949*, 81st Cong., 1st sess. H.R. 3662 and 3019 (Washington: GPO, 1949): 2. These four squares (11, 19, 20, and 32) were located south of Virginia Avenue and north of Constitution Avenue (B Street), along the Potomac, roughly where the Kennedy Center is located.

[30] This idea was coupled with Cold War fears of atomic bombing of Washington, D.C. Attitudes about the efficacy of the decentralization changed relatively quickly, but not before sites for the headquarters of five agencies were purchased. Headquarters for the Atomic Energy Commission, the Bureau of Standards, the Central Intelligence Agency, the Geological Survey, and the Coast and Geodetic Survey are all located outside of the District of Columbia; Minutes of the Commission of Fine Arts, August 1, 1957. Records of the Commission of Fine Arts, Record Group 66; National Archives Building, Washington, D.C.

[31] U.S. Congress, House, *Public Buildings Act of 1949*, 81st Cong., 1st sess., H.R. 3662 and 3019 (Washington: GPO, 1949).

time (ten to twenty-five years) after which the federal government would become the building's owner. Congress liked the new idea and, on July 22, 1954, passed an amendment to the Public Buildings Act of 1949 that allowed the GSA Administrator to acquire title to real property and to fund construction by entering into a lease-purchase agreement with a private developer. With the passage of this act, the United States was for the first time allowed the receive title of leased property at the completion of a lease period, essentially ~~"p~~permitting the federal government to buy buildings on the installment plan."[32]

By the summer of 1955, the press was reporting GSA's plan to amend the Public Buildings Act of 1949 to allow for the construction of federal office buildings south of the National Mall within the area defined for Southwest Urban Renewal. The discussion justified the construction of the new buildings as a means to demolish the Tempos and was called by *The Washington Post and Times Herald*, ~~"t~~he first concrete step Congress has taken since the war toward tearing down the temporary buildings that deface the Mall."[33] Critical to H.R. 4841, one of several bills over the years that proposed to amend the Public Buildings Purchase Contract Act of 1954, was the recognition of the key role the federal office buildings would play in the redevelopment of the Southwest. The 1955 amendment called for GSA to propose buildings that would conform to the Southwest Redevelopment Plan, pursuant to the District of Columbia Redevelopment Act of 1945. It also expedited the construction of federal buildings within the redevelopment plan by making the terms of lease-purchase more lenient in the Southwest quadrant of the city and by allowing GSA to make even exchanges of land with the Redevelopment Land Agency (RLA), a congressionally mandated agency created to handle the purchase, transfer, and disposition of land to new developers who would implement the Southwest Redevelopment Plan. Finally, it tied demolition of the Tempos to the urban renewal by requiring that GSA match new construction in Southwest with demolition of equivalent temporary office space.[34]

At the July 1955 hearing of the House Subcommittee on Buildings and Grounds of the Committee on Public Works on H.R. 4841, subcommittee chairman Robert E. Jones, Jr. (D-Alabama), addressed the inefficiencies of the proceedings. He requested that a change be made in the process for reviewing the acquisition or sale of buildings and sites. To remedy the ~~"p~~piecemeal fashion" with which they were approaching the subject, Jones requested that, by January 1956, GSA create a comprehensive report to address the planning of federal buildings in the District of Columbia.[35]

GSA's 1956 Plan

[32] U.S. Congress, House, *Public Buildings Purchase Contract Act of 1954*; Joseph F. Zimmerman, ~~"~~Lease-Purchase Fails," in *National Civic Review*, Volume 48, Issue 5 (May 1959): 241-245, accessed February 11, 2011, http;//onlinelibrary.wiley.com/doi/10/.1002/ncr.4100480506/abstract.

[33] ~~"~~Move Against Tempos," *The Washington Post and Times Herald*, July 1, 1955, 30.

[34] *An Act to Amend the Public Buildings Purchase Contract Act of 1954*, Public Law 84-150, *U.S. Statutes at Large 69* (1955): 297-298.

[35] U.S. Congress, House. *Hearings Before the Subcommittee on Public Buildings and Grounds of the Committee on Public Works House of Representatives, Eighty-Fourth Congress, First Session on…H.R. 4841…July 8, 1955* (Washington, D.C.: United States Government Printing Office, 1955), 60.

On December 12, 1955, a month before the Public Works Committee's January deadline, GSA announced to the press that it had drafted a ten-year plan for federal government buildings. Still requiring review from the White House and the Office of Defense Mobilization, the master plan called for sufficient permanent federal buildings to house a "Government of this size." It included projects already funded by Congress and on the drawing boards, the long-anticipated completion of Federal Triangle, new buildings in Northwest and Southwest Washington, a "priority list of sorts for construction," and a recommendation for "a floor as well as a ceiling" on the number of federal employees to be assigned to federal office buildings in downtown Washington.[36] The master plan was intended to be presented for review at an open meeting of the NCPC on December 15, but according to the local press, Federal officials declared on December 14 that the Bureau of the Budget had "clamped a lid of secrecy on the report," until its submittal to the Public Works Committee in January, leading NCPC to announce the plan would be presented during a closed morning session.[37] Later that day, however, GSA Administrator Edmund F. Mansure stated his agency had chosen to wait to disclose the plan until receiving advice from NCPC and giving a courtesy review to the House Public Works Committee. On the morning of December 15, the date scheduled for the NCPC review, the Bureau of the Budget held an early morning meeting with top official to determine whether to authorize public release of the master plan. The White House relented and agreed to allow the presentation, but only at a closed meeting unless Representative Jones agreed to a public review. With so little time available, Jones did not respond to the request, forcing GSA to make its presentation to NCPC at a closed session.

Fred S. Poorman, Deputy Public Buildings Commissioner, presented the plan to the commission. He explained the congressional request for a coordinated plan of action for constructing new public buildings in the District and immediate environs, and PBS's efforts to provide this by conforming to the NCPC *1950 Comprehensive Plan*. This included placing employees in the District's downtown, as well as in areas identified by NCPC in the metropolitan area (i.e. buildings in Southwest) in blocks of three to five thousand, buildings at sites outside the District (Virginia and Maryland), and buildings at sites that complied with the policies of the Office of Defense Mobilization. Speaking to what would soon be named Federal Office Building No. 6, Poorman told the commissioners, "We need a building that we can occupy at the earliest possible moment to get rid of some of the things that you folks and the rest of the town are raising cain [*sic*] about. So we are proposing this building. It is part of a complex here."[38] The lease-purchase program, he told them, would fund $175,000 worth of construction in Stage One alone, and "if somebody were to pull the rug out of that one, it would take a whole new reading."[39] Parking

[36] "10-Year Plan Drafted to Rid D.C. of Tempos," *The Washington Post and Times Herald*, December 12, 1955, 26.

[37] "Budget Officials Will meet Today to Decide on Release of D.C. Plan," *The Washington Post and Times Herald,* December 15, 1955, 25; The Bureau of the Budget (later known as the Office of Management and Budget) was created by the Budget and Accounting Act of 1921 to assist the President in carrying out the Executive Branch's budgetary responsibilities ("The Federal Budget Process: A Brief History of Budgeting in the Nation's Capital," Chairman Paul Ryan, House Budget Committee, December 7, 2011, http://budget.house.gov/uploadedfiles/bprhistory.pdf.).

[38] Transcript, National Capital Planning Commission, December 15, 1955, 75. Records of the National Capital Planning Commission, Record Group 328; National Archives and Records Administration.

[39] Transcript, National Capital Planning Commission, December 15, 1955, 77. Records of the National Capital Planning Commission, Record Group 328; National Archives and Records Administration.

was a critical issue and one that was still unresolved, despite his statement that, "…the automobile is here to stay."[40]

The commission was impressed by the plan. Addressing the removal of the Tempos, Commissioner Dr. Joseph D. Lohman stated, "This is the first concrete real plan which actually does envisage the removal of a building that I have seen."[41] It shifted the federal employees from the Tempos to new buildings consistent with NCPC's goals for the employment levels of the District. Importantly, it complied with NCPC's vision for the District, particularly the commission's concept of a new Southwest.[42] Chairman Harland Bartholomew applauded PBS's efforts when he replied to a question regarding NCPC's difficulties and conflicts, "…if we had people approach these problems in the spirit of planning, and second, when they worked out in detail they attempted to make it harmonize with the general plan, it would reduce [the difficulties and conflicts]." PBS, he said, "had [its] representatives sit in our meetings and you have endeavored to follow the plan and it impresses me as a very effective observation of the plan – following of the plan."[43]

After acknowledging their subsequent role in making recommendations for "building lines and heights for key sites," NCPC gave PBS general approval of the program, with the understanding that some adjustments might be made as detailed studies continued. NCPC also acknowledged and complimented the cooperative manner in which PBS had developed the program, and requested the PBS bring a report to the Commission's next meeting.[44] The following day, subsequent to NCPC's "unanimous and enthusiastic approval" of the plan, and the acquiescence of the "higher authorities," Deputy Commissioner Poorman described the plan's key tenets to the press, including the construction of FOB 6 in the first of three building campaigns.[45] Soon thereafter, the Bureau of the Budget offered its approval for the entire plan and GSA submitted budget reports that included the NCPC approved building program to the House Appropriations Committee in February 1956.[46]

In July 1956, GSA formally submitted its initial *Proposed Federal Buildings Construction Program, Washington and Vicinity, 1956-1962,* dated the previous month, to the Public Works Committee. F. Moran McConihe, who had been appointed Commissioner of Public Buildings by

[40] Transcript, National Capital Planning Commission, December 15, 1955, 80. Records of the National Capital Planning Commission, Record Group 328; National Archives and Records Administration.
[41] Transcript, National Capital Planning Commission, December 15, 1955, 81. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration.
[42] Transcript, National Capital Planning Commission, December 15, 1955, 89. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration.
[43] Transcript, National Capital Planning Commission, December 15, 1955, 88. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration.
[44] Minutes, National Capital Planning Commission, December 15, 1955, 5. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration.
[45] Minutes, National Capital Planning Commission, December 15, 1955. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration. GSA held, as it does today, a seat on NCPC; "U.S. Building Master Plan Is Approved," *Washington Post and Times Herald,* December 16, 1955, 1.
[46] PBS returned to NCPC in February and gained approval for changes to the plan that affected the Northwest Rectangle/ Rawlins Park and Lafayette Park. The plan that went to Congress included these changes. "Capital Area To Get Five New Federal Structures," *The Washington Post and Times Herald,* February 22, 1956, 25.

President Dwight D. Eisenhower in May 1956, declared it was ―a comprehensive report showing plans and expectations of our building requirements for the next decade."[47] The *1956 Plan* called for twenty-two buildings to be built in three stages in Washington, D.C. and the surrounding area. The initial stage, running from 1956 to 1960, intended to complete thirteen of the twenty-two buildings, some of which were to be located outside the District of Columbia. The second stage included additions to three existing federal buildings, and the third stage called for the construction of two new buildings and major extensions to four existing buildings. Of the initial thirteen buildings, five were already approved for direct congressional appropriations; eight, including FOB 6, were intended to be financed through the lease-purchase program.[48] Six of the thirteen were office buildings that had not yet been assigned to an agency.[49] The House Public Works Committee, the first stop before proceeding to the Senate Committee, responded well to the plan and was quick to endorse the plan for the initial stage of construction. The committee voted a resolution to encourage GSA to demolish the Tempos as fast as possible. Enthusiasm for the plan was strong, buoyed significantly by the prospect of private funding for the eight yet unfunded buildings. Discussions in Congress followed that revised the plans somewhat: the Weather Bureau's building was not approved and FOB 7 and the Geological Survey buildings only received conditional approvals.[50]

Figure 2: Southwest Urban Renewal Area, 1955. Source: Vic Casamento, *The Washington Post* via ―America's Front Yard."

In August 1956, Commissioner McConihe went back to NCPC with the revised plan, the *Federal Buildings Construction Program, Washington and Vicinity, 1956-1962.* This version included an introduction by McConihe who, before taking on the PBS commissioner role, had led Eisenhower's commission to rid Washington of the Tempos.[51] Keenly aware of Eisenhower's

icinity, 1956-1962 (June 1956). Records of
ecords Administration.

Proposed Federal Buildings Construction Program, Washington and Vicinity, 1956-1962 (Washington, D.C.: General Services Administration, Public Buildings Service, Washington, August, 1956). Records of the Commission of Fine Arts, Record Group 66; National Archives Building, Washington, D.C.

[49] *Proposed Federal Buildings Construction Program, Washington and Vicinity, 1956-1962* (Washington, D.C.: General Services Administration, Public Buildings Service, Washington, August, 1956). Records of the Commission of Fine Arts, Record Group 66; National Archives Building, Washington, D.C.

[50] FOB 7 was to be located at Seventeenth Street and Pennsylvania Avenue. It was re-sited to Lafayette Square and was eventually designed by John Carl Warnecke to serve as the Executive Office Building.

[51] In January 1956 President Eisenhower appointed F. Moran McConihe as his ―personal representative" to lead the effort to eliminate the Tempos.

administrative objective to aid in the redevelopment of the Southwest, his introduction to the updated plan identified five goals for the program. These were: 1) to remove the temporary office buildings from downtown; 2) to fill in the gaps left by earlier construction programs; 3) to participate in the redevelopment of the city's Southwest quadrant; 4) to weigh economic and traffic problems; and 5) to account for costs and financing to avoid a burdensome addition to the Federal debt.[52] A third version of the plan went further to establish the benefits of the plan, incorporating not only information on the demolition of Tempos, statistics on employees to be housed in the new buildings, arguments as to the benefits of new buildings over old, and ownership over rental, but also images of the buildings in the first construction stage.

Issues of design aesthetic, participation in the redevelopment of Southwest Washington, economic and traffic problems, and financing, as well as its role in assisting the implementation of the NCPC *1950 Comprehensive Plan* were addressed, effectively providing a marketing tool to further gain support for GSA's plan. When asked details about the size of the buildings, McConihe responded that, "with respect to some, only preliminary work ha[s] been done and exact details would be worked out at a later date."[53]

Soon, support for the GSA plan became public, with many seeing it as proof that the federal government had finally taken "a comprehensive look at the Government's housing needs over the next ten years and adopted a timetable for meeting those needs."[54] It also reduced concerns over the government's plans to locate more federal agency headquarters in the Maryland and Virginia suburbs. GSA was looked upon favorably for its concrete commitment to the Southwest Redevelopment Plan, which had been heavily publicized in the media and was the topic of great controversy. Its foray into planning seemed like a positive step for the growing agency.

Federal Office Building No. 6

The Funding

Once GSA received NCPC approval for its *1956 Plan*, even before it returned to the House Subcommittee on Buildings and Grounds to present the plan, the agency initiated the congressional approval process for some of the individual buildings. In March 1956, GSA requested the House and Senate Public Works Committees to approve construction of one new building, to be funded under the lease-purchase program, that would "replace some of the 'Tempos' built during the war"[55] Although not yet associated with a federal agency, the building to be known as FOB 6 was proposed to house 2,900 federal employees, at a site south of Independence Avenue, near what is now the Wilbur J. Cohen Building (originally known as the Social Security Administration Building and later as the Health, Education, and Welfare

[52] F. Moran McConihe, "A Decade of Construction," in *Federal Buildings Construction Program, Washington and Vicinity, 1956-62* (Washington, D.C.: General Services Administration, Public Buildings Service, Washington, D.C. August, 1956).

[53] Minutes, National Capital Planning Commission, August 2, 1956, Appendix D, 9. Records of the National Capital Planning Commission, Record Group 328; National Archives Building, Washington, D.C.

[54] "Future Federal Sites" *The Washington Post and Times Herald*, July 21, 1956, 16.

[55] "GSA Seeks Approval of SW Building," *The Washington Post and Times Herald*, March 17, 1956, 17.

Building). The multi-storied, air-conditioned building was planned to contain 633,000 square feet of gross floor area. GSA Administrator Franklin G. Floete was quoted as stating that the new project would be ~~"a~~ substantial Federal contribution to the success of the development of this area," and ~~"a~~nother long step in the President's [Eisenhower] plans to beautify the National Capital."[56] In July, FOB 6 was one of the thirteen buildings that comprised Stage 1 of the *1956 Plan* that won congressional support. Plans were moving ahead as PBS sought private developers to compete for the chance to build FOB 6.

GSA, however, soon recognized that the terms of the lease-purchase program were not as attractive to investors as initially perceived. As such, the agency returned to Congress in December 1956, seeking new rules including among other improvements, the ability to place property titles in trust to allow pension funds or other financial institutions that were prohibited from owning property to invest in the program. GSA also sought an additional year of interest and simplified bidding, contracting, and tax features.[57] Meanwhile, GSA and RLA came to an agreement that allowed the latter to use its right of eminent domain and earmarked federal funding to purchase four privately owned sites in Southwest Washington. This included Square 492, the site bounded by Maryland Avenue, Fourth, Sixth, and C Streets, which was the site planned for FOB 6.[58] Prior to the urban renewal of these areas, Southwest Washington was defined by a mix of residential, industrial, and commercial uses. Larger industrial warehouses were clustered along the railroad tracks. Otherwise, blocks like Square 492 included a mix of two- and three-story rowhouses and commercial buildings, schools, and churches. By the early 1960s, small parking lots and automobile service stations were also common features.[59]

By February 1957, GSA was unable to get any satisfactory bids on the lease-purchase projects and Congress suspended the program, threatening the future of the District projects. Following intense negotiations, GSA was able to revive the program, on paper at least, in October 1957. A test run sought private investments for ten projects, including FOB 6. Yet, by March 1958, the program was considered unviable. Congress passed the Independent Offices Appropriations Act, which funded $6.5 billion in direct appropriations in all the states and Hawaii, but none for the District.[60] This act solidified the end of the lease-purchase program, and left the District's four active office projects without a funding source.

Over the next four months, more intense negotiations led to a see-saw battle as GSA tried to save the District-based buildings. The House eliminated all four of the original lease-purchase projects, but the Senate pushed for FOB 6. On July 24, GSA announced that the Senate and House had agreed to provide a direct appropriation of $14 million to construct FOB 6. GSA estimated that the project would be ready for bid by September 15, 1958.[61] The Senate concurred

[56] ~~"~~GSA Seeks Approval of SW Building," *The Washington Post and Times Herald*, March 17, 1956, 17.

[57] ~~"~~Lease-Buying Building Plan Liberalized," *The Washington Post and Times Herald*, December 3, 1956, B1.

[58] ~~"~~4 Federal Office Sites Planned in Southwest," *The Washington Post and Times Herald*, January 4, 1957, A1

[59] For reference, see: *Insurance Maps of Washington, D.C.*, Volume 2 (New York: Sanborn Map Company, 1928-1959), Sheet 205.

[60] U.S. Congress, House, *Independent Offices Appropriations Act* (85th Cong., 2nd sess., March 1958). The act funded various federal agencies with the majority of the funding going to the Veterans Administration.

[61] ~~"~~Work May Begin in Spring on SW Federal Building," *The Washington Post*, July 24, 1958, C18.

and the funding for FOB 6 was included in the $6.5 billion Independent Offices Appropriations Bill when it was sent to President Eisenhower for his signature.[62]

The purchase of the site, however, was delayed owing to a dispute over a requirement of the Housing and Home Finance Agency relating to the building's use and construction timetable. GSA "sidestepped the obstacle" by accepting the stipulations on a conditional basis, thus allowing them to buy the building site in December, 1958, for $802,000 from the RLA.[63] Construction bids were opened on March 13, 1959, and in April, 1959, the contract was awarded to McCloskey and Company of Philadelphia.[64]

Architects and Landscape Architects

The Modernist architecture and landscape principles being practiced at the time were in harmony with the architectural design goals of the PBS, which embraced modern aesthetics and construction methods. In the first year of its operation, the General Services Administration released the following statement: "As a result of studies conducted in recent years, the design of future Federal buildings will be greatly simplified to achieve economy in construction and maintenance costs. New materials and techniques developed during the war and new uses for older conventional types will find expression in the Federal buildings of the future. Simplicity, economy of construction and upkeep, and full consideration for safety will keynote the building designs."[65] Throughout the successive reorganizations of the Office of the Supervising Architect in 1933, 1939, and 1949, the position of Supervising Architect remained, but the staff of in-house architects was drastically reduced and increasingly replaced by the private architecture and engineering firms competitively bidding for the chance to design a federal building. Private firms wishing to work with PBS were guided by its goal of economy in construction and maintenance, and its interest in exploring new, post-war materials and methods. PBS's message was clear, "Federal buildings will set the pace for, rather than pursue, modern architectural patterns."[66]

The chosen firms of this period were typically sound, well-trained architects and engineers who ran their firms like businesses rather than studios. Design accountability was demanded and quantified by the number of square feet achieved on a site, the refrain from superfluous ornament or lavish materials, and the elimination of unnecessary spaces. The understanding of modern mechanical systems and modern office needs were a given.

[62] "Senate Passes $14 Million for Building in SW," *The Washington Post and Times Herald*, July 31, 1958, B1. The only other funding for a federal office building in the District to be added to Independent Offices Appropriations Act was $1.2 million for planning the controversial executive office building on Jackson Place at Lafayette Square.
[63] Jack Eisen, "GSA Agrees to Pay $802,000 for Site of $14 Million Office Building in SW," *The Washington Post and Times Herald (1954-1959)*, December 18, 1958, A1.
[64] "SW Office Building Contract Is Awarded," *The Washington Post, Times Herald*; April 3, 1959.
[65] Office of Management, U.S. General Services Administration. *The Establishment of the General Services Administration, July 1, 1949 – February 15, 1950*. Washington, DC, 1949, 24.
[66] Office of Management, U.S. General Services Administration. *The Establishment of the General Services Administration*, 24.

As FOB 6's funding drama unfolded, PBS was already working with the two well-known, Washington-based private architecture firms selected to take on the building's design. Faulkner, Kingsbury and Stenhouse held "primary responsibility for preliminary drawings," while Chatelain, Gauger and Nolan held "responsibility for working drawings." [67] The firms joined with Collins, Simonds and Simonds, a nationally respected landscape architecture firm based in Pittsburgh with strong District connections, for the site, plaza, and landscape design.

Faulkner, Kingsbury and Stenhouse

Faulkner, Kingsbury and Stenhouse was established in Washington, D.C., in 1941 by Waldron Faulkner (1898-1979), and Slocum Kingsbury (1893-1987). John Warn Stenhouse (d. 1984) joined the practice by 1946. Faulkner worked in the greater Washington area for almost thirty-five years, and received national awards for his work on institutional buildings. His partner, Kingsbury, was an authority on hospital design, leading the firm on projects at Bethesda Suburban Hospital (1943), The George Washington University Hospital (1946), and Holy Cross Hospital (1963), among others. Faulkner, Kingsbury and Stenhouse designed for several high school and university campuses in and around Washington, including Procter Hall (1956) at the National Cathedral School, additions at St. Alban's School, and numerous buildings at The George Washington and American universities. Private commercial projects included the National Geographic Society building (Sixteenth and M Streets, N.W., 1949) and the WTOP Broadcast House (Fortieth and Brandywine Streets, N.W., 1953). When the firm worked on FOB 6 in the late 1950s, Stenhouse was an active member of the design team, representing both architectural firms in extensive meetings with NCPC and CFA. Kingsbury retired in 1964, but Faulkner's final project was at the Old Patent Office Building, transforming it into the National Portrait Gallery in 1968. Faulkner's son, Avery C. Faulkner, was also a well-known Washington architect and worked with Lester Collins, the landscape architect of FOB 6, on several projects for the Smithsonian Institution, including the National Zoo.

Chatelain, Gauger and Nolan

The architectural and engineering firm of Chatelain, Gauger and Nolan was formed in 1956 by Leon Chatelain, Jr. (1902-1979) with partners Earl V. Gauger (1900-1986) and James A. Nolan, Jr. (1938-1976). Both Chatelain and Gauger were prominent local architects, who had practiced in the Washington, D.C. area for many years prior to creating the partnership. Nolan, who had worked with Chatelain since 1950, was a mechanical engineer, specializing in heating, ventilating, and air conditioning. The firm was known for its institutional buildings, especially those for Georgetown University, and commercial office buildings. They also worked on several churches and facilities for the armed services. Major projects in addition to FOB 6 in 1959 included the Equitable Life Insurance Company (subsequently FNMA Headquarters, 1957), the national headquarters of the Associated General Contractors of America (1958), the International Monetary Fund Bank Buildings (1960-61), the Retail Clerks International Association (Suffridge Building, 1969), and the Group Hospital Insurance Headquarters (1969). In 1970, after Gauger retired from the firm, Chatelain merged the firm with another Washington architectural firm

[67] Letter: Faulkner, Kingsbury and Stenhouse, Chatelain, Gauger and Nolan by Earl V. Gauger to Collins, Simonds and Simonds, April 10, 1958. John O. Simonds Collection, University of Florida.

under a new name. The new partnership, called Chatelain, Samperton and Nolan, specialized in institutional designs, such as banks, churches, hospitals, and office buildings.

Lester Collins of Collins, Simonds and Simonds

The site, plaza, and landscape design were completed by Lester Collins of Collins, Simonds and Simonds.[68] Originally founded as Simonds and Simonds by brothers John and Phillip Simonds circa 1939-1940, the firm grew from a small, residential practice based in Pittsburgh to a nationally respected landscape architecture firm.[69] Beginning in 1952, the firm was known as Collins, Simonds and Simonds, until it was changed to EPD: The Environmental Planning and Design Partnership in 1970.[70]

Lester Albertson Collins (1914-1993) practiced in the Washington, D.C., area for nearly three decades and executed landscape designs that spanned the East Coast. Collins provided extensive garden and landscape design for residential clients, but also worked on public projects and large-scale designs with major architects. After receiving his undergraduate degree in English (1938) from Harvard University, Collins traveled with fellow Harvard student and later business partner John Simonds through China, India, Japan, and Tibet. As a student at Harvard's Graduate School of Design studying Landscape Architecture, Collins was also influenced by the European Modernist ideas of Walter Gropius and Christopher Tunnard.[71]

After serving in the British Eighth Army during World War II from 1942 to 1945, Collins joined the faculty of Harvard's Graduate School of Design. In 1950, Collins was named the school's Dean of Landscape Architecture. In 1953-1954, Collins left Harvard to study for one year in Japan on a Fulbright Scholarship.[72] Collins time in Asia also influenced his work. Colleagues and clients were consistently complimentary of his skilled designs: American Institute of Architects (AIA) gold medalist Charles Moore called him "right up there" in the pantheon of landscape designers; Washington-based architect Hugh Newell Jacobsen, Fellow, American Institute of Architects (FAIA), said, "I always thought he was the best;" and Mark Simon, FAIA, shared, "I think he was the most important and unsung landscape architect of the late 20th century."[73]

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[68] Historic documentation suggests that Lester Collins was the principal designer of the FOB 6 site, plaza, and landscape. The John Ormsbee Simonds Collection at the University of Florida contains several hand drawings of the site with an earlier landscape design by Collins, as well as numerous letters drafted by Collins regarding the project. Collins reviewed the project's landscape drawings, and he presented the firm's landscape design to the Commission of Fine Arts at their meeting in June 1958.

[69] Nancy Slade, "1913-2005: Biography of John Ormsbee Simonds," The Cultural Landscape Foundation, June 15, 2005, http://tclf.org/pioneer/john-ormsbee-simonds/biography-john-ormsbee-simonds.

[70] Muriel Emanuel, ed., *Contemporary Architects* (London and Basingstoke: The McMillan Press Limited, 1980), 747.

[71] "Innisfree," The Cultural Landscape Foundation, 2012, http://tclf.org/sites/default/files/microsites/landscape-patronage/Innisfree.html.

[72] Magda Salvesen, *Exploring Gardens and Green Spaces from Connecticut to the Delaware Valley* (New York, NY: W.W. Norton & Company, 2011), 130.

[73] Patricia Dane Rogers, "Even Mother Nature Bowed to Lester Collins," *The Washington Post,* July 29, 1993, 10.

While Collins gave great attention to private residential gardens, especially in his own neighborhood of Georgetown, he also worked on designs for public squares and city centers in Rochester, NY, Alexandria, VA, and McLean, VA. His large-scale work included an array of natural settings and uses: Innisfree Garden, covering 1,000 acres in Millbrook, NY; campus designs at The George Washington University, the U.S. Naval Academy, the Virginia Military Institute, and the Goddard Space Flight Center; and master plans for Roanoke, VA, and Miami Lakes, FL, his self-proclaimed *magnum opus*.[74] Collins also completed several high-profile projects in Washington, D.C., including several Smithsonian Institution projects: the Enid A. Haupt Garden in collaboration with Jean Paul Carlhian and Sasaki Associates (1987); the redesign of the Hirshhorn Museum's Sculpture Garden (1981); and the Master Plan for the National Zoological Park (ca. 1970s) in collaboration with the architectural firm of Faulkner, Fryer and Vanderpool.

The Siting and the Design

In April 1957, PBS introduced the topic of the four new federal buildings, including FOB 6, planned for the Southwest Urban Renewal Area to both NCPC and CFA. NCPC took up the issue first, on April 4, focusing on setbacks. NCPC Executive Director John Nolen reported to the commission of discussions with the architects of the four buildings regarding building line requirements in the Southwest plan, as well as additional setbacks "acquired because of the Public Buildings space of these buildings." The view to the U.S. Capitol from the bridges coming into the federal city from Virginia had been addressed in the late 1930s when the building now known as the Wilbur J. Cohen Building (originally constructed for the Social Security Administration and later known as the HEW Building), located directly to the east of the FOB 6 site, was designed and strict height regulations had been applied. Further discussions were needed regarding the siting of the new buildings to avoid placing "one of the finest views of the Capitol" at risk. However, Nolen was satisfied that "we have had very constructive conferences with the architect on this and I don't anticipate any major problems to arise."[75]

Waldron Faulkner presented the preliminary scheme for FOB 6 to CFA two weeks later on April 18. The drawings before CFA were the same as those seen by NCPC, being conceptual and as yet unresponsive to NCPC concerns for height and setbacks. During this meeting, GSA agreed to return to CFA with a model denoting the entire site, rather than just the building, while the architects promised to "make a further study and present revised sketches and a model at the next meeting."[76]

Although it was NCPC's responsibility to approve site selection, CFA was troubled by the uses of the buildings and their proximity to the National Mall. They expressed their concern over the lack of information provided and their inability to control how the designs and the sites would

[74] Patricia Dane Rogers, "Even Mother Nature Bowed to Lester Collins," *The Washington Post,* July 29, 1993, 10; "Landscape Architect Lester A. Collins Dies," *The Washington Post,* July 15, 1993, B7.

[75] Transcript, National Capital Planning Commission, April 4, 1957, 48. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration.

[76] Minutes, Meeting of the Commission of Fine Arts, April 18, 1957, Index to Minutes, 4. Commission of Fine Arts Archives.

relate. Despite PBS having provided to CFA a copy of the *1956 Plan* two years previously, CFA had not fully appreciated its importance until this review cycle and upon reflection determined that they were not especially pleased with the proposed building sites and the type of buildings that had been selected to fill them. This concern over the incongruence between siting and architectural form and style and their lack of a role in siting decisions, had been growing to the point that during the previous month CFA had met with NCPC's Chairman Harland Bartholomew to discuss the issue. Bartholomew had responded by inviting CFA to send a representative to NCPC commission or committee meetings, including a permanent seat on NCPC's Coordinating Committee, in an effort "to promote continuous close working relations and to coordinate action on matters in which there is mutual interest or concern."[77] Chairman Finley accepted the offer.[78]

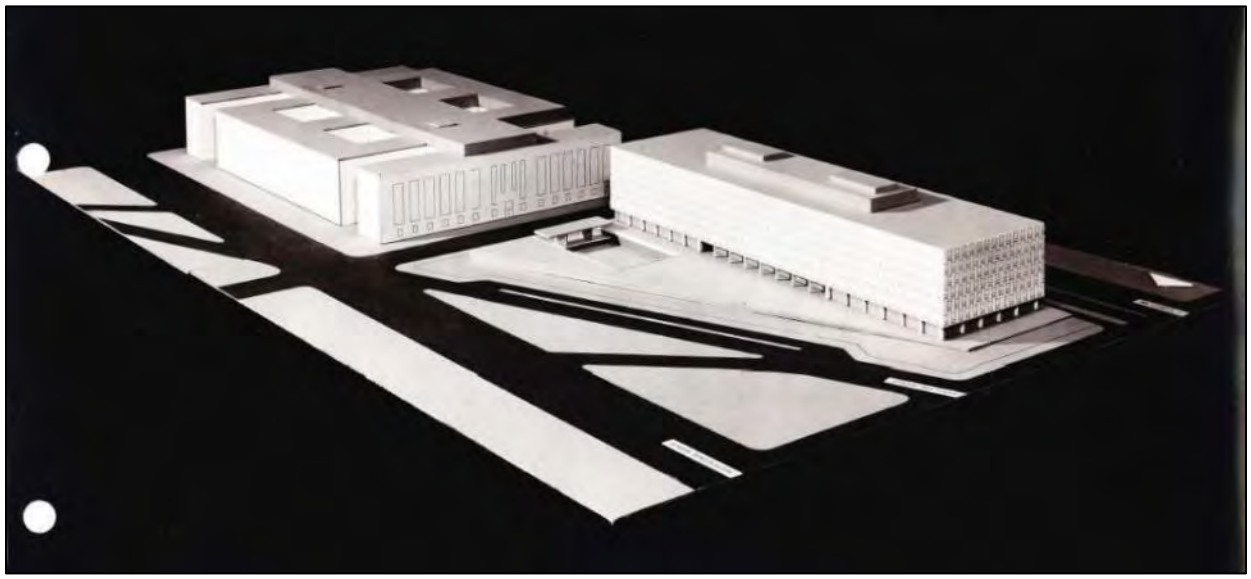

Figure 3: Faulkner, Kingsbury & Stenhouse, Chatelain, Gauger & Nolan, Model of FOB 6 Presented to CFA May 27, 1957. *Source: Minutes, Commission of Fine Arts, May 27, 1957. Commission of Fine Arts Archives.*

Lenn L. Hunter, Supervising Architect for the PBS, and architect John Stenhouse presented the model of FOB 6 to CFA at its next meeting on May 27. That design, Stenhouse told the commission, represented "revisions to bring the building into scale with its site."[79] The concept model showed FOB 6 as an eight-story, horizontal rectangular set on pilotis, and sited at the southern end of the trapezoid site parallel to the Mall. The windows were shown as a field of alternating punched openings. A penthouse was centered on the roof. The model included the FOB 6 site and the HEW Building to the east, allowing CFA to see the relationship of height and scale between the two buildings, as well as their setbacks along C Street. Although no landscape design was included, a pavilion overlooking a sunken court was located directly to the northeast corner of the building. Additionally, the site was comprised of one, elevated terrace, level with

[77] Minutes, Meeting of the Commission of Fine Arts, April 18, 1957, Exhibit A: Letter from NCPC to CFA, April 18, 1957. Commission of Fine Arts Archives.

[78] Minutes, Meeting of the Commission of Fine Arts, April 18, 1957, Exhibit A: Letter from CFA to NCPC, April 24, 1957. Commission of Fine Arts Archives.

[79] Minutes, Commission of Fine Arts, May 23, 1957, 4. Commission of Fine Arts Archives.

the building's first floor entrances. The restriction of the building's footprint to the southern section of the site resulted in a substantive reduction of its size and scale. The triangular area of open space remaining on the site provided a strong buffer between the building and the Mall. Without benefit of a design for the space, CFA urged PBS and the architects to make the open space as "attractive as possible under budgetary limitations."[80] The next day, CFA Chairman David Finley sent a letter on behalf of the CFA to Commissioner McConihe complimenting Mr. Hunter and his "group of architects" for their work on both FOB 6 and FOB 10. "We were glad to commend the plans which have been made for developing this area," he wrote. Addressing the issue of siting, he went on, "The use of a model in studying the design was most helpful," adding, "and we hope that you can soon provide one large enough to show the relationship of all the proposed work in this part of the Southwest area." Further, he expressed the commission's strong recommendation that "funds be reserved to spend for the landscaping and decoration of the buildings with suitable sculpture and painting."[81]

Acting Commissioner Poorman responded to Chairman Finley's May 24 letter on June 11, stating that landscaping for both FOB 6 and FOB 10 would be paid for under the lease-purchase program. The planting plan, he added, would be prepared under the architects' contracts and would be presented to CFA for its review. Painting and sculpture to decorate the buildings were unlikely to be forthcoming, unless CFA "would sponsor, and GSA support, legislation to provide a lump-sum appropriate to embellish Federal buildings by the use of murals and sculpture."[82]

C.F. Hageman, Section Chief Site Planner for PBS, joined Stenhouse before NCPC at its June 20-21 meeting to present a revised scheme for FOB 6. Executive Director Nolen introduced the plans for FOB 6 as "part and parcel of the Southwest Urban Renewal Plan."[83] The scheme in front of NCPC had been "pretty well thrashed out" with the NCPC Coordinating Committee, with the result that the plan before NCPC had been "materially modified" (including a one-story reduction) in response to the committee's recommendations. The pre-meeting conferences and discussions were strongly aimed, Nolan related, at protecting the views of the United States Capitol, with the result that the plan called for the building to adhere to the height limits set for what is now the Cohen Building to avoid interfering with the views of the Capitol from bridges and approaches from Virginia. The building was now seven stories high and approximately 106 feet above sea level (approximately ninety "some" feet above the curb) and set back fifty-five feet from C Street, which aligned it with the southern plane of the Cohen Building to the east. The penthouse was acceptable because its location was off the line of sight. Budget allowing, the skin of the building was to be a limestone veneer. With support from Nolen and the Coordinating Committee, NCPC unanimously approved the revised Site Development Plan at their June 20-21, 1957 meeting. Accepted in principle, the plan allowed for the fifty-five-foot

[80] Minutes, Commission of Fine Arts, May 23, 1957, 5. Commission of Fine Arts Archives.

[81] Minutes, Commission of Fine Arts, May 24, 1957, Exhibit H: Letter from Commission of Fine Arts to F. Moran McConihe, May 24, 1957. Commission of Fine Arts Archives.

[82] Letter from GSA; Public Buildings Service to David Finley, Chairman of Commission of Fine Arts, June 11, 1957. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.

[83] Transcript, National Capital Planning Commission, June 20-21, 1957, 3. Records of the National Capital Planning Commission, RG 328; NAB. FOB 10 (FOB 10A and FOB 10B) was also presented that day.

setback along C Street. Provisions for parking, however, were to be further studied.[84] At the same meeting, NCPC also unanimously approved the submitted elevation and grading plan.[85]

CFA saw the new design at its June 27 meeting. Hunter and Stenhouse presented again. Although CFA expressed its position that "progress is being made in developing the designs of the plans and facades of the individual buildings," it was not enough progress. Chairman David Finley wrote Commissioner McConihe on July 11 expressing his desire that the buildings share a uniformity of height, scale and architectural detail, stressing that the group "should be inherently related architecturally because they occupy a most important section of the monumental plan of the National Capital," serving as counterparts to the buildings planned and constructed on the north side of the Mall.[86]

CFA's next formal meeting was not until September, but they held a special meeting on August 1, 1957, in New York City to discuss the collective impact of the federal office buildings proposed in or adjacent to the National Mall. CFA viewed the Southwest Redevelopment Area as a natural counterpart to the Federal Triangle, whose buildings expressed a common architectural "vernacular" as well as a cohesive scale and setback. In contrast, they felt the new buildings of Southwest were being designed and presented ad hoc, with little conception for the larger effect. Furthermore, CFA was troubled by the proposed distribution of uses throughout Southwest. Museums and cultural institutions, the commission felt, should be clustered along the northern extent, nearer the Mall and Independence Avenue, followed by important government agencies. Despite the reservations of CFA, the overall response to FOB 6 was favorable: its thin footprint set within a large open site was "infinitely better" than the proposal for FOB 10.[87] But they struggled with the relationship of the designs of the four Southwest buildings, stating the buildings should be "one uniform thing," not a series of "different kinds of things."[88]

The August meeting was rife with sentiment in opposition to PBS's *1956 Plan*. By now, the commission members had seen all four of the federal office buildings (FOBs 6, 8, 9, and 10), as well as a newly proposed Air and Space Museum and the proposed expansive development of federal, commercial, and residential buildings and spaces in Southwest Washington, D.C. (commonly referred to as the Zeckendorf plan) and were frustrated with what they believed was a lack of coordination of effort. Commissioner Douglas Orr expressed his colleagues' perspective on the problem, "Everyone is doing a little job on his own. It would seem to me that

[84] Transcript, National Capital Planning Commission, June 20-21, 1957, 21. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration. NCPC File No. 1.17-97, the drawings referenced in this motion, could not be located at NARA.
[85] Transcript, National Capital Planning Commission, June 20-21, 1957, 21. Records of the National Capital Planning Commission, Record Group 328, National Archives and Records Administration. NCPC File No. 1.17-97, the drawings referenced in this motion, could not be located at NARA.
[86] Minutes, Commission of Fine Arts, June 27, 1957, Exhibit G: Letter from CFA to PBS Commissioner F. Moran McConihe, July 11, 1957. Commission of Fine Arts Archives.
[87] "The Position of the Commission of Fine Arts Regarding Certain Current and Projected Building Projects for the City of Washington," Transcript, Commission of Fine Arts, August 1, 1957, 36-38. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.
[88] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 36-37. Commission of Fine Arts Archives.

we ought to look at this area pretty hard because the future of Washington is certainly going to be greatly affected visually by what is done in these various operations that are now in the planning stage of which lease-purchase buildings are a very important part."[89] Chairman Finley continued, "I think they [PBS] are under the impression, and erroneously, I am sure, that we have given some sort of approval to this plan in the rough…"[90] The commissioners were adamant that they had not formally approved PBS's *1956 Plan*, but they admitted neither had they expressed their disapprobation. By limiting their discussions to architectural design, they had failed to object to the building sites, and by default, approved the site locations. In fact, site location approvals rested solely with NCPC, and NCPC had formally approved the *1956 Plan* in December 1955. The reality of this frustrated CFA enormously, "The thing that is not understood by most people is that land planning is just as much a part of the design of a project as the building itself. In other words [NCPC] cannot simply plan buildings and have us pass on the design, and be able to say that it is going to turn out a successful venture."[91] Commissioner Wallace K. Harrison expressed his concern, "I think the whole country considers us responsible for the appearance of the city of Washington."[92] Commissioner Perry, speaking on behalf of his fellow commissioners, expressed the need "for the protection of this place, and the development of it. Perry went on to state the commission's regret that "certain sites, which would have been far better used for cultural purposes, have now been taken for office purposes," declaring that from this point forward, the commission's purpose, hope, and insistence was that "this site be respected and that buildings of such enormous size be curbed regardless of purpose."[93]

On August 13, CFA held a second meeting in New York City to review the designs of FOB 6, FOB 10 (A and B), FOB 8, and FOB 9. FOB 6 and both parts of FOB 10 were presented together so that the commission could review "building sizes, scale, height, land coverage, etc." FOB 10 was "impossible in scale, character, and size." Comments about FOB 6 were moderate, especially in comparison to the strong condemnation of FOB 10. The issue with FOB 6 was, first, length; "bothersome" was the adjective used. The plaza was perceived as having potential to be "helpful in the final design." The issue of height, however, prompted CFA to request a study that omitted the concrete grilles at the upper story for a setback on all four elevations. The glass curtain walls of this story were to be exposed.[94]

Responding to CFA's call for a distinct relationship between the Southwest buildings, Lenn Hunter presented models of FOB 6 and FOB 10 together to CFA at its September 1957 meeting back in Washington. As requested by CFA, the concrete grilles at the seventh story had been removed from the design and the uppermost story was set back as far as possible with "the objective of reducing apparent height of the building."[95] In an effort to retain fifteen-foot deep

[89] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 9. Commission of Fine Arts Archives.
[90] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 9. Commission of Fine Arts Archives.
[91] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 64. Commission of Fine Arts Archives.
[92] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 64. Commission of Fine Arts Archives.
[93] Transcript, Meeting of the Commission of Fine Arts, August 1, 1957, 64-65. Commission of Fine Arts Archives.
[94] Memorandum of Record, Commission of Fine Arts, August 13, 1957. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.
[95] Transcript, Commission of Fine Arts, September 12, 1957, 49. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.

offices at the top floor, the architects also presented the scheme from August with the grilles omitted but the trabeated columns retained at their original location. A third scheme retained the full dimensions of the top story, but lowered the building's height by five feet by reducing the height of the first story and changing the façade proportions. CFA was unanimous in its support for the first scheme; no grilles at the top story, a setback at the seventh story.[96]

During the design review process, concern over parking for federal employees was a constant. In conjunction with planning for mass transit and a new highway system for the District, Virginia, and Maryland, NCPC gave intensive consideration to private parking at FOB 6. The commission conducted an in-depth study to project use of mass transportation, and ultimately recommended that the minimum number of off-street parking spaces at FOB 6 be forty-eight, with provision for an additional fifty spaces.

In November, PBS returned to NCPC to gain approval for an additional eighteen inches in building height. This modification was needed to allow the setback that CFA approved the previous September. As approved by NCPC, building's height was to be approximately 108 feet.[97] The project then went back to CFA, where Stenhouse presented a scale model showing landscape and paving schemes for the plaza and sunken courtyard. CFA expressed its "satisfaction" with the work of the "landscape architect" and approved the preliminary plan.[98] CFA's Secretary L.R. Wilson wrote to Commissioner McConihe that the commissioners were "pleased with the care that had been shown in treating both the street level and sunken court…and look forward to seeing further development.[99] At this time, Collins, Simonds and Simonds had not yet received a contract to begin work on the project, and the associated architects are named on the drawings' title blocks.

[96] The CFA transcript of the September meeting refers to the height of the building as 102 feet; however, the NCPC hearing in November states that NCPC approved the building's design in September as 106.2 feet. The September 1957 NCPC transcripts were not available at NARA.
[97] Transcript, National Capital Planning Commission, September 19-20, 1957, 162-164. Records of the National Capital Planning Commission, RG 328, National Archives and Records Administration.
[98] Memorandum, Minutes of the Meeting of the Commission of Fine Arts, November 21, 1957, 4. Commission of Fine Arts Archives.
[99] Memorandum Minutes of the Meeting of the Commission of Fine Arts, November 21, 1957, Exhibit H: Letter from CFA to PBS Commissioner F. Moran McConihe, January 16, 1958. Commission of Fine Arts Archives.

Figure 1: Undated drawing of FOB 6 and setting. This drawing, which is identified by the names of the associated architects and PBS/GSA, but does not include the name of the landscape architecture firm, appears to have been sent to Collins, Simonds, and Simonds in April 1958, right after the landscape architecture firm was retained for the site design. This drawing was also featured in the *Washington Post and Times Herald* article, "Work May Begin In Spring on SW Federal Building" from July 24, 1958. *Source: John Ormsbee Simonds Collection, Special and Area Studies Collections, Box 175, George A. Smathers Libraries, University of Florida, Gainesville, Florida.*

In early 1958, the associated architects, represented by Earl Gauger, began negotiations with Collins, Simonds and Simonds for the Pittsburgh firm to take on the landscape design for FOB 6. Lester Collins wrote to his partner John Simonds on February 2, 1958 that the job had not yet "jelled" because the hearsay was that Waldron Faulkner was pushing for the firm, but Leon Chatelaine was interested in "economizing." However, very soon thereafter, an agreement was made. A contract between the associated architects and the landscape firm was signed on April 25, 1958.

At the June 1958 CFA meeting, Lenn Hunter, now Assistant Commissioner for Design and Construction, presented the site model and final perspectives for FOB 6. He introduced Lester Collins, who presented the landscape plan. CFA approved the final design for building and site at this meeting. Official notice from Secretary Wilson to Commissioner McConihe followed on August 27.[100] A final planting plan was developed by Collins, Simonds & Simonds on January 9, 1959; which was later revised on January 10 and May 1, 1961.

[100] Memorandum Minutes of Meeting of the Commission of Fine Arts, June 26, 1958, 5, and Exhibit K: Letter from CFA to PBS Commissioner F. Moran McConihe, August 27, 1958. Commission of Fine Arts Archives.

GSA announced on July 23, 1958, that construction of FOB 6, ~~"t~~he first of a quartet of Federal buildings planned to ornament the Southwest redevelopment area," was expected to begin in early spring. *The Washington Post and Times Herald* reported that the building was ~~"p~~art of the first stage of GSA's ten-year program to rid the Mall and downtown area of disfiguring Tempos."[101] The following day, $14 million in Federal funding was approved by direct appropriation.

Despite its use of limestone, a traditional Washington building material, the building, its site, and landscaping expressed a modern vocabulary. It was in keeping with the growing interest in Modernism emerging since World War II on Washington's streets beyond the federal core. Although FOB 6 was at first unsettlingly different in its form and presentation for a federal building, the commissioners recognized that it was time for them to change their attitude about the new aesthetic and accept the design. CFA wanted the new buildings to be as uniform as possible in appearance and scale with the adjacent cultural buildings of the Monumental Core so that they might be reused for cultural purposes, or at the very least not look like commercial office buildings. FOB 6, with its deep setback from Maryland Avenue and public plaza, met the commission's requirements. The building was not the focus of a lengthy discussion and, in contrast to the other proposals, particularly FOB 10, FOB 6 was considered a successful expression of the new style.[102]

[101] Jack Eisen, ~~"G~~SA Agrees to Pay $802,000 for Site of $14 Million Office Building in SW," *The Washington Post and Times Herald*, December 18, 1958, A1.

[102] ~~"T~~he Position of the Commission of Fine Arts Regarding Certain Current and Projected Building Projects for the City of Washington," Transcript of CFA Meeting, August 1, 1957. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.

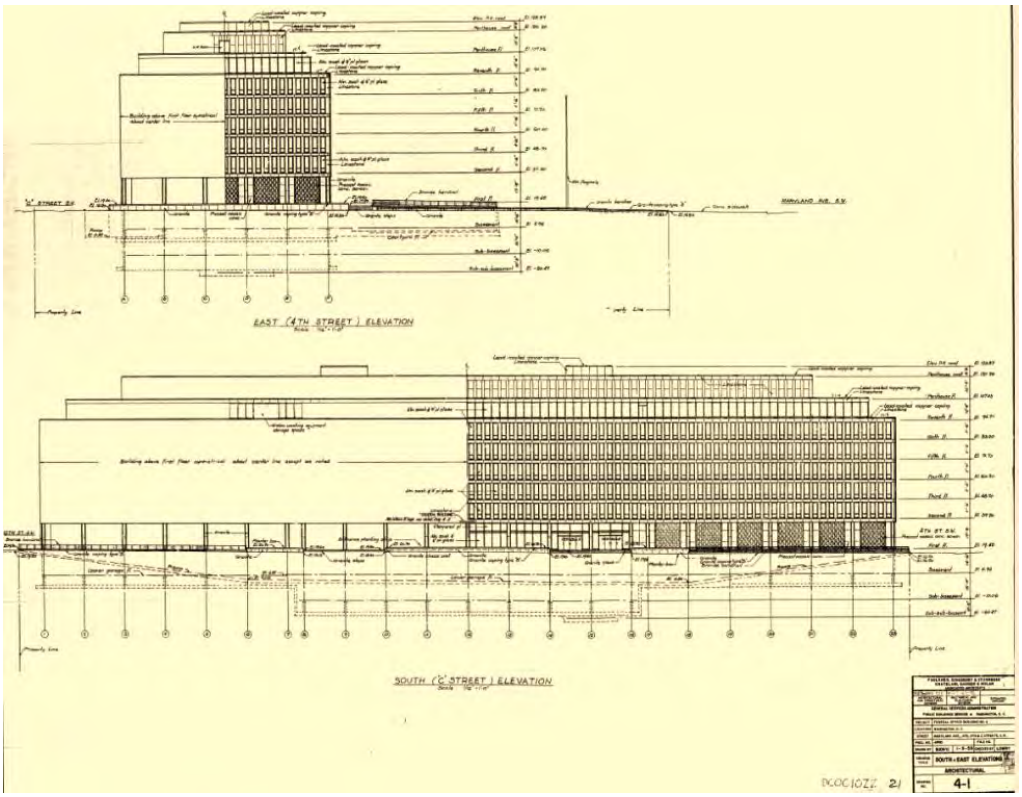

Figure 5: South („C" Street) Elevation, January 9, 1961. *Source: GSA NCR Technical Library.*

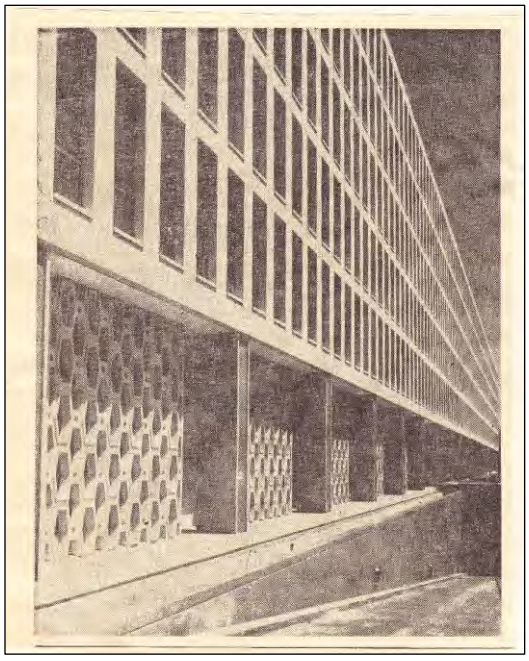

Figure 6: FOB 6, South Elevation Showing Original Concrete Screens, 1961. *Source: Bill Beall, "Architectural Tricks at No. 6," The Washington Daily News, August 16, 1961, p. 5. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.*

The commitment to build FOB 6 was announced to the public on February 3, 1959, through a rendering published in the *Washington Post and Times Herald*.[103] Introducing Modernism into the federal vocabulary of Washington, D.C., the building presented a dramatic departure from previous federal building designs with its rectangular structure with flat roof, low parapet, pilotis and glass-curtain walls, limestone veneer, symmetrically placed fenestration created by slightly recessed elongated windows, projecting entry vestibules, pierced concrete screens, and free plan facilitated by a skeleton structure to allow for independent interior partition. Although somewhat restrained in its interpretation of Modernism, FOB 6 illustrates four of Le Corbusier's *Five Points of a New Architecture*,

[103] ~~O~~ffice Building for Southwest," *The Washington Post and Times Herald*, February 3, 1059, A7.

published in 1926.[104] These include the 1) pilotis raising the building from the ground; 2) a free plan facilitated by a skeleton structure to allow for independent interior partitions; 3) a flat roof; and 4) a façade free from the structural skeleton. The building's overall design was consistent with the PBS's initial goals for new federal buildings in design, materials, techniques, and technologies. The building neared completion in August, 1961 and by August 16 some offices were already occupied by the HEW and NASA.[105] The building was dedicated on December 7, 1961.[106]

The Modernist landscape architecture movement emerged from Europe in the 1920s on the heels of architectural modernism. Both practitioners and theorists advocated for a break from the Beaux Arts traditions governing landscape design and a greater cohesion between modern architecture and landscape architecture. A general feeling was evolving that landscape architecture design should reflect and be intimately connected to trends in architecture, breaking away from more the more traditional landscape design that had been practiced in the United States until that point. Not until the late 1930s, however, did American landscape designers embrace modernism and the possibilities it presented.

Much like Modern artists and architects, landscape architects active during the Modernist period (approximately 1920s to 1970s) rejected decoration and classical influences in favor of abstract geometries, compositional balance, and refined plant and material palettes. Although traditional European precedents continued to be important in garden design (landscape architect Daniel Kiley, for example, was inspired by the serene, neoclassical works of seventeenth-century French landscape designer André Le Nôtre), landscape architects also diversified their field of study, finding inspiration from Eastern, ancient, and pre-Columbian precedents.[107]

After World War II, the field of landscape architecture also grew and diversified to include large-scale projects such as shopping centers, college and corporate campuses parks, civic plazas, large subdivisions, and downtown revitalization projects, including urban renewal. Corporations and cultural institutions especially embraced the power of modernism to convey a brand image, with the integration of designed landscapes a crucial component of both suburban campuses and urban sites. Although modernist landscape architects generally eschewed designs and plant materials that were overly decorative, fussy, or colorful, the display and appreciation of sculpture continued to be important to garden design, particularly to complement and enhance the setting of museums, corporate campuses, and public plazas.[108]

FOB 6's site is representative of mid-century Modernist landscape design in its materials, its relationship to the building, and its rationalism. The site is a functional design element of the

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[104] Marvin Trachtenberg and Isabel Hyman, *Architecture from Prehistory to Postmodernity, Second Edition* (Upper Saddle River, NJ: Prentice-Hall, 2002), 503.

[105] Bill Beall, "Architectural Tricks at No. 6," *The Washington Daily News*, August 16, 1961, 5. Records of the Commission of Fine Arts, Record Group 66, National Archives and Records Administration.

[106] "Federal Office Building No. 6 Dedicated," *The Washington Post and Times Herald*, December 8, 1961, A3.

[107] Elizabeth Barlow Rogers, *Landscape Design* (New York: Abrams, 2001), 436-453.

[108] Ethan Carr, *Mission 66: Modernism and the National Park Dilemma* (Amherst, MA: University of Massachusetts Press, 2007), 212-214.

complex as a whole and was meant to be used as a space for social gathering where the public and private worlds of Washington, D.C. could intermingle. Essential features of the landscape design included the trapezoidal lot, tripartite plaza composed of terraces divided by elevated walkways, sunken courtyard with aggregate concrete walks and fountains, pedestrian stairway to the sunken courtyard with a metal balustrade, aggregate ~~–~~John J. Earley-like" concrete panels, granite accents, benches, service roads and below-grade parking garage, evergreen vegetation, and intentional views and vistas.

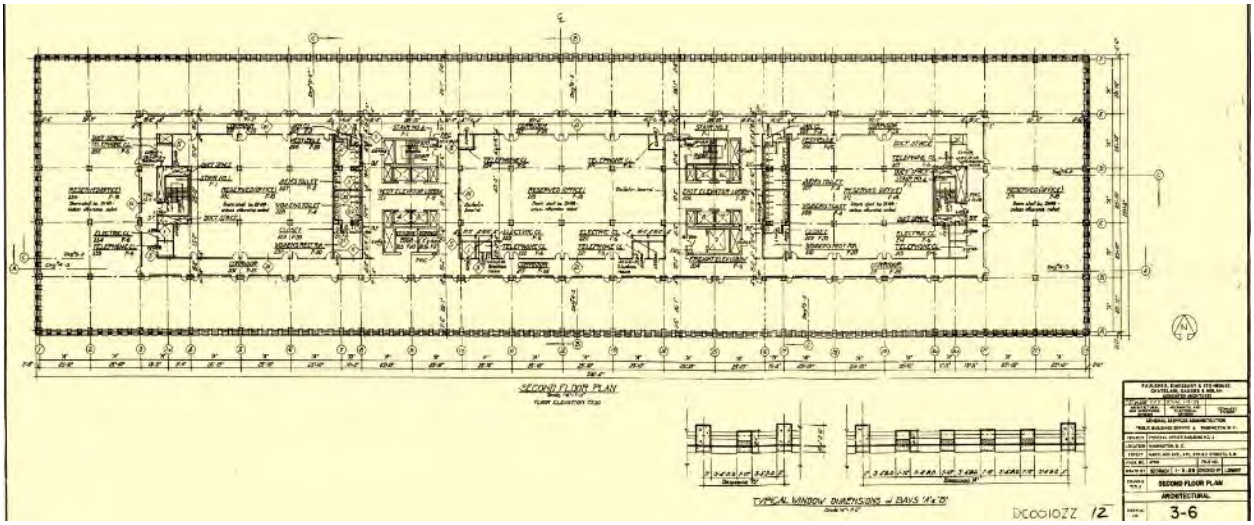

Figure 7: Detail, Second Floor Plan, January 9, 1959. *Source: GSA NCR Technical Library.*

The design of FOB 6 was concerned with more than just the individual building or its landscaped site, but rather the way these resources related to one another. Although constructed to meet Washington, D.C.'s tremendous need for office space during the mid-twentieth century, the building at FOB 6 was relegated to the south side of the triangular-shaped lot rather than occupying the entire site as was traditional for federal buildings. This reinterpretation of land use allowed for a planned landscape that provided a significant connection between interior and exterior spaces, an essential component of Modernist design. Moreover, the land use design intentionally united the property with the landscaped National Mall and United States Capitol Grounds.

Architecturally, the interior and exterior of FOB 6 were visually integrated through the use of glass curtain walls on the first and seventh stories of the building, as well as the integration of the sunken courtyard which was visible through the extended glass-curtain wall at the basement level of the building, offering unobstructed views of a serene garden setting with a system of fountains belying the urban character of the adjacent streets. The raised walkways between the terraces were deemed by the landscape architect as essential to bridge the open plaza and sidewalk, thus creating ~~–a~~n approach consistent with the dignity and elegance of the building."[109] Also imperative to the design was the small-scale features, such as the granite curbing, coping, planter boxes, stairs, bronze railings, aggregate concrete pavers, and mosaic concrete screens. The design used in the landscape mimicked and respected those used on the building, and as the

[109] Interoffice memo to Lester A. Collins, ~~–~~Memorandum, Federal Office Building No. 6," December 12, 1958, 2. John O. Simonds Collection, University of Florida.

landscape architect pointed out, ~~–t~~hey are interdependent."[110] These features are similar in materials, finishes, and, most significantly, in their symmetrical and blocky forms. The low-lying nature of the designed features and the light tracery of the vegetation ensured unobstructed views and vistas to and from the building, the National Mall and Monumental Core, and the United States Capitol.

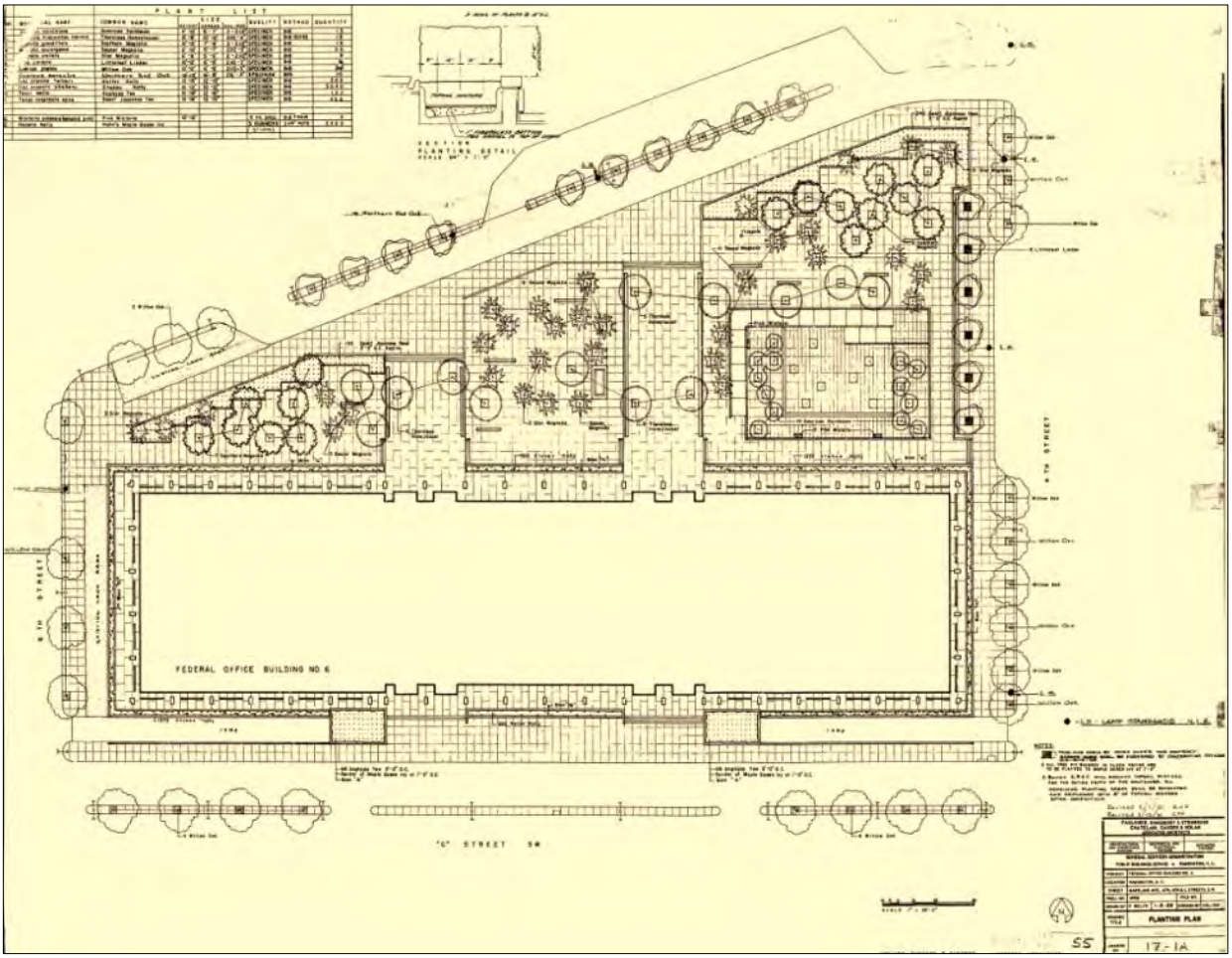

Figure 8: Planting Plan, January 9, 1959; revised January 10, 1961; revised May 1, 1961. *Source: GSA NCR Technical Library.*

The building and site were also meant to be easily maintained and economically efficient. Plants were chosen that would flourish in the Washington, D.C. climate and that required minimal maintenance such as yews, oaks, and Southern Magnolia. Deciduous American Hornbeam, Thornless Honey Locust, and Star Magnolia tree added to the summer and winter interest with their unusual forms and bark. Materials were readily available, relatively inexpensive, and had proven maintenance records. This was in keeping with GSA's notion that federal architecture should be economical and easy to care for as well.

[110] Interoffice memo, Lester A. Collins to John O. Simonds and Philip D. Simonds, September 1, 1958. John O. Simonds Collection, University of Florida.

The simple geometries, straight forward use of materials, natural colors, and variety of textures employed in the building and site created a new and Modernist form that made an important aesthetic statement for its time. As the first of similar buildings that would follow in the Southwest, FOB 6 offered a strong example of a thoroughly modern integration of building, site, and landscape.

Figure 9: Historic Photograph, FOB 6, ca. 1961. *Source: Suckow, Elizabeth and Chris Jedrey. NASA Hidden Headquarters, http://hqoperations.hq.nasa.gov/docs/Hidden_Headquarters_March_24_2009.pdf. Presentation given March 24, 2009.*

Building Occupants

Upon its completion in 1961, FOB 6 was occupied by two federal agencies: HEW and the National Aeronautics and Space Administration (NASA). In 1979, the HEW offices were taken over by the newly independent U.S. Department of Education (DOE). Between 1992 and 1995, NASA relocated from FOB 6 to their new central headquarters on E Street, S.W. After this time, the building's sole tenant became the DOE.[111] Throughout its history, the plaza has provided passive recreation space for federal employees as well as the general public.

[111] Elizabeth Suckow, "Hidden Headquarters," (presentation, A combined Brown Bag Session by the NASA HQ History Division and the Office of Headquarters Operations, March 29, 2009), Slides 9 & 12.

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U.S. Senate Committee on Public Works, *Public Buildings Act of 1959*, 86th Congress, 1st session, 1959, S. Rept. 694.

Washington Metropolitan Chapter, American Institute of Architects. *A Guide to Washington Architecture, 1791-1957*. New York: Reinhold, 1957.

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The Washington Star. Martin Luther King, Jr., Memorial Library, Washingtoniana Division.

Weeks, Christopher. *AIA Guide to the Architecture of Washington, D.C., 3rd Edition*. Baltimore: Johns Hopkins University Press, 1994.

Williams, Paul K. *Images of America: Southwest Washington.* Arcadia Publishing, 2005.

Zimmerman, Joseph F. ―Lease-Purchase Fails.‖ In *National Civic Review*, Volume 48, Issue 5 (May 1959): 241-245. Accessed February 11, 2011. http://onlinelibrary.wiley.com/doi/10/.1002/ncr.4100480506/abstract.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
__x__previously determined eligible by the National Register
_____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
__x__ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.3 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 38.886749° Longitude: -77.019761°

2. Latitude: 38.886132° Longitude: -77.019791°

3. Latitude: 38.886130° Longitude: -77.017703°

4. Latitude: 38.887248° Longitude:-77.017736°

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

The parcel consists of the southern portion of Square 492, including Lots 110, 111, 112, 113, 114, 116, 819, 820, 823, 824, 833, and 838. The square is bound by Maryland Avenue, S.W., to the north, C Street, S.W., to the south, Sixth Street, S.W., to the west, and Fourth Street, S.W., to the east.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected to encompass the entirety of the site as originally designed.

---

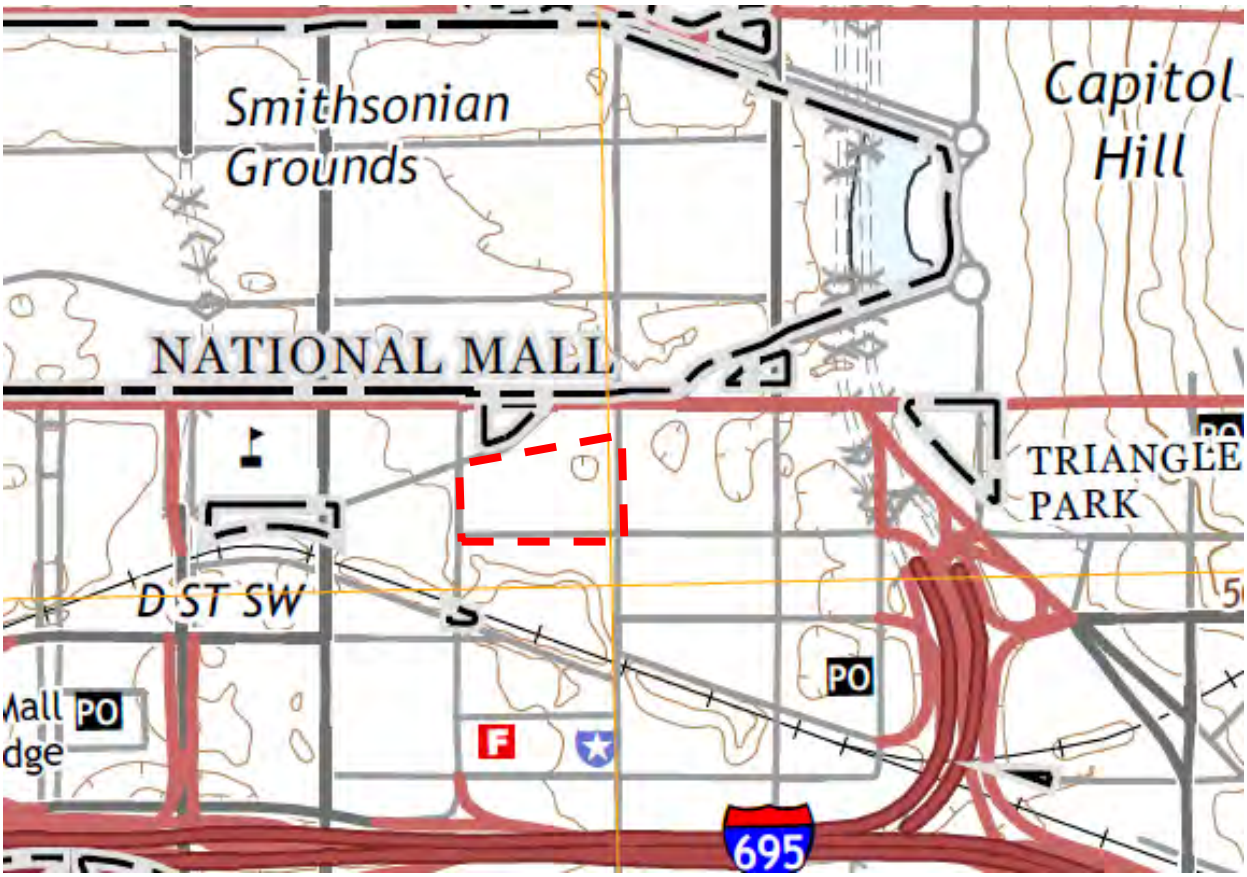
11. Form Prepared By

name/title: Kimberly DeMuro and Bill Marzella
organization: EHT Traceries, Inc.
street & number: 440 Massachusetts Avenue, NW
city or town: Washington state: DC zip code: 20001
e-mail: eht@traceries.com
telephone: (202) 393-1199
date: January 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



USGS Map, Washington West Quadrangle, 2014. *U.S. Geological Survey.*

Photograph Log

Name of Property: Federal Office Building No. 6
City or Vicinity: Washington
State: District of Columbia
Photographer: EHT Traceries, Inc.
Date Photographed: June 2016
Location of Original Digital Files: 440 Massachusetts Ave, NW, Washington, DC 20001

Photo #0001: DC_Federal Office Building No. 6_0001.tif
Façade and east elevation, facing southwest.

Photo #0002: DC_Federal Office Building No. 6_0002.tif
Façade and triangular plaza along Maryland Avenue, S.W., facing east.

Photo #0003: DC_Federal Office Building No. 6_0003.tif
Façade, western walkway and central terrace, facing southeast.

Photo #0004: DC_Federal Office Building No. 6_0004.tif
Planting area at the north of the east terrace, facing east.

Photo #0005: DC_Federal Office Building No. 6_0005.tif
East terrace and public sidewalk along Fourth Street, S.W., facing north.

Photo #0006: DC_Federal Office Building No. 6_0006.tif
East terrace and office building, facing southwest.

Photo #0007: DC_Federal Office Building No. 6_0007.tif
Sunken courtyard, facing northwest.

Photo #0008: DC_Federal Office Building No. 6_0008.tif
West terrace, walkway, and entrance vestibules, facing south.

Photo #0009: DC_Federal Office Building No. 6_0009.tif
Granite planting beds, loggia, and piloti detail, facing east from northwest building corner

Photo #0010: DC_Federal Office Building No. 6_0010.tif
West elevation along Sixth Street, S.W., facing north.

Photo #0011: DC_Federal Office Building No. 6_0011.tif
South and east elevations, facing northwest.

Photo #0012: DC_Federal Office Building No. 6_0012.tif
Façade and triangular plaza along Maryland Avenue, S.W., facing southeast.

Photo #0013: DC_Federal Office Building No. 6_0013.tif
First floor entrance. lobby and elevator lobby.

Photo #0014: DC_Federal Office Building No. 6_0014.tif
Sixth floor elevator lobby.

Photo #0015: DC_Federal Office Building No. 6_0015.tif
Sixth floor hallway.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WASHINGTON WEST QUADRANGLE
DISTRICT OF COLUMBIA–MARYLAND–VIRGINIA
7.5 MINUTE SERIES
(TOPOGRAPHIC–BATHYMETRIC)

Mapped, edited, and published by the Geological Survey and the National Ocean Service

Control by USGS, NOS/NOAA, NCPS, 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

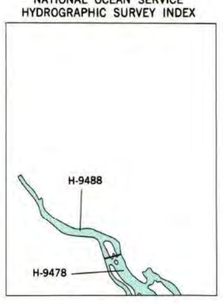
Red tint indicates areas in which only landmark buildings are shown

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

NATIONAL OCEAN SERVICE
HYDROGRAPHIC SURVEY INDEX



HYDROGRAPHIC SURVEY INFORMATION

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–.05

SCALE 1:24 000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

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 RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
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/OR 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

MARYLAND
QUADRANGLE LOCATION

MN GN
9° 160 MILS
1°18' 23 MILS
UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

CONVERSION SCALES

Feet	Meters
15000	4500
14000	
13000	4000
12000	
11000	3500
10000	3000
9000	
8000	2500
7000	2000
6000	
5000	1500
4000	
3000	1000
2000	500
1000	0
0	

Feet	Meters
1	.3048
2	.6096
3	.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480

To convert feet to meters multiply by .3048

To convert meters to feet multiply by 3.2808

Exposed at low tide
DEPTH GRADIENT

Meters	Feet
0	0
5	16.4
10	32.8
15	49.2
20	65.5
25	82.0

Maximum depth

Federal Office Building No. 6

WASHINGTON WEST, D. C.–MD.–VA.
38077-H1-TB-024

1965
PHOTOREVISED 1983
BATHYMETRY ADDED 1982
DMA 5561 I NE–SERIES V833

ISBN 0-607-13454-2
9 780607 134544


U.S. DEPARTMENT OF EDUCATION


STOP


ABM


EXIT


5


6W100
6W100
SHELTER IN PLACE LOCATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Federal Office Building No. 6

Multiple Name:

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
3/24/2017			5/8/2017	

Reference number: SG100000956

Nominator: State

Reason For Review:

__ Appeal	__ PDIL	__ Text/Data Issue
__ SHPO Request	__ Landscape	__ Photo
__ Waiver	__ National	__ Map/Boundary
__ Resubmission	__ Mobile Resource	__ Period
X Other	__ TCP	__ Less than 50 years
	__ CLG	

__X__ Accept _____ Return _____ Reject __5/8/2017__ Date

Abstract/Summary Comments:

Recommendation/ Criteria: Accept, National Register Criteria A and C

Reviewer: Patrick Andrus Patrick Andrus Discipline: Historian

Telephone: (202)354-2218 Date: 5/8/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

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

GSA

GSA Public Buildings Service

March 21, 2017

Mr. Paul Loether
Chief, NRHP & NHL Program
National Park Service
1201 Eye Street, NW (2280), 8th Floor
Washington, DC 20005

Dear Mr. Loether: Paul

The U.S. General Services Administration (GSA) is pleased to nominate Federal Office Building No. 6 (current name: Lyndon Baines Johnson Department of Education Building) located at 400 Maryland Avenue, SW, Washington, DC, for inclusion in the National Register of Historic Places. The nomination is hereby submitted on disk in accordance with the May 6, 2013 guidance and includes the following:

- Signed original first page of the National Register of Historic Places nomination form;
- Disk 1 - The enclosed disk contains the true and correct copy of the nomination for Federal Office Building No. 6, located in Washington, DC, to the National Register of Historic Place; and,
- Disks 2 through 4 - The enclosed disks contain the .tif image files for the above referenced nomination.

If for any reason any nomination package that GSA submits needs to be returned, please do so by a delivery service as items returned to our offices via regular mail are irradiated and the materials severely damaged. Should you have any questions or concerns regarding this nomination package, please contact Elizabeth Hannold at (202) 501-2863 or elizabeth.hannold@gsa.gov.

Sincerely,

Beth L. Savage
Federal Preservation Officer
Director, Center for Historic Buildings

Enclosures
cc: Nancy Witherell, Regional Historic Preservation Officer, GSA, National Capital Region
Kristi Tunstall, Director, Historic Preservation and Arts Division, GSA, National Capital Region
David Maloney, DC Historic Preservation Officer

1800 F Street, NW
Washington, DC 20405-0002
www.gsa.gov