BUILDING PRESERVATION PLAN
Staff Residence No. 3 (Building 27)
St. Elizabeths West Campus
Washington, D.C.

Final Report
March 12, 2010
WJE No. 2008.4286

Prepared for:
General Services Administration
Washington, D.C.

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INTRODUCTION

At the request of the General Services Administration (GSA) and in cooperation with Perkins + Will, Wiss, Janney, Elstner Associates, Inc. (WJE) has prepared Historic Structure Reports and Building Preservation Plans for the buildings of the St. Elizabeths west campus in Washington, D.C. 1 The Historic Structure Reports and Building Preservation Plans have been developed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and have also been guided and informed by the Preservation, Design, & Development Guidelines, Master Plan, and Cultural Landscape Report for St. Elizabeths. The individual building Historic Structure Reports and Building Preservation Plans provide a framework for the future rehabilitation of the existing historic buildings as part of the overall planning and design effort for the campus, and provide critical planning and design documents preparatory to the ultimate treatment of the buildings. The proposed development of the site under the guidance of the General Services Administration (GSA) to provide office facilities for the Department of Homeland Security and the Coast Guard will involve rehabilitation of the majority of the historic buildings for new offices and shared uses, as well as historically compatible new construction and renewal of the significant historic landscape. The Historic Structure Reports and Building Preservation Plans are intended to provide guidance to property owners, managers and tenants, preservation consultants, all design professionals, contractors, and project reviewers prior to treatment. Like the Cultural Landscape Report, the individual building reports provide philosophical consistency and promote responsible preservation practices to protect this unique cultural resource, with the Secretary of the Interior’s Standards as the basis for all recommended project work.

1 Although the hospital has historically been referred to as St. Elizabeths the name was not officially given to the property until a 1916 appropriations bill designated the hospital as such. The origin of the name St. Elizabeths dates to colonial times as the piece of land on which the hospital sits was called the St. Elizabeth tract when Maryland was first settled. An 1839 Tract Plan labels the property St. Elizabeth. It should be noted that St. Elizabeth of Hungary (1207–1231) is the patron saint of the poor and outcast. The 1868 Annual Report states that the army hospital housed on the grounds during the Civil War was named for St. Elizabeth. As a result, several patients of the Government Hospital for the Insane began using this name in order to avoid using the word “insane” when describing where they were being treated. Note that the name historically has been written without an apostrophe. It is believed this is due to an inadvertent omission made while drafting the appropriations bill.

Each of the sixty-nine buildings on the west campus was designated to be the subject of either a Historic Structure Report or a Building Preservation Plan, depending primarily on its level of historical significance to the St. Elizabeths west campus. Buildings of primary or secondary significance received Historic Structure Reports, while buildings of lesser significance received Building Preservation Plans; the outlines followed for both types of report are similar although the level of detail varies. The scope of each report was also in part determined by the complexity of the subject building and the extent of available documentation for the subject building. For Staff
Residence No. 3 (Building 27), a contributing structure of the St. Elizabeths west campus historic district, this Building Preservation Plan has been prepared.

Building Preservation Plans (BPPs) were developed by the General Services Administration to provide building-specific documentation and guidance for planning projects of all scales, to assist in responding to tenant alteration requests, complying with changing codes and requirements, and maintaining historic materials. Information gathered for BPPs is entered into a historic building inventory database maintained by the GSA. For purposes of this project, each report contains key information for input into the GSA database.

Administrative Data

The purpose of the Building Preservation Plan is to provide a summary of the known history, existing condition, and recommended treatment for the historic structure. The Building Preservation Plan serves as a record document of existing conditions and as a basis for planning future preservation and maintenance.

The Building Preservation Plan addresses key issues specific to the structures of St. Elizabeths west campus, including the construction chronology of the building; the existing physical condition of the exterior envelope, interior spaces and features, structural system, and mechanical, electrical, and plumbing systems; and the historic significance and integrity of the building. The project methodology was as follows.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs to the building for use in assessing existing conditions and developing treatment recommendations. Documents reviewed included drawings, specifications, historic photographs, and other written and illustrative documentation about history, construction, evolution, and repairs to the building. The research for this study built upon the extensive historical and archival research performed by others. Primary reference documents reviewed for this study included the following:

### Condition Assessment and Documentation.
Concurrent with historical research, a condition survey of the building was performed and observations documented with digital photographs, field notes, and annotation on baseline drawings. For purposes of the field survey, drawings were provided by GSA for our use developed from building scans prepared by Optira, Inc., a sub-consultant to Farewell Mills Gatsch Architects. The condition assessment addressed the exterior walls, roof, windows, and interior surfaces of the building as well as primary interior spaces and features of significance. In addition, the assessment addressed the structural system of the building, which was examined from the exterior and accessible locations of the building interior. The assessment also addressed primary features of mechanical and electrical systems (particularly features of historical interest). The survey of mechanical and electrical systems was general in nature, as we understand that all mechanical, electrical and plumbing systems are scheduled for replacement as part of the anticipated building renovation; for this reason, functionality and needed repairs for the mechanical and electrical systems were not assessed. Landscape and site features were not surveyed as part of this study, as the existing Cultural Landscape Report provides a primary reference.

### Materials Studies.
No specific materials studies were performed for this building; however, material studies performed for other staff residences were referenced during development of treatment recommendations for this building.
Development of Chronology of Construction, Evaluation of Significance, and Preservation Zoning. Based on historical documentation and physical evidence gathered during the study, a chronology of construction was developed. An evaluation of the significance was also prepared, taking into consideration previous historical assessments including the National Historic Landmark documentation and other reference documents, as well as guidelines provided by National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. In addition, preservation zoning was evaluated and zoning diagrams were developed based on guidance provided by the GSA. This evaluation of history, significance, and zoning provided the basis for the development of recommended treatment alternatives.

Guidelines for Preservation. Based on the evaluation of historical and architectural significance of the structure, guidelines were prepared to assist in the selection of preservation treatments. These guidelines were coordinated with recommendations provided in the St. Elizabeths West Campus: Preservation, Design, & Development Guidelines (2008).

Treatment Recommendations. Following the overall treatment recommendation of Rehabilitation, specific recommendations were prepared for significant exterior, interior, and site features. These recommendations addressed observed distress conditions as well as preservation zoning guidelines and objectives. All recommendations were developed following the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Preparation of Historic Structure Report. Following completion of research, site work, and analysis, a narrative report was prepared summarizing the results of the research and inspection and presenting recommendations for treatment. The Historic Structure Report was compiled following the organizational guidelines of the National Park Service in Preservation Brief 43: The Preparation and Use of Historic Structure Reports, with modifications to organizational structure as required by the GSA for purposes of this project. In addition, the reports incorporated guidance provided by the GSA for Building Preservation Plans, including documentation components necessary for future entry in the GSA historic buildings database.

Building Data
A summary of key information for the building included in this study has been prepared for use by the GSA and future incorporation by the GSA in its historic buildings database. This information is presented in the following table.

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3 Caroline Alderson and George Siekkinen, General Services Administration Draft Guidelines for Preservation Zoning, in progress (2009). Note that the term and technique of “preservation zoning” as developed and used for some time by the GSA is not related to the term “zoning” as used in reference to municipal land use and building regulations.
<table>
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<tr>
<th><strong>Staff Residence No. 3 (Building 27)</strong></th>
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<td><strong>Historic building name</strong></td>
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</tr>
<tr>
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<tr>
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<td>Historic district OMB No. 1024-0018 (contributing)</td>
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<td><strong>State/local designation</strong></td>
<td>DC Landmark Nomination (contributing)</td>
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<tr>
<td><strong>Reports, studies, and other documentation</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• <em>Historic Resources Management Plan</em>, Devrouax and Purnell Architects. September 1993</td>
</tr>
<tr>
<td></td>
<td>• <em>Wards of a Nation</em>, Frank Millikan. January 12, 1990</td>
</tr>
</tbody>
</table>
Figure 1. Site plan of St. Elizabeths west campus. Staff Residence No.3 shaded in black.
Figure 2. Existing first floor plan.

Figure 3. Existing second floor plan.
Figure 4. Existing basement floor plan.
HISTORICAL OVERVIEW

Historical Background and Context

In 1852, St. Elizabeths Hospital was established in large part through the efforts of Dorothea Lynde Dix, who led a national crusade for the ethical and humane treatment of the mentally ill. Under the direction of Superintendent Charles Nichols, the hospital endeavored to become a curative treatment center for the mentally ill of Washington, D.C., and the United States Army and Navy. Patients were grouped into wards by their perceived mental condition and emphasis was placed on creating a peaceful, healthy, and serene family environment in which to rehabilitate. As the hospital grew, new construction focused on extending the original Center Building complex.

In 1877, William Godding assumed control of St. Elizabeths Hospital and adopted the principles of his predecessor. Through the moral treatment of patients, it was believed that mental illness could be cured. Godding encouraged the construction of small free-standing cottage buildings to promote a healthy environment and facilitate the orderly segregation of growing patient groups. The “cottage plan” building became the preferred method of development for future campus expansion efforts.

When Alonzo Richardson became superintendent in 1899, St. Elizabeths Hospital was struggling to address issues of overcrowding, an aging building stock, and insufficient infrastructure that were affecting the health and well-being of the patients. Overcrowding had been a point of contention throughout Godding’s superintendence and attempts had been made, through the construction of the Dix buildings (1893) and Allison group (1899), to alleviate the situation. However, the aging population of Civil War veterans and their subsequent mental decline exacerbated the challenge of overcrowding.6 Richardson was skillful in obtaining appropriations from Congress and was responsible for the expansion of St. Elizabeths Hospital during this period.

Richardson’s tenure was marked by the development of a massive building campaign that included the construction of eleven patient ward buildings, a new administrative center, various support structures, and a redesign of the campus. Landscape architect Frederick Law Olmsted, Jr., was invited to visit the site and provide recommendations to help guide the planning of the campus expansion. The existing site plan had been loosely based around the Center Building. The spatial layout minimized the required infrastructure and maximized the surrounding usable farmland. However, Olmsted felt the site was cluttered and favored a more picturesque landscape where the buildings were organized by function, took advantage of their natural setting, and were connected by meandering roads and paths.7 As a result, the campus was divided into small units consisting of a handful of buildings and catering to a specific patient group and condition.

William White was appointed superintendent upon the sudden death of Richardson in 1903. It was under White’s direction that the preferred method of treatment shifted from the humane environment to a more scientific approach. Since the 1850s, emphasis had been placed on creating a healthy and peaceful setting in which a patient could rehabilitate. The architecture focused on providing ventilated and well-lit spaces in which patients were categorized by illness and grouped into small family units. Under Superintendent White, the hospital assumed a clinical perspective on mental illness. Research, experimental therapies, and medical prescriptions became the rule for treating patients. The shift in fundamental theory required new laboratory and patient service facilities. White continued the construction plan of the west campus outlined by Richardson but extended it to include the development of the

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6 Cultural Landscape Report.

7 Cultural Landscape Report. IV. 3– IV.4
new research and patient facilities on the east and west campuses. St. Elizabeths became the foremost clinical institution in the United States for the scientific study of psychology and psychoanalysis.8

William White was a psychiatrist influenced by the psychoanalytic concepts of Sigmund Freud and Carl Jung. He was a prolific writer who believed in determining and addressing the root causes of mental illness. Clinical research and patient consultations were used to uncover the societal conditions that brought on mental illness, and physical therapies and medical treatments were means to a cure. Thus, White encouraged the academic pursuit of psychiatry and the scientific study of patients. The hospital became a leading psychiatric institution, its reputation enhanced by the development of a clinical psychology department and its accreditation as a medical teaching school.9

Throughout White’s tenure, St. Elizabeths Hospital continued to grow as a clinical institution, patient hospital, and research facility. New construction was focused on maintaining the west campus and developing the east campus. In order to maintain management efficiency, the hospital was divided into subunits. The patient population was reorganized and the administrative structure decentralized to create departments that specialized in a particular patient group or function. In the 1920s, seven residential bungalows were constructed throughout the campus to house the senior medical officers. Five of the cottages were located on the west campus and were associated by proximity to one of the five patient hospital departments: the Female Service, Howard Hall, Receiving, West Side, and the detached departments.

Construction Chronology, 1924–2009

The construction history of Staff Residence No. 3 has been interpreted primarily through the Historic Resources Management Plan, 1945 Public Building Administration survey, annual reports, archival photographs, and construction documents from 1960, 1964, and 1979.

1924 Staff Residence No. 3 was located along Redwood Drive and was associated with the Detached Department of the hospital that catered to chronically ill male patients. The bungalow was situated north of the Relief (Building 32), in close proximity to the Detached department structures: Atkins Hall (Building 31), Home (Building 36), and the Allison complex (Buildings 23, 24, 25, 26).10 The residence was constructed in the American foursquare building type. The house was built along with six similar cottage structures for a total cost of $46,417.69 and, upon its completion, housed medical officer John P.H. Murphy11.

Plans and specifications were prepared for seven brick bungalows for physicians and their families. A contract was made for the erection of these buildings, to be completed approximately July 1. On account of conditions that could not be foreseen, this contract has been extended to the middle of August. The buildings are now sufficiently complete to demonstrate that they will make

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8 Ibid., IV.7-8
9 Ibid.
10 Staff Residence No. 3 is sometimes referred to as Cottage No. 3 or Staff Cottage No. 3 in historical documents.
a good appearance and furnish comfortable quarters.\(^{12}\)

Construction documents from 1923 depict the staff residence structure as a two-story masonry building with concrete foundation and wood-framed asbestos shingle pyramidal roof. The buildings had six-over-six double-hung windows, central brick chimney, and a hip roof dormer projecting from the front facade.

There were three entrances to the building, all accessed by separate porches. The front porch, on the east facade, was a one-story wood-framed structure with an asbestos shingle hip roof. The porch was supported on masonry piers capped by Doric columns. A wood balustrade extended between piers and wood lattice concealed the crawl space. The porch had pine flooring painted with white lead and a bead board ceiling. The side entrance, on the south facade, was accessed by an exterior staircase and wood-framed enclosed one-story vestibule. The vestibule contained a mud hall and coat closet. The back entrance, on the west facade, was enveloped by a two-story wood-framed partially enclosed porch with shed roof. The first floor of the porch was comprised of an open patio with balustrade, which provided access to the rear entrance, and an enclosed pantry. The second floor consisted of an enclosed bathroom and a sleeping porch (Figures 2 and 3).\(^{13}\)

Existing physical evidence and archival photographs to suggest that the roof dormer or side entrance vestibule were ever constructed. By 1945, the east porch had a flat roof rather than the hip roof denoted in drawings. Furthermore, existing physical evidence and archival photographs indicate that the unspecified exterior masonry is a red hollow clay tile. The tiles appear as oversized bricks set in a running bond with cement mortar (Figure 4).\(^{14}\)

The interiors had wood-framed window and door openings, plaster walls and ceilings, wood floors, and simple trim.\(^{15}\)

1924–1945
Wood-framed screens were installed on the east porch. The screen enclosure was installed along the inside face of the masonry piers and did not engage the Doric column roof supports or wood balustrade.\(^{16}\)

1938 The existing shed roof was removed and a new roof was installed on the back porch.\(^{17}\)

1941 Second floor lavatory facilities were remodeled and included the installation of new tile flooring, tile walls around the tub, and construction of a closet.\(^{18}\)

1960 Archival photography indicates that the exterior facade was painted between 1945 and 1987. The first reference to the exterior of Staff Residence No. 3 being

\(^{12}\) 1923–1924 Annual Report
\(^{13}\) 1923 construction documents
\(^{14}\) Existing physical evidence and 1945 archival photograph (DC1451SE-P003) from the 1945 Public Building Administration survey.
\(^{15}\) 1945 Public Building Administration survey and Historic Resources Management Plan, 79.
\(^{16}\) Comparison of 1923 construction documents and 1945 archival photograph
\(^{17}\) 1937–1938 Annual Report.
\(^{18}\) 1940–1941 Annual Report
1964 Construction documents outline an extensive renovation of the building. Hollow tile piers, wood columns, and wood-framed screens are removed and the porch was entirely enclosed with the addition of asbestos shingle siding, aluminum-framed windows, and a concrete block foundation on concrete footings with vinyl-asbestos tile flooring. A closet was constructed at the west end of the porch plan. The main entrance on the west facade was converted into a window and the associated concrete stair and walk were demolished. A new main entryway was constructed at the east end of the porch.

Repairs were made to the roof of the back porch and the wood column and wood-framed screens are removed. The back porch was completely enclosed and clad in asbestos shingle to match the front porch.

Alterations to the main entrance and upgrades to the first floor lavatory and kitchen resulted in the reconfiguration of the circulation path. The center door and west window of the south facade were removed and infilled and the east window was converted into the entry door. Doorways from the lavatory and dining room to the kitchen were removed and infilled and access to the kitchen was only through the living room. The first floor lavatory was enlarged to include a pre-fabricated shower and new tile flooring.

1964–1987
A wood-framed accessibility ramp was constructed at the front entrance and rear entrance of the building.

1964–2003
The use of the building changes from a Physician’s Residence in 1945 to a Child and Family Therapy Center by 2003. Based on the project description attributed to the 1964 construction documents, it is assumed that the function changed after 1964.

2004–2005
Ownership was transferred from the Department of Health and Human Services to the General Services Administration in 2004. The structure was stabilized and mothballed by 2005.

Unknown
Archival research and existing physical evidence indicate that alterations were made to the interior of Staff Residence No. 3 that were not well-documented through available resources. Because of

1959–1960 Annual Report makes specific note the painting of the exterior of “Cottage 3”. The time frame is supported by archival photographs from the 1945 Public Building Administration survey (DC1451SE-P003) and 1987 (DC1338SE-P006).
the limited information available, a specific construction date cannot be identified for the alterations, which are described below.

The existing interior finishes include carpet and vinyl tile flooring, acoustic tile ceiling, and fluorescent lighting fixtures.23

23 Carpet and linoleum tile are listed as being modern alterations to the building in a Historic Resources Management Plan, building inventory. There is no documentation available at this time to indicate alterations or upgrades to interior finishes or electrical systems.
Figure 5. 1923 construction documents for the elevations of the St. Elizabeths Staff Residence cottages. Source: GSA archives, image DC1444SE0003.

Figure 6. 1923 construction documents for the first and second floor plans of the St. Elizabeths Staff Residence cottages. Source: GSA archives, image DC1444SE0005.
Figure 7. Archival photograph of Staff Residence No. 3 as it appeared in 1945. Source: 1945 Public Building Administration survey.
Evaluation of Significance

The Criteria for Evaluation for listing on the National Register of Historic Places state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

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

D. That have yielded, or may be likely to yield, information important in prehistory or history.24

The Criteria for Evaluation for the designation of a National Historic Landmark state:

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or

B. That are associated importantly with the lives of persons nationally significant in the history of the United States; or

C. That represent some great idea or ideal of the American people; or

D. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or

E. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or

F. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.25

Previous studies characterize the significance of Staff Residence No. 3 as follows:

- The National Historic Landmark Nomination lists Staff Residence No. 3 as Contributing.


The District of Columbia Landmark Nomination lists Staff Residence No. 3 as Contributing.

The Master Plan and associated Preservation, Design, & Development Guidelines list Staff Residence No. 3 as Contributing.

Staff Residence No. 3 is primarily significant as a context structure on the campus, constructed within the overall campus period of significance. As originally designed, the building served as a private residence for staff members. Although not a building used for the care and treatment of mentally ill patients, which is the primary historical function of the campus as a whole, it is a contributing structure to the historic St. Elizabeths community.

Architecturally, the building represents an intact example of 1920s residential architecture. Its significance as one example of a residential typology is complemented by the presence of several identical staff houses on the campus. Staff Residence No. 3 is an American Foursquare structure, characterized by a square plan, pyramidal hipped roof, and a front porch that spans the primary facade. The building type was common from the 1890s through 1930s and was popularized by kit home packages produced by firms such as Sears, Aladdin, and Lewis-Liberty.

The period of significance for Staff Residence No. 3 begins with its construction in 1924. The campus-wide closing date of the mid-1930s is appropriate for this structure.

Character-Defining Features

The following existing exterior and interior elements and features contribute to the historic character of the building.

**Exterior**

**Walls**
- Exterior clay masonry
- Wood-framed multi-light windows

**Roof**
- Hipped shape
- Diagonal cut shingles
- Masonry chimney

**Interior**

**Walls**
- Plaster finishes
- Wood millwork: window and door surrounds
- Ventilation grilles
- Multi-panel wood doors and transoms

**Ceilings**
- Plaster finishes

**Other Features**
- Original wood stair balustrade
- Fireplace surround

**Assessment of Integrity**

Assessment of integrity is based on an evaluation of the existence and condition of the physical features which date to a property’s period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical
evidence of the crafts of a particular culture
or people during any given period in history
or prehistory. . . . Feeling is a property’s
expression of the aesthetic or historic sense
of a particular period of time. . . .
Association is the direct link between an
important historic event or person and a
historic property.26

National Register Bulletin 15 defines integrity as
“the ability of a property to convey its
significance.”27

The primary historical significance of Staff
Residence No. 3 is related to the expansion and
development of the St. Elizabeths campus in the
first decades of the twentieth century. The
integrity of the exterior facades, the status of this
residence as one example of a group of several
staff residences on the campus, and the
relationship of the residence to other older
buildings nearby are the most important physical
aspects that convey this significance. The
discussion below considers each of the seven
aspects of integrity as they relate to Staff
Residence No. 3.

Integrity of Location. Staff Residence No. 3
retains a high degree of integrity of location in
relationship to its site. The building location and
the boundaries of the site are unchanged since
the building was completed in 1924.

Integrity of Design. The building retains
moderate integrity of design. Significant
alterations to the building have been
implemented since original construction, but the
basic form and character of the structure is
intact. The building essentially retains its
original organization, and the exterior facades
and primary interior spaces reflect their original
design. Design changes occurred after the period
of significance, including changes to the back
porch roof structure, painting of the exterior
masonry, and enclosure of the front and back
porches. These changes detract from the original
design, but the essential features of the original
design can still be perceived in spite of these
alterations.

Integrity of Setting. The building retains a high
degree of integrity of setting. Due to its
relatively late date of construction, the
immediate west campus setting of this building
has changed only slightly since its original
construction as landscape features have been
added and removed. While the area surrounding
the campus of St. Elizabeths has developed from
a rural to an urban location over time, the
interior of the campus itself retains a large
amount of integrity, including the remaining
large open spaces within the campus and the
forested bluffs overlooking the river and District
of Columbia.

Integrity of Materials and Workmanship.
Staff Residence No. 3 retains a moderate degree
of integrity of materials and workmanship.
Many original exterior materials such as
masonry and windows have survived in good
condition; a few exterior materials such as the
original front porch columns have been
removed. Original interior finish materials have
been replaced or concealed behind contemporary
finish materials such as carpeting and suspended
acoustic tile ceilings.

Integrity of Feeling. The building retains a high
degree of integrity of feeling. Despite some
changes to the site and the surroundings, the
building still conveys the historic and aesthetic
feeling of the period of significance and its
original character as a single-family residence.

Integrity of Association. Staff Residence No. 3
is significant primarily for its association with
the history and ongoing development and
expansion of St. Elizabeths west campus. As a
contributing structure in the National Historic
Landmark District, the building retains its
association with the historic development of the
campus. The integrity of association for each of
the staff residences is enhanced by the fact that
multiple similar buildings residences, all constructed as part of one project, survive on the campus.
PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

Overall Description
Staff Residence No. 3, constructed in 1924, is a two-story masonry structure approximately 28 feet (north to south) by 30 feet (east to west) in plan with a two-story extension inclusive of a basement to the north and a single story porch over a crawl space to the south. The porch and two-story extension were modified around 1964 to enclose porch areas and renovate interior spaces.

Staff Residence No. 3 faces south on Redwood Drive. The Relief Building and the Allison cottages are located across the street to the south; the East Lodge is adjacent to the west and the easternmost wing of the Center Building complex (Willow) is situated to the north. An open space with a small grove of holly trees lies to the east. The rear yard is enclosed by a chain link fence that is missing portions to the east and south. There is a brick fireplace/barbeque with a low brick wall that borders a concrete patio also located in the rear yard. Access to the main entrance is provided by a concrete path from Redwood Drive and an intersecting brick path from the driveway to the west. A previous entry that consisted of concrete steps to a door at the southwest corner of the building was eliminated in the 1964 remodeling.

Exterior Evaluation

Description
The building consists of two stories over a half basement that is situated under the northern half of the building’s footprint. The footprint is rectangular in shape and consists of a square core, an enclosed single story front porch that spans the south side, and a two-story shed extension projecting from the north (Figure 8). The walls of the main core are masonry over a cast-in-place concrete foundation while the north shed extension and south porch projections are of wood frame construction. The wood framing of the north shed is constructed over the cast-in-place concrete walls of the basement while the south porch rests on masonry blocks on grade.

The main building is covered by a pyramid-shaped hipped roof with projecting eaves. The rafter tails are exposed and support half-round metal gutters with round downspouts. The front porch is covered by a hipped roof, but the projecting eaves are soffited and the gutters are wood ogee. The north extension is covered by a single shed roof with projecting eaves and gutters. All of the visible roofs are covered in cement asbestos shingle roofing (the rear shed roof was not accessible for viewing at the time of the survey). A single brick chimney rises from the peak of the pyramid-shaped main roof.

The exterior walls of the central core of the building are masonry block that is laid in a running bond pattern. Originally unpainted, the block walls are currently painted white (refer to Figure 7). The front porch and the shed extension are clad with composite shingle siding. This cladding material likely dates to the 1964 remodeling. The original siding material was likely wood clapboard siding, as is extant on the other similar staff residences on the campus.

The windows of the house are typically wood-framed double-hung sash. They feature a single light lower sash and a multiple (typically six) light upper sash, painted white (Figure 9). Some of the windows of the second floor include an interior double-leaf storm sash. The windows in the masonry walls at the core portion of the building have a brick sill and no casing. The windows at the wood-framed portions have wood trim and sills. With the mothballing of the building, all of the windows have been covered and sealed with plywood.

The main entrance is provided by a wood wheelchair accessible ramp and concrete stair with pipe railing at the southeast corner of the house that opens into the enclosed one-story porch (room 1006). There is an additional concrete stair with steel pipe railing that serves a
door that enters the shed extension at the northwest corner of the house (room 1000).

**Condition Assessment**

Overall the exterior of the house is in fair condition. The masonry construction of the building envelope lends a high degree of durability and resistance to the elements. Other less weather resistant construction materials, such as exposed wood and metal flashings, are exhibiting signs of deterioration (Figure 10). The primary deterioration agent is water. Portions of the interior of the house exhibit water stains and plaster failure related to roof leaks. When examined from the attic, there are signs of water intrusion through the roof that is responsible for the deterioration of the wood tongue and groove decking beneath the shingles of the main hip roof. Wood rot was also observed under the projecting eaves on the exterior of the building. Black plastic flexible hose is connected to the downspouts to divert water away from the building.

Water is also causing the paint over the masonry to fail, particularly near grade. Elements such as the flashing over the eaves of the one-story rear porch are rusting. The siding on the northeast corner of the building is stained with organic growth. The east facade is completely covered with climbing vines. The vines appear to be dead, but the tendrils remain attached to the masonry (Figure 11). Other items that require attention include a television aerial mounted to the roof of the one-story porch and attached to the building with brackets at the masonry of the second floor.
Outside the house, the wood wheelchair accessible ramp on the north side of the building is in poor condition due to wood rot. The paving features surrounding the house are in disrepair. There are two types of sidewalks surrounding the house; brick walkways that are laid in a herringbone pattern and utilitarian concrete walkways. Both types are exhibiting deterioration related to uneven settling of the soil beneath them and the intrusion of plant life (Figure 12).

**Interior Evaluation**

*Description: First and Second Floors*

Currently, the main entrance is in the south wall of the front porch (room 1006). When the porch was enclosed, the original columns and spandrel walls were demolished. The new infill walls were constructed with the same massing and general dimensions of the original porch. The original wood tongue and groove ceiling remains, but is currently covered by a suspended ceiling.

The original doorway into the living room was flanked by two windows, symmetrically placed in the wall to provide light and view from the porch into the living room. The alterations to the porch moved the door to the east side of the north wall and covered over the windows. The enclosure of the porch as an attached room detracts from the original character-defining exterior design. The current configuration is the result of the 1964 alterations and is not considered to be within the period of significance of the house.

The living room (room 1005) spans the width of the house while the other half of the first floor core is divided into the kitchen (room 1007) to the west, and what appears to have been the original dining room (room 1004) to the east.

The living room features a painted brick fireplace in the middle of the north wall. The fireplace is capped by a wood mantel and features a “broken tile” hearth (Figure 13). The
original wood staircase, composed of stained wood treads and newel posts and painted 2 inch by 2 inch balusters, is located in the northwest corner of the room (Figure 14).

Between the staircase and fireplace is a short passageway that leads into the kitchen (room 1007). In the west wall of this passage is door to the basement stairs.

The original design provided a communicating door between the kitchen and the dining room. At the north end of the house beyond the kitchen and dining room are three rooms of the two-story extension. Originally, room 1000 was an open rear porch, and the bathroom (room 1002) and room 1003 were both accessible from the kitchen via a small vestibule. With the 1964 alterations, the room 1003 was enclosed and made accessible from the Dining Room. The vestibule became a shower within the bathroom, and the bathroom is now only accessible from the room 1003.

The second floor mirrors the foursquare plan of the first floor, with four bedrooms, all accessed from a central north-south corridor that runs perpendicular to the staircase. There are two rooms in the shed extension of the house. One is a bathroom, reached from the north end of the corridor. The second room, room 2000, is accessed from room 2008, the northwest bedroom.

The interiors of Staff Residence 3 are finished with plaster walls and ceilings that feature minimal detail. The wood trim is composed of simple baseboard that ranges from 7 to 9 inches in height, while windows and doors feature a plain seven-inch wide board trim surround that is edged with quarter round beads and joined with simple mitered corners (Figure 15).
Floors are typically wood tongue and groove, and have been covered by carpet and vinyl tile that is not original. Both bathrooms feature ceramic tile floors set in a square-pinwheel pattern with a single course of black subway tiles serving as a baseboard. Most of the original five-panel interior wood doors remain in the house with the original brass doorknobs and hardware (Figure 16).

Each room is heated by a radiator, and most rooms retain a wood and expanded metal screen radiator cover. Later additions to the house include surface mounted conduit that supply electricity to ceiling-mounted fluorescent lights and life safety equipment. A fire and smoke alarm system has been installed throughout the residence. Distribution is through surface-mounted electrical conduit. The alarm system was probably added in the 1964 remodeling.

**Description: Basement**

The basement is approximately seven feet tall from its concrete slab floor to the exposed floor joist ceiling (Figure 17). It is located beneath Rooms 1000, 1002, 1003, 1004 and 1007 in the north half of the building. It is accessed via an internal staircase from the kitchen. An exterior bulkhead stair at the northeast corner of the house provides another point of access.

The exterior walls are concrete and are fenestrated with three 18 inch by 36 inch vents covered with expanded metal lath. There is one casement window in the north wall that is also covered with expanded metal lath. This window is situated at the base of a light well. On the east side of the basement is a small room containing a water closet. It is separated from the main area by a single wall of board and batten. A room that houses the washer and laundry sink is located at the north end of the basement and separated from the main area by a board-formed concrete wall. The exit to the exterior stairs is located in the northwest corner of the laundry room. The water heater is located underneath the stairs from the kitchen.

**Condition Assessment**

The interior of the residence is in generally fair condition. The most significant deterioration agent is water intrusion. This appears both as liquid water breaching the roof and building envelope as well as condensation resulting from the mothballing of the building.

The wood floors of the building are largely not visible, covered by non-original carpet and vinyl tile. The carpet and tile are stained, and may indicate water damage to the wood floors below. The floor in rooms 1000 and 1003 are in poor condition and should be replaced. The floor in the Dining Room is exposed, and appears to be in good condition.
The plaster walls and ceiling exhibit widespread moisture damage, including staining, peeling paint, cracking, some bulging, and some areas where the plaster has entirely failed. The problem is more prevalent on the second floor, particularly in rooms 2001 and 2007.

The wood trim is largely intact and in good condition, however the paint has failed in most areas due to moisture. In the worst areas, the trim exhibits checking and open grain.

Doors and windows are mostly intact, except for failure of paint, and damage to the glass from the installation of the plywood window covers. Sash cords should be inspected as the windows could not be tested in their current condition.

The basement is in fair to poor condition. At the time of the survey, there was standing water pooling in the laundry room at the north end of the basement. The water is intruding under the exterior door in the northwest corner and through the window in the east wall of the laundry room (Figure 18). The wood doors and walls exhibit water-related damage at their base.

**Structural Evaluation**

**Description: Walls and Floors**

The 28 foot by 30 foot portion of the structure (the main hip roof portion of the building) has load-bearing masonry walls at the exterior perimeter and on the interior near the midpoint of the building extending east to west. These bearing walls are supported by concrete foundation walls in the basement, extend up through the building, and support the first and second floor and roof levels. The centrally located fireplace has a tile masonry chimney that extends through the center of the roof. The foundation beneath the two-story north extension is cast-in-place concrete and the foundation beneath the south porch is constructed with concrete masonry. The masonry bearing walls constructed with clay tile and a cementitious plaster finish. The exterior masonry walls of the building are approximately 10 inches thick. The north extension and south porch appear to have conventional wood stick framing. Original wood columns and masonry piers included in the south porch construction were removed as part of the 1964 renovations.

The basement has a concrete floor slab, and the crawl spaces, which were not accessible, are presumed to have dirt floors. The first floor framing in the main building area has 2 inch by 9-3/4 inch (actual) floor joists spaced approximately 16 inches on center that span north to south roughly 13 feet (Figure 19). First floor framing at extended building portion to the north has 2 inch by 7-3/4 inch (actual) joists spaced at approximately 16 inches on center that span north to south about 8 feet. Exposed tongue and groove plank subflooring exists throughout the basement that is laid at a 45 degree angle to the joists, and 1 inch by 2 inch cross-bracing is located near the mid-span of the 9-3/4 inch and 7-3/4 inch deep joists. Floor framing at the front porch was not accessible. The framing of the second floor, including the north extension is assumed to be similar to that of the first floor.

**Description: Roofs**

A hip roof is located over the main building, a shed roof is located over the two-story north extension, and a flat roof is located above the south porch. The lower roofs terminate into the sides of the main building. The hip roof is framed with rafters (approximately 2 inch by 6 inch members) spanning in both the north-south and east-west directions, spaced roughly 24 inches on center and creating the hipped profile with about an 8 in 12 pitch (Figure 20). The rafters align with the ceiling joists and have triangulated braces that are face nailed to their sides creating a truss action within the framing. The hip rafters have similar triangulated braces. The braced rafters and ceiling joists bear on the exterior masonry walls and enclose the centrally located clay tile chimney (Figure 21). Lookout extensions are face nailed to the ends of the rafters to support the roof overhangs and are exposed to the exterior. Wood plank roof
decking (about 1 inch thick) is located over the rafters and supports the shingle roofing.

The roof over the north extension is presumed to be a stick framed assembly that spans from the north exterior wall to the north masonry wall of the main building. The high side of this shed roof is positioned just below the eve of the hip roof (Figure 22). The flat roof over the south porch is also presumed to be stick framed with rafters spanning north to south that tie into the masonry wall on the south side of the main building (Figure 23).

![Figure 20. The hip roof is framed with rafters spanning both north-south and east-west.](image1)

![Figure 21. The braced rafters and ceiling joists bear on the exterior masonry walls and enclose the centrally located clay tile chimney.](image2)

![Figure 22. The shed roof over the north wing is positioned just below the eve of the hip roof.](image3)

![Figure 23. The flat roof over the south porch is also presumed to be stick framed.](image4)
**Condition Assessment**

- The concrete foundations were generally in sound condition and no significant evidence of settlement or distress was observed.

- Puddles of water were present throughout much of the basement floor. Evidence of water staining and infiltration was observed a vent at one of the basement window wells, near the northeast corner between the main structure and the two story extension.

- The exterior masonry walls were in fair condition with no significant cracking or evidence of distress observed. The walls have been painted, which can lead to issues related to trapped moisture and/or additional maintenance issues.

- The structural clay tile masonry chimney stack is intact with no visible distress observed from the attic space above the original structure.

- The wood framing was in serviceable condition throughout the building. Exposed floor framing within the basement was intact and generally observed to be in sound condition. The floor framing within the second floor level was not visually accessible, however these floors appeared sound and in serviceable condition.

- The majority of the roof framing was intact; however, some evidence of water staining was apparent on the roof rafters and sheathing. There are minor voids in the roofing systems and the current gutters and downspouts can be potential source of the water infiltration. Isolated areas of distress and decayed roof sheathing were observed within the hip roof assembly that need to be addressed. Small areas of dark staining and apparent decay exist near the central chimney stack, and additional areas of damaged and distressed decking is located on the west facing roof slope.

- The ceiling framing over the main building was observed from the attic to be in sound condition with no significant evidence of distress present.

- The roof framing above the north extension and south porch was not accessible for inspection. The ceiling beneath each of these roofs is sloped similarly to the roof pitch observed from the exterior, indicating that no attic spaces exist at these assemblies. The exposed ceiling finishes were generally intact in these building areas indicating that these systems are intact and in serviceable condition.
Mechanical, Electrical, and Plumbing Systems Evaluation

Description

The heating system in the building is direct hot water radiation utilizing cast iron radiators. The hot water supply for the heat comes through the basement wall via underground supply pipe from the central heating plant. There is no boiler in this building. Natural ventilation was provided through operable windows and louvers in the attic.

The building is served by an electrical switchboard located in the basement.

Plumbing supply and waste is composed of cast iron pipes and fittings with some additions in polyvinyl chloride. There is a gas-fired 40 gallon domestic water heater in the basement (Figure 24).

Wall-mounted unit battery packs were installed in the stairwell to function as emergency lighting in the event of a power outage (Figure 25). The building is monitored by a fire alarm panel locate in the basement (Figure 26).

Condition Assessment

The existing hot water piping and radiators are in poor condition. The electrical switchboard has suffered water damage. The plumbing supply and waste system is in poor condition. The fire and life safety systems are antiquated.
RECOMMENDATIONS FOR TREATMENT

Historic Preservation Objectives

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are provided below for reference:

**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.28

The treatment **rehabilitation** has been designated for the buildings at St. Elizabeths west campus, given their historical significance and planned repair and alteration for compatible reuse. The Secretary of the Interior’s Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

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28 *The Secretary of the Interior’s Standards for the Treatment of Historic Properties.*
Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.29

Requirements for Work

Guidelines and Standards for Treatment

Guidelines and requirements for treatment have been defined based on the preservation objectives outlined above for St. Elizabeths west campus. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior’s Standards for Rehabilitation. GSA has indicated that the buildings will be repaired and adapted for continued use as part of a comprehensive work effort for each building, therefore prioritization or phasing of specific repairs is not required for purposes of this study. However, should phasing of work be required, the basic requirements outlined below are presented in general order of descending importance.

Because the buildings are currently accessed by representatives of GSA and the user agencies, as well as consultants to the GSA and members of the design teams, it is important to note that potential safety hazards (such as deteriorated floor systems) do exist and that structural stabilization may be required as work on the buildings proceeds.

Guidelines for Prioritization of Work

Based on the condition assessment performed as part of the Historic Structure Report/Building Preservation Plan study, the following general prioritization is indicated for anticipated work on the subject buildings. Depending on the sequence and phasing of work, several of these categories of work (e.g., exterior envelope weatherproofing and modifications for reuse) may be performed simultaneously.

1. Structural Stabilization. Implement structural stabilization repairs as needed to address structural deficiencies and unstable conditions, such as repairs to deteriorated floor systems.

2. Exterior Envelope Weatherproofing. Perform exterior repairs to prevent water infiltration and deterioration of building envelope materials, and to address conditions that may lead to continued deterioration and loss of historic fabric. These types of repairs include closure of openings in walls and roofs, repairs to roofing and flashings, masonry repairs, and window and door repairs.

3. Modifications for Reuse. Perform repairs and modifications to the building interior and systems to permit reuse offices and related support uses. These types of repairs and modifications include work required to meet code, for disabled access, for egress, for structural capacity upgrades, to

29 Ibid.
rehabilitate interior finishes, and to provide new mechanical, electrical, and plumbing systems to permit building occupancy and use.

4. Cyclical Inspection and Maintenance. In addition to the specific repairs recommended, cyclical maintenance tasks such as inspection, painting of exterior wood and metal elements, pointing of mortar joints in brickwork (long-term), replacement of joints sealants, and other ongoing maintenance tasks must be continually implemented to avoid damage to the historic building fabric and to reduce the need for large-scale repair projects in future.

All work performed on the subject buildings should be documented through notes, photographs, and measured drawings and/or sketches, or with as-built annotations to construction documents at project completion. These records should be permanently archived as a record of the buildings prior to adaptive reuse, for future reference, and to provide information for future maintenance of the buildings. In addition, these records will allow future observers to identify which materials are historic.

2008 Preservation Guidelines

The St. Elizabeths West Campus: Preservation, Design, & Development Guidelines were developed to provide guidance for the present and future stewardship of the National Historic Landmark and to assist in the preservation of the historic resources and overall character of the historic site. The guidelines, using the Secretary of the Interior’s Standards as a foundation, provide general guidance for anticipated modifications such as rehabilitation of the historic buildings and landscape, placement and design of new construction and landscape features, and proposed new access roadways.

The guidelines are intended to be neither technical nor prescriptive. Specifically, the Preservation, Design, & Development Guidelines note that the guidelines have been prepared to assist in applying the Secretary of the Interior’s Standards to specific project work, are not intended to provide case-specific recommendations, and “cannot, in and of themselves, be used to make essential decisions about which features of the historic buildings and landscapes should be saved and which can be altered.”

Instead, the guidelines are intended to provide philosophical consistency for the work as well as guidance during the design process, prior to treatment.

The Preservation, Design, & Development Guidelines provide the following general treatment standards for the buildings of the west campus:

Building Treatment Standards

The West Campus contains a variety of architectural styles ranging in age from the early 1850s to the 1940s. It is critical that rehabilitation retain the integrity and historic fabric of the buildings. The building treatment standards expand upon the Secretary of the Interior’s Standards for Rehabilitation. Building specific preservation treatment zones and preservation priorities will be established by the Historic Structure Reports or Historic Building Preservation Plans which will be prepared for each building.

1. All work on historic buildings and structures will be undertaken in accordance with the Secretary of the Interior’s Standards.

2. Minimum alteration will be made to the historic buildings, structures or site to meet current use and code requirements.

3. Deteriorated building fabric will be repaired rather than replaced. When

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material deterioration prohibits repair, replacement materials shall match the original in material, color, and texture.

4. Rehabilitation work will retain original windows, window openings, doors and door locations.

5. All work will be designed and executed in a manner that minimizes damage to or removal of character defining elements or significant fabric of the building, structure or setting.

6. All exterior work will be executed in a manner that minimizes damage to significant landscapes or site features adjacent to the building or structure.

**Interior Treatment Standards**

There are spaces, materials and details at the interior of the buildings that are significant and character defining. The character defining spaces, materials and details will be determined by the Historic Structure Report or Historic Building Preservation Plan prepared for each structure. Rehabilitation of the interiors of the historic buildings requires new uses that will be compatible with existing space configuration, that can utilize identified restoration zones of the building and that will limit the need to alter or remove the significant interior spaces or materials. The character defining spaces, materials and details and the sense of time and place associated with the interior must be preserved and respected.

1. Proposed design and new uses will integrate and preserve the original interior plan configuration, spaces, features, and finishes.

2. All work will be executed in a manner that retains and does not damage interior features, finishes and original room configuration.

3. Proposed design should include original stairs and their historic configuration, including decorative elements.

4. Proposed design will retain significant features of original mechanical systems.

5. Rehabilitation of the building interiors will avoid subdividing the interior rooms, removing original partitions or altering the floor to floor heights.

6. Design will avoid installation of dropped ceilings or mechanical equipment that will result in the damage or covering of original ornamental moldings and ceiling details or that will intrude on window heads.

7. New design will avoid the removal of original plaster and wood trim from traditionally finished surfaces.

8. Rehabilitation procedures will avoid using destructive methods to remove coatings from historic features.  

The guidelines listed above should be considered in light of the overarching guidance provided by the Secretary of the Interior’s Standards; the stated intent of the Preservation, Design, & Development Guidelines as discussed above; and the specific recommendations generated by in the Historic Structure Reports/Building Preservation Plans, which respond to the findings of a comprehensive building-specific significance and condition assessment study.

**Preservation Zoning**

The General Services Administration uses Building Preservation Plans and Historic Structure Reports to provide guidance in accommodating new requirements and building user needs while preserving each building’s unique historic character. The technique of “preservation zoning” is used by the GSA to establish a hierarchy of significance for categorizing exterior and interior areas of each

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building to guide the long-term preservation approach for individual spaces and for the building as a whole.

Preservation zoning is based upon archival research to understand the chronology of the development of the building, an evaluation of the significance of individual spaces, identification of original features that may be obscured by late alterations, and documentation of existing conditions. Zoning guides the development of specific recommendations for the short and long term care of the building. Of particular importance for historic public buildings is the sequence and character of public spaces such as entrances, lobbies, corridors, and stairways that lead from the exterior to more private interior spaces. (These characteristics are present in some of the St. Elizabeths west campus buildings, although other campus buildings are less hierarchical in organization.) Adjoining interconnected spaces are typically assigned one zone to maintain their character as a continuous suite. Exterior zones include visible roofing as well as associated landscape and site features. Flat or very shallow pitched roof areas not visible from grade are considered separately.

The identification of significant features is an important component both in understanding the overall significance of the building and in defining preservation zoning. National Park Service Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character describes a process for identification of significant features of historic buildings to assist in understanding their character and recommending appropriate treatment approaches.32

Although evaluation of historic integrity is related to the determination of preservation zones, it is common for spaces in public buildings to have been altered to some extent. These alterations do not prevent a space from being designated as restoration or rehabilitation, as long as the essential form or character is sufficiently intact to make restoration or rehabilitation practical. Preservation zoning is primarily intended to define a future treatment approach. Common alterations to interior finishes, such as the introduction of carpet over original flooring or the addition of suspended ceilings below original plaster ceilings, do not prevent a space from being designated for restoration or rehabilitation.

The GSA has defined three categories of preservation treatment zones: restoration, rehabilitation, and renovation. This hierarchy reflects the relative architectural importance and public visibility of the building’s exterior and interior spaces. The GSA has provided the following guidelines for designation of building elements, and spaces as restoration, rehabilitation, or renovation zones:

**Restoration zones (Zone 1)** typically include primary facades and their settings, landscaped courtyards, public lobbies, corridors, stairways, original elevators, courtrooms, hearing rooms, other ceremonial spaces, libraries, executive suites and restrooms retaining historic ornamental finishes such as marble partitions, structural glass and porcelain pedestal sinks. These spaces merit retention of their original materials and features and restoration to remove inappropriate alterations such as suspended ceilings and reinstall missing features such as period lighting that contribute significantly to the historic character of these spaces. To justify funding for restoration, or even consideration of including restoration in a major modernization or upgrade, these primary spaces must be designated restoration zones.

**Rehabilitation zones (Zone 2)** generally include most of the tenant spaces where

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alterations have occurred but significant original materials remain (i.e. windows, trim, doors, plaster walls, etc.) even if some features, such as lighting, have been removed or ceiling volumes obscured by suspended ceiling. Spaces merit a rehabilitation zoning if their historic configuration remains essentially intact and they contain historic materials or architectural features worth preserving. To justify preserving original materials within these spaces (or even consideration of preserving original materials as part of a major modernization or upgrade), these secondary spaces must be designated rehabilitation zones.

Renovation zones (Zone 3) are typically are limited to attics, basements, utilitarian spaces, and areas which have been so altered that no original material remains. These non-significant spaces may be demolished in their entirety, as long as the alterations do not adversely affect adjoining rehabilitation or restoration zone spaces. Alterations to ceilings, walls, doors and other features adjoining rehabilitation or restoration zones, such as changes along a building perimeter, must be undertaken in a manner that preserves the appearance and integrity of adjoining significant spaces. Examples of such approaches include configuring suspended ceilings to preserve the full height of the windows as seen from the outside of the building.

Renovation zoning implies either that few if any original materials or features survive intact or that the particular space does not contain distinguishing materials or features. Spaces zoned as renovation can be freely altered to suit contemporary needs.

Diagrams illustrating the recommended zoning for Staff Residence No. 3 are provided as Figures 20 through 22.

**Zone 1 – Restoration**
The following spaces in Staff Residence No. 3 are designated as Zone 1: all exterior facades and roofing. The exterior facades are significant in that they convey the historic appearance and character of the building. Significant features of the exterior facades include the exterior masonry, original windows and doors, and roofing.

The original front and rear porches of the building are also included in Zone 1. Note that the existing enclosed porches are non-contributing alterations; restoration of the porches should include returning them to their original open configurations.

**Zone 2 – Rehabilitation**
Spaces designated as Zone 2 include all interior spaces of the first and second floors. The interior rooms contain historic features and finishes, but are not of primary significance to the building. Significant features of these spaces original windows and doors, plaster finishes and moldings, and wood trim.

**Zone 3 – Renovation**
Spaces designated as Zone 3 include the basement and interior bathroom spaces. The basement and bathrooms are utilitarian spaces that do not contain significant historic features or finishes.

Non-original interior partitions at former door openings, altered exterior window and door openings, and the non-original enclosure walls

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33 Preservation zoning guidelines, correspondence to the authors from Caroline Alderson and George Siekkinen, GSA, February 2009.
of the porches are also designated as Zone 3. Pending determination of a new use for the building, these non-original alterations should be removed and the original configuration restored.
Figure 20. First floor plan of Staff Residence No.3 showing preservation zoning.
Figure 21. Second floor plan of Staff Residence No. 3 showing preservation zoning.
Figure 22. Basement floor plan of Staff Residence No.3 showing preservation zoning.
Recommendations

Recommendations have been developed as part of the Historic Structure Report/Building Preservation Plan study based on information gathered through the historical and architectural significance evaluation and existing conditions assessment. These recommendations address structural stabilization and safety, repair measures to address existing deterioration, and restoration of missing or deteriorated historic features as appropriate to the specific building under consideration. As noted above, the recommendations have been developed in accordance with the Secretary of the Interior’s Standards for Rehabilitation, with consideration of the general guidance provided by the Preservation, Design, & Development Guidelines.

The recommendations provided in the Historic Structure Reports/Building Preservation Plans are provided for reference by the project team developing the rehabilitation design for each building. As part of the rehabilitation design process, consideration should be given to code and life safety issues (e.g., accessibility, egress, etc.), security issues (e.g., ballistic window treatments), and energy performance issues (e.g., window performance), as well as other issues related to building performance and adaptive reuse. Selection, design, detailing of specific modifications required to meet these issues as well as to address program requirements are part of the rehabilitation design scope of work.

Many of the specific recommendations provided below have been developed to address existing deterioration of the subject buildings. In general, deterioration is primarily related to water infiltration through the exterior envelope. Sources of water infiltration include deficiencies in flashings at building interfaces, as well as leakage through deteriorated masonry and at window and door perimeters. In addition, interior materials including wall and ceiling plaster and finish flooring are deteriorating as a result of moisture from condensation. Although temporary louvers and electric solar powered fans are provided in the building, inadequate ventilation as a result of window closure (board-ups), together with lack of heat and air movement, is contributing to the pre-existing condensation problem.

Also, as with many of the subject buildings, deterioration has resulted in numerous safety hazards. On the building exterior, loose or displaced masonry and roofing elements are a potential safety hazard. On the building interior, one safety hazard is the presence of broken glass in numerous windows. Another example is the spalled and failing ceiling plaster, and loose or detached light fixtures, piping and conduit, and other overhead and wall-mounted appurtenances.

Consideration should be given to restoring the 1920s exterior appearance of the building. This work would include the restoration of the front porch to an open configuration. Character-defining elements of the porch, such as the original ceiling and roof structure, would be retained, while the non-historic walls and windows would be removed and replaced. Minor alterations to meet contemporary functional needs and code requirements may be required, such as the provision for a historically sensitive, fully accessible exterior entrance path.

The treatment approach for interior finishes will depend upon the final programmed use of each space, the final plan layout for the interior of the building, and the need to install new mechanical and electrical systems. The determination of specific treatments for each room or space will require consideration not only of existing conditions but also of programmatic and functional needs. In some locations, the appropriate approach may vary from one wall of the space to another. Original partition walls should be retained where the space layout is compatible with the new use of the building.
Similarly, repairs and modifications to the building structural systems are in part dependent on the specific uses of the interior spaces. The structural recommendations presented below include short term measures needed to address issues related to safety and stability, and long term measures needed as part of overall building rehabilitation.

Specific recommendations for exterior and interior materials and features and building structural systems are presented in the following sections.

**Exterior**

**General**
- Work should be performed in accordance with the *Preservation, Design, & Development Guidelines*.
- Prior to undertaking rehabilitation of the building, the existing and historic spaces, materials, elements, and systems should be documented with HABS-quality drawings and photography.
- Consideration should be given to restoring the front porch to its original configuration as documented in archival photographs of the building.
- Consideration should be given to restoring the rear porch to an open configuration matching the original design.
- The portions of the brick wall surrounding the patio that have collapsed should be rebuilt or removed.

**Roofing, Downspouts, and Drainage**
- Due to deterioration of the existing roof materials and observed water leakage, the existing cement shingle roofing system requires replacement. Following any necessary structural repair or strengthening, new fiber cement shingles should be installed over appropriate new underlayment, incorporating new copper flashings and other accessories matching the original roofing materials and design. The new shingles should match the color and shape of the current shingles.
- The existing membrane roofing and any underlying roof materials should be removed down to the structural deck. Following any required structural repairs, a new membrane roof system incorporating appropriate new insulation, membrane flashings, and sheet metal counterflashings should be installed.
- All existing external gutters should be replaced with new watertight hanging gutters. Further research is needed to confirm the metal material of the original gutters.
- All existing external downspouts should be replaced with new functional exterior downspouts. Further research is needed to confirm the metal material of the original downspouts. Consideration should be given either to connecting the downspouts to new campus storm sewer systems or designing an appropriate discharge at grade.
- The drainage at the base of the exterior stairs open into the basement should be reviewed. If drainage at the base of the stairwell exists, it should be cleaned and plumbed to ensure functionality. If no drainage exists, a system to divert water should be installed to prevent further water intrusion into the basement.
- The existing grades, slopes, locations of impervious paving, and site drainage provisions at the building perimeter should be reviewed, particularly as relates to the drainage of water from downspouts or drain piping and the protection of the basement level from water infiltration. Appropriate drainage away from the building foundation should be ensured.

**Masonry**
- Isolated cracked or severely deteriorated areas of masonry should be rebuilt using replica units that match the dimensions, color, and texture of the original units as well as their physical properties such as compression and absorption.
Consideration should be given to performing physical testing of masonry units to determine the compressive strength and absorption of the existing units. The results of this testing can be used to guide selection of replacement units and to assist in designing a repointing mortar.

Cracked and deteriorated mortar joints should be repointed with new mortar appropriate to the existing substrate and historic appearance. The deteriorated mortar should be removed to a depth equal to twice the width of the joint, or deeper as necessary until sound mortar is encountered. Various mortar removal tools and techniques should be considered in field trials to ensure that the adjacent masonry is not damaged during joint preparation. Compatible new mortar should be installed in the properly prepared joints and tooled to a concave profile.

Compositional analysis of the existing mortar was not performed as part of this study. Compositional analysis should be performed during the design phase to assist in mortar mix design for repair.

Non-original and non-functioning conduit, signage, anchors, mechanical fixtures, and attachments on the facades should be removed.

During facade repairs, consideration should be given to removing the existing coating. Further investigation and evaluation of the masonry should be conducted subsequent to coating removal to identify any conditions previously concealed beneath the coating that may require repair or maintenance, to provide an appropriate substrate for repairs, and to identify deteriorated mortar joints requiring repointing. Assessment of hazardous material content of the existing coatings is outside the scope of this study but should be completed prior to coating removal. Based on a review of archival photographs, the coating was applied after the period of significance of the building. Therefore, the masonry should be left uncoated.

The use of clear, penetrating sealers for masonry is not recommended. Sealers are not a substitute for masonry repairs and repointing and are not reversible once applied.

**Wood Elements and Siding**

Deteriorated exterior wood elements of the front porch structure should be repaired. Where decay in a particular element is extensive, consideration should be given to replacing the element with a new replica wood element matching the original configuration and profile. Where decay is limited or localized, repair the wood element using compatible fill materials. The wood surface should be prepared by removing all decayed material, and all cracks and voids should be filled to re-create the original profile.

All exterior wood elements should be stripped of paint, sanded as needed to prepare the surface, primed, and painted. Colors for exposed coatings should be selected based on sampling of intact original coatings and review of archival photographs.

The composite siding of the rear wing and the front porch is not original. Portions of the original wood siding may be intact below the existing metal siding. Consideration should be given to removing the composite siding and restoring the original wood siding.

**Windows and Doors**

The existing wood windows should be repaired. Where decay is limited or localized, repair the wood element using compatible fill materials. The wood surface should be prepared by removing all decayed material, and all cracks and voids should be filled to re-create the original profile. Where decay in a particular element is extensive, consideration should be given to splicing in a new replica wood element matching the original configuration and profile. Window joinery should be reinforced as needed.
Interior and exterior window surfaces should be stripped of paint, sanded as needed to prepare the surface, primed, and painted. Colors for exposed coatings should be selected based on sampling of intact original coatings and review of archival photographs. The application of either clear or pigmented coatings to interior window surfaces should be coordinated with the treatment of adjacent interior millwork.

Where glass is cracked or missing, new glass should be installed that matches the dimensions, thickness, color, and reflectivity of the original glass.

Consideration should be given to improving the weather resistance of the existing windows by recaulking, reglazing, and installing new weatherstripping as necessary.

The existing wood exterior doors will require wood repairs and recoating similar to the work performed at the windows. Some existing wood exterior doors may require partial replacement of deteriorated wood elements such as the lower stile. The damaged original element should be removed and a new component spliced in that matches the original in dimension, profile, and if possible, wood species.

**Interior Flooring**

- The existing carpeting or vinyl tile in all rooms is too deteriorated for reuse and should be removed and discarded.
- The existing subfloor or other materials below the existing carpeting and vinyl tile should be inspected and repaired if required. In some locations, original hardwood finish flooring may be present below later non-original floor finish materials. Since it is an original and character-defining material, consideration should be given to salvaging the hardwood flooring. Repairs such as replacement of individual damaged or missing floorboards with like material and refinishing and recoating would be necessary.
- Since it is an original and character-defining material, consideration should be given to salvaging existing ceramic tile floor finishes in room 2001 for reuse.

**Plaster Finishes**

- Where minor deterioration such as isolated cracking or minor delamination of plaster finishes exists, the existing plaster finishes should be repaired in place by filling cracks or damaged areas with compatible new materials.
- Where moderate deterioration including loss of the finish plaster coat exists, the plaster should be repaired in place by applying a compatible new plaster finish coat.
- Where substantial deterioration including significant delamination or loss of plaster exists, the existing wall finish materials will require replacement with appropriate new finish materials.
- Plaster surfaces to which non-original acoustical tile has been adhered may require replacement.
- Where structural repair or strengthening of the underlying framing is required, the plaster finishes should be removed to allow for the structural repair. Following structural repairs or strengthening, appropriate new wall finish materials should be installed.

**Interior Paint**

- Due to previous water leakage, large areas of the existing interior paint coatings have debonded or are cracked, even in locations where the underlying substrate is intact. Therefore, all interior areas will require scraping/sanding to remove loose and debonded paint. Containment of lead-containing paint fragments must be considered.
- Prior to removing existing paint, representative samples of intact paint should be collected and studied as a record of historic finishes and colors.
The exposed substrate should be primed using primers recommended for the material to be painted.

**Interior Doors**
- Original wood interior doors in the building should be salvaged for reuse, if possible in their original locations.
- Existing interior doors should be stripped of paint. The historic stained and clear coated finish should be restored.
- Where required to replace missing or heavily deteriorated interior doors, new interior doors should be provided, using intact existing interior doors to guide dimensions, profiles, materials, and finishes.

**Millwork**
- Original door and window surrounds and other wood trim such as picture rails, corner beads, the fireplace surround, and the stair balustrade should be salvaged for reuse.
- Existing interior millwork should be stripped of paint. The historic stained and clear coated finish should be restored.
- Where required to replace missing or heavily deteriorated millwork, or at new wall surfaces related to new interior functions, new wood millwork should be provided matching, based on the design of original millwork in the building and finished to match the historic appearance.
- Acoustic tiles and supporting wood attachments should be removed from the ceiling of room 1006 and the underlying tongue-and-groove wood ceiling restored by patching holes and repairing damage with wood putty and epoxy. The wood should then be primed and repainted to match the original finish.

**Basement**
- Existing paint coatings should be removed from selected areas of the perimeter walls of the basement in order to more accurately assess the condition of the underlying concrete.

- In conjunction with changes to the management of water drainage from the roofs, downspouts and surrounding area, the basement waterproofing should be improved. Once water intrusion issues are addressed, failed paint, mildew, efflorescence and stains should be cleaned from the basement masonry.

**Structure**
Staff Residence No. 3 is in serviceable condition. The roof systems and exterior finishes require minor repairs. The methods utilized to restore this building structure will be in part contingent upon the specific uses for this space and the final disposition of the adjoining porch.

- Restricted access should be maintained until long-term repairs have been implemented.
- Deteriorated and decayed roof decking within the hip roof framing should be repaired or replaced as necessary.

**Mechanical, Electrical, and Plumbing Systems**
All hot water piping in the building should be removed or abandoned in place. All radiators should be removed as well. An appropriate new heating, ventilating, and air conditioning system for the building should be designed and installed.

Due to the existing conditions of the building, the electrical equipment was exposed to heat, humidity, and dirt build-up over a prolonged period of time. This exposure caused corrosion on the contact surfaces and severely compromised the operating mechanisms of the circuit breakers within the equipment. As a result, the operation and functionality of the overall equipment have been adversely affected and the equipment has been rendered unfit for reuse. The existing service switchboard should be completely removed and replaced with new equipment. All new electrical equipment should be located in dedicated electrical closets. The
existing lighting should also be removed. Modern lighting control technology and equipment will be required to serve any new lighting design for the space.

It would be preferable for the building to receive an incoming medium voltage feed directly from the electrical utility company (PEPCO); however, this should be confirmed as part of the rehabilitation design. Both 208/120V and 480/277V electrical service should be available to feed the building loads, as larger mechanical are commonly served at 480v. If this direction is pursued, a new 480V pad-mounted transformer will be required and should be placed in dedicated electrical closets strategically located within the building.

Plumbing is generally unusable as it would not be feasible to return it to service without incurring numerous water leaks and frequent maintenance.

The existing fire alarm panel has been exposed to heat and humidity over a significant duration of time. This exposure is harmful to the electronic components within the fire alarm panel and thus negatively affects its potential for reuse. The existing panel should be removed and replaced with an appropriate new fire alarm system.
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*Hearings before Subcommittee of U.S. Congress, House Committee on Appropriations in Charge of Sundry Civil Appropriations Bill for 1901,* House Committee on Appropriations, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.


*Maps and Plans of the Government Hospital for the Insane (St. Elizabeths Hospital), 05/27/189–12/14/1938.* Department of the Interior, St. Elizabeths Hospital (1916-06/30/1940). Accessed at the National Archives at College Park, Maryland; Records of St. Elizabeths Hospital, Record Group 418.


*Photographs of Structures at St. Elizabeths Hospital, Washington, DC, 1968.* Department of Health, Education, and Welfare. Public Health Service, Health Services and Mental Health Administration, National Institute of Mental Health, St. Elizabeths Hospital,
Office of the Superintendent (04/01/1968–07/01/1973). Accessed at the National Archives at College Park, Maryland; Records of St. Elizabeths Hospital, Record Group 418.


*Specifications for the Erection and Completion of Building “A” for the Government Hospital for the Insane,* Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

*Specifications for the Erection and Completion of Building “B” for the Government Hospital for the Insane,* Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National
Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “C” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “E” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “J” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “K” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “L” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “M” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of Building “Q” for the Government Hospital for the Insane, Shepley, Rutan, and Coolidge, June 17, 1901. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 4.

Specifications for the Erection and Completion of the Assembly Hall for the Government Hospital for the Insane, Sunderland Brothers, May 25, 1907. Accessed at the National Archives at College Park, Maryland; Records of the Secretary of the Interior, Record Group 48, Box 10.


*Topographical Map of the Site and Lands of the Government Hospital for the Insane near Washington, D.C.* Surveyed and Drawn by Frank S. Eastman, Civil Engineer. 1873. Accessed at the National Archives at College Park, Maryland, Cartographic and Architectural Drawings Division; Records of the Secretary of the Interior, Record Group 48.


The collection contains various topographical maps and site plans for the District of Columbia and St. Elizabeths campus from 1855–1985. Some of the maps are accessible online at http://memory.loc.gov/cgi-bin/map_item.pl?data=/home/www/data/gmd/gmd385/g3852/g3852s/ct002086.jp2&style=gmd&itemLink=?ammem/gmd,klpmap,ww2mapp:@field(NUMBER+@band(g3852s+ct002086))&title=[Maps%20of%20Saint%20Elizabeths%20Hospital,%20Washington%20D.C.]%20%2f%20C.H.%20Nichols,%20sup't%200;%20surveyed%20by%20John%20M.%20Coyle%20;%20Thos.%20U.%20Walter,%20arch't%20;%20ground%20plan%20designed%20by%20C.H.%20Nichols,%20sup't (accessed on February 16, 2010).

The collection houses the records of the Olmsted Associates (Series B, Job Files) as well as the Charles H. Nichols Papers. For the purposes of this study, a cursory review of archival material in this collection was performed to identify relevant documents.

The repository houses a large selection of annual reports from 1854–1866, 1871–1872, 1890–1903, 1915–1932, and 1946–1952. Additionally, the library has copies of the reports of the Special Committee on Investigation of the Government Hospital for the Insane from 1906 and 1926. Some of the resources have been digitized and are available for download. An extensive review of these materials was performed for this study.

National Archives Building, Washington, D.C.
Record Group 418: Records of St. Elizabeths Hospital. The repository provides a free publication entitled the Preliminary Inventory of the Records of St. Elizabeths Hospital which is a detailed inventory of documents contained within the National Archives of the United States as of August 21, 1978, Record Group 418: Records of St. Elizabeths Hospital. The National Archives Building in Washington, D.C. contains the Letters of Inspection from the Board of Visitors, historical data files relating to initial development of the campus, and detailed records from subordinate units relating to the preparation of the Superintendent’s annual report. Much of the material is handwritten and provides extensive information regarding maintenance and repair on the west campus. Record Group 418 is a large collection of materials from which WJE was able to review all of the available photographic and cartographic documents as well as the textual files deemed most relevant to the scope of the project (approximately one-third of the narrative documents in the collection).

Record Group 42: Records of the Office of Public Buildings and Public Parks of the National Capital. For purposes of this study, WJE completed a cursory survey of relevant entries in this record group. Significant references to St. Elizabeths Hospital were not identified in the materials reviewed.

National Archives at College Park, College Park, Maryland
Record Group 418: Records of St. Elizabeths Hospital. The repository provides a free publication entitled the Preliminary Inventory of the Records of St. Elizabeths Hospital, which is a detailed inventory of documents contained within the National Archives of the United States as of August 21, 1978, Record Group 418: Records of St. Elizabeths
Hospital. The National Archives at College Park contains hundreds of archival photographs of the west campus dating from the 1890s through the 1960s. The photographs are divided into three collections: 418-G, 418-H, and 418-P, which contain images of the campus, building exteriors, building interiors, and campus life. Some of the archival photographs have been digitized and are available for download. Many of the images are duplicates of those available through the General Services Administration archive. In the Cartographic and Architectural Division of the library there is a collection of site plans and drawings of the hospital dating from 1856 through 1939. Record Group 418 is a large collection of materials from which WJE was able to review all of the photographic and cartographic documents as well as the textual files deemed most relevant to the scope of the project (approximately one-third of the narrative documents in the collection).

Record Group 48: Records of the Secretary of the Interior. Extensive information on St. Elizabeths Hospital is available through Record Group 48, Entry 300, Boxes 1 through 15. The resource can be viewed at the Textual Documents Division of the library and provides detailed information pertaining to early twentieth-century development on the campus. This collection includes unique archival photographs, extensive specifications, and detailed correspondence with contractors relating to the construction of the lettered buildings and Hitchcock Hall. An extensive review of the materials was completed by WJE for purposes of this study.

St. Elizabeths Hospital Database
Compiled under the direction of the General Services Administration, the digital database contains more than 1,300 archival photographs, construction documents, and sketches of St. Elizabeths west campus structures, features, and landscapes. The collection is organized by building and includes plans and elevations signed by Charles Nichols and Thomas U. Walter from 1860, Civil War era photography, an extensive array of photographs from 1890 to 1905, documentation from the 1945 Public Building Administration survey, campus improvement plans from the 1950s, archival photographs from the 1960s, and a photographic survey of buildings done by Dr. Jogues Prandoni in 2002. All images are saved as TIF files. An extensive review of the materials was completed by WJE for purposes of this study.

St. Elizabeths Hospital Health Sciences Library
The Health Sciences Library is located on the St. Elizabeths Hospital east campus and houses a large scale model of the St. Elizabeths campus as it appeared in 1976. The library collection also contains a bound copy of the 1945 Public Building Administration survey, an extensive collection of annual reports, a full archive of the Sun Dial, the Elizabethan, and the St. Elizabeths Reporter—the St. Elizabeths Hospital newsletter—and hospital management plans from the 1970s and 1980s. Available photographs are of a candid nature and document campus events and ceremonies. The collection contains extensive documentation of the people who resided and worked at the St. Elizabeths Hospital during the late twentieth century. WJE completed a cursory survey of the archive with extensive review given to archival photographs and master plan documents.
American Institute of Architects/American Architecture Foundation Archive

The collection is currently temporarily being held at the American Institute of Architects headquarters building in Washington, D.C. The materials were recently transferred to the stewardship of the General Services Administration and are being catalogued and conserved for inclusion in an exhibit at the National Building Museum. The collection consists of drawing files and textual documents. The drawings are organized by building and include an assortment of plans and elevations, including some plans of the Center Building by Thomas U. Walter and renderings of other west campus buildings and additions from the 1860s to the 1930s. There are seven boxes of textual records dating from 1900 to the 1970s. The collection includes correspondence, news articles, scrapbooks, annual reports, specification books, and a small assortment of government documents. For purposes of this study, WJE reviewed the entirety of the textual files and approximately half of the drawing collection.
APPENDICES

Appendix A – Copies of Selected Archival Documentation
APPENDIX A – COPIES OF SELECTED ARCHIVAL DOCUMENTATION
### STAFF COTTAGE NUMBER 3
### BUILDING NUMBER 27
### PHYSICIAN’S RESIDENCE
### ERECTED 1924

**SOUTHWEST SIDE**

Two Stories and Basement.

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**MECHANICAL NOTES**

Facilities fairly adequate.

**RECOMMENDATION**

Retention subject to a possible development of comprehensive replacement plan for station.

Source: 1945 Public Building Administration survey
### ST. ELIZABETHS INVENTORY - WEST CAMPUS

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<td>Builder: Not known</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Typology: Staff residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purpose Built Function: Staff residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Uses: Staff residence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Present Uses: Patient support, office</td>
<td>Square Footage: 2,924</td>
<td></td>
</tr>
<tr>
<td>Architectural Style: Four-square</td>
<td>Number of Stories: 2</td>
<td></td>
</tr>
<tr>
<td>Foundation Material: Concrete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wall Materials: Hollow clay tile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Window Configuration: 6/1, 4/1, 3/1</td>
<td>Roof Material: Asphalt shingle</td>
<td></td>
</tr>
<tr>
<td>Roof Type: Hipped</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structural System: Wood frame construction with masonry bearing walls</td>
<td>Roof Material: Asphalt shingle</td>
<td></td>
</tr>
<tr>
<td>Porches or piazzas: Yes</td>
<td>Visible Additions: No</td>
<td>Tunnel: No</td>
</tr>
</tbody>
</table>
Threat: Some water damage at 2nd floor ceiling, functional obsolescence, transfer of property

Distinguishing Architectural Features: The exterior facade consists of clay tile painted white. The 1st floor of the primary facade has been obliterated by the enclosed porch. The interior is more intact and retains its original plan. The interior displays a fireplace with mosaic hearth, wood baseboards, original stair with square balusters, and typical period door and window trim.

Areas of Significance: None known

Significant Persons: None known

Significant Events: None known

Comments: Cottage No. 3 is perhaps the least intact of the Staff Residences. Unlike the others, which retain the original porch columns in the infill, Cottage No. 3 has completely lost any trace of the original porch on its exterior. Its architectural character has been further compromised by the white paint that obscures its original exterior materials.

Previous Documentation on File at National Park Service: NR, NHL

Original Plans & Drawings: Plans & elevations - National Archives

Old Photographs & Views: None located

Archival Sources: 1924 AR

USGS: Alexandria Quadrangle, Anacostia Quadrangle Scale: 1:24000

UTM Coordinates of Project Area:

Zone/East/North: Southwest Corner: 18/325920/4302090
Zone/East/North: Northwest Corner: 18/326200/4302910
Zone/East/North: Northeast Corner: 18/326770/4302450
Zone/East/North: Southeast Corner: 18/326740/4301630


Photographs: Attached Roll Number/Frame Number: 14/19-22; 18/15

27.DOC3/13/91
Source: GSA archives, image DC1444SE0005.

Source: GSA archives, image DC1444SE0007.
Source: GSA archives, image DC01444SE0008.

Source: GSA archives, image DC1444SE0009.