

George Washington University/Old West End HISTORIC DISTRICT DESIGN GUIDELINES

This project has been funded in part by U.S. Department of the Interior, National Park Service Historic Preservation Fund grant funds, administered by the District of Columbia's Historic Preservation Office. The contents and opinions contained in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior.

This program has received Federal financial assistance for the identification, protection, and/or rehabilitation of historic properties and cultural resources in the District of Columbia. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its Federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, 1849 C Street, N.W., Washington, D.C. 20240.

Front cover: University Yard, Courtesy of The George Washington University

Table of Contents



Introduction 5

History and Character

Historical Overview 6
Property Types 12

Planning for Preservation

Planning Framework 24
The George Washington University Campus Plan 25
Comprehensive Plan Policies for Near Northwest 26
Buildings by Typology 27
Planning Categories 28
Buildings by Planning Categories 29

Preservation Review Process

Purposes of the Preservation Law 30
Review Considerations 31
Review Procedures 32

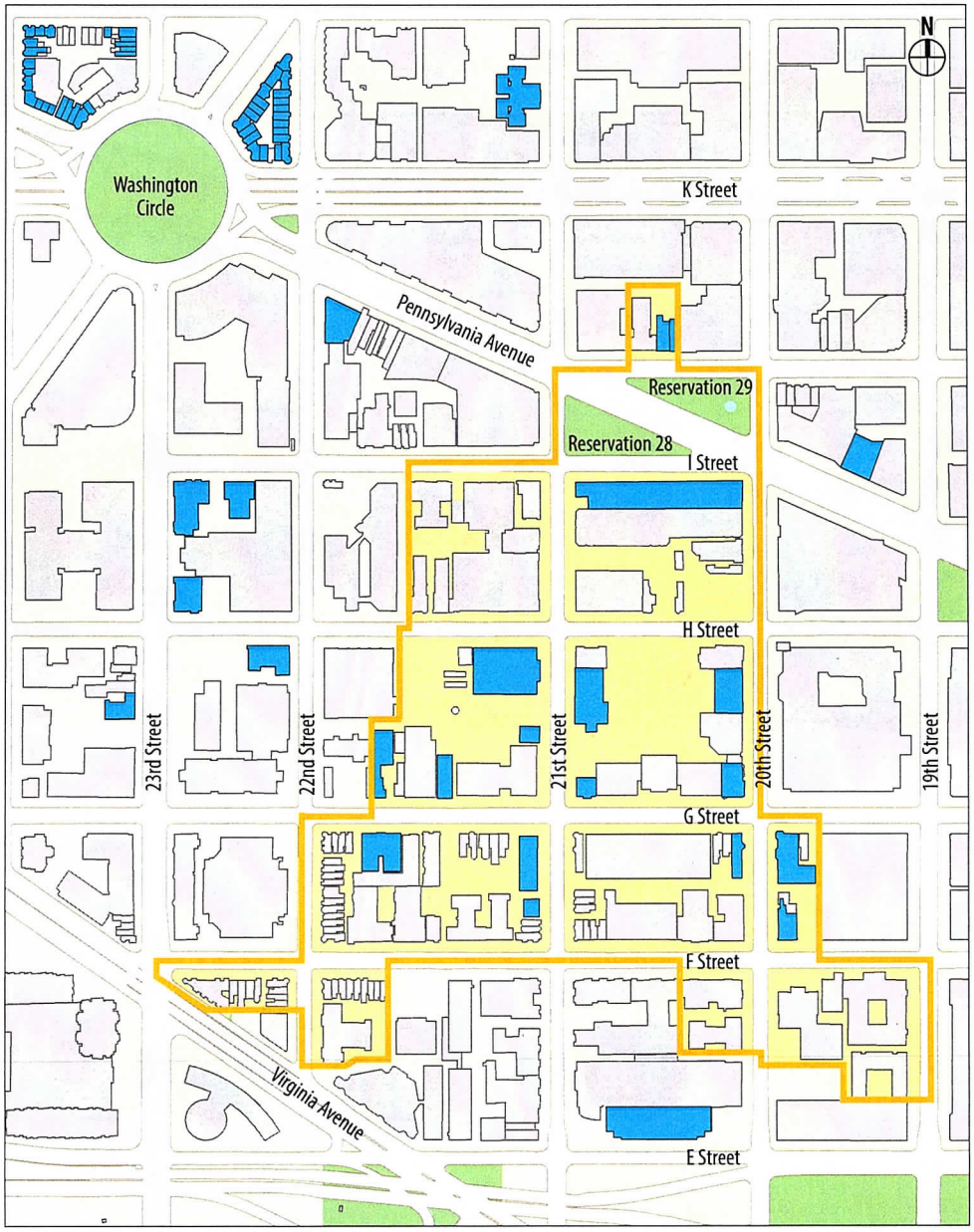
Design Guidelines

Preservation Goals 34
Preservation Treatments 36
Design Guidelines 40

Resources

Glossary 44
Useful Links 49

Introduction



George Washington University/Old West End Historic District



The George Washington University/Old West End Historic District Guidelines are intended to help property owners and the public appreciate the historic value of the neighborhood in and around The George Washington University campus and to provide guidance to property owners on the practical implications of owning and maintaining property in the historic district.

The D.C. Historic Preservation Office (HPO) has developed these Guidelines as part of a multi-phased effort between HPO and The George Washington University to identify and recognize the neighborhood's historical, cultural and architectural resources, and to balance the preservation of these resources with the University's need to manage a vibrant educational community.

While the primary purpose of these Guidelines is to ensure that changes in the historic district (alterations, additions and new construction) are made in a way that is compatible with its historic environment, the Guidelines are not a step-by-step "how to" guide, or a set of rules establishing what is permitted or forbidden. Instead, they establish the general principles and best practices for preserving, enhancing and adapting historic properties in a compatible manner.

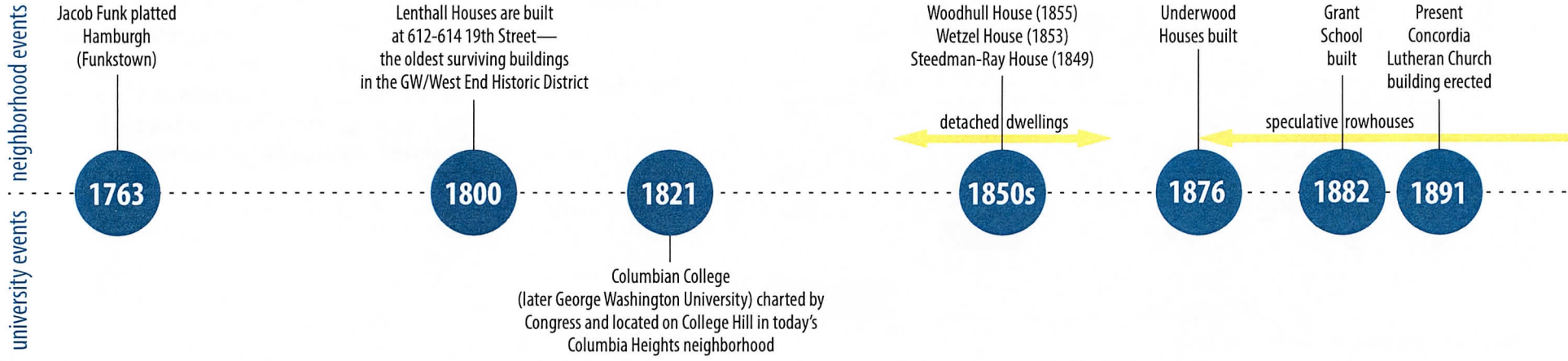
Historical Overview

The George Washington University/Old West End Historic District is located in the neighborhood west of the White House that is now dominated by the Foggy Bottom campus of The George Washington University. The University, originally called Columbian College, was chartered by Congress in 1821, belatedly fulfilling President Washington's desire to establish an institution of higher education in the nation's capital.

During the late 19th century, the University began to establish a presence in the city's business district, and in 1912, it moved from its original "College Hill" campus in present-day Columbia Heights to the city's West End —a large geographic area west of the White House, that encompassed the neighborhood commonly known as Foggy Bottom. This move was at the instigation of University Trustee Maxwell Van Zandt Woodhull, who lived at 2033 G Street NW, and who was aware of affordable space in the neighborhood.



The Lenthall Houses, a pair of buildings built about 1800, originally stood at 612-614 21st Street. In 1978, the George Washington University moved the houses to their present site two blocks east at 606-610 19th Street as part of its campus development plan.



Historically, the West End area was divided by 23rd Street. To the west was Foggy Bottom—an industrial and working-class residential area; to the east (located just west of the White House) was one of the most prestigious residential areas in the city up to the mid-nineteenth century.

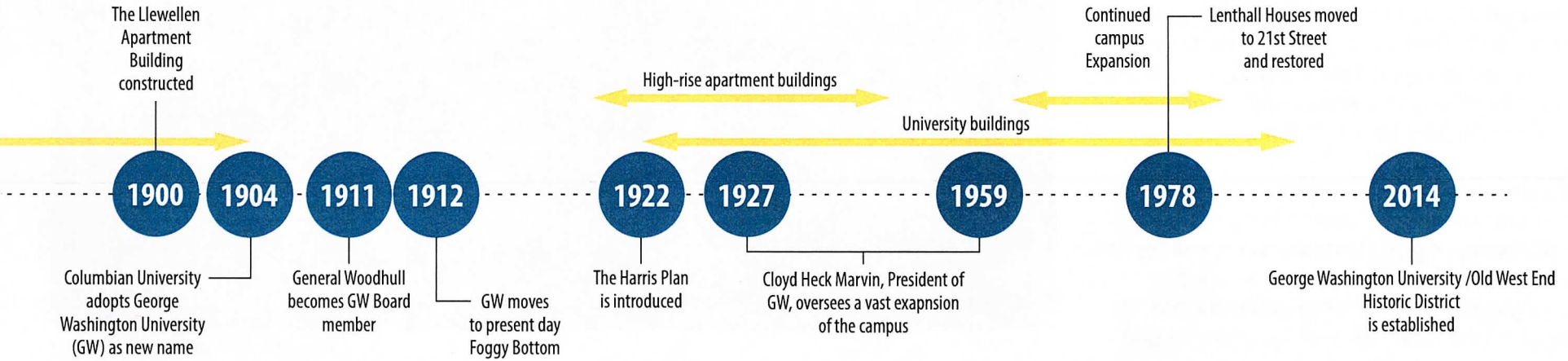
The eastern part of the West End was home to prominent individuals living in elegant urban residences in the most up-to-date styles. It was here in 1855, for instance, that Maxwell Woodhull, a naval officer with valuable real estate holdings in the city, built a robust Italianate villa that his son, Maxwell Van Zandt Woodhull, an army general, would later donate to the University. The Woodhull house, along with several contemporaneous dwellings nearby, such as the Margaret Wetzel house, the Steedman-Ray house, and the Whitney-Lawson houses, still survive as some of the city's oldest and most impressive domestic buildings downtown.

Over time, as the city's burgeoning population created a demand for new housing, the West End's model of freestanding houses gave way to speculative rowhouse development. Government employees and white-collar professionals flocked to the newly emerging rows of brick Queen Anne rowhouses that came to line the neighborhood streets alongside the area's older dwellings. Many of these new residents worked at the State, War and Navy Office or at the Treasury Department, both of which were within walking distance.

Area residents were not exclusively government workers, however, as nearby Foggy Bottom industries and services also provided employment. As the population increased, schools, churches, and commercial enterprises arose, providing residents with everyday goods and services. By 1910, the local firehouse became the newest amenity, and by the 1920s, tall apartment buildings began to appear.

After its 1912 move to the West End, The George Washington University increasingly defined the character of the neighborhood. The university progressively expanded beyond its first quarters in the rented Rose's Industrial School at 2023 G Street (since demolished). The University adapted rowhouses for academic uses, administrative offices, and residence halls. Maxwell Van Zandt Woodhull apparently kept a watchful eye on campus activity from his house on G Street, reprimanding professors who strolled without hats and ensuring that the shades were properly drawn over the windows in St. Rose's at the end of every day.

Today, the West End name is no longer used to describe theis part of the city. Instead, the name Foggy Bottom refers to the larger neighborhood including the University campus.

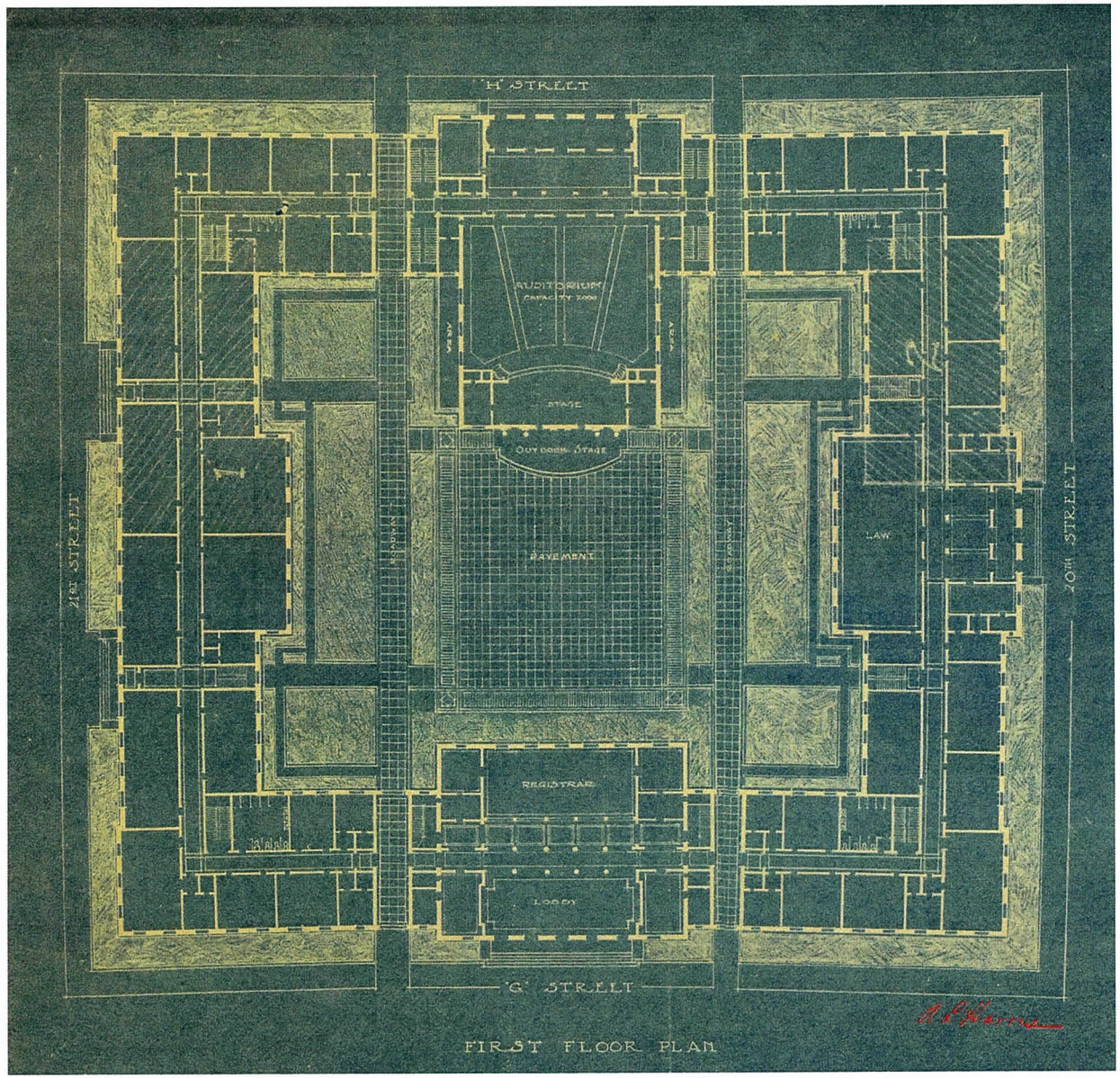


The University began its West End existence in rented quarters at Rose's Industrial School (now demolished) at 2023 G Street. Within months it had purchased the building and began renting more space across the street, firmly establishing itself in the neighborhood.

During the 1920s, the University expanded its vision for the institution with its first campus plan, developed by Albert Harris. A well-respected architect in the city, Harris was also a professor of architecture at the university and the city's newly appointed Municipal Architect.

The Harris Plan envisioned a central University Quadrangle around which a series of eight buildings would be constructed in the square bounded by G, H, 20th and 21st Streets. The first of these, Corcoran and Stockton Halls, begun in 1924, were located opposite one another on the Quadrangle with entrances opening on both the street and quadrangle sides of the buildings. Designed in a red brick, institutional Colonial Revival style, the buildings set the tone for the square and established the architectural style that was to be followed by future buildings on the Quadrangle, (later University Yard).

The University never fully implemented the Harris Plan as conceived and, over time, it undertook further campus plan efforts that went well beyond the confines of this one-block area. Still, the open quadrangle, now called University Yard, has remained the social center of the urban campus.



The Harris Plan of GWU campus, Albert Harris, 1922

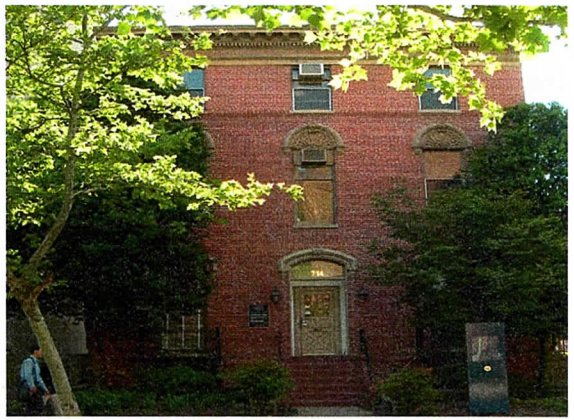
Beginning in 1927, shortly after the Harris Plan was prepared, University President Cloyd Heck Marvin sought to expand the campus beyond the Quadrangle, while simultaneously focusing his building efforts around the quadrangle and improving it with landscaping. As noted in a 1930 *Evening Star* article, the "space enclosed by Corcoran Hall on one side, Stockton Hall on the other end, numerous buildings of the University on the other two sides, has developed into a delightful park, with trees, gravel walks and comfortable garden seats…"

Between 1928 and 1934, despite financial hardships imposed by the Great Depression, the University acquired additional properties in Foggy Bottom. Many of these were rowhouses which, under Marvin's tenure, were remodeled into classrooms or administrative offices.

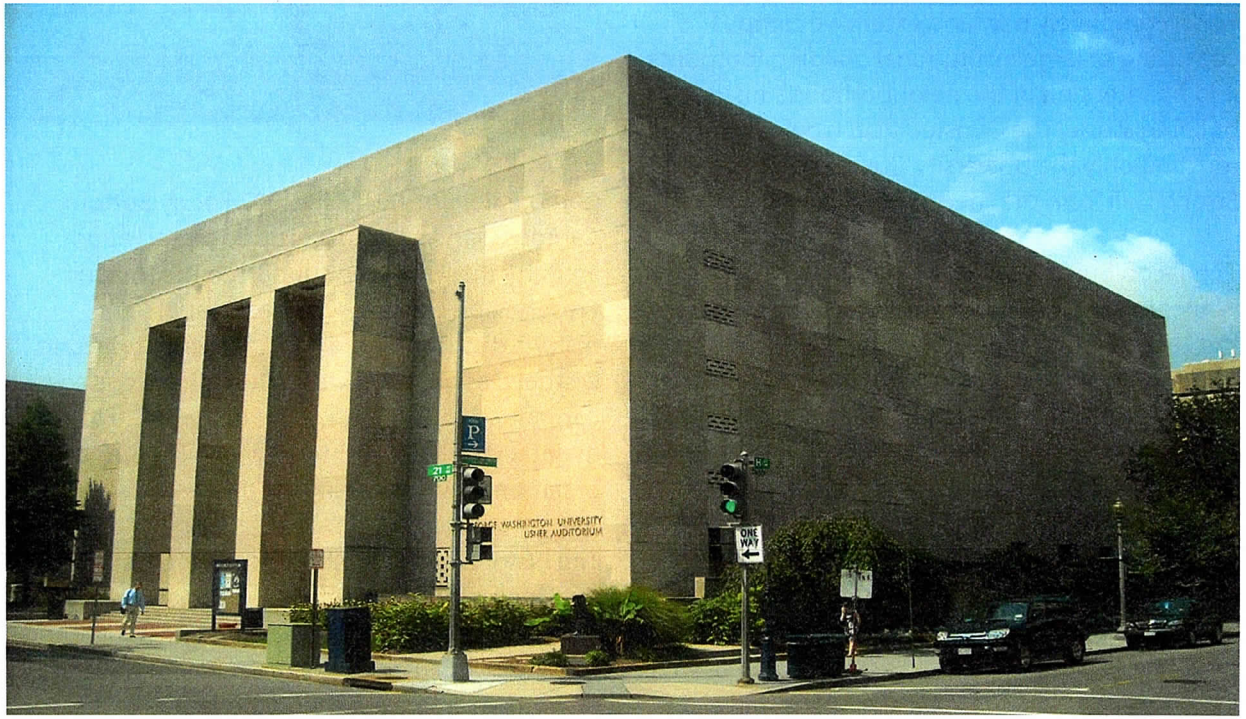
One notable acquisition was the Margaret Wetzel House (now the University Honors Program building), a handsome Italianate dwelling and one of the oldest buildings in the neighborhood. The house was refurbished as the Student Union and the rooms were converted into lounges, dining halls, a student store, and a ballroom.

After 1934, Marvin engaged in a major new building campaign that embraced an emerging Modernist aesthetic. During this period, Marvin hired architect Waldron Faulkner to design several new buildings including Strong Hall (1937), the Hall of Government (1938), Lisner Hall (1939), Lisner Auditorium (1942), and James Monroe Hall (1951).

The school's commitment to Waldron Faulkner as the campus architect reflects its desire to establish a sophisticated presence in the community. His ideas coincided with Marvin's principles of functional architecture, and together they created an identifiable image for the University.



Margaret Wetzel House, 714 21st Street NW, 1853



Lisner Auditorium, 730 21st Street NW, 1942. Designed by architect Waldron Faulkner, Lisner's monumental cube-like form, stripped of all decoration, reflects a Modern design aesthetic that was embraced by then University President Cloyd Heck Marvin.

During the 1930s as principle designer for the University's new buildings, Waldron Faulkner commissioned the eminent architectural artist Hugh Ferriss to produce two renderings. One of these drawings depicts the north side of the Quadrangle, with Lisner, Stuart and Bell halls bathed in a play of light and shade in Ferriss's inimitable style.

As the university continued to expand beyond the Quadrangle, it commissioned the Olmsted firm to develop a "Tentative Plan for Development" for the university. This 1949 plan, never implemented, was a completely new and extensive campus consisting of large institutional building footprints and no retention of the neighborhood's historic building stock. The Olmsted Plan would have retained only the University Quadrangle and Strong Hall from the then existing campus.

The Jacob Burns Law Library, designed by Mills, Petticord and Mills, was constructed in 1970, and the Law School complex, designed by Keyes, Condon and Florance, was completed in 1984. In the latter 20th century, the university's profile among institutions of higher learning grew along with its infrastructure. During the 1980s, the university oversaw the construction of 3.7 million square feet of space, including a medical school, student center, athletic center, academic building and support facilities.

More recently, The George Washington University developed a campus plan adopted by the Zoning Commission in 2007. The 2007 Foggy Bottom Campus Plan included a historic preservation amenity that provided support to the Historic Preservation Office for the designation of a historic district and the development of Historic District Design Guidelines. The University also committed to landmark six structures and to maintain the historic integrity for all contributing or landmarked University properties.

The historic district embodies the evolution of the University and the neighborhood into which it moved. The district offers an architecturally and socially distinctive environment within the city's downtown areas that should be protected and preserved under these guidelines.



Rendering of Bell, Lisner, and Stuart Halls by Hugh Ferriss, circa 1939



Lisner Hall



Restored historic landmark Woodhull House and the new George Washington University Museum and Textile Museum
Courtesy of The George Washington University

Freestanding Dwellings

The earliest buildings in the George Washington University/Old West End Historic District—substantial single-family residences—are part of what was once a fashionable neighborhood of imposing, freestanding urban dwellings. Built just west of the White House by businessmen, military officers, physicians and those listed simply as "gentleman" in the 1860 U.S. Census, these houses reflect a variety of architectural styles—Federal, Greek Revival and Italianate—and display the skillful design and quality craftsmanship that convey the affluence of their owners. Many of these surviving buildings have been designated DC Historic Landmarks based on their individual architectural distinction. They are among the oldest and most distinguished buildings in the historic district, and are excellent examples of their particular architectural style. In general, the detached and pairs of dwellings retain a high degree of integrity with most original building fabric intact.



The Steedman-Ray House, 1925 F Street NW, 1849. This elegant Greek Revival-style house was named for its original builder-owner Navy Captain Charles Steedman and later owner-occupant, Alexander Ray, a wealthy Georgetown coal shipper.

Character-Defining Features: Freestanding Dwellings

- Detached, freestanding building form
- Articulated facades
- Flat or pitched roof; pitched roofs are typically slate
- Wood windows in a variety of types and shapes that are indicative of the period and style of the dwelling
- Highly detailed doors and door surrounds, particularly on front elevations
- Architectural detailing and embellishments, including cornices, shutters, ironwork, and trim
- Porches, stairs and site features such as fences or retaining walls



Maxwell Woodhull House, 2033 G Street NW, 1855. Maxwell Woodhull, elected to the University's Board of Trustees in 1911, encouraged the University's 1912 move to the West End where he lived in this Italianate-style villa.



Whitney-Lawson Houses, 1916-1918 F Street NW, 1857

Examples:

- Lenthall Houses, about 1800
  604-606 21st Street, NW
- Caldwell-Monroe House, about 1805
  2017 I Street, NW
- Steedman-Ray House, 1849
  1925 F Street, NW
- Margaret Wetzel House, 1853
  714 21st Street, NW
- Maxwell Woodhull House, 1855
  2033 G Street, NW
- Whitney-Lawson Houses, 1857
  1916-1918 F Street, NW

Rowhouses

By the 1880s, as the city's burgeoning population created a demand for new housing, rowhouse development became the predominant building type in the West End, as it was throughout Washington. For developers, rowhouses were relatively inexpensive and expeditious to construct, while offering an affordable housing option for the city's growing middle class.

Built as speculative ventures, rowhouses were typically erected in groupings of three or more, and occasionally in multiples sufficient to line an entire block or square. Rowhouses in the West End were designed in a range of architectural styles, including the Queen Anne, Romanesque Revival, Arts and Crafts, Flemish Revival, and Georgian Revival styles.

Commercial Buildings

The neighborhood includes several small-scale commercial buildings, including the John J. Earley Office and Studio, the Bender Bakery, and Quigley's Pharmacy, that were typically mixed use with retail space on the first floor and residential space on the upper floors. Architecturally, these buildings share similar characteristics to the area's rowhouses.



These rowhouses, now the President's Office were built in 1892 as part of the speculative rowhouse building boom meant to attract middle-class workers to the neighborhood.

Character Defining Features: Rowhouses and Commercial Buildings

- Groups of attached dwellings built together and often illustrating repeating patterns and rhythms expressing a cohesive unity with variation in elements and detailing
- One articulated primary elevation (front facade), unless on a corner.
- Highly articulated façade, elevation with projecting bays, gables and dormers, and ornamentation displaying characteristics of architectural styling
- Façade materials are typically smooth pressed brick, often with shaped brick or stone detailing
- Decorative roofs that are an extension of the front façade, with towers, gables, pent roofs or mansards providing an animated profile and roof line; materials such as slate and tile contribute to their character
- Gently sloped main roofs that are not typically visible. Although originally clad in metal, their material is not generally a character-defining feature
- Wood windows in a variety of double-hung configurations predominate; occasional use of decorative special windows
- Wood doors, in a single or double configuration, with either solid panels or glazed upper panels, and usually topped by a transom window
- Rear elevations tend to be utilitarian in character and material; rear wings often telescope down in size towards the rear of the lot
- Site features may include original front stairs or fences
- Individual buildings typically part of a larger coordinated whole where changes to a single building may impact the row or streetscape



rowhouse brick detail

Examples:

- 518-526 22nd Street, NW, 1887
- 602-604 21st Street, NW, 1890
- 2136-2142 G Street, NW, 1891
- 603-611 22nd Street, NW, 1897
- 2033-2037 F Street, NW, 1897



The decorative brickwork and lively roofline with Dutch gables and hipped dormers are notable features of this row of dwellings at 2033-2037 F Street NW, 1897.



Detail of rowhouse at 611 22nd Street NW showing decorative gables

Apartment Buildings

By the early twentieth century, the demand for housing by a burgeoning federal workforce resulted in the emergence of apartment buildings in the West End. The first apartment buildings were modest-scaled buildings that echoed rowhouse forms and architectural styling. However, by the 1920s and 1930s, larger "high rise" apartment buildings became the norm.

Typically eight stories in height with rectangular massing, large-scale apartment blocks offered a convenient location and affordable amenities for government workers in the interwar years. The large-scale apartment buildings have relatively modest architectural styling in Colonial Revival, Stripped Classical or Art Deco styles.



Replacement doors to match original at The Empire, 2000 F Street NW, 1939

Character-Defining Features: Apartment Buildings

- Small-scaled apartment buildings, generally three or four stories, have characteristics and features comparable to rowhouses
- Large-scale apartment buildings have simple rectangular massing often with T-shaped rear wings
- Design emphasis on front façade especially around entry
- Stylistic treatment of large-scale buildings typically reserved for the building facades, with emphasis at base, around primary entrances and at rooflines
- Facades clad in brick often with limestone trim or detailing
- Regular arrangement of symmetrically aligned windows punched into masonry walls with little or no decorative window trim
- Building bases typically set apart from upper floors by a different material, beltcourse, or more articulated treatment
- Bas-relief sculptural ornamentation sometimes found at window spandrels and around front door



Architectural emphasis at the Drake Apartments as with the other apartments in the district, is focused on the building's base, its principal entry surround, and its cornice.

Examples:

- Bloomer Apartments, 1905
  2031 F Street, NW (Flats)
- Drake Apartments, 1925
  2119 H Street, NW
- The Francis Scott Key, 1925
  600 20th Street, NW
- The West End, 1926
  2124 I Street, NW
- The Empire, 1939
  2000 F Street, NW
- The York, 1940
  532 20th Street, NW

University Buildings

Immediately following its move to Foggy Bottom in 1912, the University acquired and adapted existing buildings for classroom and administrative uses. Soon, however, the University began to construct new academic and administrative buildings to accommodate its specific needs. In 1922, the University's Board of Trustees adopted a campus plan designed by architect Albert Harris (referred to as the "Harris Plan") that called for the development of the entire block bounded by G, H, 20th and 21st Streets upon which was to be built a series of academic and administrative buildings surrounding a central quadrangle, later named University Yard.

Although not fully implemented, the Harris Plan saw the construction of Corcoran Hall (1924) and Stockton Hall (1925), which exemplify the institutional Georgian Revival style common to university architecture in the early-twentieth century.

Subsequent buildings constructed by the University exhibit a more Modernist aesthetic, namely Bell Hall (1935) and Stuart Hall (1936), the Hall of Government (1938), Lisner Hall (1940) and Lisner Auditorium (1942).



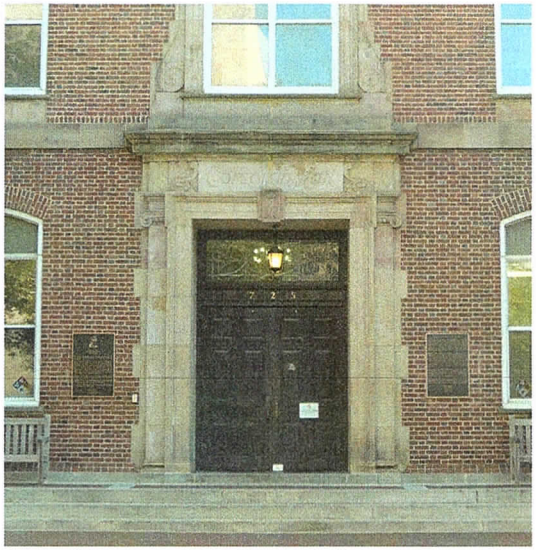
Stuart Hall, 1939, is one of three university buildings along G Street. Together, the buildings create a cohesive presentation of 1930s institutional architecture, stressing form and line rather than ornament.

Character-Defining Features: University Buildings

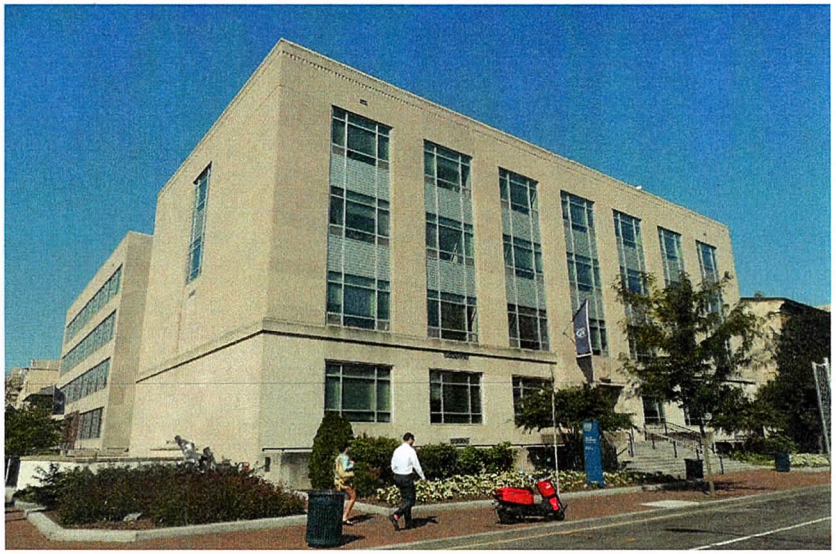
- Simple rectangular massing
- Frontal design emphasis
- Clad in brick or limestone
- Spare use of architectural detailing and styling, with little ornamentation
- Windows are consistent with stylistic character of buildings: Georgian Revival buildings have multi-light double hung sash in punched openings; Modern buildings have groupings of metal sash windows
- Prominent front entrances, typically centered on the main facade with some ornamentation



Strong Hall, 1936, was the last building constructed by GW in the Georgian Revival style.



Corcoran Hall, 1924, was the first University building to be constructed as part of the 1922 Harris Plan.



Hall of Government, 710 21st Street, NW, 1938. The Hall of Government building was the first of the University buildings to deviate from the use of red brick, contributing to its wholly Modern appearance.

Examples:

- Corcoran Hall, 1924
  725 21st Street, NW
- Stockton Hall, 1925
  720 20th Street, NW
- Bell Hall, 1935
  2029 G Street, NW
- Strong Hall, 1936
  620 21st Street, NW
- Stuart Hall, 1936
  2013 G Street, NW
- Hall of Government, 1938
  710 21st Street, NW
- Lisner Hall, 1940
  2023 G Street, NW

Civic and Religious Buildings

The George Washington University/Old West End Historic District includes a small but notable collection of civic and religious buildings, including a school (Ulysses S. Grant School), a firehouse, (Engine Company 23), and two churches (Concordia United Church of Christ, and the Union Methodist Church).

Constructed during the late nineteenth and early-twentieth centuries, prior to the establishment of the university in Foggy Bottom, these buildings provided for the civic and religious needs of neighborhood residents. As was typical of civic and religious buildings of the era, these structures embodied high standards of design and construction and had symbolic value in conveying stability, permanence, and civic pride.



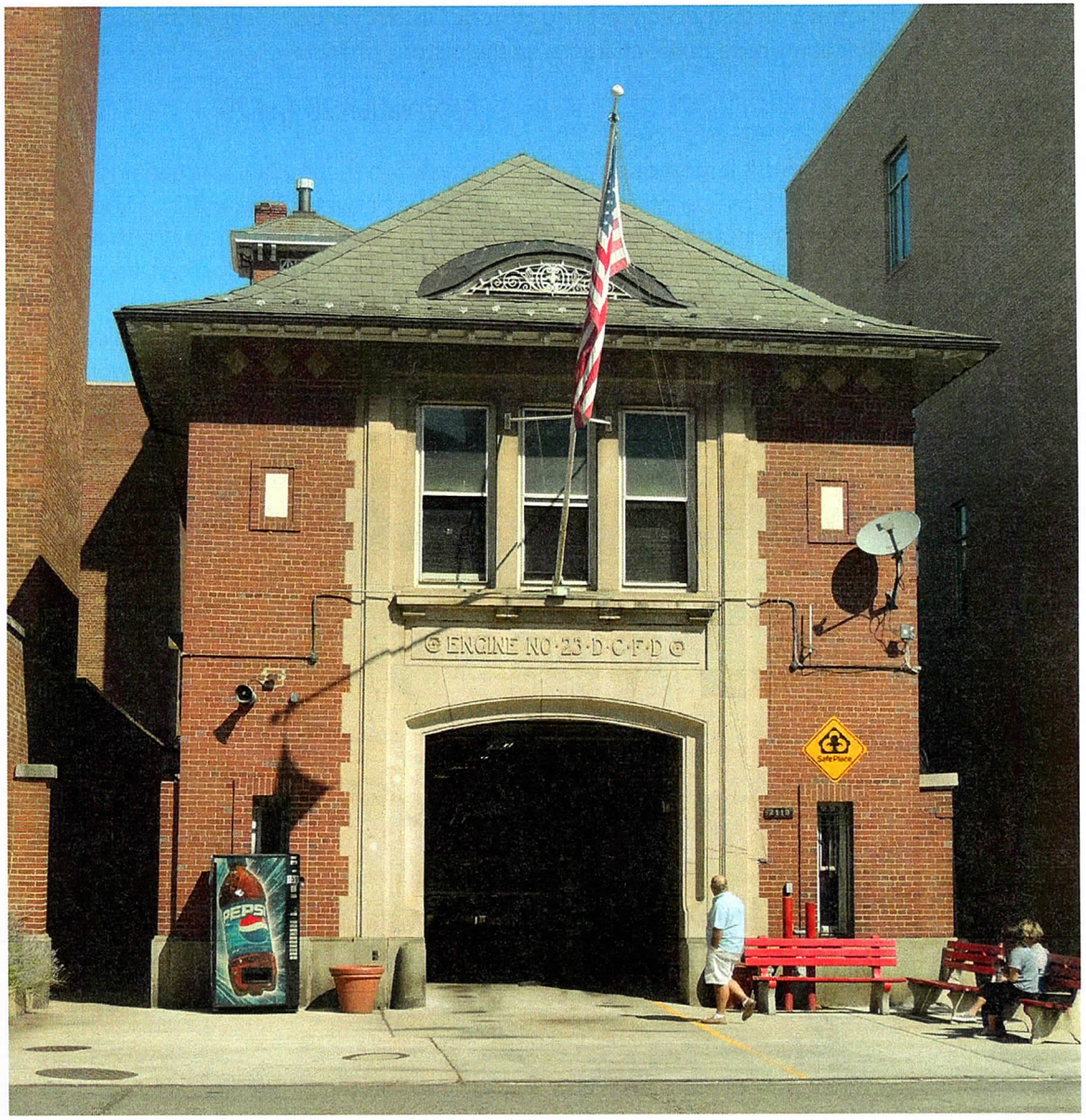
Concordia United Church of Christ, one of Washington's finest eclectic Victorian church buildings stands on the site envisioned for a church by Jacob Funk. Funk was the founder of the platted town of Hamburg or "Funkstown," that later became Foggy Bottom.

Character Defining Features: Civic and Religious Buildings

- Freestanding building form
- Articulated wall surfaces, with decorative brick or stone detailing around windows and doors
- Distinctive roof profiles, with towers and roof elements visible from surrounding blocks
- High level of architectural styling reflective of particular period of construction or cultural association
- Iconic building forms that clearly express building function

Examples:

- Union Methodist Church, 1846 and Rectory, 1866
  812 20th Street, NW
- Ulysses S. Grant School, 1882
  2130 G Street, NW
- Concordia United Church of Christ and Rectory, 1892
  1920 G Street, NW
- Engine Company 23, 1910
  2119 G Street, NW



Engine Company 23, 2119 G Street NW, 1910

Landscapes

The George Washington University/Old West End Historic District includes several important landscapes and open spaces that contribute to the character of the historic district.

University Yard

University Yard is the campus's largest open area, designed as part of GW's first master plan. It is lined by a series of historic red-brick academic buildings in the Colonial Revival and Modern styles, with brick pathways traversing grassy expanses and benches located under the shade of mature trees.

Reservation 28 and 29

These two triangular parks flanking Pennsylvania Avenue between 20th and 21st Streets are part of L'Enfant's original plan for Washington, which resulted in small parks located along many of the grand avenues. First improved in the 19th century, the present plan for each dates from 1917-18. Reservation 29, on the north side of Pennsylvania Avenue, is named for President James Monroe, whose house fronts on to the park. It includes a fountain and is enclosed by a low ornamental iron urn-finial fence.



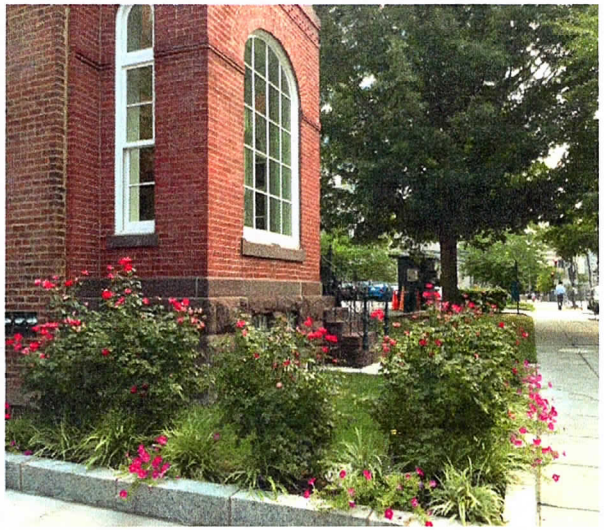
University Yard, view from Lisner Hall looking north to H Street, Courtesy of The George Washington University



Reservation 29, view looking northwest to the Caldwell-Monroe and Macfeely houses and the Lombardy apartments

Public Space

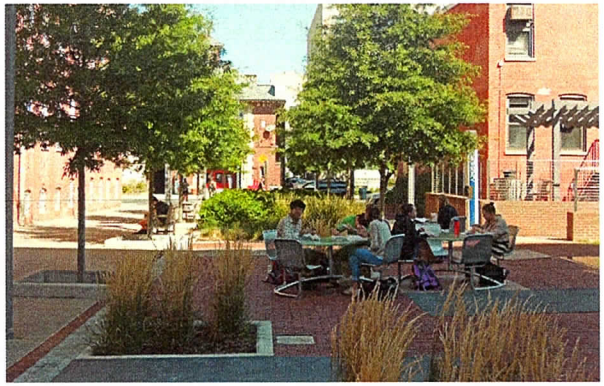
In 1870, Congress passed legislation that designated part of Washington's street rights-of-way immediately next to private property as park areas to be maintained by the adjacent property owner. While many think of this land as their front yard (or side yard, for corner properties), these areas are intended to serve as a continuous park-like strip of green space that unites buildings in a linear garden setting. This city has allowances for low walls, projecting bay windows and low, open iron fences. As in many of the city's oldest neighborhoods, this public space landscape is an important contributor to the setting and character of the George Washington/West End Historic District.



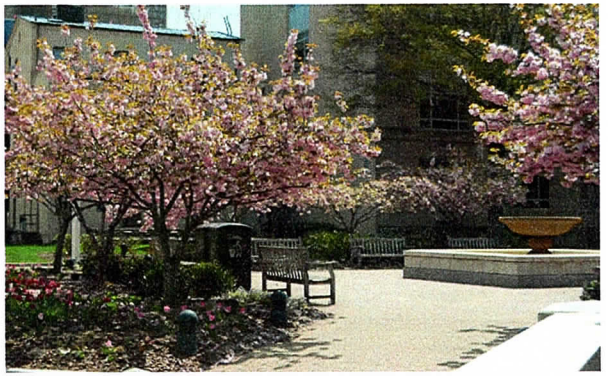
Landscaped public space

Preservation Considerations

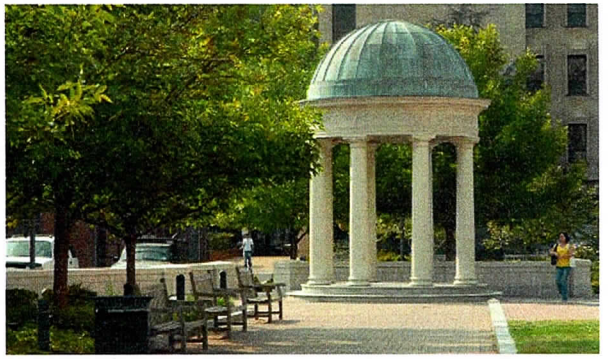
Contributing landscapes should be maintained in a manner compatible with their historic character. Distinctive features, such as original fences and walkways, should be maintained and landscape renewed as needed. Public space should remain primarily as landscaped green space. Elevated topography above the sidewalk should be maintained, and paving should be limited to walkways leading to front doors. Work in public space, including fences, retaining walls, paving, areaways and walkways, require approval from the Public Space Administration of the D.C. Department of Transportation (DDOT). Supplementing the city's public space regulations, the University has adopted a Streetscape Plan as part of its Campus Plan which defines how streetscape amenities will be addressed adjacent to all buildings.



South Yard, GW Campus



fountain, GW campus, Courtesy of The George Washington University



Kogan Plaza, GW campus



University Yard, GW campus, Courtesy of The George Washington University

Planning for Preservation

Planning Framework

The Comprehensive Plan for the National Capital establishes the larger planning context for the George Washington University/Old West End Historic District. The district is located in the Near Northwest Planning Area, which stretches from Georgetown to Logan Circle on the edge of Washington's commercial downtown.

The Comprehensive Plan recognizes the historic architecture, well-established neighborhoods, lively shopping areas, and nationally recognized institutions in this planning area. These features provide enduring reminders of the city's growth, from the 18th century to today's international city.

The following excerpts from Comprehensive Plan policies for this planning area apply to the George Washington University/Old West End Historic District:

Observations about the Neighborhood

- Much of the attraction of Near Northwest lies in the beauty of its tree-lined streets, its urbane and historic architecture, and the proportions of its buildings and public spaces. *2107.2 (c)*
- The area's dense and historic development pattern results in many different uses adjacent to each other. This is part of what makes the area so vibrant and interesting, but it inevitably leads to land use conflicts. *2107.2 (e)*
- The most significant challenge facing the Near Northwest Planning Area is retaining the physical and social fabric of the community in the face of intense economic pressure. *2107.2 (a)*

Public Sentiments Cited in the Plan

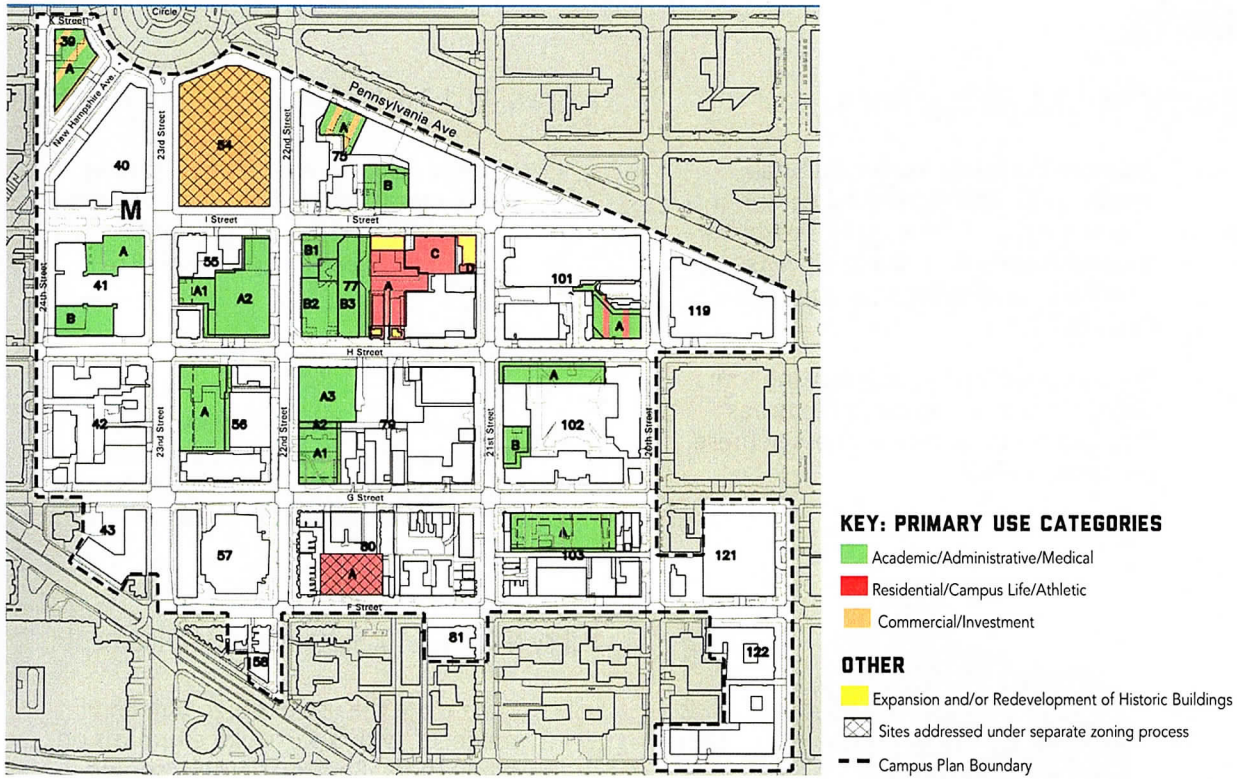
- Maintaining the quality and scale of development continues to be a top priority for the community. *2107.2 (c)*
- Residents expressed the opinion that new infill development should avoid creating monotonous or repetitive building designs, and strive for a mix of building types and scales. *2107.2 (c)*
- Expansion of institutional uses and non-profit organizations is an issue both for the community and the institutions themselves. *2107.2 (j)*

Suggested Development Priorities

- One approach that warrants further consideration is to allow universities to "build up" on their properties, reducing the need for additional land for expansion. Of course, this raises other concerns, such as building height and mass. *2107.2 (j)*
- Careful balancing is needed to make sure the interests of all parties are considered, and to reach solutions where all can benefit. *2107.2 (j)*

Specific Objectives for the Sub-Area

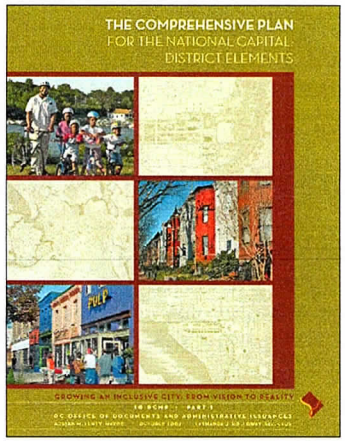
- The objectives for land use decisions in the Foggy Bottom/West End area are to conserve and enhance the existing residential neighborhood, maintain and improve existing parkland, and balance the needs of local residents with the needs of the university to carry out its academic mission.
- Efforts should continue to retain the residential balance of the area, ensure adherence to the Campus Plan, and proactively address neighborhood and university concerns.



GWU 2007 Campus Plan

The George Washington University Campus Plan

Establishment of the George Washington/Old West End Historic District was facilitated through a collaborative effort between the DC Office of Planning and The George Washington University during the university's 2006-07 campus planning and Planned Unit Development (PUD) process. With approval of the campus plan and PUD, the Zoning Commission set allowable heights and densities for GWU's development sites within the historic district. These approvals reflect the public benefits and amenities, including historic designations, provided by the university through the PUD process. The university is entitled to construct buildings of the height and density approved in the campus plan and PUD, and those entitlements will not be limited by the design review process.



The Comprehensive Plan for the National Capital



Near Northwest Planning Area



Comprehensive Plan Policies for Near Northwest

Policy NNW-1.1.1: Residential Neighborhoods

- Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods. *2108.1*
- Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood. *2108.1*

Policy NNW-1.1.6: Non-Profits and Private Service Organizations

- The development plans of Georgetown and George Washington Universities should avoid impacts likely to become objectionable to surrounding residential areas and should aspire to improve such areas through improved landscaping, better lighting, safer pedestrian connections, and enhanced community policing. *2108.7*

Policy NNW-1.1.8: Student Housing

- Support and promote efforts by the area's universities to develop on-campus dormitories in order to reduce pressure on housing in nearby neighborhoods. *2108.9*

Policy NNW-1.2.2: Heritage Tourism

- Promote the lesser-known cultural resources of Near Northwest neighborhoods, such as theaters, galleries, historic home museums, historic districts and landmarks, and colleges and universities. *2109.2*
- Encourage heritage trails, walking tours, historic markers, and other measures that create a greater awareness of these resources. *2109.2*



Schenley Apartments, 2121 H Street NW

Policy NNW-1.2.6: Increasing Park Use and Acreage

- Identity opportunities for new pocket parks, plazas, and public spaces, as well as opportunities to expand and take full advantage of existing parks. *2109.6*

Policy NNW-1.2.9: Design Review

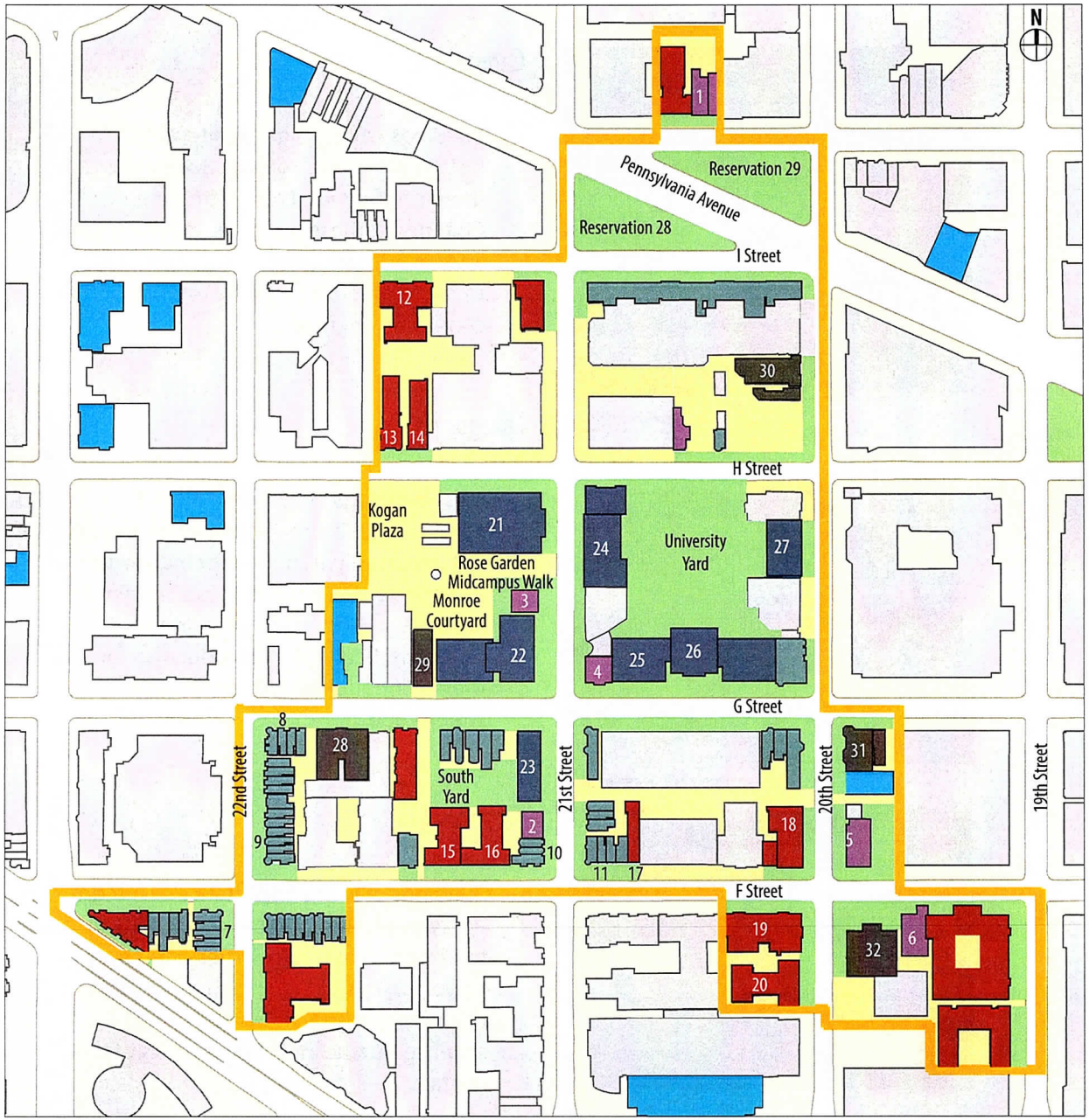
- Use the historic preservation design review process to promote superior architecture and urban design in Near Northwest's designated historic districts. *2109.9*

Policy NNW-1.2.10: Sustainable Development

- Encourage the use of green building practices, with a particular emphasis on green roofs. Rooftop gardens should be encouraged in new construction and major rehabilitation projects as a way to create additional green space, reduce stormwater runoff, and provide an amenity for residents. *2109.10*

Policy NNW-2.5.3: GWU Building Intensity

- Consider in principle the concept of increasing density on the existing George Washington University campus for future space and facility needs... provided that steps are taken to avoid sharp contrasts in height and bulk between the campus and the surrounding community. *2115.9*



Buildings by Typology

Detached Dwelling
1. Caldwell-Monroe House
2. Lenthall Houses
3. Margaret Wetzel House
4. Maxwell Woodhull House
5. Steedman-Ray House
6. Whitney-Lawson Houses

Rowhouse
7. Klipstine Row
8. 2136-2142 G Street
9. 603-611 22nd Street
10. Federline Row
11. Weaver Rowhouses

Apartment Buildings
12. West End Apartments
13. Schenley Hall
14. The Drake Apartments
15. The Guthridge
16. 2109 F Street
17. Bloomer Apartments
18. The Francis Scott Key
19. The Empire
20. The York Apartments

University Buildings (historic, pre-1959)
21. Lisner Auditorium
22. Monroe Hall-Hall of Government
23. Strong Hall
24. Corcoran Hall
25. Bell Hall
26. Lisner Hall
27. Stockton Hall

Civic and Religious Buildings and Other
28. Ulysses S. Grant School
29. Engine 23
30. Union Methodist Church and Rectory
31. Concordia United Church of Christ and Rectory
32. Site of St. John's Orphanage / Old Main

Contributing Landscapes

Non-Contributing Buildings

Historic Landmarks

Historic District

Planning Categories

One way to appreciate historic districts is by understanding the hierarchy of buildings and spaces that create a community ensemble. Some properties stand out visually or are particularly notable for historical or cultural associations, while others serve as background fabric with varied individual merits. Historic districts also typically include properties that are simply less important, or have been heavily altered, or may lend themselves to more substantial adaptation for new use.

It is useful to recognize and consider the relative distinctions among contributing buildings when planning for projects in historic districts. Early consultation with HPO staff can also help to guide treatments that are appropriate to the variety of historic resources that may be affected within the district.

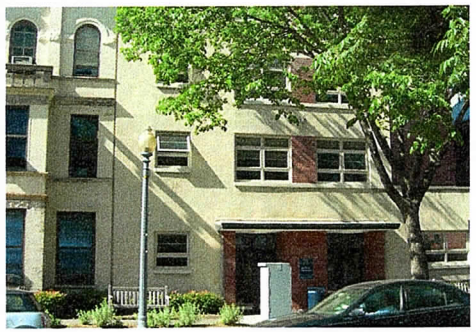
For more information about building categories and preservation planning, see the DC Historic Preservation Plan or the HPO website at www.planning.dc.gov



Category A: Engine 23 Firehouse



Category B: Federline Row



Category C: 2125 G Street, NW

Category A:

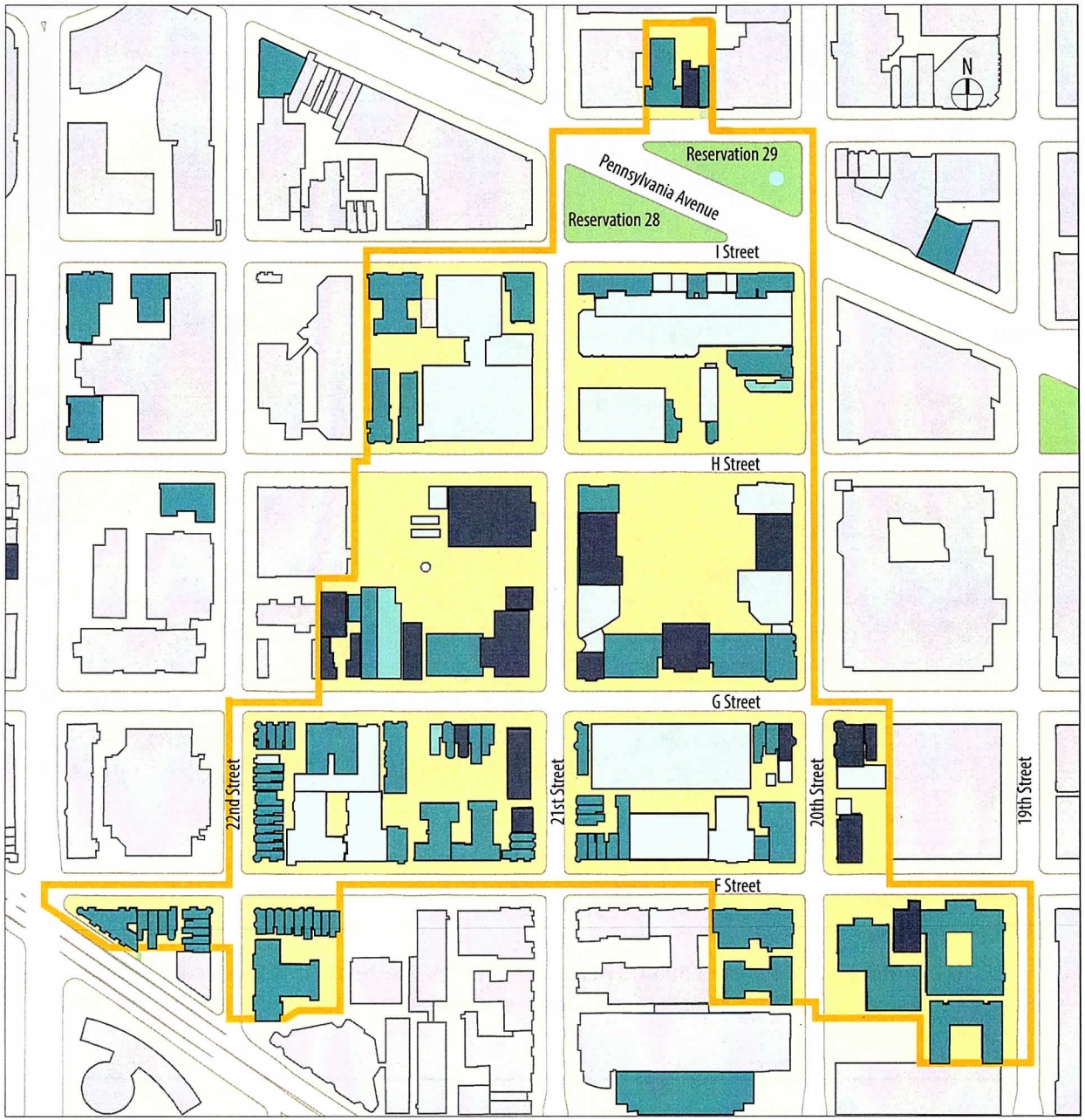
Buildings having high architectural, historical, or urban design quality deserve more careful preservation treatment. Changes to these buildings receive greater attention in the design review process to protect features that are important to community heritage.

Category B:

Most buildings in a historic district contribute to its overall character, but do not necessarily stand out for individual distinction. Changes to these buildings are reviewed not only for their effect on the particular building, but also for their compatibility with the broader streetscape.

Category C:

Buildings of lesser importance or integrity are typically afforded more flexibility in treatment. These properties often provide opportunities to enhance or revitalize the historic district in ways that do not sacrifice significant characteristics of the district.



Buildings by Planning Category

Key for Planning Categories

- Category A
- Category B
- Category C
- Non-Contributing
- Historic District

Non-Contributing Buildings

Buildings that do not contribute to the character or significance of the historic district because they were constructed after 1951 or they no longer retain their architectural integrity. Alterations and additions to non-contributing buildings shall be reviewed with the greatest degree of flexibility.

Preservation Review Process

Purposes of the Preservation Law

The District of Columbia's historic preservation law establishes the public policy to protect and enhance the city's heritage. In implementing this policy, the District's preservation program aims to:

- Safeguard the city's historic and cultural heritage, as reflected in historic landmarks and districts;
- Protect and enhance the built and landscape features of landmarks and districts;
- Foster civic pride in the accomplishments of the past;
- Protect and enhance the city's attraction to visitors;
- Support well-planned and sustainable economic growth; and
- Promote the use of landmarks and historic districts for public enjoyment and educa-

For historic landmarks and districts, more specific purposes of the preservation program are to:

1. Retain and enhance historic properties
2. Encourage their adaptation for current use
3. Ensure that changes are compatible with the character of historic properties
4. Encourage the restoration of historic landmarks



Ulysses S. Grant School "School Without Walls", 2130 G Street, NW, 1882

The DC Historic Preservation Law, 1978

"... the protection, enhancement and perpetuation of properties of historical, cultural and aesthetic merit are in the interests of the health, prosperity and welfare of the people of the District of Columbia."

Review Considerations

In giving more specific advice, design guidelines also reflect considerations that are applied in the design and review of work affecting historic property. These considerations include:

1. Contextual and compatible design
2. Visibility or prominence from the street
3. Quality of design and materials
4. Temporary and additive vs. permanent and destructive change
5. Achieving a reasonable balance

1 Contextual and compatible design

Design for historic property should display an awareness of and response to the specific qualities of the property.

2 Visibility or prominence from the street

Changes that are visible to the public are more likely to affect a historic property's character. As a general rule, alterations on primary elevations or prominent from a street or public place should be more carefully considered. Greater flexibility is warranted for changes on secondary elevations that are minimally or not visible.

3 Quality of design and materials

Historic buildings typically display a high quality of design and use of materials that should be retained. Special features that are custom designed or crafted, or that represent an unusual degree of styling or detailing warrant particular care and all reasonable efforts should be made to preserve or replicate them accurately. A more flexible standard may be applied to elements that do not have distinguishing characteristics or that are easily replicable.

4 Temporary and additive change vs. permanent and destructive change

Alterations that are temporary or easily reversible have less of a lasting impact on the character of historic property than changes that permanently change, damage, or remove important features.

5 Achieving a reasonable balance

The adaptation of old buildings requires thoughtful consideration of practical needs along with the civic benefits of protecting architecture and history valued by the community.

Review Procedures

Conceptual Design Review

Conceptual Review allows project concepts to be developed in coordination with Historic Preservation Review Board (HPRB) before filing a construction permit application. It is most often recommended for complex or costly construction projects, but it may also be used for smaller projects if a complete permit application is not ready for filing.

If HPRB has completed review of a project in concept, review of the final building permit application is simplified. In most cases, HPRB can delegate final approval to the HPO staff.

Applications for conceptual and preliminary review are made at the Permit Processing Division in the same manner as permit applications. For conceptual review, less detailed architectural plans are acceptable, and zoning and structural clearances are not needed. Otherwise, the same application materials are required.

Applicants for projects subject to review under a PUD are strongly encouraged to submit the conceptual designs for those projects to HPRB in sufficient time to obtain conceptual design approval before set down of the PUD application.

Building Permit Review

Most types of work in the District of Columbia require a building permit. Permits ensure compliance with construction, zoning, fire, electrical, and other applicable codes to protect the safety and well-being of District residents. The Historic Preservation Office reviews all permit applications for exterior work in historic districts to ensure compatibility with the site and surrounding neighborhood.

Permits are required for window, door, porch, and roof replacements; work on front steps or walks; retaining wall construction or repair; re-pointing brick masonry; installing or replacing fences; additions, new construction, and demolitions.

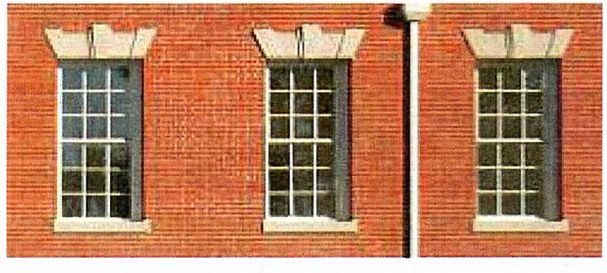
Property owners are encouraged to consult informally with the HPO before submitting an application for exterior work. The staff can approve most types of work, such as repair and replacement and minor alterations in an expedited permit review process. More substantial projects, such as new construction and additions, are subject to review by the HPRB at its monthly meetings. The HPO staff can provide property owners or their representatives the necessary guidance and direction to obtain a building permit.

Work Subject to Permit Review

New construction, additions, and the following exterior alterations require a building permit and are subject to historic preservation review:

- Window and door replacement
- Roof replacement
- Decks
- Fences, retaining walls, and paving
- Masonry repair and repointing
- Exterior mechanical and solar equipment





Work Not Subject to Permit Review

The following work does not require a building permit and is not subject to historic preservation review:

- Minor repairs and general maintenance
- Painting
- Window screens, storm windows, security bars, and removable window air conditioners
- Outdoor furniture, play equipment, and garden sculpture, and other moveable site features not requiring a foundation
- Most landscaping, including planting, maintenance, or removal of trees and shrubs (Please note that some landscaping in public space may require a public space permit. Before removing trees, owners should consult with the Urban Forestry Division, District Department of Transportation at www.ddot.dc.gov/ufa).

Learn More

These guidelines for the George Washington University/Old West End Historic District supplement the policies established in the city's preservation law and regulations, as well as other standards and guidelines currently used in the preservation program.

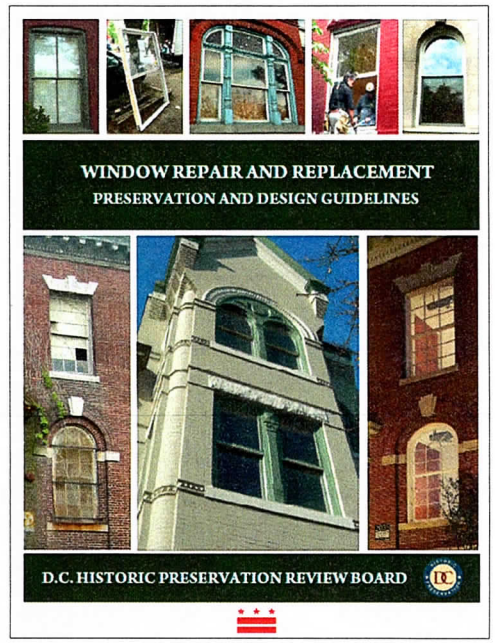
For more information, please visit the website of the D.C. Historic Preservation Office at www.preservation.dc.gov, where these materials are available, including the following design guidelines:

- Windows and Doors
- Roofs
- Walls and Foundations
- Landscaping, Landscape Features and Secondary Buildings
- Energy Conservation
- Accommodating Persons with Disabilities
- Additions
- Porches and Steps
- New Construction

Technical Guidelines

The website also includes short handouts that offer technical advice and permitting information on the following subjects:

- Door Replacement
- Window Repair and Replacement
- Electric Meter Boxes
- Masonry Repair and Repointing
- Metal Repair and Fabrication
- Roof Decks and Roof Additions



Design Guidelines

Preservation Goals

Design guidelines seek to promote recognition of the key characteristics of historic neighborhoods and to preserve the important aspects of their setting and architecture. The following describes the most important characteristics of the George Washington/Old West End Historic District and the goals for preserving those characteristics:

Characteristic: Variety of distinct historic building types

The George Washington University/Old West End Historic District includes a variety of distinct historic building types reflective of the area's evolution from a residential neighborhood to center-city university campus. Freestanding nineteenth-century townhouses, intact collections of late Victorian rowhouses, multi-storied apartment buildings, plus university-related, and other educational and religious buildings all co-exist in the area alongside more recent, large-scale commercial and institutional buildings.

Preservation Goal:

The district's variety of historic building types and character should be preserved. Alterations and additions to historic buildings should be designed with sensitivity to the scale and character of the buildings and their streetscape context. Maintaining a distinction between the historic buildings and new construction is important to maintain a visual understanding of the evolution of the area from a residential neighborhood to downtown university campus.



The corner of 21st and G Streets with the Woodhull House, 1855, and the abutting Stuart Hall, 1935, illustrates the variety of building forms and styles in the district.



The contemporary addition to the Grant School was successfully set back and distinct form the historic building.

Characteristic: Levels of significance

The George Washington University/Old West End Historic District consists of approximately 100 resources of varying levels of significance and integrity that may warrant different levels of treatment, as reflected in planning categories.

Preservation Goal:

Buildings of greater architectural historical or urban design quality should be treated with the highest level of sensitivity and care. Restoration of the most important is strongly encouraged. Typical contributing buildings should be rehabilitated and adapted in a manner that preserves character-defining features; additions should be distinct and deferential. Buildings of lesser importance should be retained, but may warrant greater flexibility for alterations and change. Non-contributing buildings may be altered or replaced; replacement construction should be compatible with the character of the streetscape and the historic district.

Characteristic: Designed landscapes and open areas

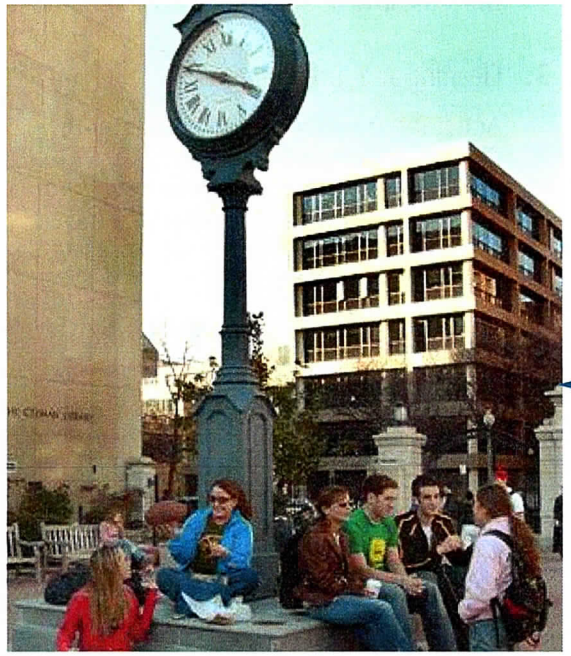
The university campus, including designed landscapes, such as the University Yard, and open spaces and are important elements in the historic district. These open spaces, landscaped courtyards, plazas and public space streetscapes contribute to the campus feel and environment.

Preservation Goal:

Alterations should respect the open areas and designed landscapes of the district and encourage enhancement of green spaces. Changes should take into consideration the pedestrian continuity of the university's open spaces.



Rain garden leading to open space on Square 80 in South Yard



Kogan Plaza, GWU campus

Characteristic: Living campus

The George Washington University is a living, evolving campus in a vibrant downtown neighborhood. The campus and adjacent neighborhood co-exist as a part of the larger Foggy Bottom area of downtown D.C.

Preservation Goal:

Through the 2007 campus plan review process, The George Washington University and the Office of Planning sought to balance the university's development needs with the city's goals for preservation of historic buildings and neighborhoods. The University has supported this process by recognizing the historical and architectural significance of the neighborhood through historic designation, and by developing a complementary Campus Plan. The University should continue to engage in the historic preservation process, while planning new buildings and new uses for its historic ones.

Preservation Treatments

Repair and Restoration

When character-defining materials and features require work, repairs are recommended as the first course of action. Repairs should be in-kind, using the same materials and replicating the appearance of that which is being repaired. When substitute materials must be used, they should match the appearance of the historic material. The repair of historic materials such as masonry, wood, and architectural metals should be accomplished with the least degree of intervention possible.

The following guidelines are to be employed when repairs are made to historic buildings:

1. **Stabilization:**

   Prevent further damage from occurring by covering, or securing area of concern. Avoid means that damage adjacent materials.

2. **Removal of damaged material:**

   Remove damaged or deteriorated material only to the next sound layer using the least invasive method possible.

3. **Cleaning and surface preparation:**

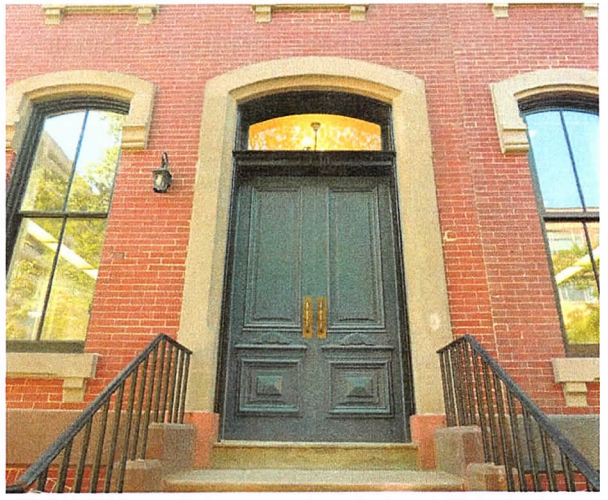
   Activities are intended to halt deterioration or prepare surfaces for repair. The least invasive method is to be used and procedures that involve harsh chemical cleaning, sandblasting, or high-pressure water are not permitted.

4. **Repair to match:**

   Retain as much historic fabric as possible. Patch, piece-in, splice, consolidate, or otherwise reinforce or upgrade components according to recognized preservation methods. Epoxies and fillers may be used as long as the original profile, texture, or character of the original material is retained.



Repair and Restoration at Steedman-Ray House , 1925 F Street NW, 1849



Compatibly restored façade, 2000 G Street NW

Replacement

Replacement of a historic architectural feature may be necessary when the feature is missing or has deteriorated past the point of repair. Although in-kind replacement is always the preferred option, the use of substitute materials is acceptable if consistent with the form, and design, and appearance of the original; the new material should convey the visual appearance of the original feature, duplicating size, shape, texture, and detail.

If the architectural feature is missing or had been replaced with one inappropriate to the historic features of the exterior it may be replaced. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reconstructed, and if it is desirable to re-establish the feature as part of the building's historical appearance, the design and construction of the new feature based on such information is appropriate. An alternative option for the replacement feature is a new design that is compatible with the historic architectural character and remaining character-defining features of the historic building. Such a new design may be historic or contemporary in character and should take into account the size, scale, and material of the historic building itself.



Appropriately replaced windows and restored original transoms at Klipstine Row, 526 22nd Street NW



Compatible addition to and restoration of the Oscar W. Underwood House, 2000 G Street NW

Alteration

Alterations to historic buildings are often required to assure a structure's continued use. However, it is important that such alterations do not obscure or destroy character-defining materials, features, or finishes. Alterations are to be compatible with the design of the historic building and may include (but are not limited to) the addition of parking at the rear of a historic building, new entrances or windows on secondary elevations, improvements to accessibility, installation of mechanical equipment, or the addition of a light well. Appropriate alterations may also include the selective removal of buildings or other site features that are intrusive or inappropriate to the historical context, and therefore detract from the overall historic character of a landmark site or historic district.

Additions and New Construction

Additions are a common and accepted means of adapting older buildings for modern use. In historic districts, additions should be compatible with the character of the original building, the streetscape, and the district. This can be achieved through appropriate location, size, materials, and overall appearance.

Adding to the rear of a building is generally the best way to expand without negatively affecting the architectural character of the building or the surrounding streetscape. In the case of detached dwellings and rowhouses, additions should be unobtrusive and subordinate to the historic building—generally lower in height and smaller in footprint than the original structure. Sympathetic relationships to adjacent buildings and open spaces should also be maintained.

Additions to apartment and university buildings should respect the form, character and façade composition of the original buildings. Rooftop additions on flat-roofed buildings should be set back and unobtrusive from the street.

New construction within the historic district should take its cues from the existing streetscape patterns, and the mixture of small- and large-scale buildings that characterizes the historic district.

Smaller infill buildings should respect the scale and character of their immediate surroundings. Particular attention should be paid to siting, massing, scale and materials. Facade proportions and rhythm should harmonize with adjacent structures.

The larger buildings constructed on university development sites should also maintain design compatibility with the district, even though they may be adjacent to smaller structures. This should be achieved through careful attention to orientation, massing, materials, and facade composition. The introduction of design elements at an intermediate scale can often help relate these larger buildings to smaller neighbors.

Due to the eclectic design nature of the historic district, additions and new construction need not adhere to a particular style or aesthetic approach. Compatibility does not require matching or copying of attributes, and may involve a harmonious juxtaposition of dissimilar elements. Diversity and contrast of architectural expression adds to the existing variety to the district and can help distinguish new from old construction. However, new buildings should not upstage existing buildings or diminish the historic character of the streetscapes.



The new construction of the George Washington University Museum relates in scale to Corcoran Hall and defines University Yard
Courtesy of The George Washington University



Lerner Hall, built in 1984, compatibly relates in height, scale, and materials to the adjacent Stockton Hall

Design Guidelines

The following guidelines are recommended for the treatment of contributing historic buildings in the George Washington University/Old West End Historic District. A stricter standard of preservation treatment may be applicable for buildings of Categories A and B quality, while a more flexible treatment may be appropriate for buildings in Category C.

Walls and Facades

1.1 Primary building elevations should be maintained and repaired to preserve their character, composition, materials and craftsmanship.

1.2 Restoration of primary building elevations is encouraged.

1.3 Masonry wall surfaces that were historically unpainted should not be painted. Surfaces that were historically painted, such as wood and metal trim, should be regularly repainted.

1.4 Alterations to utilitarian and secondary elevations should retain the essential character and materiality of the elevation.

1.5 Significant additions and wings should be retained.

1.6 Alteration and repair should be consistent with the HPRB's design guidelines Walls and Foundations of Historic Buildings and Masonry Repair and Repointing for Historic Buildings, which provide more specific guidance and technical information.

Roofs

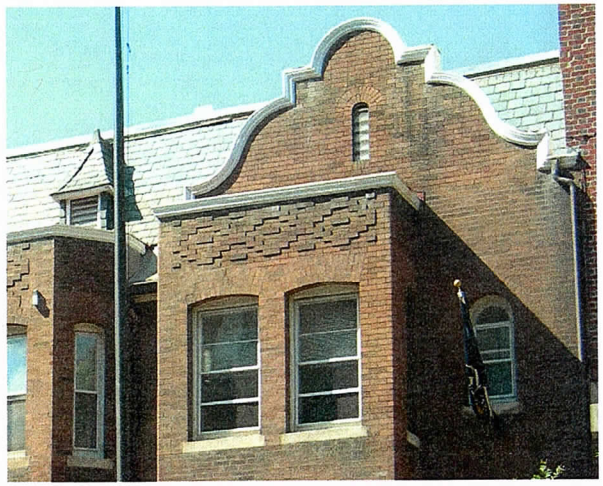
2.1 Roofs and roof forms (such as pents, gables and towers) that are visible from a street or open space should be retained and repaired. If deteriorated beyond repair, they should be reconstructed to replicate the original appearance when feasible.

2.2 Original roof forms should generally not be altered.

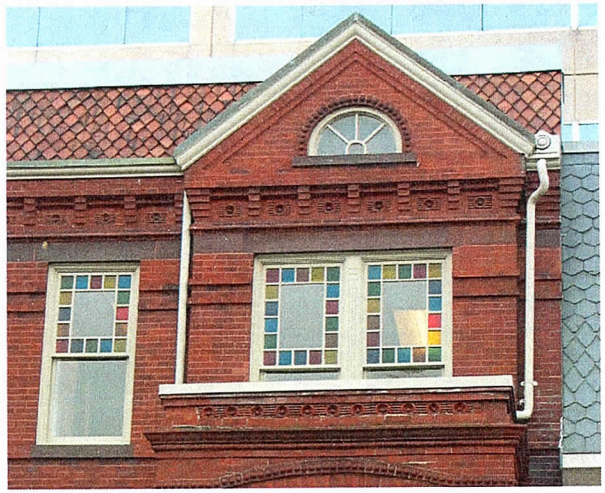
2.3 Non-visible flat roofs may be replaced in kind or in alternative materials.

2.4 Roof appurtenances, such as HVAC and telecommunications equipment, and decks and additions, should only be added in a manner that does not result in visibility from surrounding streets or open spaces. New roof elements on historic property should not result in changes to a building's roof line, profile, apparent mass or height, or result in the loss of important character-defining features.

2.5 Alteration and repair should be consistent with the HPRB's design guideline Roofs on Historic Buildings, which provides more specific guidance and technical information.



distinctive roof form



roof detail, 2000 Pennsylvania Avenue NW

Windows

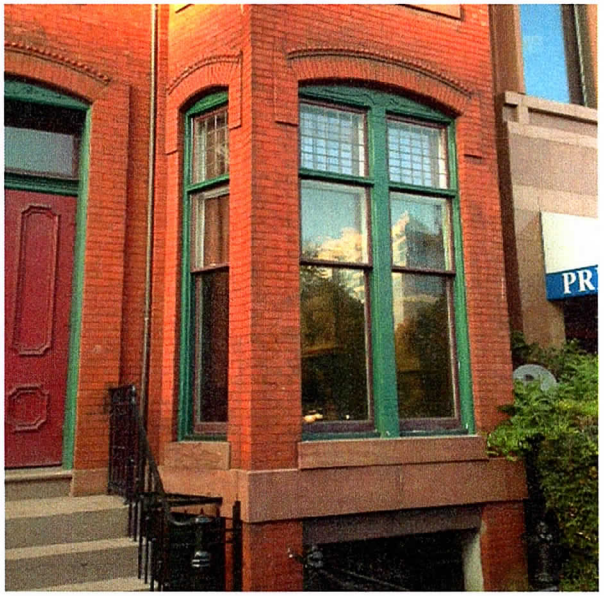
3.1 Historic windows on primary elevations should be maintained and repaired.

3.2 If historic windows on primary elevations are beyond repair and cannot be retained, replacement windows should closely match the visual appearance of the original windows.

3.3 If existing windows on primary elevations are not historic windows, replacements should be consistent with the historic design or character of the building.

3.4 Retaining original windows or closely replicating their original appearance is the best preservation solution for secondary elevations, particularly for secondary elevations that are prominently visible from a street or open space or on a designed elevation. Windows on secondary elevations that have little or no visibility from a street or open space, or on undersigned utilitarian elevations, shall be given greater flexibility for repair and replacement.

3.5 The treatment of windows on historic property should be consistent with the HPRB's *Window Repair and Replacement Preservation and Design Guidelines*, which provide more specific guidance and technical information.



original windows, General Robert MacFeely House, 2015 I Street NW



entry door, Ulysses S. Grant School, 2130 G Street NW

Entrances and Doors

4.1 Historic front doors, including transoms, sidelights and surrounds, should be maintained and repaired.

4.2 If an historic door on a primary elevation is beyond repair, the replacement should match the historic door in size, material, shape, and other visual qualities.

4.3 If existing doors on primary elevations are not historic, replacements should be consistent with the historic design or character of the building.

4.4 Retaining original doors or closely replicating their original appearance is the best preservation solution for secondary elevations, particularly for secondary elevations that are prominently visible from a street or open space or on a designed elevation. Doors on secondary elevations that have little or no visibility from a street or open space, or on undersigned utilitarian elevations, shall be given greater flexibility for repair and replacement.

4.5 Door repair and replacement should be consistent with the HPRB's *Door Repair and Replacement Preservation and Design Guidelines*, which provide more specific guidance and technical information.

Front Stairs, Porches and Walkways

5.1 Historic front stairs, porches and walkways should be maintained and repaired.

5.2 Modifications to original front stairs, porches and walkways for code compliance and accessibility should respect the character, appearance and physical fabric of the historic features.

5.3 If an historic front stair or porch on a primary elevation is beyond repair, the replacement should match the original condition in size, width, material, shape, and other visual qualities.

5.4 If an existing front stair or porch on a primary elevation is not historic, replacements should be consistent with the historic design or character of the building.

5.5 Basement entrances, areaways and window wells should be consistent with the HPRB's guideline Preservation and Design Guidelines for Basement Entrances and Windows, which provide more specific guidance and technical information.



stair detail, 2013 H Street NW



stair detail, 2112 F Street NW



2101 F Street NW

Resources

Glossary

Architrave is the lowest part of a classical entablature; a molding enframing an opening such as a window.

Areaway is the below-grade space between a rowhouse and the sidewalk, usually providing light or access to the basement.

Balustrade is a railing composed of balusters and a top rail running along the edge of a porch, balcony, roof, or stoop.

Bay Window is a projecting structure containing windows that rise from the ground or from some other support, such as a porch roof.

Bracket is a projecting angled or curved from used as a support, often ornamental, found in conjunction with balconies, lintels, pediments, cornices, etc.

Brick molding (or brickmold) is the exterior trim applied between the frame of a window and the masonry opening into which the window is set.

Cap Flashing is a waterproof metal sheet that seals the tops of cornices and walls.

Capital is the topmost member of a column or pilaster and may carry an architrave or an arcade.

Casing is the exterior trim applied around the perimeter of a window on a wood frame building.

Casement is a window sash that is hinged on the side.

Cast Iron is a type of iron, mass-produced in the 19th century, created by pouring molten iron into a mold; used for ornament, garden furniture, and building parts.

Clapboard is wood siding composed of horizontal, overlapping boards, the lower edges of which are usually thicker than the upper.

Colonnade is a row of regularly spaced columns supporting an entablature.

Colonnette is a diminutive column which is usually either short of slender.

Column is a vertical cylindrical support.

Coping is a protective cap or cover of a wall parapet, commonly sloping to protect masonry from water.

Corbel is an architectural member which projects upward and outward from a wall that supports a horizontal member.

Cornice is a projecting molding, usually ornamental that tops the elements to which it is attached; used especially for a roof or the crowning member of an entablature, located above the frieze.

Cresting is a decorative element, frequently of iron, usually located at the peak or edge of a roof.

Cupola is a small domed roof on a circular base.

Dentil is a small, square, toothlike block in a series beneath a cornice.

Dormer a structure projecting from a sloping roof usually housing a window or ventilating louver.

Double-Hung is a type of window with two sash, each sliding up and down on a vertical track.

Downspout is a horizontal or vertical cylinder, usually made of metal, which carries water from the gutter to the ground; also called a leader.

Drip Molding is a projecting molding around the head of door or window frame, often extended to the sides of the frame, intended to channel rain away from the opening.

Eave is the overhanging edge of the a roof.

Enframement is a general term referring to any elements surrounding a window or door.

Entablature is the horizontal member carried by a column(s) or pilaster(s) consisting of an architrave, a frieze, and a cornice.

Fanlight is a semicircular or semi-elliptical window above a door, usually inset with the radiating glazing bars.

Fascia is a horizontal, flat element, often combined with a cornice or architrave.

Finial is the crowning ornament of a pointed element, such as a spire.

Flashing is strips of sheet metal bent to fit the angle between any two roof surfaces or between the roof and any projection, such as a chimney.

Frame (also known as the "jamb") is the structural element that is attached to the opening and supports a window's operable sash components.

Frieze is the middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable is the upper portion of an end wall between the front and rear roof pitches.

Grille is a decorative, openwork grating, usually of iron, used to protect and/or to provide ventilation through a window, door, or other opening.

Header is a masonry wall unit of brick which is laid so that its short end is exposed.

Historic door is one that appears to date from the construction of the building, that is of a type characteristic of the building when constructed, or that was incorporated into the building within the landmark or district's period of significance.

Historic window is one that appears to date from the construction of the building, that is of a type characteristic of the building when constructed, or that was incorporated into the building within the landmark or district's period of significance.

Hood is the projecting molding of the arch over a door or window.

Jamb is the vertical member of each side of a door or window frame.

Keystone is the central wedge-shaped member of a masonry arch; also used as a decorative element on arches in wood structures.

Leaded Window is a window composed of small panes, usually diamond-shaped or rectangular, held in place by narrow strips of case lead.

Lintel is a horizontal structural member supporting the wall above a door or window opening.

Loggia is an arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story.

Mansard is a roof having a double slope on all four sides, the lower slope being much steeper. In rowhouse design, a double-sloped roof on the building front, below a flat roof.

Massing the overall shape and form of a building or structure.

Mortar is the material used for pointing and bonding brick and other masonry units; made of cement or lime with aggregate (sand) and water.

Mullion is the dividing member separating two abutting windows, such as between two paired windows or a transom above a window. A mullion often has stylistic qualities, such as decorative fluting, a turned column, or a chamfered edge.

Muntins (also referred to as a "grille") are the framing members that hold separate panes of glass within a window sash.

Newel is the main post at the foot of a stairway or stoop.

Oriel is a projecting window carried on corbels or brackets.

Parapet is a low wall that serves as a vertical barrier rising above the edge of the roof, terrace or other raised area; in an exterior wall, the part entirely above the roof.

Party Walls are the walls shared by two adjoining houses in rowhouse construction.

Paver is a block or stone used in sidewalk or areaway paving.

Pediment is the triangular space forming the gable end of a roof above the horizontal cornice.

Pent Roof a small, sloping roof, the upper end of which butts against a wall of a house, usually above the cornice line

Pier is a structural vertical member designed to support a concentrated load; A member, usually in the form of a thickened vertical section, which forms an integral part of a wall.

Pilaster is flat and engaged pier or pillar, attached to a wall, often with capital and base.

Pointing and Repointing is the treatment of joints between bricks, stone, or other masonry components by filling with mortar; also called tuck-pointing.

Portico is a small porch composed of a roof supported by columns, often found in front of a doorway.

Pressed Brick an extremely hard and dense brick that allowed for the use of fine mortar joints, typically reserved for front facades of buildings and commonly found in Victorian-era buildings. Pressed brick also refers to bricks that were "pressed" into highly decorative molds and that are used decoratively on brick facades for texture and patterning.

Primary elevation is a building face that fronts a street or public open space, or any major building elevation that possesses significant architectural composition or features. Examples include the front façade of a rowhouse, the front and side elevations of a corner rowhouse, and those elevations of a free-standing building with equal architectural distinction.

Punched window square or rectangular windows consisting of one or more pieces of glass and "punched" into wall surfaces with no trim. Unlike ribbon windows, punched windows usually dot a building façade, though they can be quite large. Punched windows constitute a significant facade feature.

Rail is the main horizontal member of a window sash.

Rowhouse is one of a group of an unbroken line of attached houses that share common side walls or party walls, and that were built together as a group.

Rustication, Rusticated is stonework composed of large blocks of masonry separated by wide, recessed joints; often imitated in other materials for decorative purposes.

Sash refers to the glazed components of a window and its frame. Non-operable sashes are "fixed." Operable sash can be "double-hung" (two sashes opening vertically against the jamb), "single-hung" (similar to a double-hung except with a stationary top sash), "sliders" (slide horizontally), or pivoting (casements, awnings, and hopper windows). The horizontal structural member of a sash is a rail; a vertical structural member is a stile.

Secondary elevation is the wall of a building that is of lesser architectural articulation to the primary elevation.

Semi-detached is a building attached on one side but unattached on the other.

Sidelight is a vertically framed area of fixed glass, often subdivided into panes, flanking a door.

Sill is the horizontal member at the bottom of the window frame, typically made of wood and resting on the bottom of the window opening. The wood window sill may sit on a separate masonry sill that is part of the exterior wall surface.

Soffit is the exposed underside of any architectural element, especially an eave.

Spandrel is the wall panel filling the space above or below a window.

Special door is one that creates a special architectural effect or is a custom design not typically found in a manufacturer's catalog. Features that make a door "special" may include non-rectilinear shapes, unusual window or pane configurations within a door, distinctive transoms or sidelights, multi-pane window configurations with twelve or more panes, stained or leaded glass.

Special window is one that creates a special architectural effect or is a custom design not typically found in a manufacturer's catalog. Features that make a window "special" may include non-rectilinear frame or sash, transoms or sidelights, unusual pane configurations, multi-pane configurations with twelve or more panes in a sash, curved glass, stained or leaded glass, decorated or carved sash, or projecting bays or oriels.

Stile is the outer vertical member of a door or window sash.

Stretcher is a masonry unit or brick laid horizontally with the length parallel to the wall.

Stringcourse is a narrow horizontal band of masonry, extended across the facade, which can be flush or projecting, and flat surfaced, molded, or richly carved. Also called a beltcourse.

Surround is an encircling border or decorative frame around a door, fireplace, or other opening to create an architectural effect.

Terra Cotta is hard-fired clay, either glazed or unglazed, molded into ornamental elements, wall cladding and roof tiles.

Transom is a small window located above a window or door, separated from the underlying opening by a wood or masonry mullion. Exterior transoms are commonly fixed and may have one or more panes, sometimes with stained or leaded glass in decorative patterns.

Transom Bar is a horizontal element that subdivided an opening, usually between a door and window.

Turret is a small tower, usually supported by corbels.

Water Table is a ledge or projection,usually at first-floor level, that protects the foundation from water running down the wall of a building.



2000 Pennsylvania Avenue NW



2000 Pennsylvania Avenue NW

Useful Links

Documents

District of Columbia's Public Space Design Manual, *A Summary of District of Columbia Regulations and Specifications for the Design of Public Space Elements*

GWU Streetscape Plan
www.neighborhood.gwu.edu/campusdev/CampusPlan_Streetscape.cfm

GWU Historic Preservation
www.neighborhood.gwu.edu/campusdev/CampusPlan_Historic.cfm

GWU Gelman Library - Special Collections Research Center
2130 H Street, NW Suite 704
Washington, DC 20052
(202) 994.7549
www.gelman.gwu.edu/collections/SCRC archives@gwu.edu

GWU Historical Encyclopedia
http://encyclopedia.gwu.edu/gwencyclopedia/index.php?title=Main_Page

Agencies

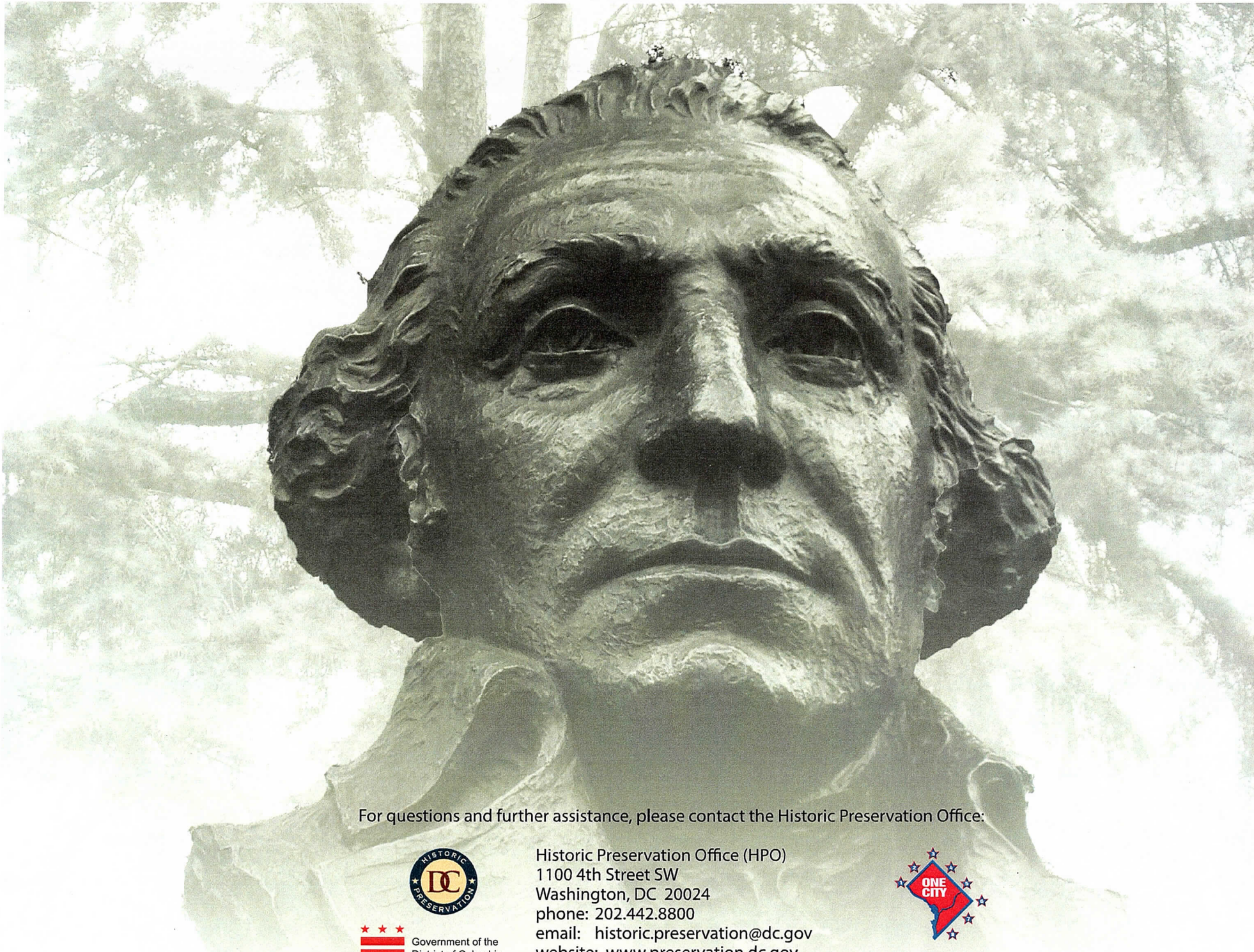
DC Historic Preservation Office (HPO)
1100 4th Street, SW
Washington, DC 20024
(202) 442.8800
www.preservation.dc.gov

Organizations

ANC (2a)
c/o West End Library
1101 24th Street, NW
Washington, DC 20037
www.anc2a.org

Foggy Bottom Association
www.neighborhoodlink.com/Foggy_Bottom_Citizens
www.foggybottomassociation.com

West End Citizens Association



For questions and further assistance, please contact the Historic Preservation Office:

Government of the District of Columbia

Historic Preservation Office (HPO)
1100 4th Street SW
Washington, DC 20024
phone: 202.442.8800
email: historic.preservation@dc.gov
website: www.preservation.dc.gov