

United States Department of the Interior  
National Park Service

SEP 14 1990

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name N/A  
other names/site number President's Office, The George Washington University

2. Location

street & number 2003 G Street, N.W. and 700 20th Street, N.W.  not for publication N/A  
city, town Washington  vicinity N/A  
state District of Columbia code DC county District of Columbia code 001 zip code 20052

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>      </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>      </u> objects
			<u>      </u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.  
Carol P. Thompson 9/6/90  
Signature of certifying official SHPO Date  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)  
 DOMESTIC/Single dwelling

Current Functions (enter categories from instructions)  
 EDUCATION/College

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**7. Description**

Architectural Classification  
 (enter categories from instructions)

LATE VICTORIAN/Second Empire

Materials (enter categories from instructions)

foundation	Brick
walls	Brick
	Stucco
roof	Slate
other	Sandstone

Describe present and historic physical appearance.

The President's Offices at 2003 G Street, N.W., and 700 20th Street, N.W., anchor the northwest corner of 20th and G Streets, N.W. These buildings are characterized by multiple projecting bays, smooth pressed brick, dark mortar in narrow joints, and rough-cut stone trim. The skillful handling and combination of these design elements mark these houses as excellent examples of Washington's late-Victorian residential architecture.

The original owner of these two rowhouses commissioned separate architects, but hired one builder. These homes visually form a single unit that anchors the east end of the 2000 Block of G Street, N.W. The house at 2003 G Street was designed by Victor Mindeleff, while the house at 700 20th Street was designed by noted Washington architect George S. Cooper. Both were designed for owner John W. Foster in 1892, and built by Theodore A. Harding.

The house by Cooper on 20th Street has a more elaborate and sophisticated design and, with its more extensive street frontage, somewhat overshadows the G Street house. Both houses sit on terraces about four feet above street level, and both have raised basements which add to the height of the three-story buildings.

The central entrance of the 20th Street house is flanked to the left by a two-story rectangular bay with rounded corners, and to the right by a rectangular three-story tower with canted corners. The mansard front is interrupted by a large gable above the two-story bay. The tower is capped by a pyramidal roof. Square brick piers with stone capitals and molded brick bases support the shed roof of the entrance porch. Unlike the fish-scale pattern of the third-floor roof forms, the entry roof has rectangular slate shingles. Hidden by the elaborate roof forms along the street frontages, both buildings have flat roofs of tin.

The south elevation on G Street is the combination of the two original rowhouses. The western half is dominated by a two-story curved bay. This bay has a sandstone facing on its foundation. The semi-circular arch over the entrance to this rowhouse has a large rusticated keystone and decorative stones with foliate designs at the springing of the arch. A modern glass-in-aluminum-frame door has been installed in this entry. The eastern half, the side facade of 700 20th Street, has a one-story curved bay at the first floor,

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and a window and door at the second floor above the bay. Dentil-like brick work caps both the one-story and two-story curved bays. The similar details, bowed bays, and roof forms, as well as identical materials, unify this G Street elevation of the two rowhouses. An elaborately capped chimney marks the division between the houses.

The smooth planes of the walls are broken periodically by thin stone and brick string courses as well as continuous sills and lintels of either rough-cut or dressed stone facing. The majority of windows on the street frontages have one-over-one double-hung sashes. However, several of the windows on the 20th Street facade have multiple lights. On the north-facing elevations, all the windows have two-over-two double-hung sash. As on other elevations, several have been altered by the installation of air-conditioning units or vents. One window has been installed on the west-facing stucco wall, which originally abutted an adjacent rowhouse. There are segmental arches of brick above all the windows on the north elevations, and most of the windows on the 20th Street facade. Most of the windows facing G Street have rough-cut stone lintels.

Decorative iron railings with similar curving forms are located on the 20th Street entry porch, above the one-story curved bay on G Street, and along the G Street entry steps. At the top of the gables are stylized floral decorations. In most of the paired windows, the wood frame between the pair and the area under the brick arch has been decoratively carved. The sandstone fronting the stair railing of the 20th Street entry steps has a carved block of foliate design above rusticated stones, for a decorative effect.

Unfortunately, virtually all of the interiors of both buildings have been gutted. The stairway in the 20th Street building and some window trim in both buildings are the only remnants from the late-nineteenth century construction. All other finishes are modern.

These late-nineteenth century houses are significant examples of the rich and varied Victorian designs used by local architects around the turn of the century. They are excellent representations of residential architecture in the Foggy Bottom area.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

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nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

ARCHITECTURE

1892

1892

EDUCATION

1928-1934

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Architects: Mindeleff, Victor & Cooper  
G.S.

Builder: Harding, Theodore A.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The President's Offices are principally important as significant survivors from the period when Foggy Bottom was a fashionable residential area. These two Victorian rowhouses at 700 20th Street, N.W., and 2003 G Street, N.W., stand as a visual reminder of the area's turn-of-the-century prominence. Designed as separate units by two local architects, George S. Cooper and Victor Mindeleff, these houses reflect Foggy Bottom's residential character, both in style and building type. Their association with the university during the twentieth century serves to link the school to the history of Foggy Bottom and provides the campus with a rich architectural heritage.

These finely designed and executed late-nineteenth century rowhouses were typical of the housing stock of the period in Foggy Bottom. Their form and design vocabulary embodies the distinctive characteristics of an architectural style, period, and building type that were significant to the appearance of the city; and these buildings represent the work of architects who have significantly contributed to the architectural heritage and development of the National Capital (Criteria C). Furthermore, their role in the development and everyday functioning of the university associates them with an institution that is an important element in the broad patterns of the city's history (Criteria A). The buildings retain integrity of location, design, materials, workmanship, feeling, and association. The significance of the buildings has been recognized by their listing as a Historic Landmark of the District of Columbia.

The two rowhouses which comprise the President's Offices at 20th and G Streets, N.W., were designed in 1892 for John Foster by different architects. Victor Mindeleff designed the townhouse known as 2003 G Street, N.W., while George S. Cooper was the architect for the house at 700 20th Street, N.W.

Both houses were built by Theodore A. Harding, a successful local real estate developer, as well as contractor. He was the father of Clarence L.

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Harding, of the Washington architectural firm of Harding and Upman. The Harding father and son worked together on many projects, but Theodore Harding also worked often with both George S. Cooper and Victor Mindeleff. Harding's houses can be found throughout the city, most notably in the Dupont Circle area. These two buildings seem to form a natural unit, due not only to similar design elements but also to use of the same materials and construction methods. Theodore Harding, as the contractor for both houses, helped create this unity.

Mindeleff and Cooper were both prominent local architects, designing many notable residential and commercial structures throughout Washington. Many examples of Mindeleff's work once lined the streets of the Foggy Bottom neighborhood, including two other rowhouses on G Street for John Foster, and three on 20th Street for Theodore Harding. All of Mindeleff's houses in the 20th and G Streets vicinity have been demolished except the rowhouse at 2003 G Street, N.W., the western half of the President's Offices.

Cooper, who trained locally with the architectural firms of Gray and Page, Hornblower and Marshall, and A.B. Mullett, also concentrated on residential design. Numerous houses in the Dupont Circle area have been attributed to him, including 1801 20th Street, N.W. Cooper did not limit his practice to residential architecture, and his designs included commercial buildings and apartment houses.

Some of his more notable contributions to Washington architecture are The Bond Building (1901) at 14th Street and New York Avenue, N.W., a city landmark listed on the National Register of Historic Places, and the now-demolished Washington Riding Academy at the southwest corner of 22nd and P Streets, N.W. Additionally, Cooper designed such apartment houses as The Analoston (1893), 1718 Corcoran Street, N.W.; the Balfour (1900), originally known as The Westover, at 16th and U Streets, N.W.; The Berkeley and Carrolton (1902) at 1733 and 1735 Willard Street, N.W.; and the Decatur (1903), on Decatur Place.

The house at 700 20th Street, N.W. was designed four years after he had established an independent architectural practice. Cooper expanded his role in later years, becoming a building owner and builder as well as architect. He is noted as the first architect to design apartment buildings in multiples, using the same plan. This resulted in compatible streetscapes as well as savings in cost of design and per unit costs of materials. His apartment buildings were among the first designed to attract Washington's middle class and illustrate the beginnings of the acceptance of apartment house living. Throughout his 40-year career he designed free-standing homes and rowhouses.

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These two rowhouses were converted to administrative offices by The George Washington University when it acquired them, circa 1930, in response to the growing demand for additional space. They were then used for President Marvin's offices. The buildings currently house the offices of the Dean of Continuing Education.

The two townhouses known as the President's Offices are noteworthy among the campus buildings for both their architectural quality and as representations of the history of the Foggy Bottom neighborhood and the university. The George Washington University, by virtue of its academic standing and its physical presence, stands as a significant institution in the District of Columbia. The history and development of the school, from its beginnings in the early nineteenth century to its current status as a major urban university, is inextricably linked to the history and development of Washington as the Nation's Capitol.

The George Washington University began in 1821, as the Columbian College under a charter granted by President Monroe. The small school was located near Florida Avenue and Sixteenth Street in northwest Washington. By 1870, it had grown to include a medical school and law school. At the urging of William Corcoran, a noted philanthropist and Columbian College trustee, the school was renamed the Columbian University in 1873, and shortly thereafter it relocated to the city's financial district on H Street, between 13th and 15th Streets, N.W.

It was not until 1905 that the university adopted the name of our nation's first president. In 1904, the George Washington Memorial Foundation chose Columbian University to fulfill the first president's dreams for a national university, and the following year the school was renamed The George Washington University.

Operating now as a national university, the school grew ambitious and began its search for a location which would allow for a spacious, self-contained campus environment. The reality of the cost for such a plan, however, almost destroyed the university. In 1912, faced with serious financial troubles, the university was forced to reorganize and relocated to inexpensive rental property at 2023 G Street, N.W. From this modest new beginning, the school took hold in the Foggy Bottom neighborhood and developed into a leading university.

The history of The George Washington University can be traced through four major periods of development: the Needham years, the Harris Plan, the Marvin era, and the Elliott years.

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Charles Needham was president of the university from 1902 through 1912, and was instrumental in transforming the school into a national university. His optimism and visions for the school outpaced financial realities, however, and his quest for a formal campus setting ultimately crippled the school.

Upon assuming the presidency in 1902, Needham set out to elevate the university to national standing. Universities around the country were designing, redesigning and relocating their campuses to meet the challenges of a new twentieth-century aesthetic, and Needham was determined to make his university a part of this movement. By 1904, the school had been selected as the university to fulfill George Washington's dream for a major academic center in the District of Columbia, and Needham developed plans to correspond to this new function. A site was selected at Van Ness Park, and an architectural competition was held for the new campus design. Percy Ash, the school's professor of architecture, invited six architectural firms to submit plans proposing a general scheme for the site and specific designs for a memorial building. With the help of Charles Mikimo, Chairman of the Park Commission, and Bernard Green, Superintendent of the Library of Congress, Ash selected George B. Post and Son of New York for their classically inspired design based on the teachings of the Ecole des Beaux Arts. The five-acre site, however, proved too small for the needs of the university and a new search was launched for a more appropriate location.

This change, however, which would require an additional \$2,500,000, caused several of the earlier funding pledges for the Van Ness site to be voided and likewise marked the beginning of the school's financial crises. Bank notes became due on the Van Ness property, refinancing demanded more capital, and operating funds were used to cover the mounting debts. Compounded by the economic panic of 1907, the school found itself unable to pay its professors and on the verge of bankruptcy.

Drastic measures were needed to save the university from financial ruin and in 1908 Needham was swiftly replaced by Admiral Charles Herbert Stockton. After a long distinguished naval career, Stockton was called upon to exercise his strict discipline on the failing school. Costs were cut, realistic goals identified, and finally relocation achieved. In 1912, the school moved to its present Foggy Bottom location and purchased its first building at that site, the former St. Rose's Industrial School.

This step marked the beginning of a new era for the school. With its financial situation now stabilized, and adequate space secured, the school could now concentrate on developing an appropriate campus. Through the influence of newly elected trustee, Maxwell Woodhull, a neighbor to the school, the Board of

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Trustees was encouraged to expand its campus at the Foggy Bottom location. The once-fashionable neighborhood was in transition, and the lowering real estate prices gave the school the opportunity to acquire the property needed for a formal campus plan.

Between 1910 and 1920, and under the leadership of Stockton, his successor William Collier, and Woodhull, the university gradually acquired numerous lots in the south portion of Square 102, the city block bounded by 20th, 21st, G and H streets, N.W. In 1921, Woodhull bequeathed his house at the corner of 21st and G Street to the school, further establishing the university's stronghold in that block.

After World War I, enrollment increased at the university, placing further space demands on the school. Washington developer and university trustee Harry Wardman encouraged the Board to purchase a building at 14th and K Streets for the law school, but after some deliberation, the Board reaffirmed its commitment to Square 102, and acquired the building strictly for investment purposes. It was now official: The George Washington University would permanently develop its campus at Square 102 in the Foggy Bottom neighborhood of Washington.

Howard Lincoln Hodgkins became president pro tempore in 1921, and immediately set out to develop the formal campus that had been the dream of the school for so many years. In 1922, Hodgkins proposed the purchase of 2014 H Street, the renovation of the G Street buildings, and finally the development of Square 102 into a formal campus. The plans were presented by Albert Harris, a professor of architecture at the university and the District of Columbia's newly-appointed Municipal Architect.

William Mather Lewis was elected as the permanent president of the university in 1923, and under his direction the Harris Plan was begun. By 1926, two of the eight proposed buildings of the Harris Plan, were completed. Corcoran Hall, begun in 1923, was located at the western edge of Square 102 and Stockton Hall, completed in 1926, was located across the quadrangle at the eastern terminus of the cross-axial plan.

As the campus was finally taking shape, problems arose concerning the future of the medical school. Talk of mergers with other area health programs not only cast doubts on continuation of the medical and nursing schools, but also halted progress on the development of the other branches of the school. It was not until 1927 that the issue was resolved and that plans for the quadrangle could be resumed.



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That same year, however, a new president was appointed to the university. President Cloyd Heck Marvin rejected the principles of the Harris Plan and set out to develop a new image for the university. Marvin approached the university in a completely different manner than his predecessors, bringing a new direction and philosophy to the school. One of his primary objectives was to enhance the image of the university by improving its physical environment and expanding the campus. The Harris Plan was rejected, and Marvin embarked on a new campaign which stressed his belief in functional architecture. Between 1928 and 1934, the school acquired nineteen additional properties in and around Square 102, including the two townhouses that were to become the President's Offices. Also in this period, several new buildings were erected that set a new style for the school grounds.

In recent decades, the campus continued to grow under the leadership of President Lloyd H. Elliott. During his presidency from 1965 to 1988, Elliott strengthened the school's position among institutions of higher learning by expanding the school's research capabilities and academic programs. He orchestrated the construction of an additional 3.7 million square feet of space for the campus, including a medical school, student center, athletic center, academic building and support facilities. Additionally, he focussed new activity on Square 102 in realization of the Harris Plan for a formal 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. The quadrangle itself was renovated to provide a well-landscaped central focus to the campus, continuing the Marvin philosophy of providing a cohesive quality to the university.

As changes to the university continue, the older buildings on the campus gain greater significance. The President's Offices, representing the neighborhood's past and the university's development, remain to anchor their important corner of the campus.

9. Major Bibliographical References

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Applications for Permit to Build, District of Columbia, No. 2259 (May 5, 1892) and No. 2003 (April 11, 1892). Located in Microfilm Room of the National Archives, Record Group 66, Washington, D.C.

Application to the D.C. Historic Preservation Review Board for Designation of the George Washington University Campus Historic District. Prepared for the Advisory Neighborhood Commission 2A by Emily Eig, Traceries, Inc., Washington, D.C., December 12, 1984.

Application to the Joint Committee on Landmarks of the National Capital for Designation of the President's Offices as a Historic Landmark. Submitted by The George Washington University and Advisory Neighborhood Commission 2A, April, 1987.

See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property Less than 0.1 acre

UTM References

A 18 322620 4307290  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

In Square 102, the former lots 27 and 26 consisting of a 34.2-foot frontage along G Street by a 65-foot frontage along 20th Street, N.W., as indicated on the supplemental map.

See continuation sheet

Boundary Justification

The boundary includes that portion of Square 102 that has been historically associated with the building.

See continuation sheet

11. Form Prepared By

name/title Anne H. Adams/Architectural Historian  
 organization Wilkes, Artis, Hedrick & Lane date September, 1989  
 street & number 1666 K Street, N.W. telephone 202-457-7800  
 city or town Washington state D.C. zip code 20006

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H ST., N.W.

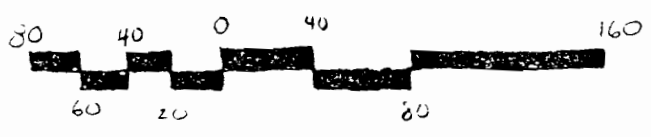
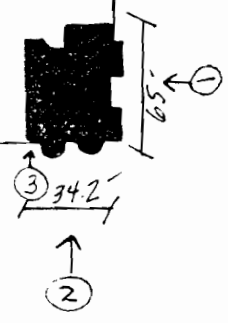
21st ST., N.W.

Square 102

The President's Offices

20th ST., N.W.

G ST., N.W.



The President's Office  
 The George Washington University  
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Ⓝ - Numbers Keyed  
 to photographs

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1. President's Office  
The George Washington University  
Washington, D.C.  
Anne H. Adams, photographer  
November 1986  
Wilkes Artis Hedrick & Lane, Washington, D.C.  
View of 20th Street facade looking west  
View 1 of 5
2. President's Office  
The George Washington University  
Washington, D.C.  
Anne H. Adams, photographer  
November 1986  
Wilkes Artis Hedrick & Lane, Washington, D.C.  
View of G Street elevation looking north  
View 2 of 5
3. President's Office  
The George Washington University  
Washington, D.C.  
Anne H. Adams, photographer  
November 1986  
Wilkes Artis Hedrick & Lane, Washington, D.C.  
Detail of G Street entrance, stone and spring arch,  
looking north  
View 3 of 5
4. President's Office  
The George Washington University  
Washington, D.C.  
M.C. Brown, photographer  
7 June 1991  
Wilkes Artis Hedrick & Lane, Washington, D.C.  
First floor interior, 2003 G Street, N.W., view from  
entrance to rear of building  
View 4 of 5
5. President's Office  
The George Washington University  
Washington, D.C.  
M.C. Brown, photographer  
7 June 1991  
Wilkes Artis Hedrick & Lane, Washington, D.C.  
View of stairs from first floor at 700 20th St., N.W.  
View 5 of 5