

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

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

Supplementary Listing Record

NRIS Reference Number: SG100002913


Date Listed: 09/13/2018

Property Name: St. Paul's College

County: District of  
Columbia

State: DC

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

  
Signature of the Keeper

9/13/2018  
Date of Action

Amended Items in Nomination:

**Location**

The City and State block should read: *City--Washington, DC; State--DC.* [These were inadvertently left off the original form.]

The DISTRICT OF COLUMBIA SHPO was notified of this amendment.

**DISTRIBUTION:**

National Register property file

Nominating Authority (without nomination attachment)

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: St. Paul's College  
Other names/site number: \_\_\_\_\_  
Name of related multiple property listing: \_\_\_\_\_

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

### 2. Location

Street & number: 3015 Fourth Street, NE  
City or town: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets  
the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria.  
I recommend that this property be considered significant at the following  
level(s) of significance:

\_\_\_ national \_\_\_ statewide X local  
Applicable National Register Criteria:  
X A \_\_\_ B X C \_\_\_ D

DAVID MALONEY/DC SHPO 7/31/2018  
Signature of certifying official/Title: Date  
DC HISTORIC PRESERVATION OFFICE  
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  
\_\_\_\_\_  
Title : State or Federal agency/bureau or Tribal Government

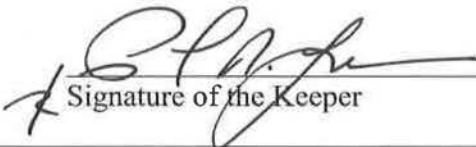
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**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

9/13/2018  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>          </u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

RELIGION/Church School

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

**Current Functions**

(Enter categories from instructions.)

EDUCATION/School

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

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

20<sup>th</sup> CENTURY REVIVALS/Late Gothic Revival

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

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

Principal exterior materials of the property: Stone

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### **Narrative Description**

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

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### **Summary Paragraph**

St. Paul's College and its grounds is located at 3015 Fourth Street, NE, in the Brookland neighborhood in northeast D.C. The college occupies an approximately ten-acre remnant of a larger college campus established by the Missionary Society of Saint Paul the Apostle (the Paulists), dedicated to the education of priests to perform the evangelical work of the Roman Catholic order in North America. The property consists of a single building, initially constructed in 1913-14, but expanded in a series of wings added over the course of building campaigns in 1935, 1941, 1956, and 1957 to meet the needs of the institution as it matured. The original 1913-14 core of the building, designed by the architectural firm of Murphy and Olmsted, is a three-story rough-cut stone structure, executed in an academic expression of the Gothic Revival style that includes an off-center entrance tower and belfry and a chapel wing, articulated by an apsidal bay at the building's east end. The later additions, built to accommodate a convent, new residential quarters for the priests, a library, and a new chapel, all respected the stone building materials and Gothic Revival style of the original building, making for a stylistically sympathetic composition that accommodated the educational, religious, and residential needs of the seminarians. In 1986, a new entryway was constructed between the 1941 and 1956 wings.

The building is located on a rise of land that was historically a farm, described at the time of its purchase as "thickly wooded to the north and open to the south with a sweeping view of the city." The college building, like the farmhouse that stood there before it, was oriented southwesterly with a view to the city. Although a sizeable townhouse complex has been built to the northeast, east and south of the college building, an expansive lawn and wooded copse descends from the college building at the height of the hill southwesterly to Fourth Street, providing an appropriate physical context to the college complex.

### **General Description:**

#### **Site**

St. Paul's College is located between Fourth and Seventh streets, NE, and between the new-cut Chancellor's Way and Regent Place, NE, two narrow irregular lanes that feed off of Fourth, Fifth and Sixth Streets and provide access to the contemporary townhouse development on part of the former college grounds. The townhouse development is located north, south and east of the college building. The undeveloped land west and southwest of the college is largely open lawn with a copse of mature shade trees towards the northwest. A paved pedestrian path, marked by stone piers at the sidewalk along 4<sup>th</sup> Street, leads from the sidewalk up the hill and through the

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trees to the college at the top of the hill. A paved vehicular lane, south of this pedestrian path, runs from Fourth Street, NE to the college, terminating at a circular drive, with a statue of St. Paul at its center, in front of the 1913-14 college building. This circular drive is an original feature of the property although the main entry drive itself was redesigned. It originally came off Sixth Street NE, but was later moved to provide access from Fourth Street. Stone piers that marked the entry drive on Fourth Street have been recently dismantled and are lying next to the entry lane near Fourth Street awaiting restoration.

Multiple mature trees are scattered along the front lawn of the college located around the circular drive. An access road to the western parking lot, opposite the current main entrance on the west side of the building, extends northward from the main entrance ending at Regent Place. Paved sidewalks extend from the circular drive to the main entrances on the south elevation of the college.

## **Exterior Description**

### 1913-14 Building

The original part of the building forming St. Paul's College, constructed in 1913-14, is a three-story Gothic Revival style building that is oriented to the southwest. The building is divided into three parts, all of which are faced with rough-cut grey granite ashlar with molded, smooth-cut stone trim around doors, windows, foundation and cornice. The building is capped with a low-pitched gable roof, clad with red tiles and partially concealed behind a parapet wall. Most of the windows have been replaced, but they are set within original decorative gothic tracery and match the historic configuration. The four-story entry pavilion and bell tower, along with a secondary entry pavilion towards the western end of the building, and the apsidal chapel wing at the east end of the building contribute to the irregular, three-part massing of the building.

The four-story bell tower, located towards the eastern end of the south elevation, holds the primary historic entrance to the building. The tower is the most dominant element of the façade, as it projects forward from the plane of the main wall and rises well above the roofline of the building. The tower is defined by its first-story entry door, double-height tracery windows surmounting it, and a fourth story level with a baldachino on-center providing protection to a stature of St. Paul. The tower is capped by a crenellated parapet wall on all sides, and a belfry on the corner, executed in a high Gothic style.

The first-story entry is set within a slightly pointed and vaulted limestone surround with double-leaf, fifteen-light lancet arched doors filling the opening. The vaulted entry features carved stone florets in the reveals, and molded ribs framing the archway of the opening. Carved and decorative scroll work depicting open books and leaves fill the intrados of the entry archway. A balustrade wall above the entry is decorated with stone shields or coats of arms representing Paulist history, while narrow Gothic niches flank the opening and rise above it. Above the entry door, the second and third stories are defined by a double-height, arched limestone tracery window with groups of four windows on each level separated by stone spandrels. The four rectangular window openings have four-light windows with transoms, recessed inside decorative Gothic Revival-style tracteries.

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The fourth story features a Gothic-style niche located on-center within which there is a statue of St. Paul, seated upon a stone pedestal and capped by a baldacchino. Flanking the central statue are two windows above which are carved shields or coats of arms. A parapet roof with a limestone belfry on the southeast corner caps the roofline of the tower. The belfry is eight-sided with segmental-arched openings in each of the eight bays of the bell chamber's lower level separated by buttresses. Stacked above these openings are smaller rectangular openings with stone central stiles in the form of a cross. The belfry is capped by a projecting and molded cornice that acts as a gutter and above which rises acanthus-leaf acroteria culminating the tower roof.

The two-story, three-bay chapel wing extends east of this tower and terminates with an apse at the east end of the building. Each bay of the chapel wing is separated by stone buttresses and each bay features clustered, five-light tracery windows on the first story and Gothic-arched tracery in the taller second story above. Each of the five windows in the first story tracery has four-light replacement casements, while each of the larger pointed-arch tracery windows of the second story retain their original stained glass. The three bays rise above the gable roof of the wing, intersecting the roof as a gable dormer. The east end of the chapel wing terminates in an apse with a polygonal roof set slightly below the main roof of the chapel. The apse end has stained-glass windows on the two angled walls, while the east end wall is devoid of openings.

To the west of the entry tower, the south elevation extends seven bays long to a secondary entry pavilion from which point the building then extends another three bays to the west. The western three-bay section is also three-stories tall but is lower in height than the seven-bay block east of the secondary entry pavilion. The three bays are articulated by multi-light windows on all three floors. The bays rise above the cornice line and are covered with gable roofs that intersect with the south slope of the main roof, similar to on the chapel end of the building.

The main block of the 1913-14 wing which ranges between the entry/bell tower and the secondary entry pavilion consists of seven bays, each defined on the first story by pairs of eight-light replacement casements with transoms above and framed within limestone surrounds. The second and third stories contain triple, four-light casement windows, similarly trimmed with smooth-cut stone. In all cases, the individual windows are divided by stone stiles.

The three-story entry pavilion, less pronounced and ornate than the principal entry tower, features an entry door in the first story and double-height tracery windows above. This entry, reached by stone steps, is recessed from the wall plane, and set within a stone surround with a slightly arcuated vault above. The entry itself consists of a pair of wood and glass replacement doors with transoms above. The second and third stories of the tower are defined by a double-height tracery window, separated from the first story by a broad, carved stone spandrel that gives the appearance of being a balustraded balcony. The spandrel features two rows of recessed panels, those on the lower level carved with unrolled scrolls, and, on the upper level, alternating rosettes and coats of arms. The tracery window above the spandrel is recessed into the tower walls so that the spandrel appears as a balcony, but is in fact, covered by a pent roof. The double-height tracery windows are separated by their own spandrel of blind, stone trefoil arches.

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A three-story wing extending perpendicularly off the rear of the main block opposite the principal entry/bell tower is also part of the original 1914 building. This wing extends seven bays long and is constructed of rough-cut granite like the main block. It features windows on all three stories with a stone chimney stack located mid-point on the east elevation. The first story contains 6/6 double-hung metal windows, the second story has 4/4 double-hung metal windows, and the third story contains both double-hung windows and paired, eight-light casement windows, all with stone lintels and sills. In 1935, this wing was added to, and the entire rear wing including the 1914 section and its addition became a convent.

### 1935 Convent Addition

In 1935, a three-story addition extended the rear wing of the main block of the college building further north for use as a convent. The addition is fairly seamless; it is clad with rough-coursed ashlar, is covered with a flat roof with a molded concrete cornice and is lit with windows on all three stories as is the wing of the original building. The east elevation contains five bays of regular fenestration with paired, 4/4 double-hung windows on the first story, paired 4/6 double-hung windows on the second story, and paired 4/4 double-hung windows on the third story. The window openings include stone lintels and sills.

The north end of the wing contains an end bay that corresponds with a small chapel on the interior at the second story level. Two rectangular windows with stone sills and lintels are located at the first and third stories, while three windows occupy the second story that corresponds with the chapel on the interior. These three windows are segmentally arched with paired casements and transoms, surrounded by Tudor Gothic-style limestone surrounds.

The west elevation of the wing contains three stories of irregular fenestration with 6/6 and 6/8 double-hung windows. A bay oriel window is located at the second story level, corresponding with the apse end of the chapel on the interior. South of this oriel is a three-story projecting bay and exterior chimney. Double-leaf, three-light metal doors are located on the first story. The second story contains a hyphen that connects the 1935 wing with the 1956 wing located to the west. The hyphen is a concrete structure with one-light metal ribbon windows that bridges over the entrance to the courtyard that was added in 1986.

### 1941 Dormitory Wing

In 1941, the school building was expanded by a long, three-story dormitory wing built at the western end of the 1914 building, at an approximately forty-five-degree canted angle to it, and extending north. In 1956, another large dormitory wing was added, in an opposing canted manner giving the entire building a "Y" footprint. Presently, the 1941 and 1956 wings form the arms to a new courtyard and entryway. The 1941 wing is three-stories tall, set upon a full-height foundation level, and is capped by a gable roof clad with red tiles. The wing reflects the historic Gothic Revival-style of the 1914 building but is more Modern in treatment with wide and alternating bands of rough-cut ashlar like that of the original building, and smooth-cut limestone along the easterly and westerly elevations. Expansive openings are cut into the limestone bands on both elevations with a mix of quadruple, 10/4 metal windows; paired 6/4 metal windows; and



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a quadruple arrangement of paired 1/1 metal windows on the three upper stories. The raised foundation level of stone has triple, 4/4 metal windows.

This 1941 wing meets the 1956 wing with a two-story Gothic Revival-style projecting pavilion that originally made the transition between the 1914 and 1941 wings. In 1986, a section of this pavilion was enclosed by a contemporary plate-glass entry tower that now serves as the main entrance into the school. A broad and curving metal canopy that is contemporary in design provides protection to and clearly denotes the glazed pavilion as the principal entryway. cur, which consists of a double-leaf glass door.

### 1956-57 Chapel/Refectory

In 1956-57, the school was enlarged by a new dormitory wing and a new chapel/refectory. The chapel/refectory was constructed at the rear of the main block with narrow stone hyphens connecting the chapel to the main wing as well as to the convent wing. The chapel/refectory is a basilican-plan stone structure capped by a gable roof clad with red tiles. The nave walls are divided into five window bays, each with segmentally arched openings divided into 18-lights filled with stained-glass and capped by smooth sandstone hoods. A large rose window fills the southern gable end of the wing facing the college.

The lower level of this wing housed the school refectory, while the kitchen occupied a one-story wing abutting the east side of the chapel. When this new chapel/refectory was constructed, the original chapel/refectory in the 1913-14 building was converted into a library.

### 1956 Dormitory Wing

At the same time the school constructed a new chapel, it extended the college building itself by a long wing that runs from the west end of the original 1913-14 building at a canted angle in front of and obscuring the 1941 wing. The 1956 wing, clad with rough-cut ashlar, follows the traditional Gothic Revival-style of the original building, setting the Modern aesthetic of the 1941 building apart. The 1956 wing is three-stories tall and is divided into three parts that includes a two-bay-wide northern pavilion that connects to the 1914 wing at a canted angle, the main block that extends eight bays long and terminates at the southern end with an entry tower, and a two-bay pavilion south of this tower, defined by a lower roofline. Limestone belt-courses extend above the ground level, below the third story, and above the third story. The window openings throughout the wing are clustered as triple and quadruple metal casements, framed within limestone surrounds.

The south elevation of the main block of the wing contains seven bays and the entry pavilion towards the southwest. This pavilion contains an arched, recessed entry on the first floor, modeled after that of the 1914 secondary entry pavilion. It is reached by broad stairs leading up from grade, with double-leaf, eight-light metal doors. The recess above the door contains carved florets and a molded cornice, above which is carved decorative scroll work. The second and third stories also contain recessed bays with triple windows. A solid balustrade with carved stonework depicting shields and florets is located in front of the second story windows. These windows consist of four-light metal windows with transom lights. Carved stonework is also located between the second and third story windows. The third story windows consist of three,

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three-light metal windows located inside recessed openings. These windows also have transom lights located in recessed openings. The top of the pavilion contains a gabled peak with a squared, carved stone cupola. The remaining six bays of the south elevation contain regular fenestration consisting of quadruple, four-light metal windows on the ground level, paired, five-light metal windows on the second story, and triple, four-light metal windows on the second and third stories.

A two-and-a-half story pavilion extends the 1956 wing southwest of its entry tower. This pavilion is similarly coursed with rough-cut stone and features narrow casement windows in groups of three and four, surrounded by smooth-cut limestone trim. The north and south elevations of the pavilion contain two bays with quadruple, four-light metal windows on the first and second stories. The upper story contains two gabled wall dormers with triple, four-light metal windows. The west elevation contains oriels on the first and second stories fitted with five, four-light metal windows. The exposed basement below the first story contains openings fitted with three, quadruple, four-light metal windows. The single opening at the gabled end contains a triple, four-light metal window.

### **Interior Description**

St. Paul's College is no longer in use by the Paulists and has undergone major interior alterations to accommodate educational uses by different tenants. While the interior generally retains its historic circulation patterns and room configurations, along with several distinct and intact spaces, such as the original 1913-14 chapel, most of the building's historic materials and features have been replaced or covered up. Many of the historic spaces remain in plan, but have new floors, dropped ceilings and furred-out walls.

Currently, there are two primary entrances to the building: the original entrance located in the bell tower pavilion of the 1913-14 building; and the 1986 entrance located at the intersection of the 1941 and 1956 wings. The original 1913-14 entry opens into a vestibule that in-turn leads past an interior partition wall of multi-light windows, and into the main lobby. To the left of this lobby, a long, double-loaded corridor leads down the 1913-14 dormitory wing, and to the right is the historic chapel/rectory wing. Beyond the lobby to the north a series of rooms lead to the former convent that culminates with the convent chapel at the north end.

#### 1914 Chapel/Rectory

Originally, the chapel/rectory wing contained a common room at the basement level, a refectory at the first-floor level, and a chapel on the upper levels. After the addition of the new chapel in 1956, the original chapel/refectory were converted into a library with stacks on the first story and the library in the former sanctuary. Today, the commons room serves as offices and the former chapel serves as a classroom. Although the original pews and sacristy were removed when the chapel was converted to a library, the wood trusses spanning the former sanctuary are intact, as are the original stained-glass windows. The altar at the east end of the chapel has been removed, but there is still an apsidal space raised above the main floor level with two stained glass windows intact. An organ balcony is located at the opposite end of the altar space, above the entrance to the chapel. The balcony opens to the sanctuary at the height of the trusswork.

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The common room, now offices, is a rectangular room with an apsidal east end corresponding with the apse of the chapel above. The space features exposed brick walls between the pairs of casement windows cut into the raised foundation level of the wing. The brick walls are dark red with yellow-colored brick forming diamond-shaped patterns and occupying the center of the wall segments between windows. Within the east end of the common room has windows on two of the three canted sides and a fireplace on the east end wall. A decorative tile panel framed by lighter-colored brick laid in a soldier course sits flush with the wall above the fireplace.

The 1913-1914 dormitory corridor retains little historic fabric, though the configuration of spaces are intact as the historic dorm rooms now hold teacher and administrative offices. Similarly, the corridor in the convent wing retains no historic fabric, yet the north end of this 1936 wing still culminates with the convent's chapel.

#### 1936 Convent Chapel

The convent chapel at the north end of the north wing currently serves as an office. The room is entered on the south through the original paired wooden doors. Each leaf has a window at the upper level with leaded glass dividing the glazed opening into a large central pane and four corner small corner lights. The door opens transversally into the chapel room with three windows lining the north end wall and the apse in the west end. The apse (an oriel bay on the exterior) has furred-out walls covering over all but two of the windows that fill the oriel on the exterior. The two windows visible on the interior are the transom lights on either side wall with diamond-shaped panes.

#### 1956 Refectory/Chapel

The 1956 Refectory/Chapel, now classroom space, is located in the large three-story structure connected to the 1913-14 dormitory wing and to the convent wing by passages on all three levels. The refectory historically occupied the first and second levels and the chapel the upper level. The space has been significantly altered. A high barrel-vaulted and coffered ceiling currently rises above a two-level space with a mezzanine level occupying what was the main sanctuary, lined on both side walls with stained glass windows and a rose window at the south gable end. The ceiling coffers are framed by painted wood ribs to explore the mezzanine floor where the stacks reside. In 1986, the chapel was converted into a library and is today a classroom.

### **INTEGRITY**

On the exterior, St. Paul's College retains a high degree of integrity. The original Gothic Revival-style building and its various additions are fully intact. Each addition is distinct, yet complementary, and the building reads as a single entity. The rough-cut granite walls and the Gothic Revival-style form and features of the original 1913-14 building carries through all of the later additions. The original building, with its central entry tower, remains the most physically and architecturally dominant. The interior has been heavily altered, though several of the notable spaces, such as the original 1913-14 chapel do remain, along with the stained-glass windows of the 1956 chapel.

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The 1986 addition to the building at the intersection of the 1941 and 1957 wings is the only exterior change that the building has seen since the 1957 addition was built. Additive and clearly contemporary, this change has not materially affected the character or integrity of the historic building. The building's major character defining features, notably the ashlar exterior, Gothic Revival style tracery windows, buttresses, ornate bell tower and entry pavilions remain intact.

The college building remains distinct from the contemporary townhouse development built upon the once-larger site. The new townhouses are built adjacent to and behind the school, leaving an open and expansive lawn between the school and Fourth Street NE, giving the college adequate physical context to convey an historic sense of time and place.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE AND COMMUNITY DEVELOPMENT

EDUCATION

RELIGION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1913-1957

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1913-1914

1935; 1941

1956-57

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Frederick Murray and Walter Olmsted (Architects 1914 Building)

Antony Schmidt (Architect 1935 Addition)

Henry D. Dagit and Sons (Architect 1941 Addition)

Charles J. Cassidy Company (Builder 1914 Building)

Parkhill Construction Company (Builders 1935 and 1941 Additions)

Henry D. Dagget and Sons (Architect 1941 Addition)

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**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.)

St. Paul's College is an impressive Gothic Revival-style stone building set majestically upon a hill in the Edgewood/Brookland neighborhood of Washington, D.C. and in the vicinity of other Catholic institutions that historically located themselves adjacent to the Catholic University of America. Initially constructed in 1913-1914, the college building was expanded in a series of sympathetically designed additions built in 1935, 1941, and 1956-1957. From its initial construction, the building housed St. Paul's College, established by the Missionary Society of Saint Paul the Apostles. The Society (known as the Paulists) was founded in 1858 with the purpose of converting non-Catholic Americans to Catholicism. To this end, the Paulists established their own educational curriculum to ordain priests at Saint Paul the Apostle Church in New York. Upon the establishment of the Catholic University of America in 1889, the Paulists transferred their seminary to Washington, establishing Saint Thomas Aquinas College in a former farmhouse on the university grounds. In 1911, with a desire for independence from the university and a need for more space, the Paulists purchased a 25-acre tract of land adjacent to the university, known as the Stewart property for its previous owner. The new Saint Thomas Aquinas College opened on the site in 1914. It was formally dedicated in 1916, at which time it was renamed St. Paul's College. Students lived, studied and worshipped in the building according to a rigorous discipline.

The 1913-1914 college building was designed by the architectural firm of Murphy and Olmstead and provides an excellent example of the Gothic Revival-style for academic buildings, and a good example of the early work of Murphy and Olmstead whose career was largely defined by their work for local religious organizations, mostly Catholic orders.

St. Paul's period of significance begins in 1913, when the construction of the college began, and extends to 1957, with the completion of a dormitory wing, a new chapel and dining room. This period reflects the original use of the property by the Paulists and the building's expansion to meet their growing educational needs through the early- to mid-twentieth century.

St. Paul's college is significant at the local level under **National Register Criterion A** for important historical associations under the context of twentieth century Catholic education as the primary educational institution of the Paulists. St. Paul's College is significant for its role in the education of priests, and in specific, the education of priests to perform evangelical work in North America. The college tells an important part of the story of the development of a constellation of Catholic institutions covering much of Washington's suburban northeast quadrant, catalyzed by the establishment of the Catholic University of America, but comprised of various and independent orders and institutions.

St. Paul's College is also significant under **National Register Criterion C** for its Gothic Revival style design and as the work of the architecture firm of Murphy & Olmstead. The building manifests high quality craftsmanship particularly in its carved stone ornamentation and Tudor

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Gothic detailing. The additions to the original building are sympathetic, continuing the use of stone and of Gothic Revival details. The original building and its wings, set upon the hill create a distinctive campus entity.

Active in the early twentieth century, the D.C.-based firm of Murphy and Olmstead designed notable examples of Catholic architecture in Baltimore, Washington, D.C., and its suburbs. Nearly all the firm's earliest commissions were for the Catholic Church through the Archdiocese of Baltimore. This association was primarily due to Frederick Vernon Murphy's position as head of the School of Architecture at Catholic University. Murphy founded the architectural studies program at Catholic University in 1911 and was the sole instructor in its early years. His position allowed him to establish a network of connections within the Church that led to many commissions and allowed Murphy and Olmstead to become one of the most prolific architectural designers for Catholic institutions in Washington, D.C. and Baltimore during the early twentieth century. Murphy and Olmstead designed many buildings at Catholic University, churches in Washington, Georgetown, and Alexandria, several parish schools in Baltimore including St. Peter's and Star of the Sea, and the chapel at St. Charles College, in Catonsville, Maryland. Although they did not receive the commission to design the Basilica of the National Shrine of the Immaculate Conception, Murphy joined the project's design committee.

St. Paul's College was among the earliest projects undertaken by Murphy and Olmstead. Its Gothic Revival style design represented not only embodiment of traditional Catholic architecture, but was also a significant distraction for Murphy, who grew up admiring classical designs and received part of his education at the *École des Beaux Arts*. St. Paul's College helped lay the foundation for Murphy and Olmstead's professional partnership, and the firm continued to design churches and schools for Catholic orders into the 1930s.

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

### **Brookland/Edgewood and the Early History of the Property**

Today, the Catholic University and its dependent institutions are generally considered part of the Brookland neighborhood of northeast Washington, DC. Historically, however, the University's land and the areas directly south, including the Paulist property, were not within the boundaries of the 1887 residential subdivision of Brookland that had been carved out of the Jehiel and Ann (Queen) Brooks' estate. The Catholic University and its associated institutions were instead built on neighboring farm properties. These properties included, most notably, the Middleton estate, purchased by the church in 1887 for the University, and south of Middleton, an approximately 400-acre property known as Metropolis View. In 1913, the Paulists would purchase a portion of the former Metropolis View for construction of their own college building.

The Metropolis View property was owned during the early to mid-nineteenth century by Washington Berry, the grandson and heir of Zachariah Berry, a wealthy Maryland planter and



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Revolutionary War veteran. Berry, who owned another sizeable farm<sup>1</sup> in the District of Columbia established his homestead at Metropolis View where he built a “large and handsome brick dwelling house, brick stable, and other necessary out-houses.” The property included “good water and streams running through it” and “some good fruit on it.”<sup>2</sup> Berry lived on the property until his death in 1857. Within ten years after his death, Berry’s heirs had divided Metropolis View into 35 lots, ranging in size from five to 35 acres, and marketed them for “country residences, market gardens and summer resorts.”<sup>3</sup> One of these lots (Lot 31) located south of St. Paul’s College and consisting of approximately 40 acres contained Berry’s brick house and outbuildings, and was purchased by Salmon Chas. U.S. Senator from Ohio and Secretary of the Treasury under President Lincoln. Chase expanded the house and renamed it Edgewood. Edgewood would later be inherited by Chase’s daughter Kate Sprague who lived there until her death in 1899. By 1904, the Daughters of Charity had purchased the property, demolished the Edgewood house, and built St. Vincent’s Orphanage on the site. St. Vincent’s, no longer standing, is now the site of Edgewood Terrace housing development, built around 1971.

In 1867, the remainder of Metropolis View was one of several tracts of land that were identified and proposed for a public park and new executive mansion. At that time, the *Evening Star* described Metropolis View as “beautifully situated, having a high and commanding position,” with “ease of access by some of the finest avenues and streets leading out of the city.”<sup>4</sup> The proposed park and executive mansion never materialized, however, and the Metropolis View lots remained on the market.

By 1881, Paymaster of the Navy Charles Stewart had purchased three of the lots (Lots numbered 10, 16 and 17) forming an approximately 25-acre tract of land, located north Edgewood (former Metropolis View house) that would later become the site of St. Paul’s.<sup>5</sup> Stewart built a frame house at the center of his combined lots and at the height of a hill, along with several agricultural and/or domestic outbuildings adjacent to it (see 1894 G.M. Hopkins Map). A lane led from Fifth Street to the house which occupies the present site of the 1914 college building. According to Stewart’s obituary, he became a recluse after the death of his son and would not leave his house.<sup>6</sup> At his own death in 1897 the estate passed to his daughter, Alberta, who in turn willed the land

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<sup>1</sup> Washington Berry owned a large farm called Bellevue, located within the District of Columbia on the eastern shore of the Potomac River, adjoining Lower Giesboro. For a description of this property, see “Chancery Sale of Very Valuable Estate,” *The Baltimore Sun*, October, 20, 1863.

<sup>2</sup> “Farm for Rent—The Farm and Residence of the late Washington Berry, Esq.,” *The Baltimore Sun*, September 8, 1857.

<sup>3</sup> “Valuable Real Estate within One Mile of Washington City Being the Residence of the late Washington Berry,” *The Baltimore Sun*, June 6, 1868. See also “Plat of the Division of Metropolis View,” 1866, District of Columbia Land Records, Book GS/41.

<sup>4</sup> “The Public Park and the New Presidential Mansion,” *The Evening Star*, 20 February 1867. See also the Michler Report, p. 536.

<sup>5</sup> The 1881 B.D. Carpenter “Map of the Real Estate in the County of Washington, D.C.” identifies Chas. Stewart as the owner of the lots. Lot 17 indicates that a building stood on the property at that time.

<sup>6</sup> See his obituary, *Washington Post*, 19 June 1897, p. 9.

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to her uncle in 1901. Her one-page hand-written will, undated and unsigned, was tied up in probate court until 1912-13 at which point the Paulists bought the property.

In 1891, several other large Metropolis View lots (Lot 15, and 20-23) south and east of Stewart's property were re-subdivided into the residential subdivision of Metropolis View, and platted with streets, blocks, and rowhouse-sized building lots that would be incorporated into the Permanent Highway Plan for this part of the city. As part of the Permanent Highway Plan, the Stewart Estate was platted into the present-day squares of 3639, 3640, 3645, 3646, 3647, and 3648, and divided by streets. The street plan, however, was not carried on the tract of land before the Paulists purchased it for its college.

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

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

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

### **St. Paul's College**

The Paulists, formally known as The Missionary Society of Saint Paul the Apostle, is a Roman Catholic organization dedicated to the education of priests to perform evangelical work in North America. Their first school was located in New York City, but in 1889, the Paulists moved their seminary to The Catholic University of America, where it became integrated into the broader university. A need to construct a new building to house its college, along with a desire to return to a more isolationist view in the training of its priests, led the Paulist fathers to construct St. Paul's College on its present site. Between 1914 and 1971, it was the only institution dedicated to the training of priests by a Paulist facility. After 1971, non-Paulists became part of the faculty.

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Founded in 1858, the Paulist Fathers represented a distinct Catholic order named in honor of Saint Paul of Thebes the First Hermit. The Society's mission today as it was originally is focused on the conversion of people from North America to the Roman Catholic religion. From its beginnings, the Paulists differed from many other Catholic orders in that they established their own educational curriculum to ordain their own priests. It was not, however, until 1866 that a formal training program for the Paulist mission was developed. The Civil War delayed the Paulists' plans to provide their own educational institutions. When the war ended, Paulist founder Rev. Peter Hecker established a mission of explaining the doctrines of the Catholic Church to the non-Catholic world. From 1866 until 1899, the training program for ordination was conducted in New York City, at Saint Paul the Apostle Church. During these early years, the Paulists Fathers maintained a rigorous schedule for their students, who were up before dawn for meditation and mass. Students were restricted to the parish house where they studied, prayed, ate, and slept. They required permission to leave the house and could not do so during hours of meditation between three and five o'clock in the morning.<sup>7</sup>

Following the opening of The Catholic University of America, the Paulist formation transferred their seminary to Washington, D.C. Father A. F. Hewitt wrote to Cardinal Gibbons of the benefits of this relocation: "The plan supposes a Paulist House in the vicinity of the University, distinct but affiliated, in expectation that the ordinary seminary course will be carried out under the direction of the rector, but hoping to engage the services of university professors for instruction, and to give young priests and alumni who are prepared, the benefit of higher courses in the University."<sup>8</sup> In short, the Paulists aimed to maintain control over the ordaining of their priests, but gave up some of its autonomy in the educational process, relying more upon Catholic University as an institute of learning. The Paulists' house of studies, called St. Thomas College (or, St. Thomas Aquinas College), opened with ten students in 1889 in the historic Middleton estate house on the new university grounds.<sup>9</sup>

By the turn of the century, it became apparent that Saint Thomas College was outgrowing its quarters in the Middleton house. Despite renovations in 1890, 1897, 1899, the house, which could only hold twenty-two novices (students), could not meet the needs of the increasingly popular St. Thomas Aquinas College.<sup>10</sup> Many of the Paulist Fathers also had an increasingly unfavorable view of Catholic University, which they believed was becoming too secularized for their own purposes. The growing interest in the Paulist formation, combined with the limitations and deterioration of the building, compelled the Missionary Society of St. Paul the Apostle to seek an alternative seminary site. In 1911, after considering and rejecting other sites on the

<sup>7</sup> Robichard and McKernan, *St. Paul's College*, 2013:18.

<sup>8</sup> *Ibid*, 20.

<sup>9</sup> The now-demolished house stood on the rise – named St. Thomas Hill – between McMahan Hall and the Pryzbyla Center. Life was not all study and prayer: the house fielded a baseball team in these years which seems to have been named "The Total Abstainers" (Neusse, p. 184). For a charming pen portrait of the old house and of Fr. Hewitt, see *Wash Post*, 18 June 1893, p. 7.

<sup>10</sup> *Catholic University Chronicle/Bulletin*, 1897, 1899, 1914. "Of all the religious communities that have gathered around the university in the last twenty years the Paulist Fathers alone are without a building of their own." The order began soliciting donations to coincide with its fiftieth anniversary in 1908. (*New York Times*, 4 mar 1907, p. 18)

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University campus,<sup>11</sup> the order purchased the 25-acre Stewart property adjacent to the university, south of Michigan Avenue.<sup>12</sup> The grounds also adjoined the Dominican House of Studies and the College of Immaculate Conception. Beyond its proximity to other religious seminaries and educational institutions, the site was considered exceptional because it was “thickly wooded to the north and open to the south with a sweeping view of the city.”<sup>13</sup> The purchase also meant that the large tract of land would not be laid out with streets and squares as platted in the Permanent Highway Plan. The new St. Thomas Aquinas College building opened in 1914 and was formally dedicated in 1916. It was during this dedication that the college received the name St. Paul’s College.

The move to St. Paul’s College represented a return to the original theological core of Paulist training. By physically separating themselves from Catholic University, the Paulists returned to their isolationist roots. From 1913 to the early 2000s, St. Paul’s college was the focal point of Paulist education. During this time, instruction for the priests was again primarily limited to the Paulist faculty, relying less upon other Catholic University institutions. The students also lived in dormitories in the building during their time at the college. Although they maintained a new distance with Catholic University, the Paulists continued to be a part of the University’s community and even provided instructors for Trinity College (the sister school to Catholic that was open only to women). As it was during the school’s early years in New York City, Paulists students maintained a rigorous schedule. They woke up at 5 a.m., held mass at 6 a.m., went to classes throughout the morning, held study hours in the afternoons, participated in night prayers in the evening, and were in bed by 10 p.m. Paulist students could not leave the grounds without permission and could only write two letters a week for outgoing mail.<sup>14</sup>

### Initial Construction (1914)

On October 12, 1913, St. Thomas Novitiate applied for a permit to excavate Lot 132 of Square 3645.<sup>15</sup> The following month, on November 19, Cardinal James Gibbons of Baltimore presided over the laying of the cornerstone for the new College of St. Thomas Aquinas. Without delay, the initial phases of construction began. On January 26, 1914, a permit was granted to the Missionary Society of St. Paul the Apostle to “construct to grade the walls of contemplated building to be located at the approximate southeast corner of 6<sup>th</sup> and Irving streets northeast.”<sup>16</sup> On March 11, 1914, the Missionary Society of St. Paul the Apostle applied for a permit to construct the new three-story plus basement school on Square 3645 for an estimated cost of \$125,000. The school, designed by the Washington firm of Murphy and Olmstead and constructed by Charles J. Cassidy Company, was to be constructed in brick and clad in Potomac

<sup>11</sup> King says the order was offered Curley Hall, which is a later building. Either he is simply in error or this refers to the site of the present building.

<sup>12</sup> According to King it was purchased from “General Meade”, who cannot be otherwise identified. Perhaps he was a trustee.

<sup>13</sup> “Paulist Fathers to Have College,” *The Evening Star*, 16 November 1913.

<sup>14</sup> *Ibid*, 28.

<sup>15</sup> D.C. Permit Excavate to Build #1964, 12 October 1913. Martin Luther King Jr. Memorial Library.

<sup>16</sup> D.C. Permit #3125, 26 January 1914. Martin Luther King Jr. Memorial Library.

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Blue Stone. The main building was to sit on a solid foundation, and was to be approximately 192 feet by forty feet deep, and the back building was to be 241 feet wide by fifty-four feet deep, both with pitched tile roofs.<sup>17</sup>

Cardinal James Gibbons led a bevy of University and Paulist clerics in blessing the new structure at its formal dedication in January 1916.<sup>18</sup> As initially constructed, the building included a chapel, library, common room, kitchen and housing for priests and seminary students. The spacious grounds surrounding the College continued a tradition of other sister houses of study. A separate facility used by the Paulists on campus, the Apostolic Mission House, continued in use.

The *1919 Baist Real Estate Surveys of Washington D.C.* shows the footprint of the new building with a winding driveway extending from the end of Sixth Street, N.E., to a circle in front (south of) the main entrance to the college.<sup>19</sup> This circular road feature remains intact and contains a statue of St. Paul, which was added in the 1950s.<sup>20</sup>

### Murphy and Olmstead—Architects

St. Paul's College represents the work of the architect team of Frederick V. Murphy and Walter B. Olmstead. The partnership between the two former co-workers formed in 1911, the same year that Murphy established the Department of Architecture at The Catholic University of America.<sup>21</sup> While St. Paul's College was not the firm's first commission together, it was their first notable commission.<sup>22</sup> At least initially, Murphy and Olmstead received several commissions from Catholic University and/or the bishops associated with the university. The pair worked together until Olmstead's death in 1936. At that time, Murphy retained the firm, working as the sole principal until 1940 when he formed a partnership with Thomas H. Locraft. The partnership of Murphy and Locraft lasted until Murphy's retirement in 1954.<sup>23</sup>

While both Murphy and Olmstead began their careers as draftsman in the Supervising Architect's Office in Washington, D.C., Murphy is the more prolific of the pair. Born in 1879 in Wisconsin, Murphy was raised in Chicago. Both the 1893 Columbian Exposition in Chicago and the ideals of the City Beautiful Movement inspired Murphy to study architecture. He received formal training as a draftsman at what is now The George Washington University and later overseas at the *École des Beaux Arts* (1905 to 1909).<sup>24</sup>

<sup>17</sup> D.C. Build Permit #3579, 11 March 1914. Martin Luther King Jr. Memorial Library.

<sup>18</sup> Evening Star, 29 Jan 1916, p. 2; Wash Times, 29 Jan 1916, p. 16; Wash Post, 30 Jan 1916, p. 13.

<sup>19</sup> Baist, *Real Estate Surveys of Washington, D.C.*, 1913, Vol. 4, Plate 6.

<sup>20</sup> Frank DeSiano, Interview by Eric Griffiths, 23 August 2016.

<sup>21</sup> "Frederick Vernon Murphy," *American Catholic Historical Review* (Winter 1987), <http://gpfred.com/fvmsr/ACHistorican.html>.

<sup>22</sup> "Building Permits Issued Last Week Include One For A \$125,000 College," *The Washington Post*, 15 March 1914. Proquest Historical Newspapers.

<sup>23</sup> "Frederick Vernon Murphy, FAIA, 1879-1958 Timeline," <http://gpfred.com/fvmsr/projectlist.html>.

<sup>24</sup> John C. Murphy, "Frederick V. Murphy: The Catholic Architect as Eclectic Designer and University Professor," *U.S. Catholic Historian* 15, no. 1 (Winter 1997): 91-93. JStor (25154574).

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Upon his return to the United States, Murphy started a private practice and became involved in academia. In 1911, The Catholic University of America decided to expand its curriculum to include liberal arts and professional degrees. Rector Thomas J. Shahan chose Murphy to establish the Department of Architecture. Only a few students enrolled in the program during its early years, and Murphy was the sole architectural instructor. The architecture program grew during the 1920s and 1930s, and achieved academic distinction. At this time, the staff included Albert Bibb, who taught design courses, and Ernest Ruebsam, who taught technical courses. During this time, students in the program won various competitions sponsored by the Beaux-Arts Institute of Design in New York City. In 1926, the Beaux-Arts Institute of Design presented Murphy's program with an achievement award for winning the greatest number of awards proportionate to the designs submitted in its various competitions.<sup>25</sup>

In addition to the fourteen Beaux Arts Institute of Design prizes, students enrolled during Murphy's tenure as department head won many other awards as well, including two national Paris prizes, two American Academy in Rome prizes, and four Fontainebleau prizes. The school's faculty also grew as the department expanded its curriculum and enrollment. Thomas Hall Locraft, a Paris Prize winner, joined the staff in 1931 and succeeded Murphy as Department Head in 1949. Other staff hired during the latter part of Murphy's tenure as department head included Paul A. Goettelman, who succeeded Locraft.<sup>26</sup>

Although employed by Catholic University, Murphy still had time to establish his own private practice. In 1911, he formed a private partnership with Walter B. Olmstead, who he worked with at the Supervising Architect's Office. It was Murphy's association with Catholic University that provided the young firm with many of its early commissions. Murphy and Olmstead designed several buildings at the campus between 1911 and 1920, including the Maloney Chemical Laboratory, Graduate Hall, and the gymnasium. They also designed a new campus plan for the college, but this was largely discarded with the construction of the National Shrine of the Immaculate Conception. Other commissions acquired through the university included two other Catholic schools, St Paul's College and the Sisters' College in Washington, D.C., and St. Charles College in Catonsville, Maryland. Murphy and Olmstead also designed many local churches, including Georgetown Lutheran and St. Joseph's, a Josephite church in Alexandria, Virginia.<sup>27</sup>

Nearly all these early commissions represented traditional Gothic Revival or Collegiate Gothic style designs, both favored among Catholic architecture. Designing in these styles represented a break from Murphy's own preference and background in traditional Beaux-Arts neoclassicism. St. Charles College represents one of Murphy's classical inspired church designs.

Murphy and Olmstead continued to receive commissions from the Catholic Church through the Baltimore Archdiocese (which at the time included Washington, D.C. as part of its territory). During the 1930s, they designed the Washington, D.C. parish churches of St. Anthony, Holy

<sup>25</sup> Ibid, 92-93.

<sup>26</sup> Frederick Vernon Murphy (1879-1958), Biography from American Architects and Buildings Database, [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/161903](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/161903).

<sup>27</sup> "Frederick Vernon Murphy," American Catholic Historical Review (Winter 1987).

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Comforter, Nativity, St. Francis Xavier, and St. Martin. Murphy and Olmsted remained partners until Olmsted died about 1936. For several years thereafter, Murphy remained the sole partner/proprietor of the firm. During this time, he partnered with Allied Architects, in which he became involved in the design of government buildings and contributed to the design of the House of Representatives Cannon Office Building and the main gate at the U.S. Naval Academy. After the war, he partnered with his Catholic University colleague Thomas Hill Locraft, forming the firm of Murphy and Locraft, which continued until Murphy's retirement in 1957. Murphy died a year later in 1958.<sup>28</sup>

During his career, Murphy received several honors and recognition. Among his honors included the Legion of Honor, awarded for fostering an appreciation of French architectural education. Murphy served as President of the Washington chapter of the American Institute of Architects. He was also a member of U.S. Commission of Fine Arts from 1945 through 1950 and received an honorary doctorate from his friend Bishop Turner at Canisius College in Buffalo.<sup>29</sup>

### **St. Paul's College Grows**

In 1889 a papal brief exhorted all Catholic institutions of higher learning in the U.S. to place supervision of their educational programs under the single pontifical center of learning, "According to the plan suggested in the Constitutions, in such manner, however, as not to destroy their autonomy." This decree gave Catholic a "quasi-monopolistic position in graduate education under Catholic auspices." By the time the Paulist Fathers moved into their impressive new quarters in 1914, other Orders had already done the same and more would follow, giving rise to the name "little Rome" of the area around the University. In 1931 more than 30 associated colleges sent their students to Catholic University; 30 years later, that number had more than doubled. During the 1960s approximately 30% of the University's total enrollment came from these houses.<sup>30</sup>

St. Paul's College grew steadily throughout the first half of the twentieth century. In 1936, a group of Sisters of Notre Dame from the Kentucky province, joined the house to oversee domestic services, a common arrangement among the houses of study. Naturally the women required separate quarters and a rear wing of the original building was extended to accommodate a convent for the sisters.<sup>31</sup> Architect Anthony F.A. Schmidt of New York designed the wing. A local Washington, D.C. builder, Parkhill Construction, built the wing at a cost of about \$250,000.<sup>32</sup>

In 1941, the city deemed the Apostolic Mission House on the grounds of Catholic University where many of the priests who studied with the Paulist lived, structurally unsafe. In response, the

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<sup>28</sup> John C. Murphy 1987: 98.

<sup>29</sup> "Frederick Vernon Murphy," American Catholic Historical Review (Winter 1987).

<sup>30</sup> Nuesse, p. 476; Evening Star, 27 Oct 1929, p. 20; 12 Dec 1964, p. 6; Wash. Post, 14 June 1931, p. MF3.

<sup>31</sup> Information on the various expansions came from King and cited sources.

<sup>32</sup> D.C. Build Permit #157553, 29 September 1932. Martin Luther King Jr. Memorial Library.

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Society of St. Paul the Apostle applied for a permit to build a two-story stone, brick, and concrete addition to St. Paul's College.<sup>33</sup> The new Apostolic Mission House wing, designed by architect Henry D. Dagit & Sons, was set at a skewed angle to the 1914 building at the northwest corner.<sup>34</sup> The wing added 68 rooms to the building, as well as space for a new library.<sup>35</sup>

The 1946 St. Paul's College catalog describes the institution: a library of 20,000 volumes and 36 periodicals ("emphasis is placed especially on History, Philosophy and Religion"), an endowment of \$2 million, instruction offered in the School of Liberal Arts (Bachelor of Philosophy, and of Arts) and the School of Theology (preparatory to ordination). The catalog also lays out the daily schedule of student life: rising at 5:30 for prayer and mass, morning and afternoon classes and study, siesta, "work or recreation", evening benediction, meals, and lights out at 10.<sup>36</sup>

Still the college grew and two additional wings, constructed in 1956 and 1957 and dedicated in 1958, added more residential and classroom space.<sup>37</sup> The new wings, designed by the Baltimore father-son firm Gaudreau & Gaudreau Architects, increased the capacity of the college from 80 to 120 students and provided a new chapel. Paul Gaudreau, son of Lucien, studied architecture at Catholic University, graduating in 1936, when both Murphy and Locraft were professors there. The Gaudreau firm's work from the 1940s to early 1970s was notable for its ecclesiastical and university buildings, including the chapel of Loyola University in Baltimore, and three structures at Morgan State University, also in Maryland.<sup>38</sup>

This project expanded the College in two directions: a separate chapel built at the northern rear of the 1914 wing, and an extension to the 1914 building at its extreme western end and set at a skewed angle to it towards the southwest. This addition reconfigured existing interior spaces: with the construction of a new chapel and new dining room, the library moved into the former chapel and dining room, while a student common room moved to the new rear building. This work brought the capacity of the house from 80 to 120 students and 8 to 15 priests. The new chapel seated 140. The dedication ceremony, by Archbishop Patrick O'Boyle, marked the centennial of the order's founding.<sup>39</sup>

Between 1958 and 1969 enrollment at St. Paul's dropped from 90 students to 15 and the house ceased to offer instruction, becoming solely a residence. Students took classes at Catholic University and the newly-formed Washington Theological Union instead. Unused classrooms became offices rented to the Bishops Conference, which later built its new headquarters on a

<sup>33</sup> The order been holding its classes on missionary work at the Apostolic Mission House on the University campus since 1906. "It is to the Catholic church what West Point is to the army and Annapolis to the navy." The University declared the building unfit for use in 1941.

<sup>34</sup> D.C. Build Permit #24680, 16 May 1941. Martin Luther King Jr. Memorial Library.

<sup>35</sup> According to the *Evening Star*, the wing "contains a library, stackroom, auditorium and living quarters for faculty and students" (*Evening Star*, 11 Jan 1942, p. 18). A planned bell tower was not built. See also, Robichaud and McKernan, *Saint Paul's College: 100 Years of History* (New York: Missionary Society of St. Paul the Apostle, 2013), 81.

<sup>36</sup> The catalog also lists entrance requirements, all classes offered, their schedules, faculty and other specifics.

<sup>37</sup> "Dedication Set Today for Catholic U," *Evening Star*, 15 January 1958.

<sup>38</sup> This information kindly supplied by Mr. William Gaudreau, current president of the firm. The company continues its extensive work with educational institutions.

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



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strip of land donated by the Paulists. Students' rooms were enlarged and a gym and sauna added to the basement.

The College celebrated its 75<sup>th</sup> year with a special mass at the National Shrine in 1964. Archbishop Shehan preached. The house took in a number of Salvatorian seminarians displaced by the closing of their facility in Lanham, MD in 1970. Typical of the times, a group of young Paulists formed the Paulist Folk Singers, their performance "reminiscent of the Kingston Trio . . . The audience was . . . warmly responsive to the group, perhaps not so much because of its musical merit but rather in response to its self-enjoyment and sincerity."<sup>40</sup> Nearby residents shared in the use of the shaded grounds during these years, often walking their dogs there and strolling through the grounds to reach 4<sup>th</sup> Street and Trinity University.

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

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

In 2007 local builder and specialist in townhouse in-fill EYA, LLC purchased approximately 10.2 acres of the entire 19.68-acre historic St. Paul's Campus site from the Paulist Fathers for the purpose of creating a new residential development. The approved Zoning Commission PUD allowed for the development of 237 3- and 4-story townhouses with associated walkways, roads, driveways, and lawn areas on the parcel. This leaves the existing four-story St. Paul's College building and remaining acreage of the historic campus intact, with a stated intent at the time for it to remain for institutional use. The entire campus is located in the Institutional Land Use Category as shown on the District of Columbia Comprehensive Plan Future Land Use Map.<sup>41</sup> This project was completed in the following years.

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

<sup>40</sup> (Anniversary) Evening Star, 12 Dec 1964, p. 6; (Salvatorians) Evening Star, 21 Feb 1970, p. 6; (Singers) Evening Star, 31 Mar 1967, 36.

<sup>41</sup> The DC Comprehensive Land Use Plan indicates the high value of institutional lands such as St. Paul's for their open space value to the community, given the relatively low number of parks and other publicly accessible lands to residents, and stress the need for their preservation.

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

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

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

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Ahern, Patrick Henry. *The Catholic University of America, 1887-1896: The Rectorship of John J. Keane*. Washington: CUA Press, 1949.

“Catholic University Bulletin.” Formerly CUA “Chronicle.” *Catholic University of America*. 1897, 1899, 1914 volumes.

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“Frederick Vernon Murphy.” *American Catholic Historical Review* (Winter 1987).  
<http://gpfred.com/fvmsr/ACHistorican.html>.

Frederick Vernon Murphy (1879-1958). Biography from American Architects and Buildings Database. [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/161903](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/161903).

“Frederick Vernon Murphy, FAIA, 1879-1958 Timeline.”  
<http://gpfred.com/fvmsr/projectlist.html>.

Gilmore, Mathew B. and Michael R. Harrison. “Catalog of Suburban Subdivision 1854-1902,” *Washington History* (Fall/Winter 2002). JStor.

King, Sean R. “Saint Paul’s College.” National Register of Historic Places registration form, Washington, DC, 1993.

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Murphy, John C. “Frederick V. Murphy: The Catholic Architect as Eclectic Designer and University Professor.” *U.S. Catholic Historian*. Vol. 15, No. 1, 1997. Washington: CUA Press, 1997.

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Newspapers:

"Apostolic Mission House To Be Dedicated Today," *The Evening Star*, January 11, 1942.

"Archbishop to Dedicate St. Paul's College Wings," *The Evening Star*, January 14, 1958.

"Building Permits Issued Last Week Include One For A \$125,000 College." *The Washington Post*. 15 March 1914. Proquest Historical Newspapers.

"Dedicated by Cardinal: Building Put Up by Paulist Fathers Now Part of College," *The Washington Post*, January 30, 1916.

"Dedication Set Today for Catholic U." *Evening Star*. 15 January 1958.

"Heirs Sue for Division." *The Washington Post*. 4 September 1901. Proquest Historical Newspapers.

"Paulist Fathers to Have College." *The Evening Star*. 16 November 1913.

"Paulists Need a Home," *The New York Times*, March 4, 1907.

"Paulists and Their Work," *The Washington Post*, February 24, 1906.

"Paulists Mark 75<sup>th</sup> Birthday of CU School," *The Evening Star*, December 12, 1964.

*St. Paul's College: Paulist House of Studies*, Washington, D.C., 1946.

"St. Paul's College Building Opened by Cardinal Gibbons," *The Washington Times*, January 29, 1916.

"St. Paul's College Has a New Home," *The Evening Star*, January 29, 1916.

"Sudden Death Claimed All." *The Washington Post*. 20 July 1901. Proquest Historical Newspapers.

District of Columbia Building Permits. Martin Luther King, Jr. Library, Washington, D.C., various. Maps:

Interviews:

DeSiano, Frank. Paulist, Paulist Evangelization Ministries. Interviewed by Eric Griffitts, 23 August 2016.

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

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

**Primary location of additional data:**

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

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

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**10. Geographical Data**

**Acreeage of Property** approximately 4 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: 38.927956                      Longitude: -76.998742
2. Latitude:                                      Longitude:
3. Latitude:                                      Longitude:
4. Latitude:                                      Longitude:

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**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The National Register boundaries for St. Paul's College include Lots 1068 and 1069 in their entirety, plus the southern part of Lot 1071, all in Square 3648. These lots contain the building itself, the drive leading from Fourth Street to the college building, and the broad lawn and mature trees in front of the college building.

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

The National Register boundaries include an approximately four-acre remnant of the historic 25-acre property. The four acres retains the historic college building and provides an appropriate viewshed to and from the front of the building. The boundaries exclude a contemporary townhouse development that is located at the rear of the former college building.

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District of Columbia  
County and State

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### 11. Form Prepared By

name/title: Eric Griffiths (EHT Traceries); Hayden Wetzel (DCPL); Kim Williams (DC HPO)  
organization: EHT Traceries  
street & number: 440 Massachusetts Avenue NW  
city or town: Washington state: DC zip code: 20001  
e-mail griffitts@traceries.com  
telephone: 202 393-1199  
date: September 2017

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### Additional Documentation

Submit the following items with the completed form:

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

### Photographs

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

### Photo Log

Name of Property: St. Paul's College

City or Vicinity: Washington, D.C.

St. Paul's College  
Name of Property

District of Columbia  
County and State

County:

State:

Photographer: Eric Griffiths, Photos 1-3; 6-15 Kim Williams, Photos 4-5; 16-24

Date Photographed: September 2017; July 2018

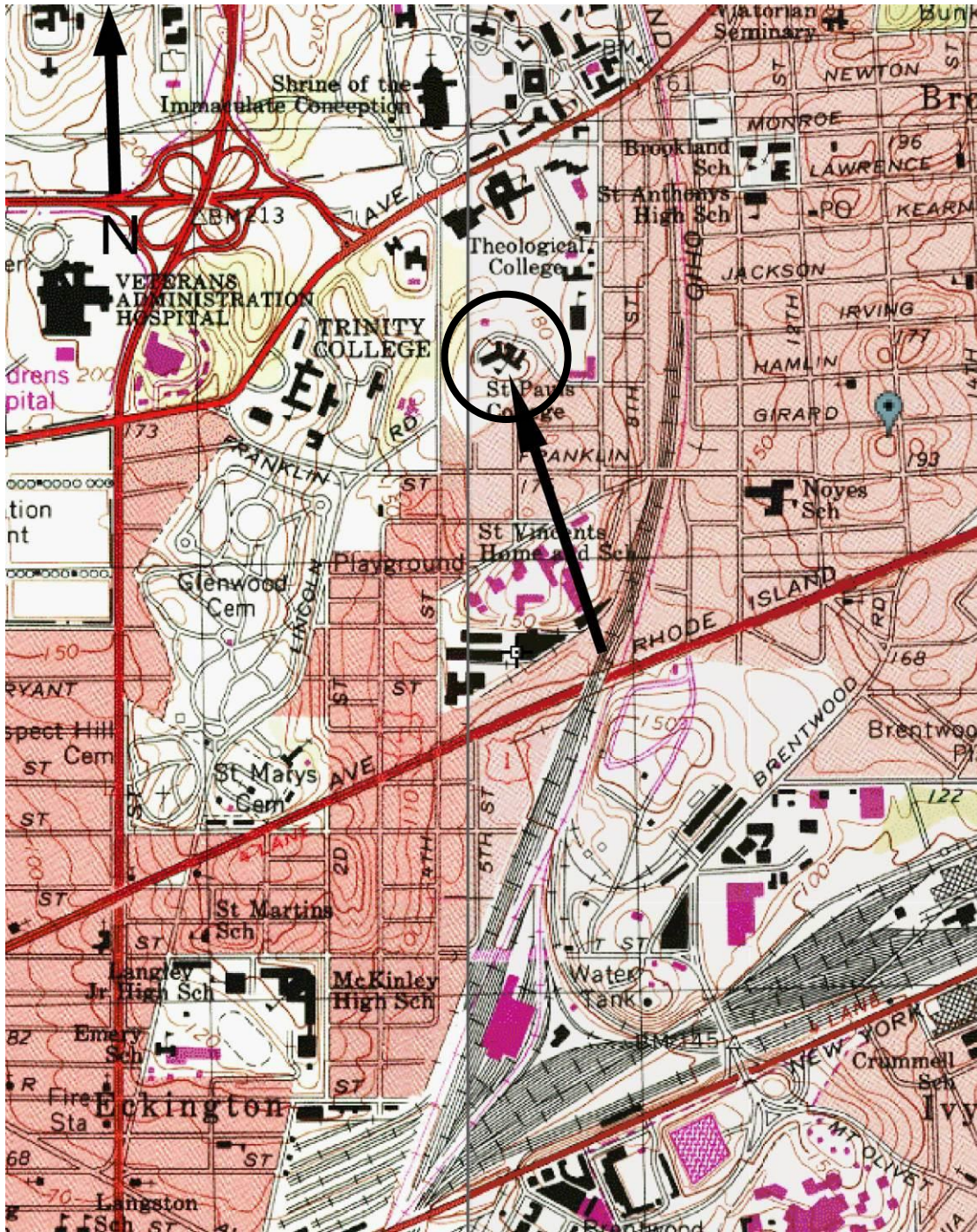
Description of Photograph(s) and number, include description of view indicating direction of camera:

- 01 of 15: General View looking north showing 1914 building and 1957 Wing
- 02 of 15: View looking northwest showing south and east elevations of 1914 building
- 03 of 15: View looking northwest showing principal bays of 1914 building between entrance and secondary tower
- 04 of 15: View looking northeast showing east end (Chapel wing) of 1914 building
- 05 of 15: View looking northeast showing secondary entry bay on 1914 building
- 06 of 15: View looking northeast showing Main Entrance and Bell Tower on 1914 building
- 07 of 15: View looking westerly showing east apse end, and north elevation of 1914 building (Chapel wing)
- 08 of 15: View looking southwest showing 1935 Convent Wing with chapel at second story
- 09 of 15: View looking southwest showing 1935 Convent Wing and 1956 Wing
- 10 of 15: View looking southwest showing bridge connecting 1935 and 1956 Wings
- 11 of 15: View looking southwest showing east Elevation of 1941 Wing
- 12 of 15: View looking east showing west elevation of 1941 Wing and north elevation of 1957 Wing
- 13 of 15: View looking east showing north and west elevations of 1957 Wing
- 14 of 15: View looking northeast showing south elevation of 1957 Wing
- 15 of 15: Statue of St. Paul Inside Traffic Circle at the Main Entrance, Looking NE
- 16 of 23: View from entrance bell tower looking north showing the chapel in 1941 wing
- 17 of 23: View looking north showing entrance bay on south elevation of 1957 Wing
- 18 of 23: View looking north showing detail of entrance on south elevation of 1957 Wing
- 19 of 23: View looking southeasterly at bell tower from entrance tower roof
- 20 of 24: Interior view of chapel in 1914 building looking west
- 21 of 24: Interior view of commons room in 1914 building below chapel
- 22 of 24: Interior view of former chapel in 1935 Convent Wing
- 23 of 24: Interior view of former chapel in 1941 Wing
- 24 of 24: Detail of stained glass window in 1941 Chapel



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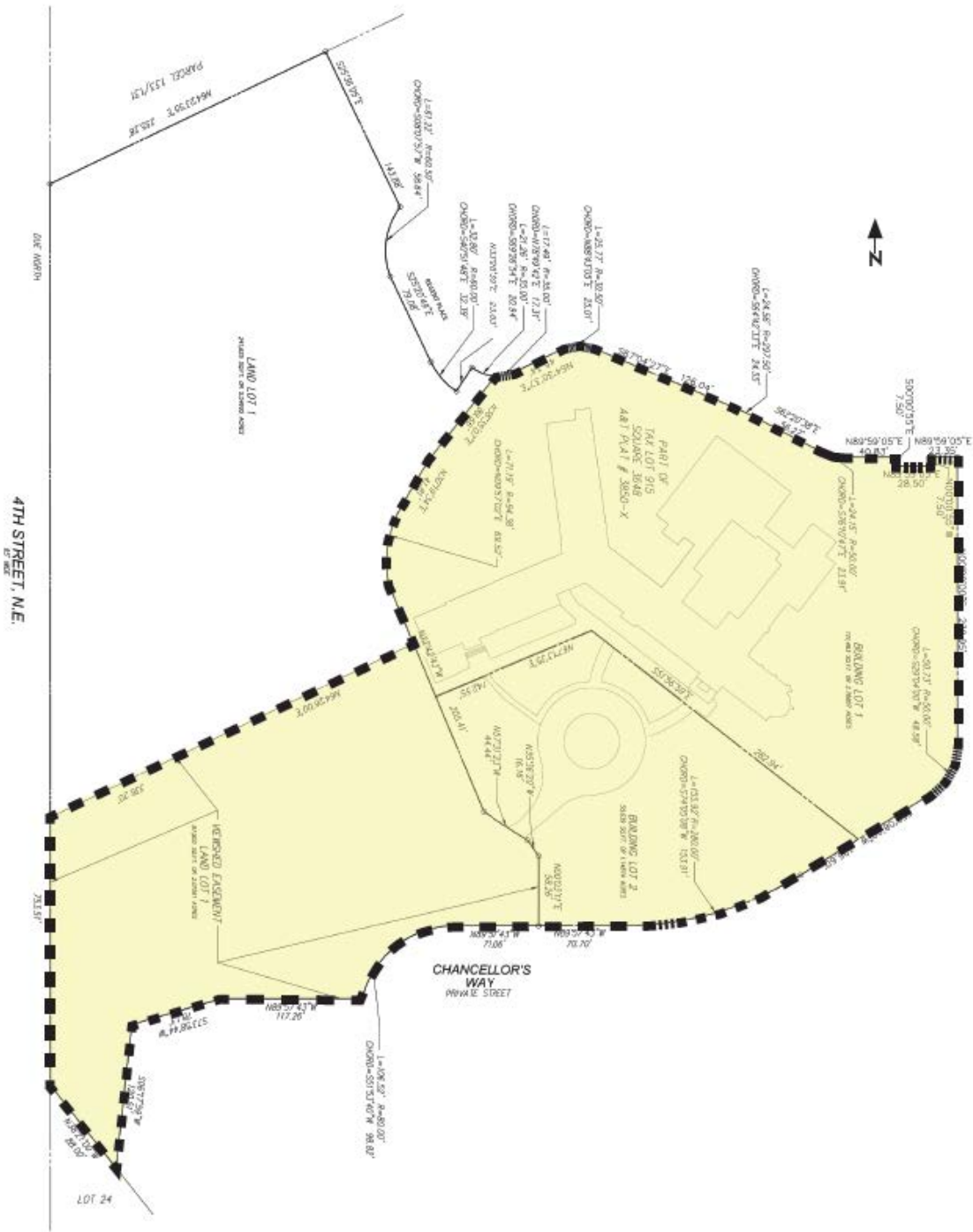
District of Columbia  
County and State



Location Map showing St. Paul's College  
(USGS Quad, Washington East, 1914)

St. Paul's College  
Name of Property

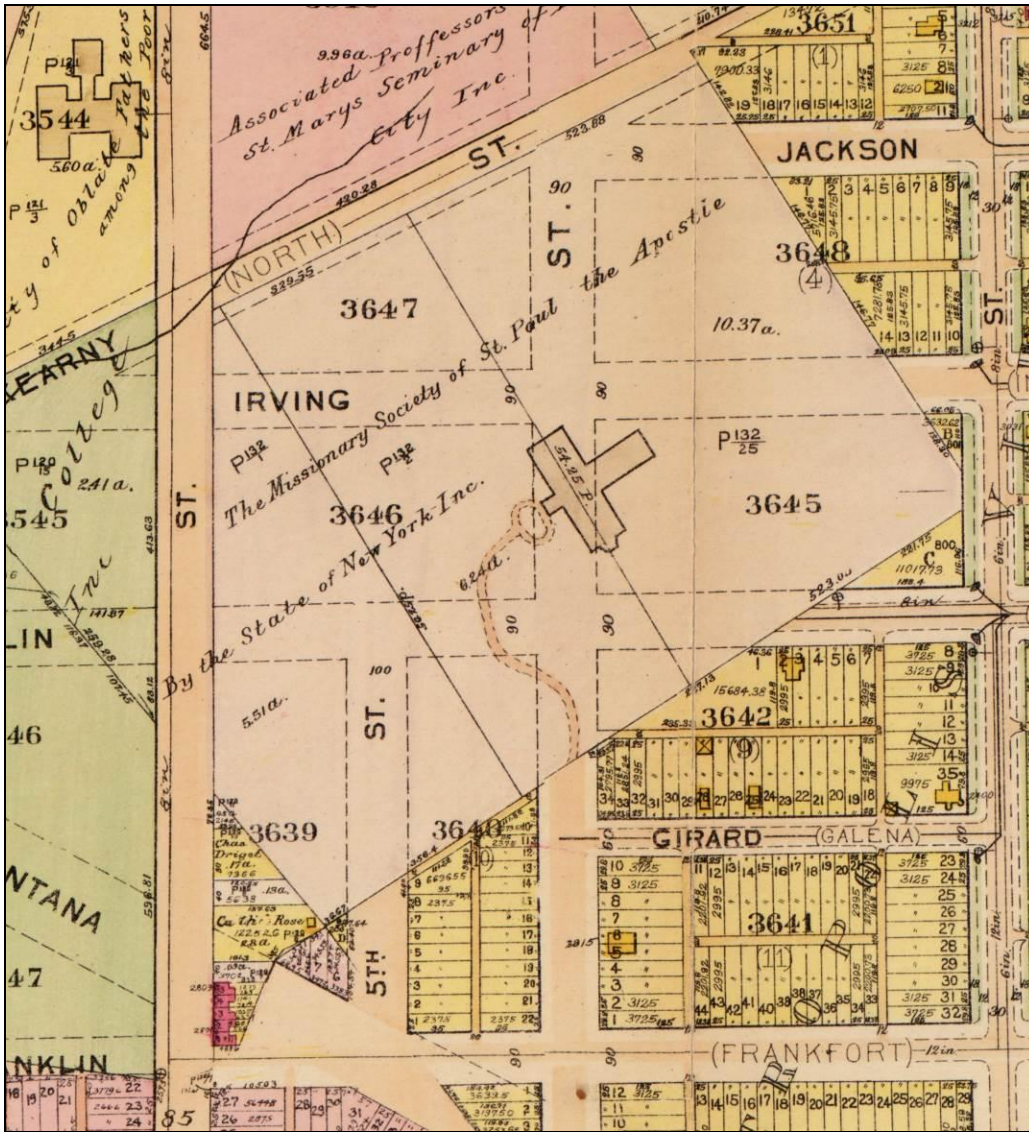
District of Columbia  
County and State



Map Showing National Register boundaries of Saint Paul's College

St. Paul's College  
Name of Property

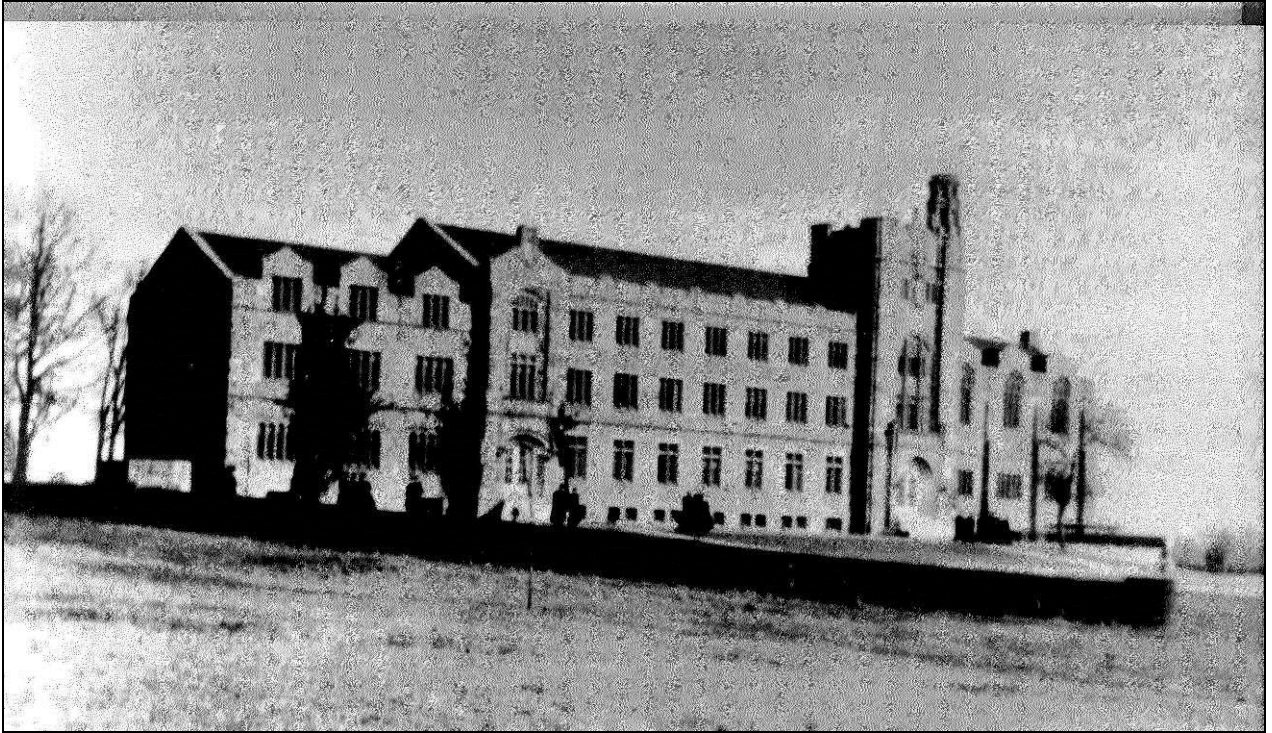
District of Columbia  
County and State



1919 Baist Real Estate Map showing St. Paul's College at center in image

St. Paul's College  
Name of Property

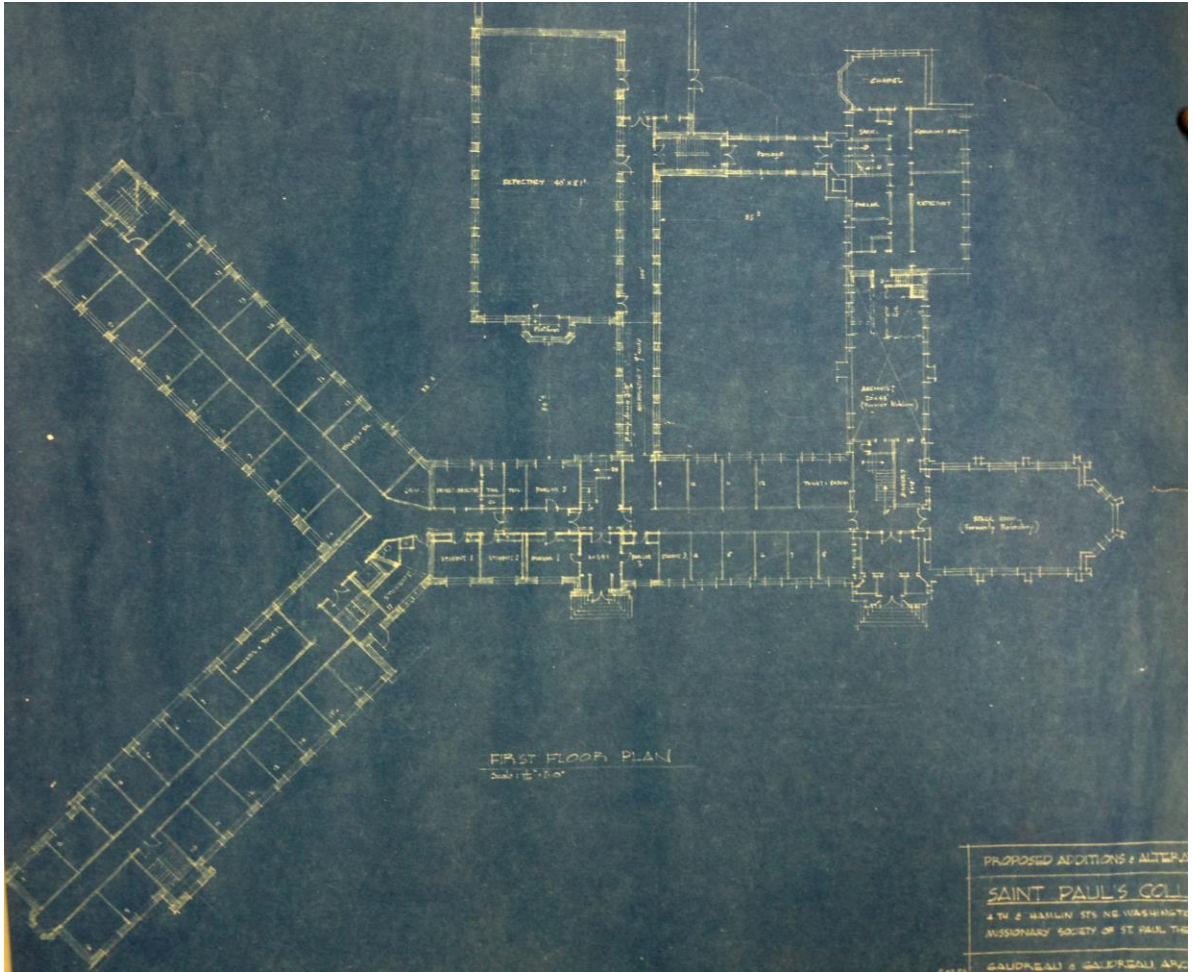
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Historic Image of St. Paul's College, ca. 1914

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Floor Plan of St. Paul's College, ca. 1957, showing original 1913-14 building, and 1935, 1941 and 1956 wings.

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**Photo Key Map**

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





















PRIVATE PROPERTY

WV-082N











↑ Lee Montessori Entrance  
→ Washington Leadership Academy Entrance

Washington Leadership Academy



WASHINGTON  
LEADERSHIP  
ACADEMY  
MILLS  
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BLIND  
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CONVENT OF THE INCARNATION  
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TERESA

OF AVILA

PRAYER ACTION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: St. Paul's College

Multiple Name:

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 8/1/2018      Date of Pending List: 8/27/2018      Date of 16th Day: 9/11/2018      Date of 45th Day: 9/17/2018      Date of Weekly List:

Reference number: SG100002913

Nominator: State

Reason For Review:

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

Accept       Return       Reject      9/13/2018 Date

Abstract/Summary Comments: The St. Paul's College is locally significant under National Register Criteria A and C in the areas of Architecture, Community Planning & Development, Education, and Religion. Initially constructed in 1913-1914 (architects Murphy and Olmstead) with a series of well-planned and sympathetic additions built between 1935 and 1957, the St. Paul's College complex is an imposing local example of late Gothic Revival style design. The brick and stone academic and dormitory buildings served as home for the Missionary Society of Saint Paul the Apostle (Paulists) seminary in Washington, DC, whose work centered on educating priests to perform evangelical work in North America. The Paulists seminary was part of a complex of significant, independent Catholic institutions that historically established themselves in northeast DC centered around the influential Catholic University of America.

Recommendation/ Criteria: Accept National Register Criterion A and C

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 09/13/2018

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



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE



MEMO

DATE: July 30, 2018  
TO: Paul Lusignan  
FROM: Kim Williams *W*  
RE: Transmittal Letter for Saint Paul's College National Register Nomination

Please find enclosed three disks for Saint Paul's College National Register nomination. The enclosed disks, Disk 1 (of 2) contains the true and correct copy of the nomination. The enclosed Disks 2 and 3 (of 3) contain photographs as per the NR photo requirements.