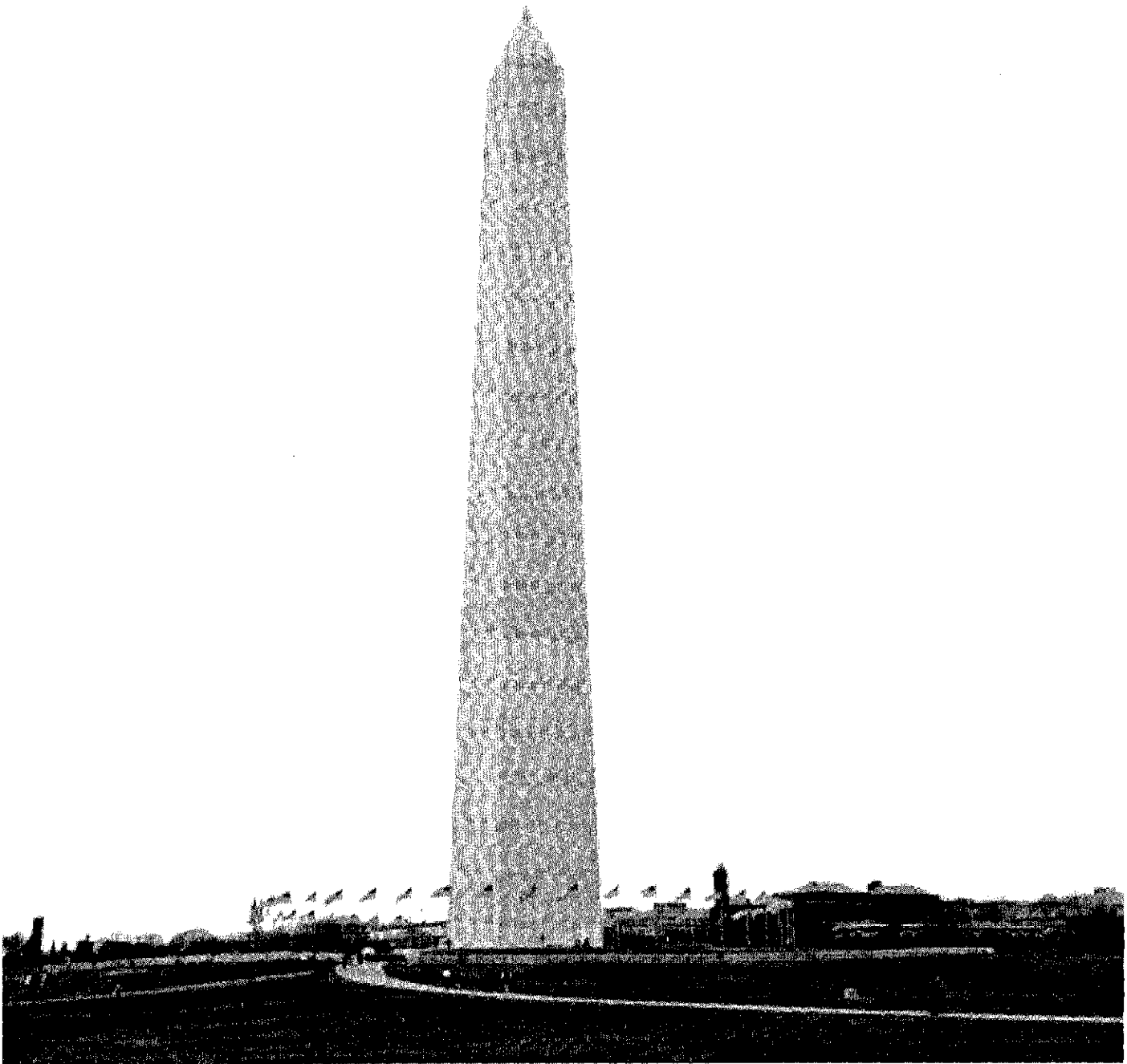


HISTORIC STRUCTURE REPORT

FINAL REPORT

JUNE 2004



WASHINGTON MONUMENT AND ASSOCIATED STRUCTURES

VOLUME II – MONUMENT LODGE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

807 / D-34
v.2

**WASHINGTON MONUMENT AND ASSOCIATED STRUCTURES
HISTORIC STRUCTURE REPORT**

VOLUME II – MONUMENT LODGE

FINAL REPORT

PREPARED FOR
National Park Service
Denver Service Center
AND
National Park Service
National Capital Region

PREPARED BY
John Milner Associates, Inc.
ARCHITECTS • ARCHEOLOGISTS • PLANNERS • LANDSCAPE ARCHITECTS
535 NORTH CHURCH STREET
WEST CHESTER, PENNSYLVANIA 19380
(610) 436-9000

IN ASSOCIATION WITH
Grunley-Walsh Joint Venture
11910 PARKLAWN DRIVE, SUITE U
ROCKVILLE, MARYLAND 20852
(301) 881-8081

TASK ORDER #25, MODIFICATION 3
NPS CONTRACT No. 1443CX3059980901

June 2004

TECHNICAL INFORMATION CENTER
DENVER SERVICE CENTER
NATIONAL PARK SERVICE

COVER ILLUSTRATION: The Washington Monument and grounds today. (John Milner Associates, Inc., 2003).

PUBLICATION CREDITS: Information in this publication may be copied and used, with the condition that full credit is given to the authors and the National Park Service.

UNITED STATES DEPARTMENT OF THE INTERIOR MISSION STATEMENT: As the Nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to ensure that their development is in the best interest of all people by encouraging stewardship and citizen participation in their care. The Department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

CREDITS

NATIONAL PARK SERVICE

NATIONAL CAPITAL REGION

Steve Lorenzetti, Chief, Resource Management

Rebecca Stevens, Regional Historical Architect

Anthony Donald, Historical Architect

Lori McConnell, Cultural Resource Specialist

GRUNLEY-WALSH JOINT VENTURE

Cleo A. Kimbembe, Project Manager

JOHN MILNER ASSOCIATES, INC.,

ALEXANDRIA, VIRGINIA

John Mott, Project Director

Jerric Ott, Historical Intern Architect

Sarah Goode, Historian

WEST CHESTER, PENNSYLVANIA

Peter Benton, Project Manager

Philip Yocum, Historical Architect

Jeanette DiStefano, Desktop Publishing

PHILADELPHIA, PENNSYLVANIA

Lori Aument, Historical Conservator

Dawn Thomas, Administrative Assistant

ACKNOWLEDGMENTS

Several organizations and individuals have assisted John Milner Associates, Inc. in the preparation of this Historic Structure Report. We would like to thank the staff of the National Park Service, National Capital Region, for their assistance and guidance. The administrative staff for the Washington Monument was very helpful in coordinating the field survey and providing access to the facilities.

We would also like to thank James P. Reger, Ph.D., Principal Geologist, Maryland Geological Survey, for his insight on Maryland marble, its inclusions, and its possible sources of discoloration.

TABLE OF CONTENTS

CHAPTER ONE – MANAGEMENT SUMMARY

1.1 Executive Summary	1-1
1.1.1 Introduction.....	1-1
1.1.2 Scope	1-1
1.1.3 HSR Methodology	1-2
1.1.4 Historical Summary	1-4
1.1.5 Evaluation of Significance.....	1-6
1.1.6 Summary of Condition and Integrity	1-7
1.1.7 Recommendations for Treatment and Use.....	1-8
1.2 Administrative Data	1-9
1.2.1 Names and Location of Structures	1-9
1.2.2 Proposed Treatment of the Structures.....	1-9
1.2.3 Related Studies and Documents.....	1-10
1.2.4 Cultural Resource Data	1-11
1.3 Recommendations for Future Research	1-11

PART I – DEVELOPMENTAL HISTORY

CHAPTER TWO – HISTORICAL BACKGROUND AND CONTEXT

2.1 1887–1930 Comfort Station with Waiting Room and Offices	2-1
2.2 1931–1947 Comfort Station and Waiting Room	2-5
2.3 1948–Present Comfort Station, Souvenir Shop, and Concession Station	2-5
2.4 Evaluation of Significance	2-7

CHAPTER THREE – CHRONOLOGY OF DEVELOPMENT AND USE

3.1 1887–1931: Comfort Station with Waiting Room and Offices	3-1
3.1.1 1888–1889: Construction of Monument Lodge.....	3-1
3.1.2 1890–1909: Maintenance.....	3-5
3.1.3 1910–1930: Rehabilitation of Public Spaces	3-5
3.2 1931–1947: Comfort Station with Expanded Facilities	3-6
3.2.1 1931–1941: Rest room Expansion	3-6
3.2.2 1942–1948: Public Room Improvements	3-8
3.3 1948–Present: Comfort Station, Souvenir Shop and Concession Stand	3-8
3.3.1 1948–1963: Concession Stand.....	3-9
3.3.2 1963–1971: Concession Addition.....	3-9
3.3.3 1971–Present: Recent Renovations.....	3-9

CHAPTER FOUR – PHYSICAL DESCRIPTION

4.1 Site	4-1
4.2 Monument Lodge – Exterior	4-2

4.3 Concession Addition – Exterior	4-4
4.4 Monument Lodge – Interior	4-5
4.4.1 Souvenir Shop (Public Room and Waiting Room)	4-5
4.4.2 Rest rooms	4-5
4.4.3 Partial Basement (Boiler Room and Coal Vault)	4-6
4.5 Concession Addition – Interior	4-7
4.5.1 Souvenir Shop Storage	4-7
4.5.2 Souvenir Shop Office	4-7
4.5.3 Trash Room	4-7
4.5.4 Concession Office and Freezer Room.....	4-7
4.5.5 Public Concession Area.....	4-7
4.5.6 Concession Mechanical Room	4-8
4.5.7 Concession Storage	4-8

CHAPTER FIVE – CONDITION ASSESSMENT

5.1 Methodology	5-1
5.2 Site	5-1
5.3 Monument Lodge – Exterior	5-2
5.3.1 Monument Lodge – East Façade.....	5-3
5.3.2 Monument Lodge – North Façade	5-4
5.3.3 Monument Lodge – West Façade	5-4
5.3.4 Monument Lodge – South Façade	5-5
5.3.5 Monument Lodge – Roof.....	5-5
5.4 Concession Addition – Exterior	5-5
5.4.1 Concession Addition – Masonry, Windows, and Doors.....	5-6
5.4.2 Concession Addition – Roof.....	5-6
5.5 Monument Lodge – Interior	5-6
5.5.1 Souvenir Shop.....	5-6
5.5.2 Rest rooms	5-7
5.5.3 Partial Basement	5-7
5.6 Concession Addition – Interior	5-7

CHAPTER SIX – EVALUATION OF INTEGRITY

6.1 Character-Defining Features	6-1
6.2 Location and Setting	6-2
6.3 Form, Design, and Materials	6-2
6.4 Feeling and Association	6-3

PART II – TREATMENT AND USE

CHAPTER SEVEN – TREATMENT AND USE

7.1 Ultimate Treatment and Use	7-1
7.2 Requirements for Treatment	7-2
7.3 Alternatives for Treatment	7-4
7.3.1 Preservation of Monument Lodge	7-4
7.3.2 Restoration of Monument Lodge.....	7-5

7.3.3 Rehabilitation of Monument Lodge..... 7-6
7.3.4 Recommendations..... 7-7

APPENDICES

Appendix A – HSR Scope of Work A-1
Appendix B – Historical Chronology B-1

BIBLIOGRAPHY

Bibliography..... Bib.-1

LIST OF FIGURES AND DRAWINGS

CHAPTER ONE: MANAGEMENT SUMMARY

- Figure 1.1: Site location map.
- Figure 1.2: Site vicinity map.
- Figure 1.3: Washington Monument Grounds building and structures.

CHAPTER TWO: HISTORICAL BACKGROUND AND CONTEXT LIST OF FIGURES

- Figure 2.1: Building for Public Comfort &c for the Washington National Monument Society, Set B, First Floor Plan, Sheet 2, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.2: Building for Public Comfort &c for the Washington National Monument Society, Set B, Front Elevation, Sheet 3, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.3: Building for Public Comfort &c for the Washington National Monument Society, Set B, Rear Elevation, Sheet 5, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.4: Building for Public Comfort &c for the Washington National Monument Society, Set B, Longitudinal Section, Sheet 6, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.5: Building for Public Comfort &c for the Washington National Monument Society, Set A, this alternative design was not built, Front Elevation, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-7; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.6: Building for Public Comfort &c for the Washington National Monument Society, Set A, this alternative design was not built, First Floor Plan, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-4; NCP 807; RG 79;

Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

- Figure 2.7: Building for Public Comfort &c for the Washington National Monument Society, this alternative design was not built, Rear Elevation and Sections, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-6; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.8: Building for Public Comfort &c for the Washington National Monument Society, this alternative design was not built, Front Elevation, W.M. Poindexter & Co., Architects, 2 April 1888 ([Architectural Drawing] File 74-20-3; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.9: Circa 1890 view of the Monument Lodge and the Washington Monument, looking west (File 8924; Historical Society of Washington, D.C.).
- Figure 2.10: Circa 1898 view of Monument Lodge looking east, (*Annual Report Upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Theo. A Bingham, Capt. Corps of Engineers, Col. U.S.A., Being Appendix CCC of the Annual Report of the Chief of Engineers for 1898*, Washington, D.C.: GPO, 1898).
- Figure 2.11: Plan of Marble Mosaic and Marble Wainscoting for Waiting Room Washington Monument Lodge, 31 May 1910 ([Architectural Drawing] File 74-20-13; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.12: Washington Monument Lodge Floor Plans and Sections, showing enlargement of men's and women's toilets, January 1931 ([Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service).
- Figure 2.13: View of southeast corner of the Monument Lodge, 26 August 1931 ([Photograph] 26 August 1931; NPS-NCR Collection).
- Figure 2.14: View of northeast corner of the Monument Lodge, 1 September 1932 ([Photograph] 1 September 1932; NPS-NCR Collection).
- Figure 2.15: Alterations to the Public Room Lodge Building Washington Monument, Approved 5 November 1942 ([Architectural Drawing] File 74-20-33-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

- Figure 2.16: Concession Stand, Monument Grounds, Approved 14 January 1948 ([Architectural Drawing] File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 2.17: Aluminum Awning, Sink etc. Lav., Concession Stand, Washington Monument Lodge, Approved 8 December 1953 ([Architectural Drawing] File 807_80067; Technical Information Center, Denver Service Center, National Park Service).
- Figure 2.18: Expansion Plan, Concession Stand, Monument Grounds – W.P.P., 12 July 1955 ([Architectural Drawing] File 807_80069; Technical Information Center, Denver Service Center, National Park Service).
- Figure 2.19: Sketch, Concession Building, Washington Monument Lodge, Scheme One, Frank William Cole, AIA, 26 December 1961 ([Architectural Drawing] File 807_80070; Technical Information Center, Denver Service Center, National Park Service).

CHAPTER THREE: CHRONOLOGY DEVELOPMENT AND USE

- Figure 3.1: Building for Public Comfort &c for the Washington National Monument Society, Set B, Foundation Plan, Sheet 1, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.2: Building for Public Comfort &c for the Washington National Monument Society, Set B, First Floor Plan, Sheet 2, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.3: Building for Public Comfort &c for the Washington National Monument Society, Set B, Front Elevation, Sheet 3, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.4: Building for Public Comfort &c for the Washington National Monument Society, Set B, Side Elevation, Sheet 4, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74.20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

- Figure 3.5: Building for Public Comfort &c for the Washington National Monument Society, Set B, Rear Elevation, Sheet 5, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.6: Building for Public Comfort &c for the Washington National Monument Society, Set B, Longitudinal Section, Sheet 6, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.7: Building for Public Comfort &c for the Washington National Monument Society, Set B, Section, Sheet 7, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.8: Keeper's Lodge, Washington Monument, Details of Stonework, Sheet 8, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-9; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.9: Keeper's Lodge, Washington Monument, Details of Woodwork, Sheet 9, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-10; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.10: Keeper's Lodge, Full Size Details of Stone Work, Sheet 10, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-11; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.11: Keeper's Lodge, Washington Monument, Full Size Detail of Copper Spouthead, Sheet 11, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-12; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.12: Ca. 1898 view of Monument Lodge looking east (Theo. A. Bingham, "Appendix CCC: Annual Report Upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1898* Washington, D.C.: GPO, 1898).

- Figure 3.13: Main Elevation of the Monument Lodge, December 17, 1926 (NPS-NCR Collection).
- Figure 3.14: Plan of Marble Mosaic and Marble Wainscoting for Waiting Room Washington Monument Lodge, 31 May 1910 ([Architectural Drawing] File 74-20-13; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.15: Main Entrance of Monument Lodge, c.1926 (NPS-NCR Collection).
- Figure 3.16: Washington Monument Lodge Remodeling of Toilets, 28 May 1917 ([Architectural Drawing] File 74-20-19; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.17: Washington Monument Lodge Floor Plans and Sections, showing enlargement of men's and women's toilets, January 1931 ([Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.18: Washington Monument Lodge New Doors and Transoms, 13 January 1931 ([Architectural Drawing] File 807_80063; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.19: Washington Monument Lodge Details, 13 January 1931 ([Architectural Drawing] File 807_80064; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.20: Lodge House Walks, Blocking Plan, Monument Grounds, 15 May 1931 ([Architectural Drawing] NCP 807-84074 1 of 2, File 44-74; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.21: Alterations to the Public Room Lodge Building Washington Monument, Approved 5 November 1942 ([Architectural Drawing] File 74-20-33-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.22: Concession Stand, Monument Grounds, Approved 14 January 1948 ([Architectural Drawing] File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.23: Concession Stand Monument Grounds, Sheet 3, Approved 14 January 1948 ([Architectural Drawing] File 74-20-38-3; NCP 807; RG 79; Cartographic and

Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

- Figure 3.24: Aluminum Awning, Sink etc. Lav., Concession Stand, Washington Monument Lodge, Approved 8 December 1953 ([Architectural Drawing] File 807_80067; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.25: Sketch, Concession Building, Washington Monument Lodge Scheme One, Frank William Cole, AIA, 26 December 1961 ([Architectural Drawing] NCP 807-80070 1 of 3; File 74-20-44-3; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.26: Sketch, Concession Building, Washington Monument Lodge Scheme Two, Frank William Cole, AIA, 26 December 1961 ([Architectural Drawing] NCP 807-80070 3 of 3; File 74-20-44-3; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.27: Planting Plan, Washington Monument Kiosks, Revised 17 August 1971 ([Architectural Drawing] NCP 807-84417 1; File 44-417A; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).
- Figure 3.28: Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's), 4 April 1971 ([Architectural Drawing] File 807_40001; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.29: Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's), 4 April 1971 ([Architectural Drawing] File 807_40001; Technical Information Center, Denver Service Center, National Park Service).
- Figure 3.30: New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge-Comfort Station Rehabilitation, Drawing 807_89056, Sheet 5 of 8, 4 August 1995 (Denver Service Center, National Park Service).
- Figure 3.31: New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge-Comfort Station Rehabilitation, Drawing 807_89056, Sheet 6 of 8, 4 August 1995 (Denver Service Center, National Park Service).

CHAPTER FOUR: PHYSICAL DESCRIPTION

- Figure 4.1: Monument Lodge, east façade, access ramp.

- Figure 4.2: Monument Lodge, site, northeast corner.
- Figure 4.3: Monument Lodge, site, northwest corner.
- Figure 4.4: Monument Lodge, site, west façade, paving at porch.
- Figure 4.5: Monument Lodge, site, southwest corner.
- Figure 4.6: Monument Lodge, site, southeast corner.
- Figure 4.7: Monument Lodge, east façade.
- Figure 4.8: Monument Lodge, east façade, southern end of portico paving.
- Figure 4.9: Monument Lodge, interior, souvenir shop, east entrance doors closed.
- Figure 4.10: Monument Lodge, east façade from southeast.
- Figure 4.11: Monument Lodge, south façade.
- Figure 4.12: Monument Lodge, north façade, lodge side.
- Figure 4.13: Monument Lodge, north façade, mens' rest room entrance.
- Figure 4.14: Monument Lodge, north façade, coal bin door.
- Figure 4.15: Monument Lodge, west façade overall.
- Figure 4.16: Monument Lodge, Concession Addition roof, flashing at southeast edge.
- Figure 4.17: Monument Lodge, Concession Addition roof, southwest downspout from lodge roof.
- Figure 4.18: Monument Lodge, Concession Addition roof, PVC tubing at northwest downspout from lodge roof.
- Figure 4.19: Monument Lodge, roof, looking west.
- Figure 4.20: Monument Lodge, roof, detail of built up ridge at southeast corner.
- Figure 4.21: Monument Lodge, roof, detail northwest chimney.
- Figure 4.22: Monument Lodge, roof, looking south.

- Figure 4.23: Monument Lodge, roof, detail iron eyehook, east side.
- Figure 4.24: Monument Lodge, west façade, Concession Addition under porch.
- Figure 4.25: Monument Lodge, Concession Addition, south façade.
- Figure 4.26: Monument Lodge, Concession Addition roof, looking southwest.
- Figure 4.27: Monument Lodge, Concession Addition roof, looking northwest.
- Figure 4.28: Monument Lodge, Concession Addition, southwest corner, downspout and drain.
- Figure 4.29: Monument Lodge floor plan. Drawing is provided for orientation purposes only and should not be considered an accurate measured drawing.
- Figure 4.30: Monument Lodge, interior, souvenir shop, looking west.
- Figure 4.31: Monument Lodge, interior, souvenir shop, exposed terrazzo floor, central shield.
- Figure 4.32: Monument Lodge, interior, souvenir shop, exposed terrazzo floor, border.
- Figure 4.33: Monument Lodge, interior, mens' rest room, looking northwest.
- Figure 4.34: Monument Lodge, interior, mens' rest room, utility closet, north wall.
- Figure 4.35: Monument Lodge, interior, womens' rest room looking east.
- Figure 4.36: Monument Lodge, interior, floor hatch to boiler room in floor of utility closet in men's rest room.
- Figure 4.37: Monument Lodge, interior, boiler room, iron ladder at floor hatch entrance.
- Figure 4.38: Monument Lodge, interior, boiler room, southwest corner.
- Figure 4.39: Monument Lodge, interior, boiler room, northwest corner.
- Figure 4.40: Monument Lodge, interior, boiler room, looking southeast.
- Figure 4.41: Monument Lodge, interior, boiler room, ceiling looking southwest, pipe for floor drain.
- Figure 4.42: Monument Lodge, interior, boiler room, overflow tank in floor.
- Figure 4.43: Monument Lodge, interior, boiler room, entrance and threshold to concrete coal bin on north.

- Figure 4.44: Monument Lodge, interior, Concession Addition, souvenir shop storage, junction of lodge masonry and Concession Addition at northeast corner.
- Figure 4.45: Monument Lodge, interior, Concession Addition, souvenir shop office, looking north.
- Figure 4.46: Monument Lodge, interior, Concession Addition, public concession area, southwest corner.
- Figure 4.47: Monument Lodge, interior, Concession Addition, mechanical room with exposed stone panel detail.

CHAPTER FIVE: CONDITION ASSESSMENT

- Figure 5.1: Monument Lodge site plan.
- Figure 5.2: Monument Lodge, Concession Addition, north façade, uneven paving showing pooled water.
- Figure 5.3: Monument Lodge, Concession Addition, south façade, note deteriorated sidewalk.
- Figure 5.4: Monument Lodge, east façade, old damage at northeast corner of cornice.
- Figure 5.5: Monument Lodge, east façade, underside of portico, note gypsum crusts.
- Figure 5.6: Monument Lodge, east façade, northern end of portico paving, note biological growth on brick.
- Figure 5.7: Monument Lodge, interior, souvenir shop, east entrance doors, note modern hardware and damage at base.
- Figure 5.8: Monument Lodge, interior, souvenir shop, east entrance doors, note damage to wood and finish.
- Figure 5.9: Monument Lodge, exterior, detail of gypsum crusts at north window to mens' rest room.
- Figure 5.10: Monument Lodge, Concession Addition roof, projecting west bay, note crack through cornice.
- Figure 5.11: Monument Lodge, west facade, northwest downspout, note rust staining.
- Figure 5.12: Monument Lodge, west facade, detail gypsum crust on underside cornice.

- Figure 5.13: Monument Lodge, west facade, southwest end, note rusting plates.
- Figure 5.14: Monument Lodge roof plan. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.
- Figure 5.15: Monument Lodge, roof, northwest chimney with terra-cotta pipe, note seam repairs.
- Figure 5.16: Monument Lodge, east facade, south end of vault over portico, note water infiltration.
- Figure 5.17: Monument Lodge, interior, souvenir shop, drop ceiling, note recent water damage.
- Figure 5.18: Monument Lodge, roof, note rusting through flashing at southwest chimney.
- Figure 5.19: Monument Lodge, roof, detail of cracks at northwest chimney.
- Figure 5.20: Monument Lodge, Concession Addition, south facade, detail of movement in CMU wall.
- Figure 5.21: Monument Lodge, Concession Addition, northwest corner, detail of exposed glazed block/tile.
- Figure 5.22: Monument Lodge, Concession Addition, northwest corner, note open corner at counter.
- Figure 5.23: Monument Lodge roof plan conditions. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.
- Figure 5.24: Monument Lodge, Concession Addition roof, note pooled water at west edge.
- Figure 5.25: Monument Lodge, west facade, note damage at underside of porch roof.
- Figure 5.26: Monument Lodge, interior, Concession Addition, storage, southwest corner, note damage at ceiling.
- Figure 5.27: Monument Lodge, interior, Concession Addition, mechanical room, note damage to ceiling below lodge downspout.
- Figure 5.28: Monument Lodge, Concession Addition roof, note disrupted termination bar at south edge.
- Figure 5.29: Monument Lodge, Concession Addition roof, note sporadic flashing at east.

- Figure 5.30: Monument Lodge floor plan. Drawing is provided for orientation purposes only and should not be considered an accurate measured drawing.
- Figure 5.31: Monument Lodge first floor plan. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.
- Figure 5.32: Monument Lodge, interior, mens' rest room, looking south, note rusting utility panels.
- Figure 5.33: Monument Lodge, interior, boiler room, note rusting reinforcing bar at concrete ceiling near trap door entrance.
- Figure 5.34: Monument Lodge, interior, boiler room, note concrete delamination at southeast ceiling.
- Figure 5.35: Monument Lodge, interior, boiler room, note deterioration of concrete at northwest ceiling.
- Figure 5.36: Monument Lodge first floor plan conditions. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.

CHAPTER SIX: EVALUATION OF INTEGRITY

- Figure 6.1: Main Elevation of the Monument Lodge, December 17, 1926 (NPS-NCR Collection).
- Figure 6.2: East elevation of Monument Lodge, March 3, 2003.

CHAPTER SEVEN: TREATMENT AND USE

- Figure 7.1: Proposed Monument Lodge Entrance with Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.
- Figure 7.2: Section Through Monument Lodge and Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.
- Figure 7.3: West Aerial View of Lodge and Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.
- Figure 7.4: South Elevation of Lodge and Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.

CHAPTER ONE
MANAGEMENT SUMMARY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAPTER ONE

MANAGEMENT SUMMARY

1.1 EXECUTIVE SUMMARY

1.1.1 INTRODUCTION

The Washington Monument in Washington, D.C., is the United States of America's primary memorial to the nation's first president, George Washington. As a powerful symbol of the nation's capital, the monument is one of the city's most heavily visited sites. The Monument Grounds are situated at the monumental core of the capital city and have been the site of significant public events, ceremonies, and demonstrations for over a century. In November 2001, the National Park Service (NPS) initiated a design process that would have resulted in the construction of a new visitor facility and permanent security improvements in order to protect the Washington Monument and its visitors while improving the visitor experience, preserving the monument structure, improving accessibility, and retaining public activities on the grounds.

1.1.2 SCOPE

The NPS retained Grunley-Walsh Joint Venture, LLC (Grunley-Walsh) of Rockville, Maryland, with the design team of Hartman-Cox Architects of Washington, D.C., and Olin Partnership of Philadelphia, Pennsylvania, to prepare conceptual design plans for a new visitor facility and permanent security improvements. The proposed visitor facility was designed to be a below-grade structure, entered on 15th Street through the existing Monument Lodge, which would be modified with an addition on the west. The new below-grade visitor facility was to be connected to a below-grade pedestrian concourse through which visitors would access the Washington Monument. Permanent security improvements included an underground security screening facility, a landscaped vehicle-barrier system of low-walled terraces and walkways, removal of the above-ground queuing area and the present interim security building from the monument plaza, subtle regrading of the monument's knoll, rehabilitation of the monument plaza, and removal of the 16th Street parking lot.

Conceptual plans for the visitor facility, security improvements, and the associated landscape design were granted preliminary approval by the National Capital Planning Commission (NCPC) in the spring of 2003. The planning and review processes were continuing throughout the preparation of this report, with construction of the approved design to be implemented by Grunley-Walsh.

In February 2003, John Milner Associates, Inc. (JMA) of West Chester and Philadelphia, Pennsylvania, and Alexandria and Charlottesville, Virginia, was retained by Grunley-Walsh to prepare the joint Historic Structure Report (HSR) and Cultural Landscape Report (CLR) for the

Washington Monument and Grounds. The HSR and CLR were required as part of a Programmatic Agreement between the National Park Service and the Advisory Council on Historic Preservation for the purpose of understanding the architectural resources in order to inform decisions relating to the proposed visitor facility and security improvements. The two documents build upon historical research and documentation previously conducted by Oehrlein & Associates Architects and Robinson & Associates, Inc. of Washington, D.C. Because of the immediate need for implementation of the visitor facility and security improvements, the reports were to be completed by the fall of 2003. However, in October 2003, plans for the proposed underground security screening facility were under reconsideration and the completion date for this report was pushed back to June 2004. The landscape improvements were scheduled to move ahead as planned.

The HSR was commissioned to address both the Washington Monument and its associated structures, the Washington Monument Lodge (hereinafter referred to as the Monument Lodge) and the Survey Lodge, that are located within the Washington Monument Grounds (see figures 1.1, 1.2, and 1.3). The goals of the HSR are to:

- Develop historical background for the Washington Monument, Monument Lodge and Survey Lodge;
- Determine the developmental history and use for the buildings, and document changes as they evolved from early design development through the present day;
- Document through a combination of narrative and graphics the existing conditions of the buildings; and
- Provide preferred treatment recommendations for managing the historic resources.

The HSR for the Washington Monument and Associated Structures has been prepared in three volumes: Volume I – Washington Monument, Volume II – Monument Lodge, and Volume III – Survey Lodge. The companion Washington Monument Grounds CLR addresses the site.

1.1.3 HSR METHODOLOGY

This HSR has been prepared in accordance with the guidance offered in the most recent versions of various federal standards documents, many of which are cited for their relevance in the scope of work for the project:

- *NPS Director's Order Number 28: Cultural Resource Management Guidelines*
- *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995)*
- *Uniform Federal Accessibility Standards (UFAS) or the Americans with Disabilities Act Accessibility Guidelines (ADAAG), whichever provides greater accessibility*
- *NPS Director's Order Number 10A: Standards for Design and Construction (1997)*
- *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

- Preservation Brief No. 17: *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1999)
- *Chicago Manual of Style*, 14th ed.

The HSR for the Andrew Johnson Homestead, prepared by the NPS, the HSR for Buildings 32, 33, and 33A at Harpers Ferry National Historical Park, prepared by Laura L. Simpkins, and the CLR for the Lincoln Memorial, prepared by the NPS, served as models for report preparation, organization, and format.

Team members representing Grunley-Walsh, the NPS, and JMA met in the Alexandria offices of JMA on February 13, 2003, to discuss the project, its scope, schedules, and specific administrative procedures. The scope of work for the HSR is included in Appendix A: Scope of Work.

Historical research in support of the HSR focused on the consolidation of materials provided by the NPS. These materials, gathered by Oehrlein & Associates Architects and Robinson & Associates, Inc., were supplemented with limited additional investigation by JMA. In the spring of 2002, Robinson & Associates visited document repositories (online or in person) and reviewed books, reports, documents, maps, drawings, and photographs and copied or borrowed those sources relevant to the project. The collected documents were provided to the JMA team by the NPS. Research conducted by Robinson & Associates focused on information available at the archives at the Library of Congress, Prints and Photographs Division; Martin Luther King Library, Washingtoniana Division, Historical Photo Collection; National Archives and Record Administration, Cartographic Division, Record Group (RG) 79, Still Pictures Division, RG 42, RG 66, and RG 328; Smithsonian Archives, Washington Monument Files; Historical Society of Washington, D.C., CHS Photo Collection; and NPS, National Capital Region files, National Capital Region electronic drawing files, National Capital Region digital photographs, and the "Lockwood" files held at the Jefferson Ranger Library, National Capital Parks – Central.

Subsequently, JMA conducted a thorough review and analysis of the documents provided from these sources to support the historical findings documented in the HSR. Each item was reviewed for information relative to the history and development of the Washington Monument, Monument Lodge, and Survey Lodge. JMA conducted limited directed research in April and May 2003 to answer specific questions related to the structures. This research included a review of contextual sources at the Library of Congress, selected resources focusing on construction contracts and development of recreation within RG 42 of the National Archives, and annual reports from the Corps of Engineers, Office of Public Buildings and Public Parks, and the National Park Service available at the U.S. Department of Interior Library. Online reviews of National Capital Planning Commission documents were also conducted.

JMA conducted field investigations during the months of March, May, and June 2003. The Washington Monument, Monument Lodge, and Survey Lodge were surveyed to verify the existing conditions information provided by the NPS and to assess the historical development, physical condition, and integrity of each structure. Field investigations included survey of readily accessible areas and documentation of conditions on historic drawings and field sketches. No

destructive materials testing or fabric investigations were carried out. The structures were photographed using color as well as black-and-white film.

The documentation of existing conditions was developed through cross-referenced narrative, graphic, and photographic materials and organized in accordance with the framework established in the NPS Cultural Resource Management Guideline, Chapter 8: Management of Historic and Prehistoric Structures, and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Existing conditions documentation was subsequently prepared through the review of existing architectural drawings and historic photographs; examination of available park documents, park files, and NPS reports; field investigations; and review of photographs taken in the field. Photographs of architectural features were used to consider and illustrate the various architectural characteristics of the historic structures included in this report. These representative photographs support the narrative descriptions of key architectural features and are referenced in the text. A binder containing all of the existing conditions photographs and negatives has been provided to the NPS to supplement the representative photographic coverage included in the report. Black-and-white photographs of the Washington Monument, Monument Lodge, and Survey Lodge documenting primary architectural features have been provided as the archival record of the historic structures prior to the implementation of security improvements.

1.1.4 HISTORICAL SUMMARY

In 1791, Pierre L'Enfant proposed a site for an equestrian monument to George Washington at the western terminus of the National Mall to be the central focus of the monumental core of his urban design for the nation's new capital city. The statue was never commissioned. In 1833, the Washington National Monument Society was founded to remedy the lack of an appropriate memorial to George Washington in the nation's capital. The society raised funds and elected to hold a design competition for a suitable monument in 1836. Several designs were submitted, including one by notable architect Robert Mills, but the society did not select a design at this time. Fund raising continued, and in 1845 the society selected a design by Robert Mills at an estimated cost of \$200,000. Mills' design called for a 600-foot obelisk surrounded by a 250-foot-diameter, 100-foot tall pantheon. Construction of the monument was begun in 1848, but temporarily halted in 1854 due to a lack of funds.

The monument remained partially complete until after the Civil War, when interest in its construction as a symbol of a re-united nation was renewed. Funding appropriations were slow in coming during the period of Reconstruction; however, the enthusiasm for the Centennial celebrations provided motivation for completion of the monument, and ownership was transferred to the federal government in 1876. The Army Corps of Engineers was commissioned to study the integrity of the foundations, and structural modifications were begun in 1878. Lt. Col. Thomas Lincoln Casey was appointed by the Joint Commission as Engineer in Charge of the project. The foundation-strengthening work was completed in 1880, and construction resumed on the obelisk that same year. Casey developed an internal iron structure for the monument to support the work platforms and steam-powered hoist. Casey also altered the final height of the Washington Monument and adjusted the proportions of the pyramidion to conform

to those of known ancient Egyptian obelisks. The final design was a 500-foot obelisk culminating in a 55-foot steeply pitched pyramidion. The Washington Monument sits atop a grassy knoll with land gently sloping to every side along the banks of the Potomac River. Though it appears natural, this graceful hillock is the result of a large amount of fill brought to and sculpted on the site to support the foundation of the monument.

The Washington Monument was dedicated in 1885 and opened to the public in October of 1888. Since that time to the present, it has served as a major tourist attraction in the nation's capital. Subsequent repair renovation campaigns have been undertaken to maintain the integrity of the monument and improve visitor comfort and safety. Major exterior restoration was performed in 1934, 1964, and 1997–2000. The interior public spaces were substantially modified in 1904, 1913, 1958, 1974–76, 1992, and 1997–2000. The original steam-powered elevator was replaced in 1901 with an electric elevator. The elevator was subsequently renovated in 1925, 1958, and 1997–2000.

The Monument Lodge, constructed as a waiting room and comfort station for Washington Monument visitors, is located 480 feet to the east of the monument along 15th Street. The design for the Monument Lodge by architect William M. Poindexter was accepted in 1887, constructed in 1888, and the building opened to the public in January of 1889. The exterior was styled as a rusticated Greek temple with rock-faced marble and granite masonry, rubble from the construction of the Washington Monument, which is laid in a random-coursed ashlar pattern. The building originally contained a waiting room, keeper's room, archive room, and public men's and women's toilets. The toilet rooms were expanded in 1911–17 and again in 1931. The waiting room was renovated in 1910–11 and 1943. An outdoor concession stand was added to the west façade in 1948. In 1963 the outdoor concession stand was replaced with a larger enclosed concession addition. The Monument Lodge interior was renovated in 1971 and 1995. The Monument Lodge continues to serve as a gift shop, food-vending facility, and comfort station.

The Survey Lodge, originally constructed to house the steam-generating plant for the Washington Monument elevator, is located approximately 750 feet southwest of the monument. From the date of its completion in 1886 until 1923, the Survey Lodge, then known as the Boiler House, housed a steam boiler that provided steam to the Washington Monument via pipes housed in an underground tunnel. The steam was used to power the steam elevator in the monument. Like the Monument Lodge, the Survey Lodge is constructed of refuse marble and granite from the Washington Monument construction site. The original structure was ell-shaped, but in 1901, the Survey Lodge was enlarged to its present rectangular form. It was expanded to house the steam-powered electric dynamo for the new electric elevator installed in the monument. In 1923, the electric power source for the monument elevator was converted to the local public electric utility, eliminating the need for the steam generating boiler in the Survey Lodge. The building acquired the name Survey Lodge after its use by survey crews of the National Park Service in the 1930s. Roof repairs were made in 1932 and again in the 1960s. In the 1970s, the Survey Lodge was converted to the headquarters for Mall Operations of National Capital Parks – Central. A major rehabilitation project, including a complete renovation of the interior, was undertaken in 1989 and completed in 1993.

1.1.5 EVALUATION OF SIGNIFICANCE

Each Component of the Washington Monument, including the Washington Monument Grounds, the Washington Monument, the Monument Lodge, and the Survey Lodge, has been evaluated for significance by JMA. The detailed significance evaluation for the Washington Monument Grounds can be found in a companion to this document, the Washington Monument Grounds CLR. The detailed significance evaluations for the Washington Monument, the Monument Lodge, and the Survey Lodge are located in their individual HSRs. The following is a summary of the findings contained in the above-referenced CLR and HSR documents.

The Washington Monument Grounds appear to possess national-level significance as a historic designed landscape under National Register Criterion C within the areas of architecture, community planning and development, engineering, and landscape architecture for the period 1791 through 1943. As noted in the existing National Register documentation for the property, the site derives its primary significance from its role as the nation's foremost memorial to its first president and from the pivotal role the monument and its site play in the urban design of the nation's capital. This significance extends from the initial conception of the National Mall area through the completion of the Jefferson Memorial in 1943.

Preliminary investigations into the history of the Washington Monument Grounds have also suggested that the site is likely significant within the areas of politics/government and social History, as a social and political forum and a national meeting ground for expressing American rights and freedoms, with the monument serving as a symbolic backdrop. Further investigation into the extent of the area and contexts associated with use as a political forum will be required to fully determine the areas, periods, and aspects of this significance. It is possible, however, that the significance of the site as a national gathering space may extend to the present day due to the ongoing nature and importance of these uses. As such, the site would meet the eligibility requirements of Criterion Consideration G for events and associations that are less than fifty years old. The Washington Monument Grounds also appear to be significant at a local level in the area of Recreation/Entertainment for the role the site has played over many decades in providing passive and active recreational opportunities for D.C.-area residents and visitors alike.

The Washington Monument appears to possess significance under National Register Criteria C within the area of architecture as an example of the early nineteenth century movement to commemorate prominent Americans, as embodying the principles of Egyptian Revival architecture in its spare obelisk form, as an engineering milestone, and for its association with its designers, Robert Mills and Thomas Lincoln Casey. The Washington Monument is listed on the National Register of Historic Places. The 1980 documentation form indicates that the monument is significant in the areas of Architecture, Engineering, Landscape Architecture, and Commemoration. The Washington Monument is also a National Historic Civil Engineering Landmark. The Washington Monument is listed as a critical element of the larger National Mall area property as listed on the National Register of Historic Places in 1994 in the L'Enfant-McMillan Plan for the City of Washington. This nomination indicates that the National Mall area is significant under Criteria A, B, and C in the areas of Community Planning and Development, Landscape architecture, Politics/Government, and Transportation for the period 1790-1943.

The existing National Register Documentation for the Washington Monument establishes a period of significance of 1848–1889. As a result of the research and analysis conducted as part of this Historic Structure Report, it is recommended that this period of significance be expanded to include the period 1848–1914. This period includes the original construction period of the Washington Monument along with the construction of important interior features, such as the first floor lobby with its marble wainscoting and terrazzo floor.

The Monument Lodge appears to possess significance under National Register Criteria C within the area of architecture for its significance as an early comfort station and visitor center prototype. It embodies the period architectural characteristics in its style: a Greek temple form with Victorian embellishments, and its method of construction, a marble- and granite-clad brick structure with a vaulted masonry roof. It is also significant as the work of William Poindexter, a prominent local architect of the late-nineteenth-century. The Monument Lodge appears to be a contributing element of the Washington Monument due to its historical association, physical relationship, and function as a support facility for those working in and visiting the Washington Monument. The existing National Register documentation for the Washington Monument, including the Monument Lodge, establishes a period of significance of 1848–1889. As a result of the research and analysis conducted as part of this HSR, it is recommended that this period of significance be expanded to include the period 1889 to 1910. This period includes the construction of the Monument Lodge and the addition of important interior features, such as the terrazzo floors and marble wainscoting in 1910.

The Survey Lodge appears to possess significance under National Register Criterion C within the area of Architecture. Constructed in the period of 1886–1901, the Survey Lodge is an example of an aesthetically designed mechanical building. It was built to support the function of the Washington Monument and is linked to the monument through its location on the monument grounds, through its use of waste materials from the monument's construction, and through its historic function providing steam for the monument's elevator engines. The existing National Register documentation for the Washington Monument, including the Survey Lodge, establishes a period of significance of 1848–1889. As a result of the research and analysis conducted as part of this HSR, it is recommended that this period of significance be expanded to include the period 1886 to 1901. This period includes the construction of the Survey Lodge and the addition in 1901 to accommodate the electric dynamo and generator to power the new electric elevator of the Washington Monument.

1.1.6 SUMMARY OF CONDITION AND INTEGRITY

The Monument Lodge structure consists of the original 1889 lodge, a Victorian-era adaptation of the Greek temple form, with a concrete block Concession Addition on the west, constructed in 1963. The character defining features of the original Monument Lodge are the form, including the low, horizontal massing, the twin window fenestration and the tripartite division of the interior floor plan. The 1889 lodge retains original building materials, including the marble, granite and brick masonry, wood window surrounds, historical doors at the east entrance, and floor finishes in the souvenir shop.

Monument Lodge and its surrounding hardscape site features are currently in fair condition. The exterior masonry, windows, doors, and the modern finishes on the interior of the 1889 Monument Lodge building are all in good condition, requiring maintenance-level repairs to ensure their preservation. The exterior masonry and interior of the 1963 Concession Addition are also in good condition. The roofs of both the 1889 lodge and the 1963 addition are in poor condition, causing continuing damage to interior elements in both structures. The concrete walks surrounding Monument Lodge are in fair condition, displaying signs of deterioration. The exterior of Monument Lodge has excellent integrity, despite the 1963 addition, retaining the historical location, massing, fenestration, and materials. The historical integrity of the interior of the 1889 Monument Lodge has been compromised by interior renovations; however, significant finishes remain in the central souvenir shop.

1.1.7 RECOMMENDATIONS FOR TREATMENT AND USE

The most recent National Park Service planning document governing the treatment of Monument Lodge, the 1993 Development Concept Plan, calls for the historical rehabilitation of the lodge, the construction of an underground visitor center under the lodge and improvements to related walks and plantings.¹ This document was amended in July 2002 by the "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment" (FONSI) based on the "Washington Monument Permanent Security Improvements Environmental Assessment" completed in April 2002.² Changes were formalized with the NCPD approval of a Revised DCP in January 2003.³ The FONSI calls for the rehabilitation of Monument Lodge and the construction of a new lodge addition "that can be reversed with minimum damage to the historic fabric of the structure".⁴ The proposed addition would give access to a new underground visitor facility and concourse leading to the Washington Monument; the new facility would house screening facilities, ticketing areas and interpretive exhibits. The purpose of the proposed work is to improve security, visitor flow, and accessibility within the Washington Monument Grounds, while retaining recreational areas, preserving the quality of the cultural landscape, and preserving the Washington Monument. Current restroom facilities are deemed inadequate and the location of concession facilities is considered inappropriate. Interpretive programs and visitor services at the Washington Monument grounds do not meet current National Park Service standards.

Hartman-Cox Architects have submitted several concept plans for the rehabilitation of Monument Lodge to the NCPD for the approval of the treatment of the existing lodge and the style and massing of the new addition. The preferred option, noted as the pavilion scheme, was approved by NCPD on May 1, 2003, contingent on the requirements and recommendations for final submission.⁵ The proposed (structure's) pavilion scheme involves preservation of the 1889 lodge structure exterior masonry, windows and doors, and reconstruction of the window bays on the north and south, which were converted to entrances in 1931. On the interior, the pavilion scheme includes preservation of the overall tripartite floor plan and the 1910 terrazzo floor, and restoration of the door openings, wainscot and door casings to their 1910 appearance.

The approved pavilion scheme proposes demolition of the 1963 concession addition, replacing it with a new addition based on eighteenth and early-nineteenth-century neoclassical styled orangeries. Constructed of marble with large glass windows, the new addition would be a one-

story, flat roofed structure with a half-circle shaped wall on the west end. Since it is the most compromised of the exterior elevations, the west façade is therefore the most appropriate location for a new addition. The new addition, as proposed, is easily distinguishable as new construction. Composed primarily of windows, the addition contrasts with the heaviness of the 1889 lodge. The neo-classical design precedents are somewhat incompatible with the Victorian Greek temple-style of Monument Lodge; however, the neo-classical styled addition may be more appropriate within the greater context of the Washington Monument Grounds.

Rehabilitation of Monument Lodge is an appropriate treatment given the poor integrity of the interior and the desired NPS management objectives. The currently proposed pavilion scheme would preserve the character-defining features and historical fabric of the lodge to the greatest extent possible. The construction of an addition to the west would minimally alter the current integrity of Monument Lodge and would vastly improve its aesthetic appearance. To maintain the excellent integrity of the original form and materials of Monument Lodge, it is recommended that all historical exterior elements be preserved including the marble, granite and brick masonry, the existing fenestration, and the 1889 window surrounds and east entrance transom and doors. Based on research contained in this report, the proposed pavilion scheme, preliminarily approved by NCPC on May 1, 2003, should be modified to reflect the eight-light glazed pivot sash design of the original windows. Reconstruction of finishes on the interior of the central public room should be handled with care to avoid creating an appearance that did not exist historically. Reconstruction of the 1889 interior woodwork, 1910 marble wainscot, and flat plaster ceiling in the central room should be faithful to the original design.

1.2 ADMINISTRATIVE DATA

1.2.1 NAMES AND LOCATION OF STRUCTURES

The Washington Monument, the Washington Monument Lodge, and the Survey Lodge are located in the Washington Monument Grounds. The site is positioned within Washington, District of Columbia, immediately west of the National Mall. The Washington Monument Grounds are typically defined as District Reservation 2, a roughly 106-acre area bounded by 14th Street on the east, Constitution Avenue on the north, 17th Street on the west, and the Tidal Basin on the South. For the purpose of the joint HSR/CLR, the study area has been slightly modified to include approximately 75 acres bounded by 14th and 17th Streets, and Constitution and Independence Avenues.

The Washington Monument stands on an elevated grassy knoll in the southeast quadrant of the study area. The Washington Monument Lodge is located approximately 480 feet east of the Washington Monument adjacent to 15th Street. The Survey Lodge is located approximately 750 feet southwest of the Washington Monument near Independence avenue.

1.2.2 PROPOSED TREATMENT OF THE STRUCTURE

Proposed Treatment for the Monument Lodge: Historical Rehabilitation.

Source Documents:

- National Park Service. *Development Concept Plan*. 1993.
- National Park Service. *Washington Monument Permanent Security Improvements Environmental Assessment*. Washington, D.C., April 2002.
- National Park Service. *Decision Notice and Finding of No Significant Impact – Washington Monument Permanent Security Improvements Environmental Assessment (Washington, D.C.)* July 2002.
- National Park Service. *Revised Development Concept Plan*. January 9, 2003.

1.2.3 RELATED STUDIES AND DOCUMENTS

The Washington Monument has been the subject of significant historical documentation including numerous drawings, photographs, reports, studies, documents, and papers. For the purpose of this HSR, the documents specifically related to the history of the Washington Monument, the Monument Lodge, and the Survey Lodge, and the proposed visitor facility and security modifications were the primary references and are listed in the bibliography. Key documents directly related to this HSR include the following:

- Historic American Building Survey, National Park Service, U. S. Department of the Interior. *Washington Monument*, No. DC-428. Aaron V. Wunsch. Washington, D.C., 1994.
- National Park Service. *A General History of the West Potomac Park and Washington Monument Grounds Cultural Landscapes*. Scott G. Shultz. Washington, D.C., 1995.
- National Park Service. *Decision Notice and Finding of No Significant Impact – Washington Monument Permanent Security Improvements Environmental Assessment*. Washington, D.C., July 2002.
- National Park Service. *National Register of Historic Places Inventory – Nomination Form, Washington Monument*. Donald C. Pfanz. Washington, D.C., 1980.
- National Park Service. *Preliminary Opinion of the Design Proposal as it Relates to the Washington Monument Grounds Cultural Landscape*. Regional Historical Landscape Architect, Regional Historian, National Capital Region, and Chief, Division of Resource Management, National Capital Parks - Central. Washington, D.C., July 15, 2002.
- National Park Service. *Preliminary Opinion of the Design Proposal as it Relates to the Washington Monument Lodge*, Regional Chief Historical Architect, National Capital Region, and Chief, Division of Resource Management, National Capital Parks - Central. Washington, D.C., July 19, 2002.
- National Park Service. *Preliminary Research Findings – Cultural Landscape Report – Washington Monument Grounds*. Oehrlein & Associates Architects with Robinson & Associates, Inc. Washington, D.C., June 10, 2002.
- National Park Service. *Preliminary Research Findings – Historic Structures Report – Washington Monument Lodge*. Oehrlein & Associates Architects with Robinson & Associates, Inc. Washington, D.C., June 10, 2002.

- National Park Service. *Washington Monument Permanent Security Improvements Environmental Assessment*. Washington, D.C., April 2002.
- National Park Service. *Washington Monument – Proposed Renovation of Entry Level Lobby*. Notter Finegold & Alexander, Inc., April 1991.

1.2.4 CULTURAL RESOURCE DATA

The Washington Monument, the Washington Monument Lodge, the Survey Lodge, and the Washington Monument Grounds are administered by the National Park Service (NPS) as part of National Capital Parks–Central. The NPS inventory of National Register properties is called the List of Classified Structures (LCS). Each LCS structure is assigned a unique identification number. The identification numbers for the structures evaluated in the HSR are as follows:

- Washington Monument – LCS ID No. 00212000
- Washington Monument Lodge – LCS ID No. 100069
- Survey Lodge – LCS ID No. 100069

The Washington Monument, including the Monument Grounds, the Washington Monument, the Washington Monument Lodge, the Survey Lodge, and associated site features, was listed on the National Register of Historic Places on May 19, 1981. The 1980 National Register Documentation indicates that the Washington Monument is nationally significant for its architecture and engineering between 1848 and 1889 within the areas of Architecture, Landscape Architecture, Engineering, and Commemoration. The Washington Monument Lodge and the Survey Lodge are included in the 1980 National Register documentation.

1.3 RECOMMENDATIONS FOR FUTURE RESEARCH

Additional avenues for research related to the Monument Lodge include the review of studies and documents that were identified during the preparation of the HSR but not made available by the NPS or were outside the scope of work for this report. The location and assembly of these documents would assist future research. The following documents have been identified for future study:

- Thomas Lincoln Casey Papers on the Washington Monument, at the Society for the Preservation of New England Antiquities (SPNEA) for information on the construction of the Washington Monument, the Monument Lodge, and the Survey Lodge.
- Review of Record Group 42 of the National Archives, College Park, Md. for annual and quarterly reports for the National Park Service–National Capital Region for information on the development of the Washington Monument, the Monument Lodge, and the Survey Lodge.
- Recent construction documents or memoranda (1970–present) from National Park Service–National Capital Region files and Denver Service Center files relating to recent work at the Washington Monument, the Monument Lodge, and the Survey Lodge.

- Field notes, photographs, and other documents pertaining to the 1997–2000 restoration work at the Washington Monument in the National Park Service-National Capital Region and/or National Capital Parks–Central files.
- Interviews with National Park Service staff involved in 1997–2000 restoration work at the Washington Monument.

Archeological investigations are not included in the scope of this HSR. Although the Washington Monument Grounds are in great part covered with fill, there is some potential for both prehistoric and historic archeological resources. Refer to the companion Washington Monument Grounds CLR for a more detailed discussion of potential archeological investigations.

ENDNOTES

¹ National Park Service, U.S. Department of the Interior, "Development Concept Plan, Washington Monument Grounds" (May 1993).

² National Park Service, U.S. Department of the Interior, "Washington Monument Permanent Security Improvements Environmental Assessment", April 2002, National Park Service, Department of the Interior. Currently online at www.nps.gov/wamo/wamoca/.

³ National Capital Planning Commission, "Washington Monument Grounds Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements", 9 January 2003 (NCPC File Nos. 1303 and 6152).

⁴ National Capital Planning Commission, "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment" (July 2002), 5.

⁵ National Capitol Planning Commission, "Washington Monument Grounds Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition", May 1, 2003 (NCPC File Nos. 1303 and 6152).

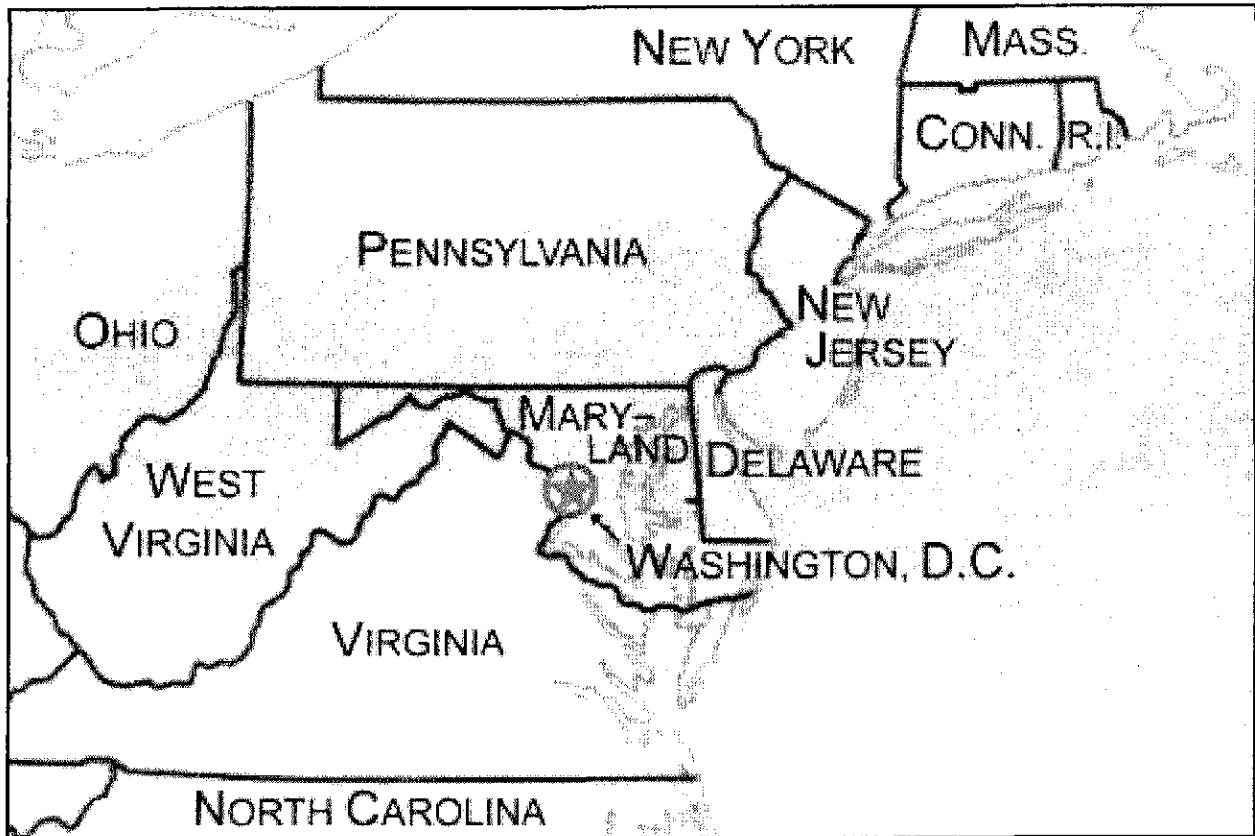


Figure 1.1: Site location map.

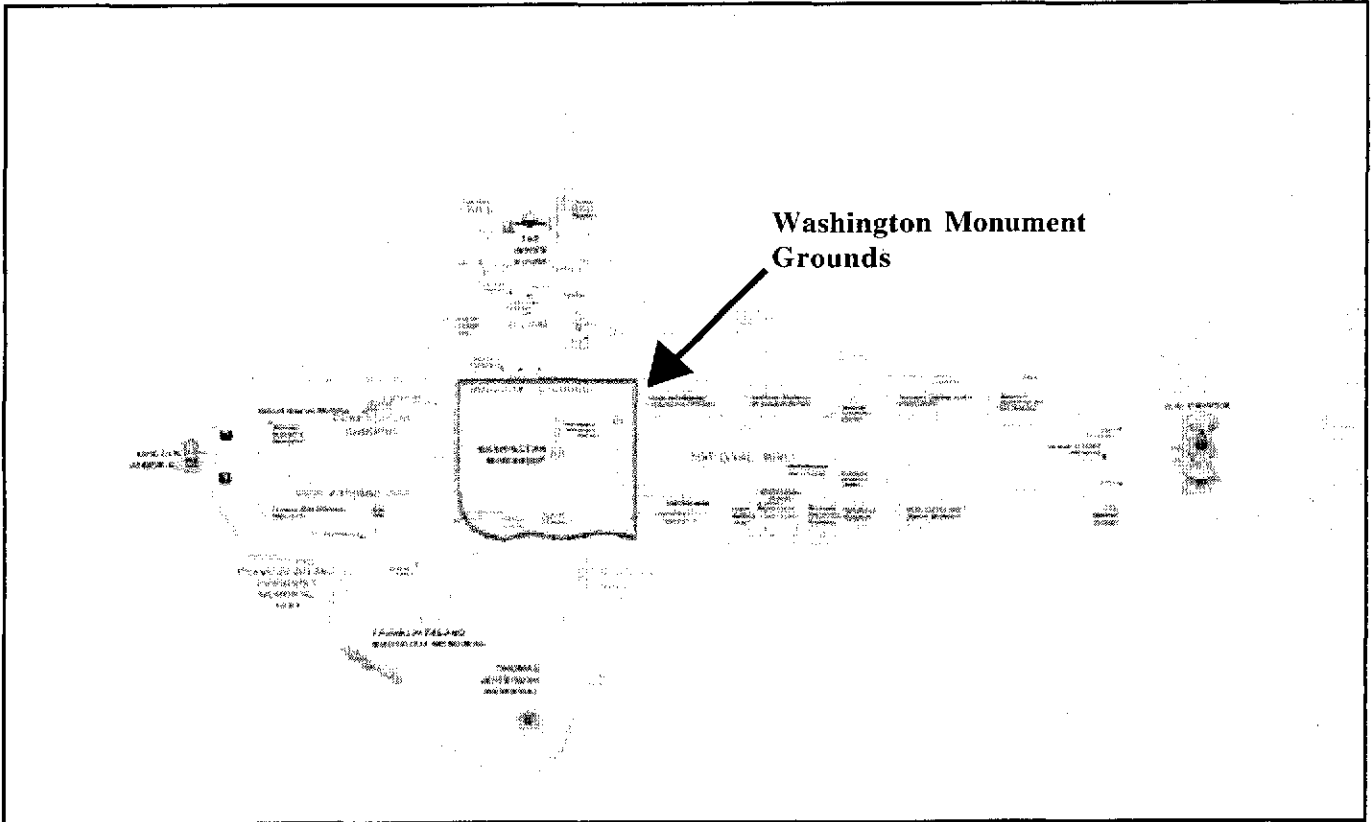
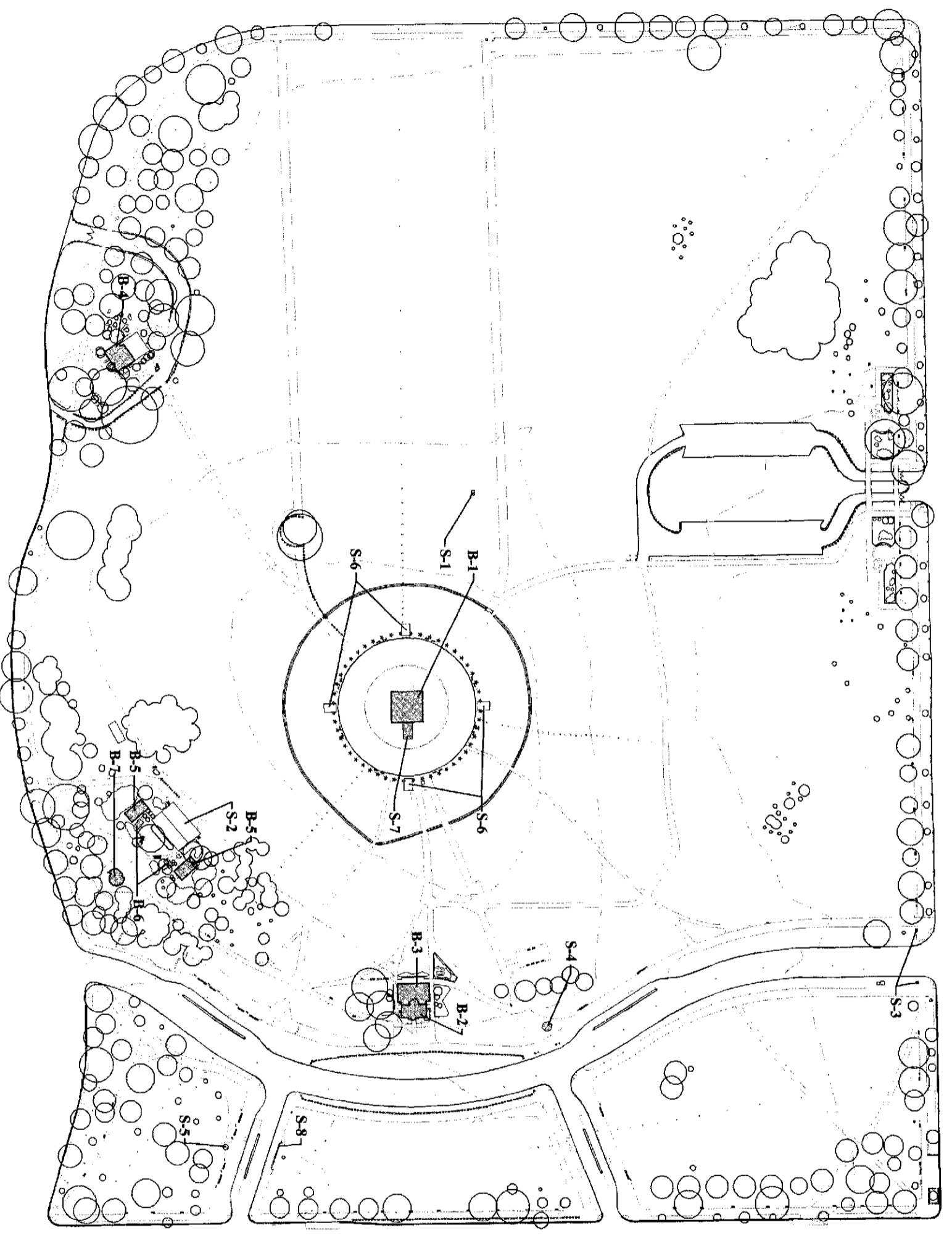


Figure 1.2: Site vicinity map.



- Buildings & Structures**
- B-1 Washington Monument
 - B-2 Monument Lodge
 - B-3 Monument Lodge addition
 - B-4 Survey Lodge
 - B-5 Sylvan Theatre dressing rooms
 - B-6 Sylvan Theatre sheds
 - B-7 Comfort station
 - S-1 Jefferson Pier survey marker
 - S-2 Sylvan Theatre stage
 - S-3 Bulfinch gateposts (2)
 - S-4 Ticket kiosk
 - S-5 Bus tour kiosk
 - S-6 Light vaults
 - S-7 Monument entry station
 - S-8 Granite retaining wall

- Legend**
- Building
 - - - Contour
 - - - Fence
 - - - Jersey barriers
 - Road
 - Shrub
 - Sidewalk
 - Tree



Figure 1.3: Washington Monument Grounds buildings and structures.



Part I – Developmental History

CHAPTER TWO
HISTORICAL BACKGROUND AND CONTEXT



CHAPTER TWO

HISTORICAL BACKGROUND AND CONTEXT

2.1 1887–1930: COMFORT STATION WITH WAITING ROOM AND OFFICES

The Washington National Monument Society was formed in 1833 to construct a monument to George Washington in the nation's capital. Under their direction, Robert Mills's design for the Washington Monument was selected and construction of the Washington Monument began. After the cessation of monument construction in 1855, the hostile appropriation of the monument by the Know-Nothings and the Civil War, the Washington National Monument Society continued attempts to raise funds to complete the monument and protected it from further damage and decay.

In 1876 the Federal government took on the responsibility of completing the Washington Monument. In exchange, the Washington National Monument Society returned the land deeded to the Society in 1848 by the federal government and relinquished all rights, privileges, and easements associated with the society's ownership of the land and monument, including the responsibility for completing the monument. The society remained influential in the completion of the monument, serving an advisory role in the completion and maintenance of the monument, a role it continues today.¹

As the Washington Monument neared its official opening to the general public, additional provisions were necessary for those who would care for and visit the Washington Monument. While Congressional appropriations funded the completion of the Washington Monument and its grounds, the funds held by the Washington National Monument Society were used in part to construct a "building on the grounds conveniently near the Monument, for the purpose of [the Washington Monument's] management and maintenance, including a waiting room for public comfort, and a room for the deposit of the archives of this commission [the Joint Commission for the Completion of the Washington Monument] and of the Washington National Monument Society."² Thomas Lincoln Casey was placed in charge of building this structure, and on June 8, 1887, he requested design sketches from the architectural firm William M. Poindexter and Co.:³ "The cost of said building not to exceed the sum of \$12,000, the sum now placed at the use of [the Joint Commission for Completion of the Washington Monument], or such further sum as the Washington National Monument Society may appropriate for this purpose."⁴

William M. Poindexter was an important Washington, D.C., and Richmond, Virginia, architect, with several prominent commissions to his name. Poindexter was born and raised in Richmond, Virginia, and, in 1864, he entered the office of the supervisory architect of the Treasury Department. He opened his own practice in 1874.⁵ Along with the Monument Lodge, his Washington, D.C., commissions included the Hospital of the Soldiers Home, the 1883 Columbian University, the 1903 Episcopal Eye, Ear, and Throat Hospital,⁶ the 1886 renovation of Grover Cleveland's Oak View,⁷ as well as many other residences and public buildings. Poindexter was also active in Virginia, designing the 1895 State Library in Richmond,⁸ several hotels, including Page County's 1890 Shenandoah Hotel,⁹ and other public and private buildings, including the 1893 Randolph-Macon Women's College Main Hall.¹⁰ Poindexter was elected an Associate of the American Institute of Architects (AIA) in 1882 and an AIA fellow in 1889. He was a co-founder of the Washington, D.C., AIA chapter. As typical for late-nineteenth-century architects, Poindexter designed in a variety of architectural styles, from the early Queen Anne of Oak View to the eclectic revival styles of Washington, D.C.'s Pen Arts Building and Randolph-Macon's Main Hall.

It appears that Poindexter submitted two design schemes for this building to Thomas Lincoln Casey on August 8, 1887, Scheme A and Scheme B (see figures 2.1 through 2.7). Casey apparently selected Scheme B, which was forwarded for review by the building committee and the Washington National Monument Society.¹¹ Both schemes are based on a Greek temple-form. It is unclear what prompted Poindexter or Casey to follow this model rather than a contemporary form or even a design based on Egyptian Revival architecture. Of the two schemes, Scheme B most closely approximates the appearance of the Monument Lodge in the 1890s and likely served as basis for construction. Both design schemes have the same massing and plan, differing in their treatment of the projecting western bay: in Scheme A as a semi-circular bay and in Scheme B as a semi-octagonal bay; and their fenestration patterns: Scheme A called for several small diamond-light sash windows above a high belt course while Scheme B proposed using larger paired multi-light casement windows above stone panels. On the drawings, Scheme A is noted as "this alternative design not built." Poindexter prepared a third design alternative, also in the Greek temple-form, dated April 2, 1888 (see figure 2.8).¹²

While the Monument Lodge does not fit within a defined architectural style, it is patterned on the Greek temple-form with Victorian-era embellishments. When the Monument Lodge was constructed in 1888, eclecticism and the synthesis of architectural forms from different eras was popular architectural practice. The Monument Lodge's rectilinear façade with recessed Doric entry porch, both elements of Greek architecture, are combined with the projecting bay of the western elevation and the textural variety of the stone exterior, both common to late-nineteenth-century architectural styles such as the High Victorian Gothic. The Monument Lodge is an outstanding example of the Victorian penchant for reinterpreting earlier architectural forms and traditions to meet the fashions and needs of the late-nineteenth-century.

There is little documentation on other late-nineteenth century secondary park structures in Washington, D.C. Public buildings within large parks such as Central Park and Prospect Park

seem to have been architect-designed, following contemporary architectural practice.¹³ In the early-twentieth-century, park comfort stations appeared in forms as varied as the Romanesque Revival,¹⁴ and rustic 'PARKitecture' of the western national parks.¹⁵ The Monument Lodge appears to be an early example of an aesthetically designed comfort station that was a component of later parks and a unique example of such a facility in Washington, D.C. Its construction represents a growing awareness of Washington, D.C., with its grand buildings and monuments, such as the Washington Monument as a tourist destination.

As designed by Poindexter & Co., the Monument Lodge, is a one-story, flat-roofed Greek temple form. Historically referred to as the Lodge House and/or Marble Lodge, initially housed a public room, archives (housing the records of the Washington National Monument Society and Joint Commission for Completion of the Washington Monument), keeper's room (Office of the Custodian of the Washington Monument), Ladies' toilet, gents' toilet, and a boiler room with coal bin.

The building's contractor was allowed to use "stone now on the grounds within 150-feet of the site of the building," including "the large quantity of marble and granite on the grounds, any part of all of which the contractor may utilize for this work without charge, if he desires to do so. The granite in this case would be used for the water table and ashlar below same and for front steps."¹⁶ From the construction reports of the Lodge House, it appears that at least some "U.S. stone as was in the vicinity" was utilized in construction of the Monument Lodge.¹⁷

The original site chosen for the Monument Lodge House was selected in September 1887 and was 325 feet east southeast of the Washington Monument. "In such a position it will not prevent an unbroken view of the entire shaft of the Monument from any point. Will be in the natural approach by visitors, and opposite the main entrance, and will involve no great depth of foundation, as would be the case if placed higher up on the new embankment."¹⁸ The Washington National Monument Society and the Joint Commission for Completion of the Washington Monument objected to this location, as they considered it an inconvenient distance from the monument. Due to these objections, site was then moved to a location 35 to 40-feet south of the monument.¹⁹

John Lane and Antonio Malnati, dealers in granite, marble, and brownstone, were the lowest bidders for construction of the Monument Lodge and were awarded a \$10,720 contract to construct the lodge.²⁰ Initial work on the lodge progressed well, but soon disagreements over the quality and pace of construction arose between monument engineers and the contractors.²¹

Despite having begun construction of the lodge adjacent to the Washington Monument, the Building Committee of the Joint Commission for Completion of the Washington Monument shifted the lodge site southward so that the present south wall will be the north wall.²² Lane and Malnati responded with a proposed cost of \$2,100 to accommodate these changes, which the building committee saw as unacceptably costly.²³

A final change in the location of the lodge was made May 15, 1888, when Lt. Col. John M. Wilson, engineer in charge of the Washington Monument, selected a fourth site, its present location. Architect of the Capitol William Clarke had suggested this location, which was "nearly due east of and about 480-feet from the monument. The ground is about level and the lodge will face towards the East." The contractors agreed to this change in location for an additional \$930 fee.²⁴ Work began on the current site of the lodge on May 28, 1888.²⁵

Contractors Lane and Malnati failed to meet the expectations of their contract and of the engineer in charge of the Washington Monument, Col. John M. Wilson, on a continual basis.²⁶ The contract was extended three times and even then was completed beyond the deadline on January 22, 1889.²⁷ The ownership of the lodge was then formally transferred from the Washington National Monument Society to the United States.²⁸ As part of the improvements of the Washington Monument Grounds, the Monument Lodge, serving as the initial contact point for monument visitors, was connected to 14th Street and the Washington Monument with a plank walk (see figure 2.9).²⁹

The Monument Lodge was obviously a secondary structure on the Washington Monument grounds. Its location on the axis between the Washington Monument and the Capital was a prominent site, but the low profile of the lodge kept it from distracting visitors from the Washington Monument towering above its knoll. The use of similar materials and function, serving the needs of monument visitors and monument staff, linked the two buildings.

When the Monument Lodge initially opened for the use of Washington Monument visitors, "it was at first deemed best to have the visitors to the Monument congregate in this lodge, and when a sufficient number had arrived to send them, with a guide, to the Monument. The crowd however, was so enormous that this was found to be impracticable, and there are fewer visitors to the lodge than was originally anticipated."³⁰ The lodge continued to be used by visitors to the monument as a waiting room and as a comfort station but it no longer served as the initial point of contact with monument visitors. Visitors to the monument instead began congregating directly outside the monument and later, as facilities were prepared, in a lobby on the ground floor of the monument itself.

After its construction, the lodge was kept in good condition with regular maintenance and repair (see figure 2.10).³¹ Alterations were made in the interior of the Monument Lodge during this period that did not largely affect the use of the space as a public waiting room, comfort station, and private office and archives. These alterations were made to improve visitor accommodations and provide additional space for storage and the custodian of the Washington Monument. In 1910, the men's and women's toilets were enlarged and the waiting room was remodeled with new finishes matching those installed in the Washington Monument in 1904 when the waiting and reception rooms were built on the ground floor (see figure 2.11).³² These and later expansions of the toilet facilities reflect the growing resident and visitor populations of Washington, D.C., and thus the greater need for and use of the comfort facilities at the Monument Lodge.

In April 1926 control and maintenance of the Monument Lodge was transferred from the Buildings Maintenance Division of the Office of Public Buildings and Public Parks (OPB&PP) to the Park Maintenance Division.³³ It is unclear how this transfer of authority may have affected the building in either its physical appearance or use.

2.2 1931–1947: COMFORT STATION AND WAITING ROOM

In early 1931 the Monument Lodge interior was altered to modernize conditions and expand the toilets. During these alterations, the purpose of the building became solely to serve the needs of visitors to the Washington Monument. The toilets were expanded into the areas formerly used as the custodian's office and the archives. New exterior entrances were installed to the mens' and womens' toilets (see figure 2.12).³⁴ Also at this time the grounds around Monument Lodge were enhanced with foundation plantings and hardscape improvements (see figures 2.13 and 2.14).³⁵

On August 10 1933 the OPB&PP and all the lands under its control, were reorganized as part of the National Park Service in the Department of the Interior.³⁶ It is unclear how this transfer of authority may have affected the building, either its physical appearance or its use.

By 1942 the central room of the Monument Lodge included a concessionaire and exhibition of a "collection of faded photographs and other items."³⁷ New York Representative Sol Bloom proposed installing museum exhibits about George Washington in the Monument Lodge. The National Park Service altered the main room of the lodge to provide additional display space for these items. The false doors and toilet entries into the main room were blocked up and plastered over. This left the exterior entrances installed in 1931 as the only entrances into the toilets. The "disagreeable marble wainscot" installed in the 1910 renovations was removed and replaced with plaster. A wooden chair rail and cornice were also added at this time.³⁸ These renovations seem to reflect Colonial Revival taste, possibly an attempt to reflect the architectural styles of George Washington's lifetime rather than the architecture of the Monument Lodge itself, since by this date, its style was out-of-fashion (see figure 2.15). By 1945 the central room also included souvenir stands.³⁹

2.3 1948 – PRESENT: COMFORT STATION, SOUVENIR SHOP, AND CONCESSION STAND

As Washington, D.C.'s population both resident and visitor continued to grow additional facilities were needed to serve the Mall area. The monument grounds, including the Sylvan Theater, served as the site of festivals, concerts, rallies, and other public gatherings. These large crowds needed additional services. The presence of wartime 'temporary' buildings during the first-half of the twentieth century, and their replacement with additional recreational and cultural facilities in the later twentieth-century, both drew large crowds to the monument grounds. Beginning in the mid-twentieth-century, plans for the Mall and monument grounds called for construction of a new monument visitors' center and other facilities, but the only structure built

on the Washington Monument Grounds was an additional comfort station near the Sylvan Theater in 1967. Around this time additional comfort stations were also built in the Mall area.

To meet growing needs, the Monument Lodge function and facility was expanded. In 1948, plans were made to construct a small, exterior, two-counter concession stand on the west elevation of the Monument Lodge with a fenced dining patio and additional landscaping (see figure 2.16).⁴⁰ Various plans for expanding this open-air concession stand were made in the 1950s (see figures 2.17 and 2.18).⁴¹

In 1962, it was decided that continued "heavy visitor loads at [the Washington Monument] each year demand some improvement of existing facilities, especially with the food storage and service area at the snack bar."⁴² Frank Cole, AIA, with General Services, Inc., made sketch plans for expansion of the snack bar in 1962 (see figure 2.19).⁴³ Construction of this addition was delayed until 1963 due to the late approval of the plans.⁴⁴ The grounds of the Monument Lodge were also landscaped as part of this expansion.⁴⁵ The same heavy visitor usage that instigated the concession stand addition also led to the remodeling of the much-used restrooms of the Monument Lodge in 1971 and 1995–1998.⁴⁶

During the late-twentieth-century and into the twenty-first-century, numerous plans were made for the Washington Monument grounds that included alterations or even removal of the Monument Lodge in order to enhance the vista from the monument to the Capital. None of these plans was fully implemented.

In the fall of 2001, proposals were sought for developing a permanent vehicular barrier system around the monument and for constructing a visitor facility connected to the monument. The National Park Service chose the design by Olin Partnership for an underground visitor's facility entered through a rehabilitated Monument Lodge, including demolition of the concession addition and construction of a new visitors' facility with an underground passageway that would connect with the monument.⁴⁷

In February 2002, the National Capital Planning Commission, (NCPC), Commission of Fine Arts (CFA), and the Historic Preservation Review Board for the District of Columbia, individually granted the National Park Service conceptual approval for construction of a permanent visitor and security facility on the Monument Grounds.⁴⁸ This concept was based on the 1993 development concept plan, but with amendments due to security concerns that had not been anticipated when the development concept plan was written. The proposal included an underground security screening facility with underground passageway into the monument, rehabilitation of Monument Lodge, and construction of a compatible addition to the Monument Lodge that would serve as an entry to the new underground screening facility.⁴⁹ This would dramatically change the Washington Monument visitor's experience. Instead of approaching the monument by walking up its slight knoll, visitors would enter the monument through an underground passageway accessed from the Monument Lodge. The Monument Lodge would return to one of its original uses as a gathering place for visitors before they entered the

monument, but the historic entry sequence into the Washington Monument of traveling up the knoll and through the thick walls of the monument itself would be lost. On May 1, 2003, the NCPD approved the revised preliminary site and building plans for the pavilion scheme addition to the Monument Lodge.⁵⁰

2.4 EVALUATION OF SIGNIFICANCE

Based on evaluation as part of this Historic Structure Report and earlier evaluations, the Monument Lodge on the Washington Monument Grounds appears to possess significance under National Register Criterion C within the area of architecture for its significance as an early comfort station and visitor center prototype, its embodiment of the architectural characteristics of its period in its style: a Greek temple-form with Victorian embellishments, its method of construction, a marble- and granite-clad brick structure with an iron beam supported, vaulted masonry roof, and as the work of William Poindexter a prominent local architect of the late-nineteenth-century.

The Monument Lodge is included in the National Register of Historic Places documentation for the Washington Monument. This documentation does not include contributing and non-contributing status. Other elements included in the Washington Monument National Register documentation include the Washington Monument, the Washington Monument Grounds, and the Survey Lodge.⁵¹ The Monument Lodge appears to be a contributing element of the Washington Monument, due to its historical association, physical relationship, and function as a support facility for those working at and visiting the Washington Monument.

The evaluation of significance for the Washington Monument Grounds can be found in a companion to this document, the *Washington Monument Grounds Cultural Landscape Report*, submitted to the National Park Service by John Milner Associates in 2003. The significance evaluations for the Washington Monument and the Survey Lodge are located in their individual Historic Structure Reports, also companions to this document.

Constructed between 1888 to 1910, the Monument Lodge is an example of a Victorian adaptation of the Greek temple-form. Its original functions included a public waiting room, public toilets, an office for the custodian of the Washington Monument, and archives for the Washington National Monument Society. It is part of an ensemble of structures directly associated with the Washington Monument itself.

While the Monument Lodge does not fit within a defined architectural style, it is patterned on the Greek temple-form with Victorian-era embellishments. When the Monument Lodge was constructed in 1888, eclecticism and the synthesis of architectural forms from different eras were popular architectural practice. The Monument Lodge's rectilinear façade with recessed doric entry porch, both elements of Greek architecture, are combined with the projecting bay of the western elevation and the textural variety of the stone exterior, both common to late-nineteenth-century architectural styles such as the High Victorian Gothic. The Monument Lodge is an

outstanding example of the Victorian penchant for reinterpreting earlier architectural forms and traditions to meet the fashions and needs of the late-nineteenth-century.

This eclecticism was practiced by the architect of the Monument Lodge, William M. Poindexter. Poindexter was a prominent late-nineteenth-century Washington, D.C., and Richmond, Virginia, architect with several prominent commissions to his name. Poindexter was born and raised in Richmond, Virginia, and in 1864 he entered the office of the Supervisory Architect of the Treasury Department. He opened his own practice in 1874.⁵² Along with the Monument Lodge, his Washington, D.C., commissions included the Hospital of the Soldiers Home, the 1883 Columbian University, the 1903 Episcopal Eye, Ear and Throat Hospital,⁵³ the 1886 renovation of Grover Cleveland's Oak View,⁵⁴ as well as many other residences and public buildings. Poindexter was also active in Virginia, designing the 1895 State Library in Richmond,⁵⁵ several hotels, including Page County's 1890 Shenandoah Hotel,⁵⁶ and other public and private buildings, including the 1893 Randolph-Macon Women's College Main Hall.⁵⁷ Poindexter was elected an Associate of the American Institute of Architects (AIA) in 1882 and an AIA fellow in 1889. He was a co-founder of the Washington, D.C., AIA chapter. As was typical for late nineteenth century architects, Poindexter designed in a variety of architectural styles, from the early Queen Anne of Oak View to the eclectic revival styles of Washington, D.C.'s Pen Arts Building and Randolph-Macon's Main Hall. The Monument Lodge is significant as an example of the work of William M. Poindexter.

The Monument Lodge is also an example of an early visitors' center. One of its functions when it opened to the public in 1889 was to serve the needs of Washington Monument visitors. As initially planned, monument visitors would first go to the Monument Lodge and there wait for a guide to escort a group of tourists to the monument. The Monument Lodge also provided public toilets for visitors. The Monument Lodge served as a precursor to the National Park Service Visitor Centers promoted as part of the Mission 66 building program. These visitor's centers served as centralized locations supplying guests with information as well as comfort. They served to manage visitor circulation and use of the park.⁵⁸

The Monument Lodge's public accommodations are also an outgrowth of the Victorian ideal of increased public improvements, especially through the creation of public cultural and recreation facilities. The National Mall, as designed by A. J. Downing in 1851 and implemented in the 1870s, was an early example of such a public improvement. These urban parks often had public comfort facilities or concessions. Public buildings of this period within large parks, such as Central Park and Prospect Park, were often architect-designed, following contemporary architectural practice.⁵⁹ The Monument Lodge appears to be an early example of an aesthetically designed comfort station that was a component of later parks and a unique example of such a facility in Washington, D.C. Its construction represents a growing awareness of Washington, D.C. with its grand buildings and monuments, such as the Washington Monument, as a tourist destination. The Monument Lodge originally served a larger public, meeting the multiple needs of both Washington Monument visitors and staff from a centralized location.

The location of the Monument Lodge on the grounds of the prominent Washington Monument led to its aesthetic design and its siting. The location of the Monument Lodge was adjusted several times during planning and construction of the lodge. The site initially chosen was 325-foot east-southeast of the monument, a location that would not obstruct views of the monument and was on the "natural approach by visitors."⁶⁰ The second and third locations of the lodge were directly south of the Washington Monument, approximately 40 and 80-feet respectively, from the monument itself. These sites were judged to be more convenient to the public.⁶¹ The current site was not selected until after the lodge foundations had been begun at the previous site.⁶² This final site was also along a major approach to the monument, although it did not interrupt the vista between the Washington Monument and the Capital, as the National Mall at that time was a picturesque landscape of curvilinear paths and roads with scattered groves of trees.

In its materials and design, the Monument Lodge reflects the design of the Washington Monument. The Monument Lodge was built using the same materials as the Washington Monument: marble and granite. The Monument Lodge even made use of refuse marble and granite from construction of the monument.⁶³ During 1910 renovations to the Monument Lodge interior, the waiting room was given new marble wainscoting and terrazzo floor that matched the wainscoting and terrazzo that had been installed in the Washington Monument lobby in 1904, continuing the close association between the two buildings.⁶⁴

The existing National Register documentation for the Washington Monument, including the Monument Lodge, establishes a period of significance of 1848–1889. As a result of the research and analysis conducted as part of this Historic Structure Report, it is recommended that the period of significance be expanded to include the period 1888 to 1910. This period include the construction of the Monument Lodge and the addition of important interior features such as the terrazzo floors and marble wainscoting. These latter elements were added in 1910 and reflect similar finishes added to the Washington Monument, thus further linking these two buildings in appearance as well as function.

ENDNOTES

Abbreviations:

- E 484 Letters Received, Entry 484; Records of the Joint Commission for Completion of the Washington Monument
- E 495 Letters Sent, Entry 495; Records of the Engineer in Charge, 1876–1892; Records of the Joint Commission for Completion of the Washington Monument, 1876–1892

E 530	Schedules and Letters Received Relating to Building Materials for the Completion of the Monument and Lodge and to the Disposition of Memorial Stones Not Placed in the Monument, Entry 530; Records of the Custodian, 1879-1929
GPO	Government Printing Office, Washington, D.C.
NAB	National Archives Building, Washington, D.C.
RG 42	Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42

¹ Frederick L. Harvey, *History of the Washington National Monument and the Washington National Monument Society* (Washington, DC: GPO, 1903), 92-94.

² W. W. Corcoran, Chairman of the Joint Commission for Completion of the Washington Monument, to Horatio King, Secretary of the Washington National Monument Society, 7 May 1887; Records Relating to the Design and Construction of the Monument, Monument Grounds, and Offices of the Society, Entry 436; Records of the Secretary, 1833-1951; Records of the Washington National Monument Society, 1833-1951; RG 42; NAB.

³ Col. Thomas Lincoln Casey, Engineer in Charge of the Washington Monument, to W. M. Poindexter and Co., 8 June 1887; v. 4, p. 391; E 495; RG 42; NAB.

⁴ Corcoran to King, 7 May 1887.

⁵ "Poindexter, William M." *American Architects Biographies*. <http://www.sah.org/aame/biop.html>, accessed 1 May 2003.

⁶ Bill Noble, *James Y. Davis' Sons Building, HABS No. DC-312* (Washington, D.C.: Department of the Interior, National Park Service, Historic American Buildings Survey, 1979).

⁷ Cherrie Anderson and Kathleen Sinclair Wood, *Cleveland Park: A Guide to Architectural Styles and Building Types* (Washington, D.C.: Cleveland Park Historical Society, 1998).

⁸ "Poindexter," *American Architects Biographies*.

⁹ "Stevens Cottage," *Page County Landmarks*. <http://www.rootsweb.com/~vagspc/pchaland.htm>, accessed 1 July 2003.

¹⁰ "Randolph-Macon Woman's College," *Colleges and Universities*, http://www.wolfrunstudio.com/PAGES/pg_col11.html, accessed 1 July 2003.

¹¹ William M. Poindexter & Co., Architects, Title sheet for "Building for Public Comfort &c for the Washington National Monument Society," 8 August 1887; [Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

¹² W. M. Poindexter & Co., 2 April 1888; [Architectural Drawing]; File 74-20-3; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

Park, College Park, Md. It is unclear whether this design was a refinement of the assumed-approved Scheme B, submitted by Poindexter to Casey August 8, 1888, as it shares the overall features of Scheme B, but includes a low pediment ornamented with acanthus leaves above a frieze of triglyphs and metopes and the date of construction carved in Roman numerals above the east entry. This design is dated after the contract for construction was awarded to Lane and Malnati (contract made March 20, drawing dated April 2). Its purpose is unclear, but it does not appear to have been used as a construction document.

¹⁵ Examples include the now-destroyed Concert Grove House and Concert Grove Pavilion of Prospect Park, which borrowed from Chinese and Moorish architecture and served as a restaurant and comfort station, and tea house, respectively. These two buildings were designed in 1874 by Thomas Wisedell and Calvert Vaux. (Prospect Park Alliance, "Park Destinations: Concert Grove," http://www.prospectpark.org/dest/main.cfm?target=conc_hist, accessed April 14, 2003).

¹⁴ Urban Design & Historic Preservation Division, "Comfort Station, HPC #91-04," <http://stpete.org/ComfortStation.htm>, accessed April 14, 2003.

¹⁵ Linda W. Greene, *Crater Lake Historic Resource Study* (Denver, CO: Branch of Cultural Resources, Alaska/Pacific Northwest/Western Team, Denver Service Center, National Park Service, United States Department of the Interior, June 1984), <http://www.nps.gov/crla/hrs/hrs.htm>, accessed April 14, 2003.

¹⁶ W. M. Poindexter and J. A. Henry Flemer, "Specifications for Labor and Materials for the Erection and Completion of a Building at the Washington Monument at Washington, D.C.," 18 February 1888; Contracts, Entry 512; Records of the Engineer in Charge, 1876-1892, Records of the Joint Commission for the Completion of the Washington Monument, 1876-1892; RG 42; NAB.

¹⁷ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 23 May 1888; vol. 5, p. 23; E 495; RG 42; NAB.

¹⁸ Bernard R. Green, Assistant Engineer of the Washington Monument, to Brig. Genl. James Duane, Chairman of the Building Committee, Chief of Engineers, 8 September 1887; Vol. 4, p. 409-410; E 495; RG 42; NAB.

¹⁹ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to George W. Thomas, Custodian of the Washington Monument, 23 April 1888; vol. 5, entry 4424; E 495; RG 42; NAB.

²⁰ Col. Thomas Lincoln Casey, Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati, Articles of Agreement, 20 March 1888; Contracts, Entry 512; Records of the Engineer in Charge, 1876-1892; Records of the Joint Commission for the Completion of the Washington Monument, 1876-1892; RG 42; NAB.

²¹ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Joint Commission for the Completion of the Washington Monument, "Report of Operations for April 1888," 1 May 1888; v. 5, p. 13-14; E 495; RG 42; NAB; William Price to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 7 May 1888; E 530; RG 42; NAB.

²² Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, via George M. Thomas, Custodian of the Washington Monument, Memorandum, 8 May 1888; E 530; RG 42; NAB.

²³ Lane and Malnati, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 9 May 1888; E 484; RG 42; NAB.

²⁴ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chairman of Building Committee, Chief of Engineers, 15 May 1888; E 484; RG 42; NAB.

²⁵ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. "Report of Operations upon the completion of the Washington Monument During the Month of May 1888," 1 June 1888; v. 5, p. 27; E 495; RG 42; NAB.

²⁶ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 7 June 1888; v. 5, p. 30; E 495; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 12 June 1888; v. 5, p. 30-31; E 495; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, 5 September 1888; v. 5, p. 53-54; E 495; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations Upon the Completion of the Washington Monument During the Month of September 1888," 1 October 1888; E 484; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Vice President Washington National Monument Society, 30 November 1888; Records Relating to the Design and Construction of the Monument, Monument Grounds, and Offices of the Society, Entry 436; Records of the Secretary, 1833-1951; Records of the Washington National Monument Society, 1833-1951; RG 42; NAB;

²⁷ George M. Thomas, Custodian of Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 22 January 1889; E 530; RG 42; NAB.

²⁸ Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument, to Brig. Gen. John M. Wilson, Chief of Engineers, 13 September 1898; Press Copies of Letters Sent, Entry 488; Records of the Joint Commission for the Completion of the Washington Monument; RG 42; NAB.

²⁹ George M. Thomas, Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, "Report of Operations upon the Washington Monument for the Month of January 1889," 31 January 1889; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879-1929; Records of the Engineer in Charge of the Monument, 1879-1929; RG 42; NAB.

³⁰ Col. John M. Wilson, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds and Care and Completion of the Washington Monument in the District of Columbia*, by John M. Wilson, Lieut. Col. of Engineers, Col. U.S.A., being Appendix AAA of the Annual Report of the Chief of Engineers for 1889 (Washington, D.C.: GPO, 1889).

³¹ Col. John M. Wilson, Col. T. A. Bingham, and First Lieut. John S. Sewell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by John M. Wilson, Col. (now Brig. Gen.), Corps of Engineers, U.S.A., T. A. Bingham, Capt. Corps of Engineers, Col., U.S.A., and John S. Sewell, First Lieutenant, Corps of Engineers, U.S.A., being Appendix BBB of the Annual Report of the Chief of Engineers for 1897 (Washington, D.C.: GPO, 1897); Col. Theodore A. Bingham, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix CCC of the Annual Report of the Chief of Engineers for 1898

(Washington, D.C.: GPO, 1898); William A. Craig, Custodian of Washington Monument, to Col. Theodore A. Bingham, Engineer Officer in Charge of Washington Monument, "Report of Operations on the Washington Monument for the Month Ending November 30th, 1902," 1 December 1902; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879–1929; Records of the Engineer in Charge of the Monument, 1879–1929; RG 42; NAB; William A. Craig, Custodian of Washington Monument, to Col. Theo. A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of January 1903," 1 February 1903; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879–1929; Records of the Engineer in Charge of the Monument, 1879–1929; RG 42; NAB; Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1906 (Washington, D.C.: GPO, 1906); Maj. Spencer Cosby, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia*, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix FFF of the Annual Report of the Chief of Engineers for 1910 (Washington, D.C.: GPO, 1910); Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1918).

³² William A. Craig, Custodian of Washington Monument, to Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of December 1902," 1 January 1903; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879–1929; Records of the Engineer in Charge of the Monument, 1879–1929, RG 42; NAB; Cosby, *Annual Report*, 1910; Maj. Spencer Cosby, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia*, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1911 (Washington, D.C.: GPO, 1911); Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1905 (Washington, D.C.: GPO, 1905).

³³ U. S. Grant, 3d, Director, "General Order No. 62. Office of Public Buildings and Public Parks," 10 April 1926; Department of the Interior Library, Washington, D.C.

³⁴ Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1919); "Washington Monument Lodge Floor Plans and Sections, Showing Enlargement of Men's and Women's Toilets," January 1931; [Architectural Drawing]; File 807_80062; Technical Information Center, Denver Service Center, National Park Service.

³⁵ "Monument Lodge Planting Plan," 9 October 1931; [Architectural Drawing]; File 807_84077, Technical Information Center, Denver Service Center, National Park Service; Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1931).

³⁶ Barry Mackintosh, *The National Parks: Shaping the System*, Washington, D.C.: National Park Service, Washington, D.C., 2000, web-only edition, http://www.cr.nps.gov/history/online_books/mackintosh1/index.htm, accessed 16 April 2003.

³⁷ Harry T. Thompson. National Capital Parks, NPS, to Superintendent, NCP, NPS, Memorandum, 9 October 1942; NPS-NCR Collection.

³⁸ Harry T. Thompson. National Capital Parks, NPS, to Superintendent, NCP, NPS, Memorandum, 9 October 1942; NPS-NCR Collection; "Alterations to the Public Room, Lodge Building Washington Monument," Approved 5 November 1942; [Architectural Drawing]; File 74-20-31-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

³⁹ Frank T. Gartside, Assistant Superintendent, to Mr. Thompson, 29 January 1945; NPS-NCR Collection.

⁴⁰ "Concession Stand, Monument Grounds," Approved 14 January 1948; [Architectural Drawing]; File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

⁴¹ "Aluminum Awning, Sink etc. Lav. Concession Stand, Washington Monument Lodge," Approved 9 December 1953; [Architectural Drawing]; File 807_80067; Technical Information Center, Denver Service Center, National Park Service; "Expansion Plan, Concession Stand, Monument Grounds - W.P.P.," 12 July 1955; [Architectural Drawing]; File 807_80069; Technical Information Center, Denver Service Center, National Park Service.

⁴² John B. Thomas to William M. Haussmann, Chief, National Capital Office of Design and Construction, NPS, 15 August 1962; NPS-NCR Collection.

⁴³ Frank William Cole, AIA, "Sketch, Concession Building, Washington Monument Lodge, Scheme One," 26 December 1961; [Architectural Drawing]; File 807_80070; Technical Information Center, Denver Service Center, National Park Service.

⁴⁴ John B. Thomas to William M. Haussmann, Chief, National Capital Office of Design and Construction, NPS, 15 August 1962; NPS-NCR Collection; John B. Thomas to William M. Haussmann, Chief National Capital Office Design and Construction Division, NPS, 11 September 1962; NPS-NCR Collection.

⁴⁵ "Redesign of planting, Washington Monument Lodge, Washington Monument, U.S. Res. 2," August 1963; [Architectural Drawing]; File 807_80075; Technical Information Center, Denver Service Center, National Park Service.

⁴⁶ "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's); 4 April 1971; [Architectural Drawing]; File 807_40001; Technical Information Center; Denver Service Center; National Park Service; "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's); 4 April 1971; [Architectural Drawing]; File 807_40001; Technical Information Center; Denver Service Center; National Park Service; New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge-Comfort Station Rehabilitation," 4 August 1994; [Architectural Drawing]; File 807_89056, Sheet 5 of 8; Denver Service Center, National Park Service; "New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge-Comfort Station Rehabilitation," 4 August 1994; [Architectural Drawing]; File 807_89056, Sheet 6 of 8; Denver Service Center, National Park Service.

⁴⁷ National Capital Planning Commission, "Commission Action: Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements," p. 5, NCPC File No. 1303/6152, 9 January 2003, 5.

⁴⁸ National Capital Planning Commission, "Design Concept (Visitor and Security Improvements) Washington Monument Grounds Washington, D.C., Report to the National Park Service," NCPC File No. 1303/6152, 7 February 2002.

⁴⁹ National Park Service, Department of the Interior, *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment*, July 2002.

⁵⁰ National Capital Planning Commission, "Washington Monument Grounds, Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition, Between 14th and 17th Streets, NW and Constitution Avenue, NW and the Tidal Basin, Washington, D.C., Submission by the National Park Service," p. 5–6, NCPC File Nos. 1303 and 6152, May 1, 2003.

⁵¹ Donald C. Phanz, "Washington Monument." *National Register—Documentation of Existing National Register Property* (Washington, D.C.: Department of the Interior, National Park Service, 1980).

⁵² "Poindexter, William M." *American Architects Biographies*. <http://www.sah.org/aame/biop.html>, accessed 1 May 2003.

⁵³ Bill Noble, *James Y. Davis' Sons Building, HABS No. DC-312* (Washington, D.C.: Department of the Interior, National Park Service, Historic American Buildings Survey, 1979).

⁵⁴ Cherrie Anderson and Kathleen Sinclair Wood, *Cleveland Park: A Guide to Architectural Styles and Building Types* (Washington, D.C.: Cleveland Park Historical Society, 1998).

⁵⁵ "Poindexter," *American Architects Biographies*.

⁵⁶ "Stevens Cottage," *Page County Landmarks*. <http://www.rootsweb.com/~vagspc/pchaland.htm>, accessed 1 July 2003.

⁵⁷ "Randolph-Macon Woman's College." *Colleges and Universities*. http://www.wolfrunstudio.com/PAGES/pg_col11.html, accessed 1 July 2003.

⁵⁸ National Park Service, *Our Heritage: a Plan for its Protection and Use: Mission 66*. (Washington, D.C.: National Park Service, Department of the Interior, 1956); Sarah Allaback, *Mission 66 Visitor Centers: the History of a Building Type* (Washington, D.C. Department of the Interior, National Park Service, 2000); accessed at http://www.cr.nps.gov/history/online_books/allaback/vct.htm on 26 February 2003.

⁵⁹ Examples include the now-destroyed Concert Grove House and Concert Grove Pavilion of Prospect Park, which borrowed from Chinese and Moorish architecture and served as a restaurant and comfort station, and tea house, respectively. These two buildings were designed in 1874 by Thomas Wisedell and Calvert Vaux. (Prospect Park Alliance, "Park Destinations: Concert Grove," http://www.prospectpark.org/dest/main.cfm?target=conc_hist, accessed April 14, 2003).

⁶⁰ Bernard R. Green, Assistant Engineer for the Washington Monument, to Brig. Genl. James C. Duane, 8 September 1887; v. 4 p. 409–410; Letters Sent, Entry 495; Records of the Engineer in Charge, 1876–1892; Records of the Joint Commission for Completion of the Washington Monument, 1876–1892; RG 42; NAB.

⁶¹ F.L. Harvey, secretary of Joint Commission for Completion of the Washington Monument, *Proceedings of the Joint Commission*. Washington, D.C., 10 September 1887; Proceedings of the Society, Entry 418; Records of the Secretary, 1833–1951; Records of the Washington National Monument Society, 1833–1951; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to George W. Thomas, Custodian of the Washington Monument, 23 April 1888; v. 5, entry 4424; Letters Sent, Entry 495; Records of the Engineer in Charge, 1876–1892; Records of the Joint Commission for Completion of the Washington Monument, 1876–1892; RG 42; NAB; Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, via George M. Thomas, Custodian of the Washington Monument, memorandum, 8 May 1888; Schedules and Letters Received Relating to Building Materials for the Completion of the Monument and Lodge and to the Disposition of Memorial Stones Not Placed in the Monument, Entry 530; Records of the Custodian, 1879–1929; Records of the Custodian, 1879–1929; RG 42; NAB.

⁶² Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chief of Engineers, Chairman of Building Committee, 15 May 1888; Letters Received, Entry 484; Records of the Joint Commission for Completion of the Washington Monument; RG 42; NAB.

⁶³ W. M. Poindexter and J.A. Henry Flemer, "Specifications for Labor and Materials for the Erection and Completion of a Building at the Washington Monument at Washington, D.C.," 18 February 1888; Contracts, Entry 512; Records of the Engineer in Charge, 1876–1892, Records of the Joint Commission for the Completion of the Washington Monument, 1876–1892; RG 42; NAB; John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 23 May 1888; vol. 5, p. 23; Letters Sent, Entry 495; Records of the Engineer in Charge, 1876 – 1892; Records of the Joint Commission for Completion of the Washington Monument, 1876–1892; RG 42; NAB.

⁶⁴ Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1905 (Washington, D.C.: GPO, 1905).

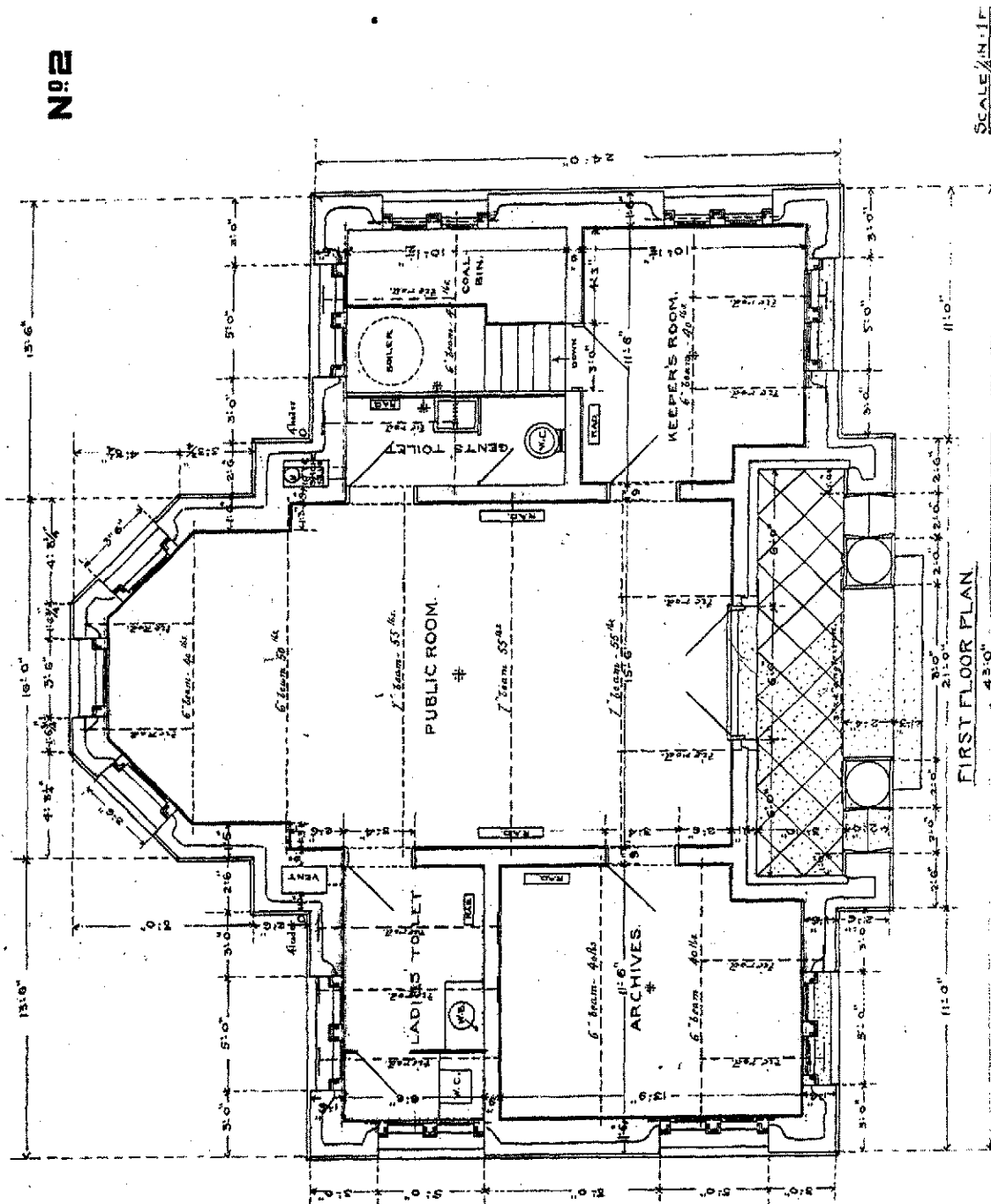


Figure 2.1: Building for Public Comfort & c for the Washington National Monument Society, Set B, First Floor Plan, Sheet 2, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

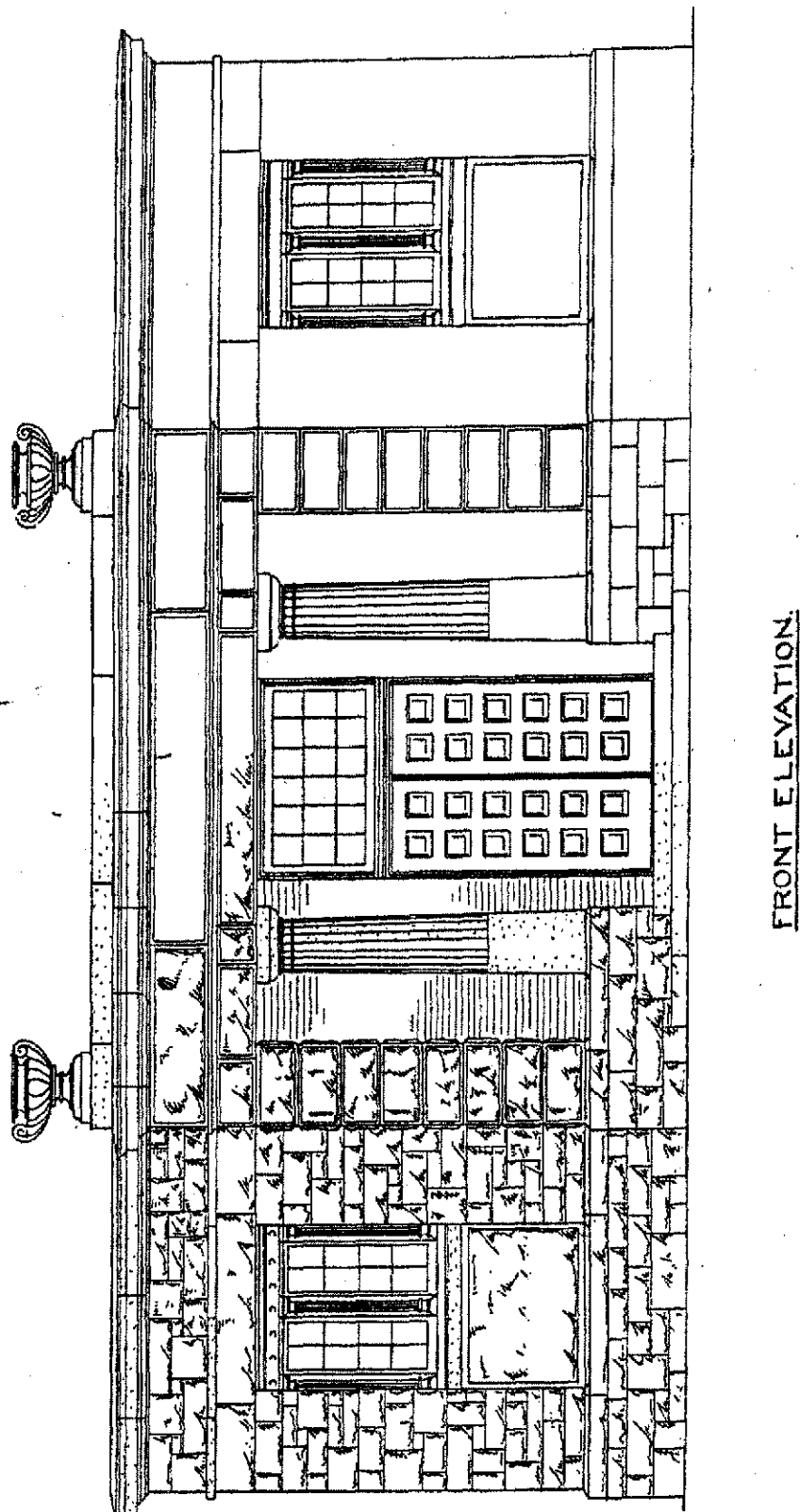


Figure 2.2: Building for Public Comfort &c for the Washington National Monument Society, Set B, Front Elevation, Sheet 3, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records IICON. Special Media Archives Division, National Archives at College Park, College Park, Md.).

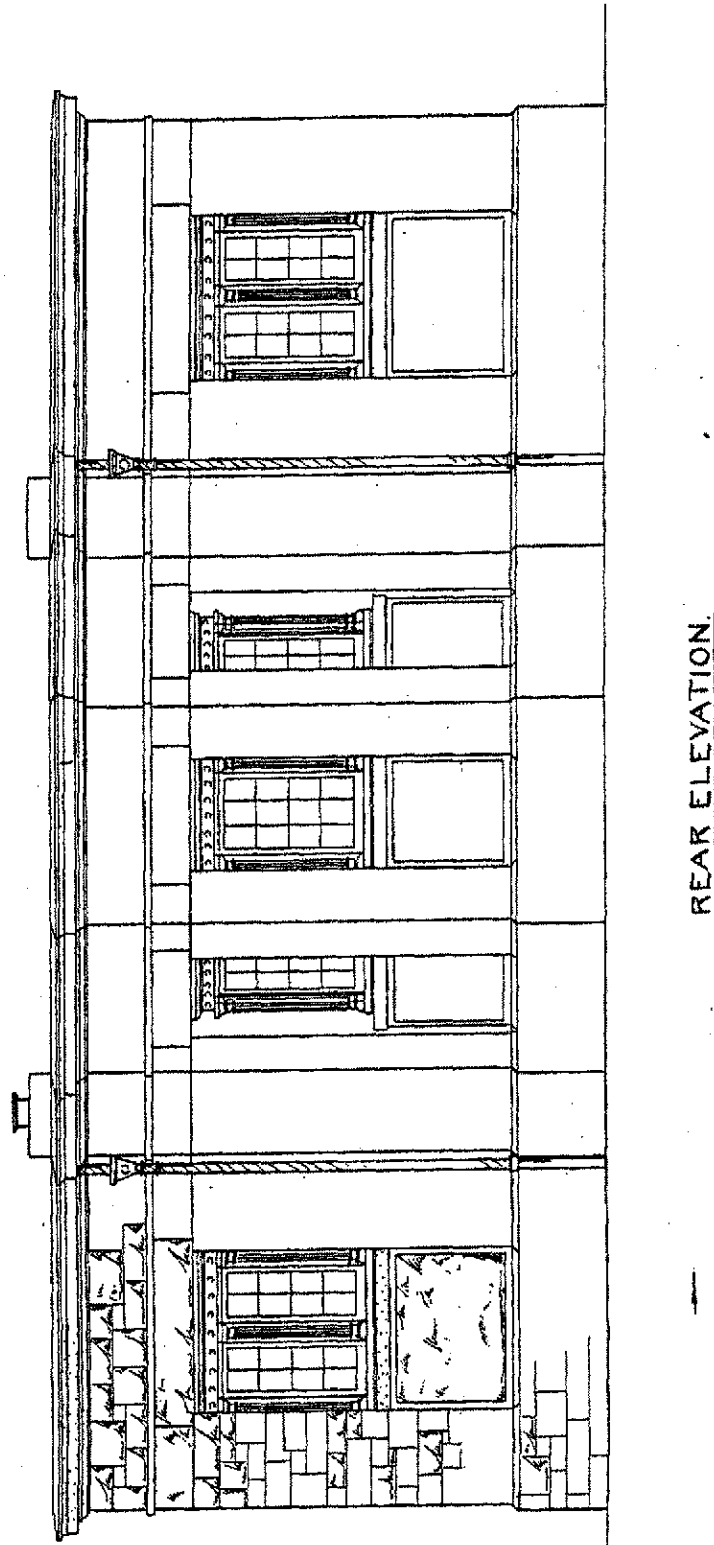


Figure 2.3: Building for Public Comfort &c for the Washington National Monument Society, Set B, Rear Elevation, Sheet 5. W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

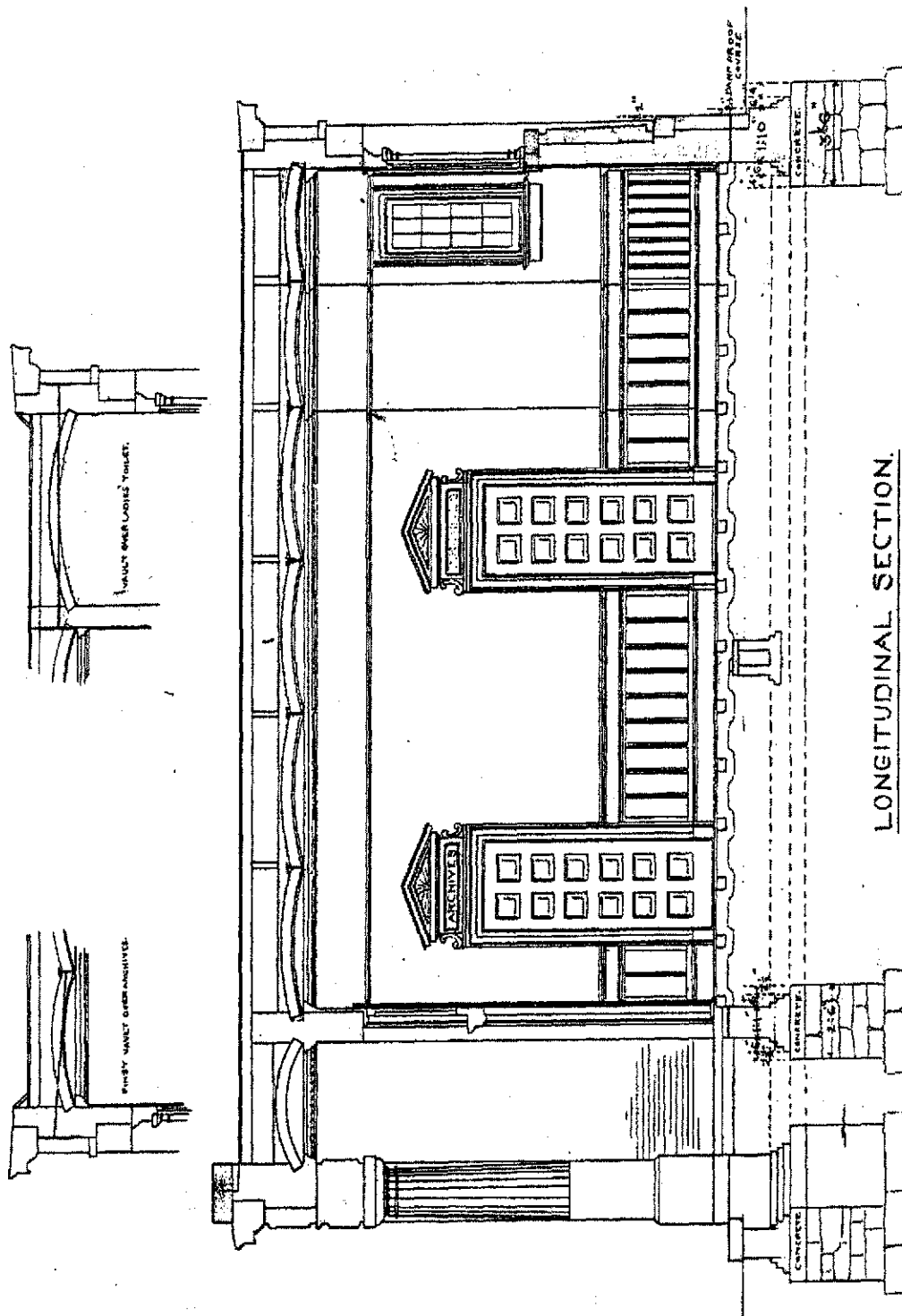


Figure 2.4: Building for Public Comfort &c for the Washington National Monument Society, Set B. Longitudinal Section, Sheet 6, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

SET - A -

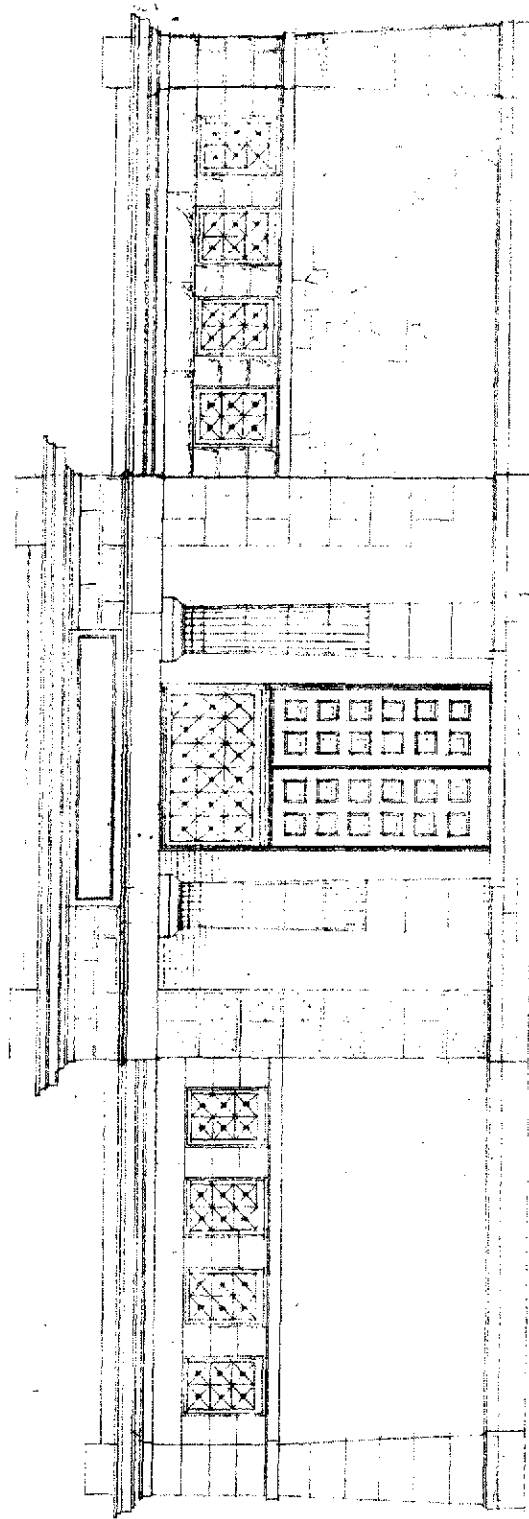


Figure 2.5: Building for Public Comfort &c for the Washington National Monument Society. Set A, this alternative design was not built, Front Elevation, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-7; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

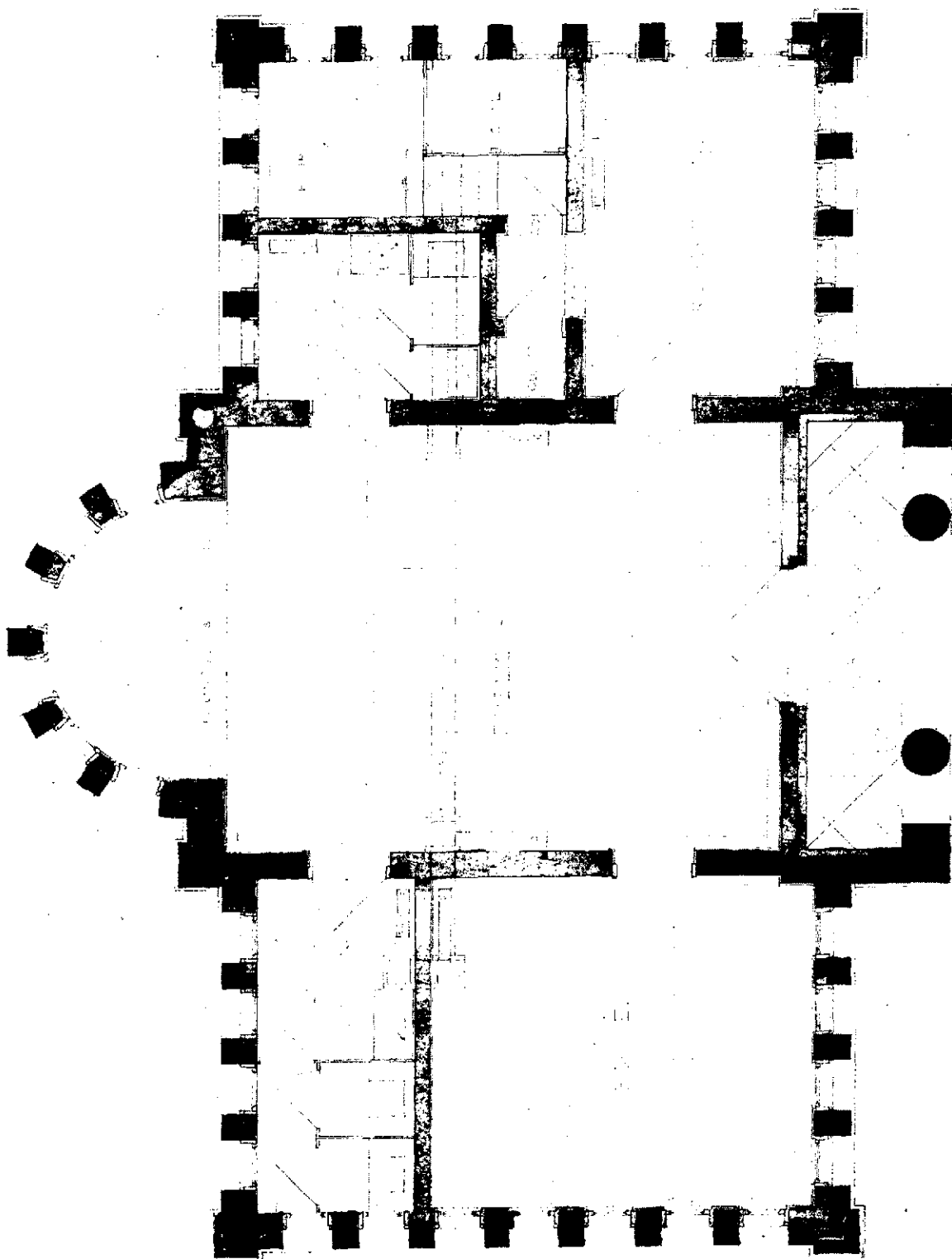


Figure 2.6: Building for Public Comfort &c for the Washington National Monument Society. Set A, this alternative design was not built, First Floor Plan, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-4; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

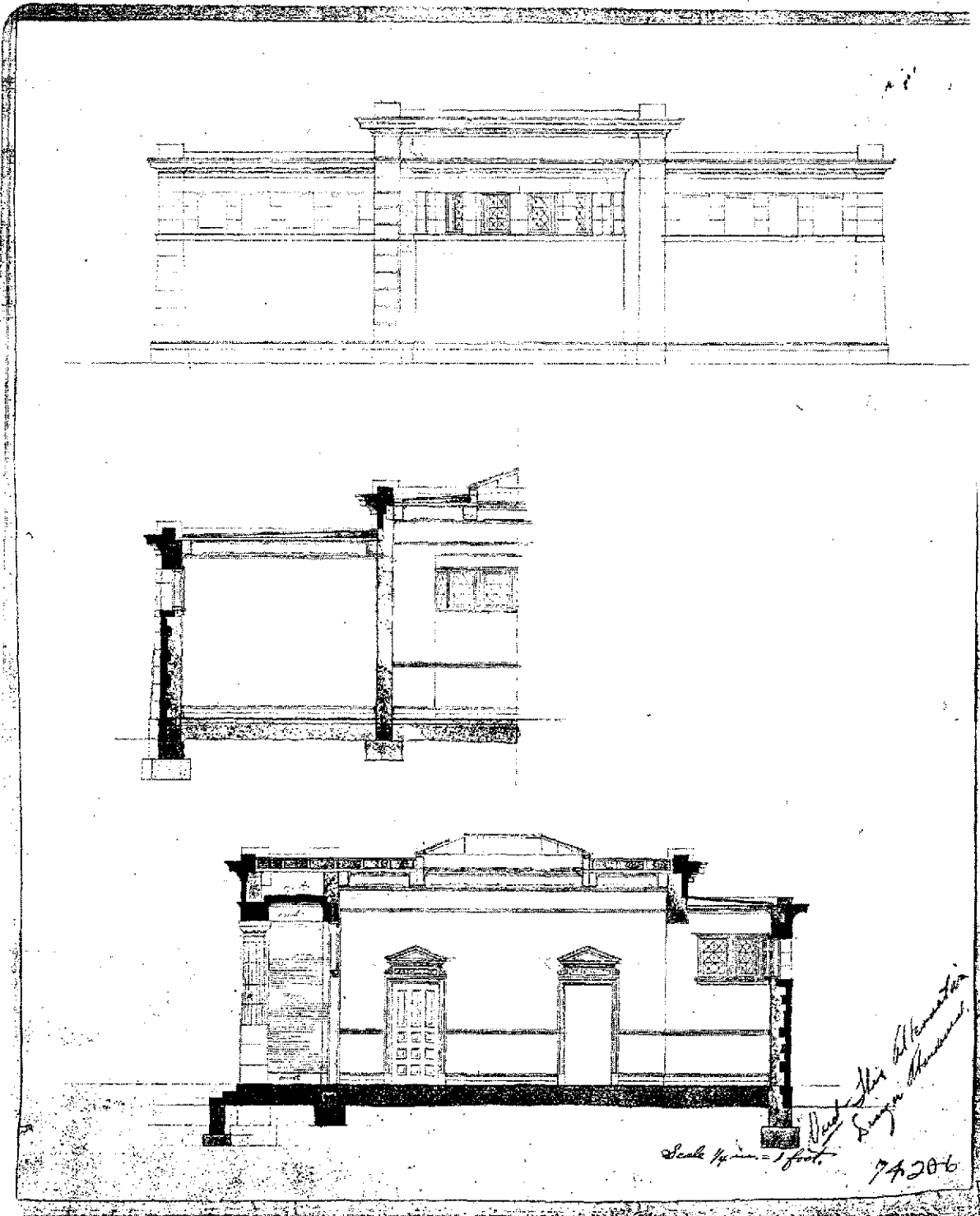


Figure 2.7: Building for Public Comfort &c for the Washington National Monument Society, this alternative design was not built, Rear Elevation and Sections, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-6; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

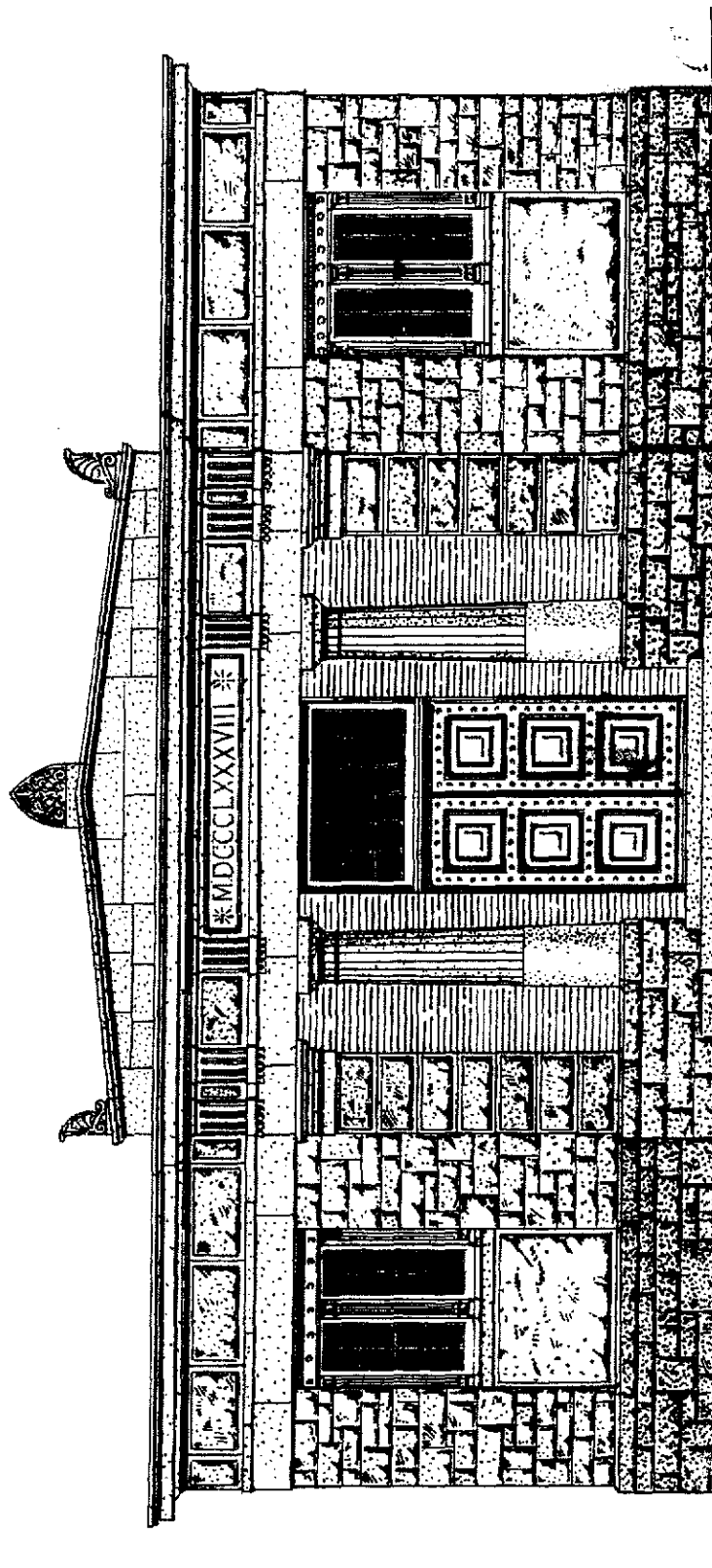


Figure 2.8: Building for Public Comfort &c for the Washington National Monument Society, this alternative design was not built, Front Elevation, W.M. Poindexter & Co., Architects, 2 April 1888 ([Architectural Drawing] File 74-20-3; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

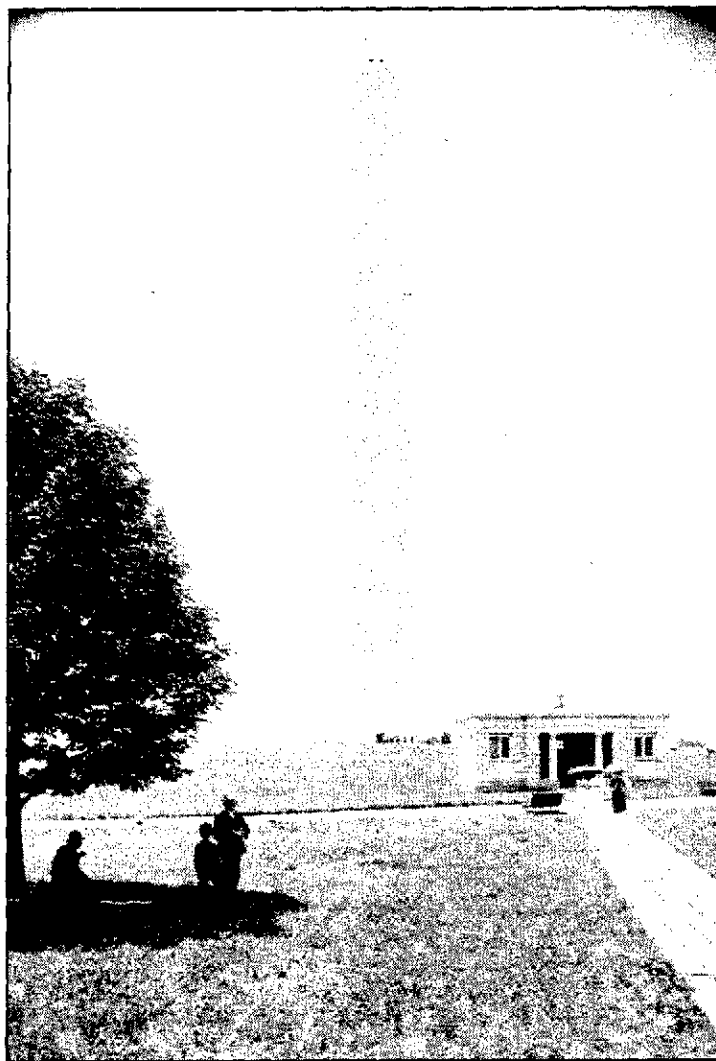


Figure 2.9: Circa 1890 view of the Monument Lodge and the Washington Monument, looking west. (File 8924; Historical Society of Washington, D.C.).

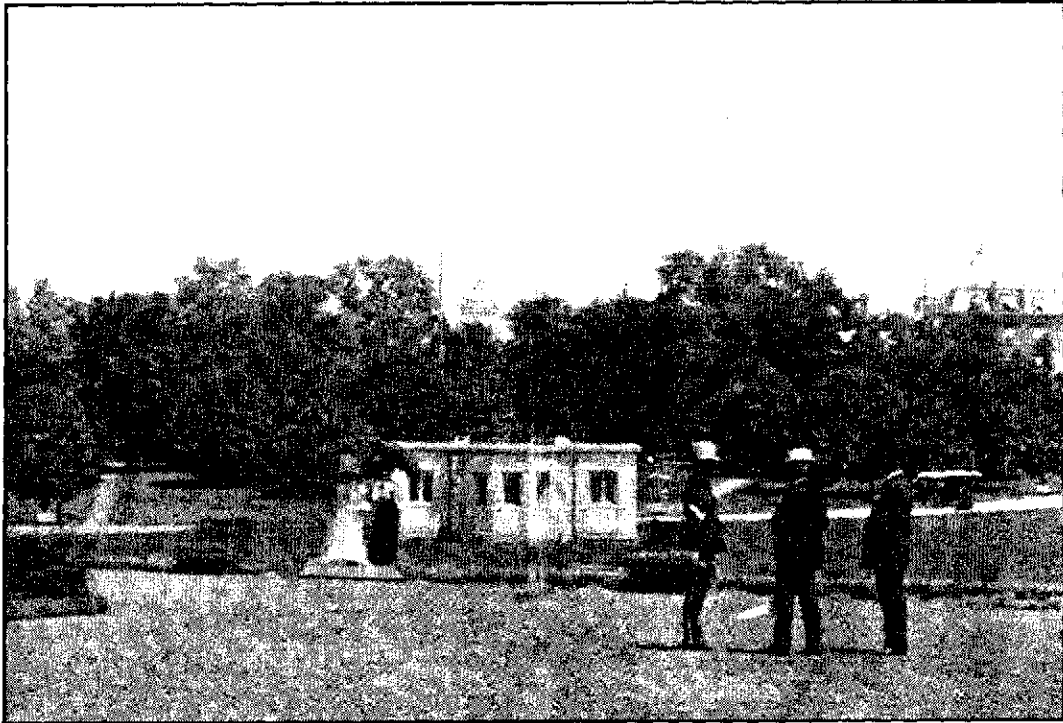


Figure 2.10: Circa 1898 view of Monument Lodge looking east. (*Annual Report Upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Theo. A Bingham, Capt. Corps of Engineers, Col. U.S.A., Being Appendix CCC of the Annual Report of the Chief of Engineers for 1898* Washington, D.C.: GPO, 1898).

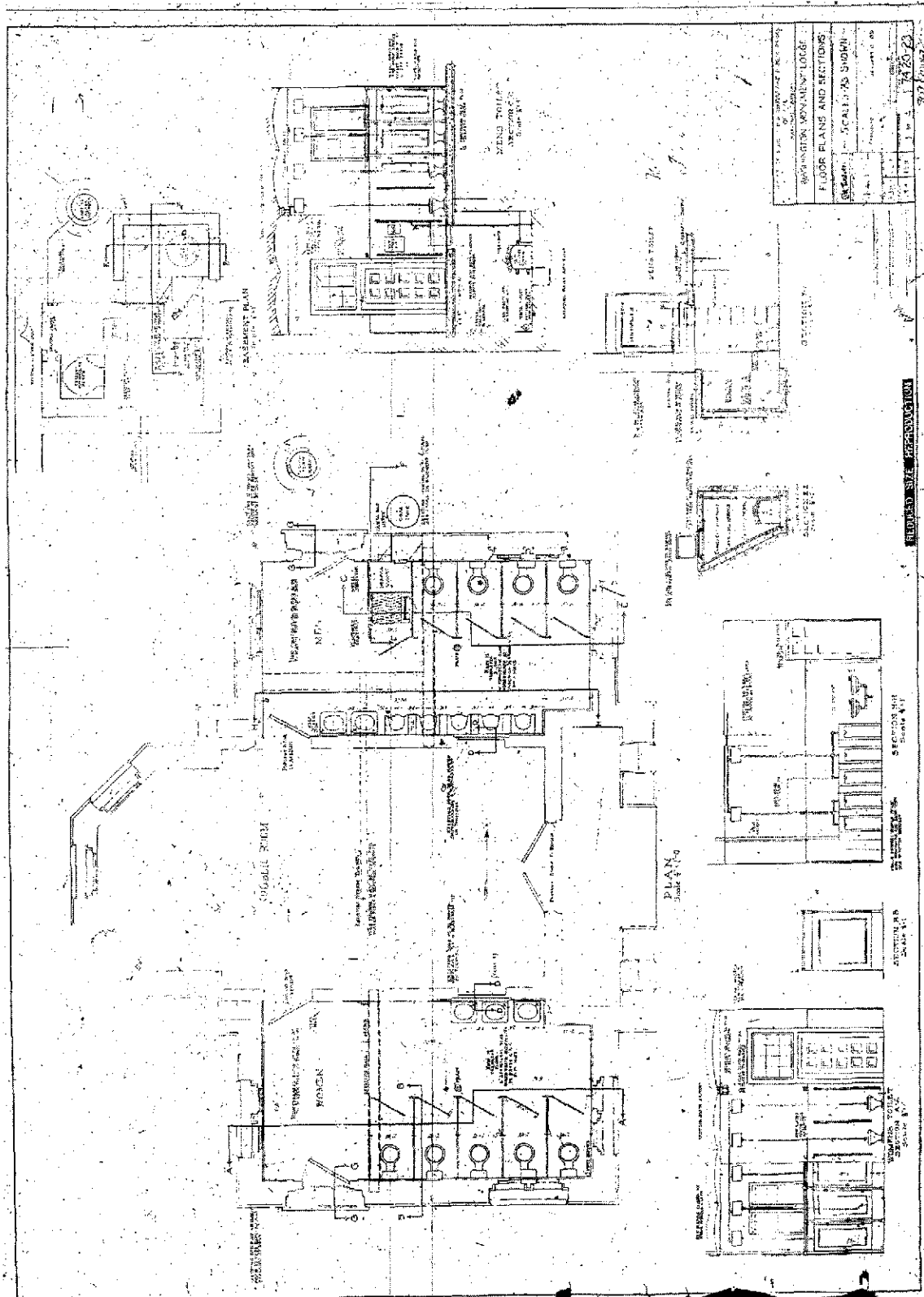


Figure 2.12: Washington Monument Lodge Floor Plans and Sections, showing enlargement of mens' and womens' toilets, January 1931 ([Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service).

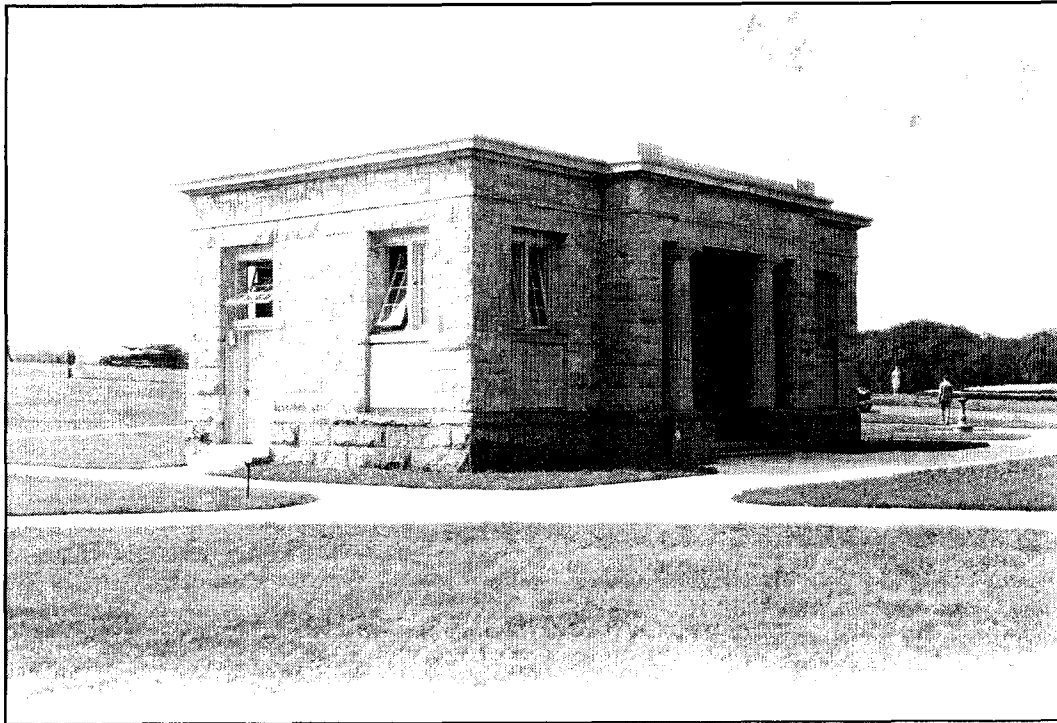


Figure 2.13: View of southeast corner of the Monument Lodge, 26 August 1931 ([Photograph] 26 August 1931; NPS-NCR Collection).



Figure 2.14: View of northeast corner of the Monument Lodge, 1 September 1932 ([Photograph] 1 September 1932; NPS-NCR Collection).

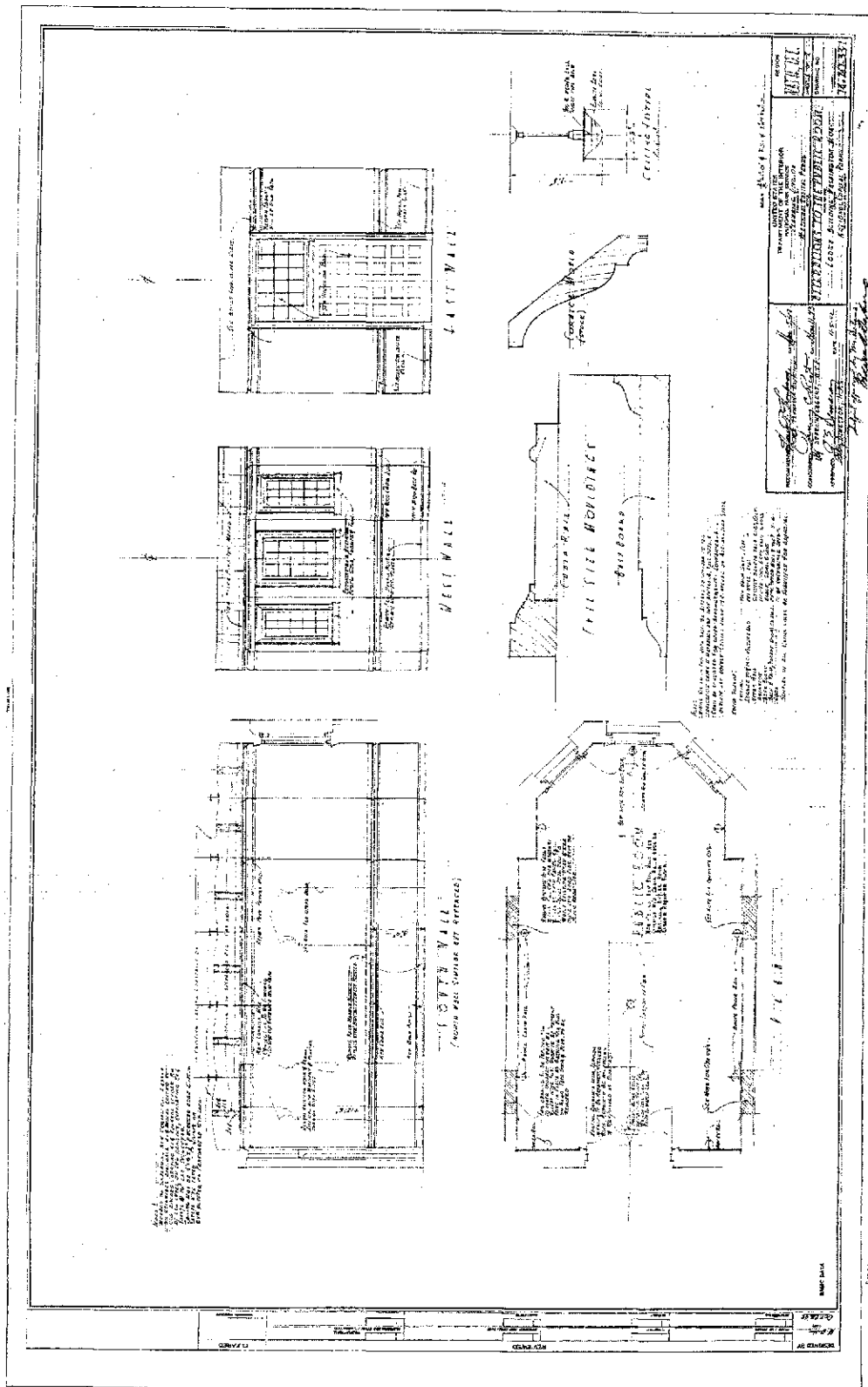


Figure 2.15: Alterations to the Public Room Lodge Building Washington Monument, Approved 5 November 1942 ([Architectural Drawing] File 74-20-33-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

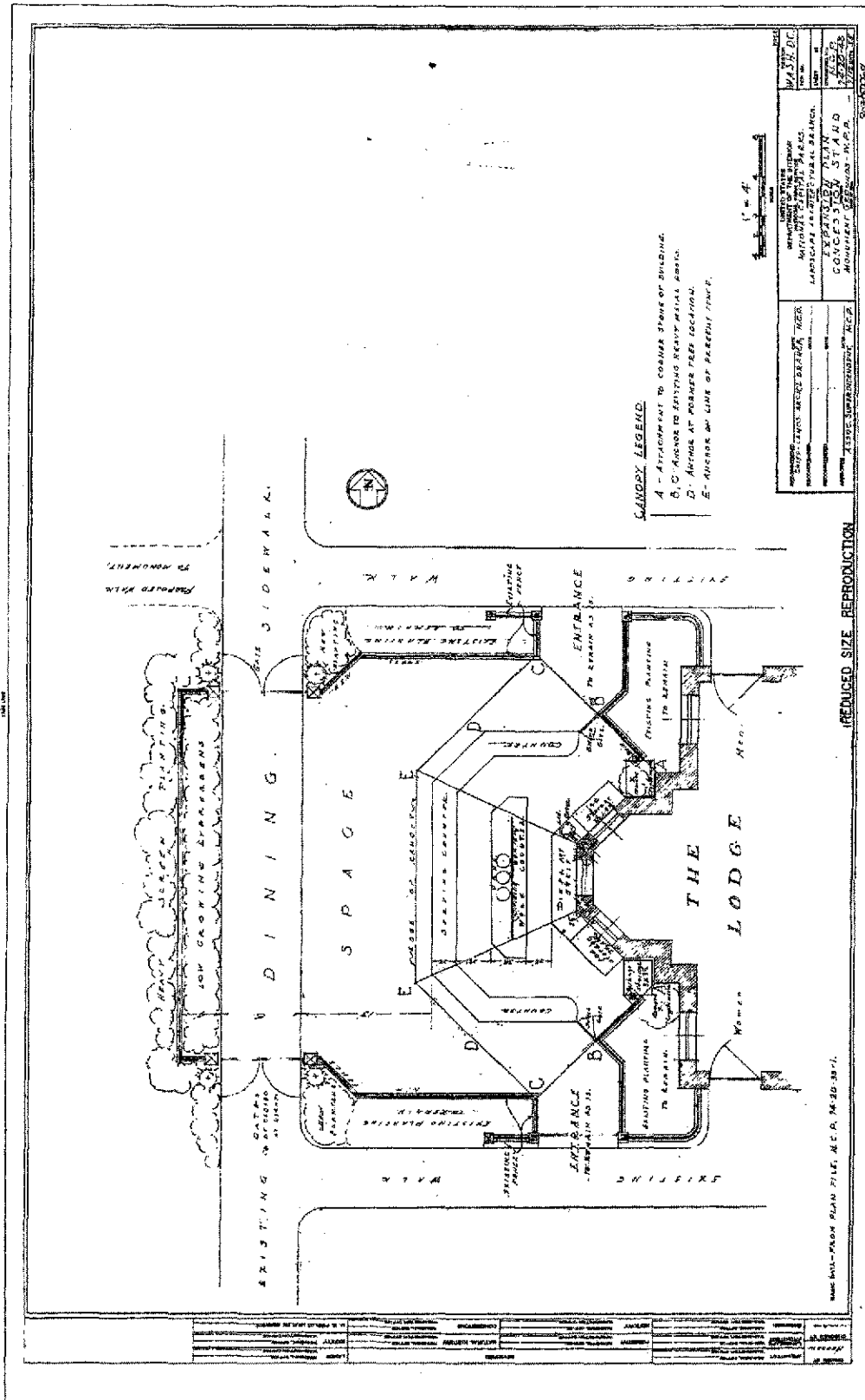


Figure 2.18: Expansion Plan, Concession Stand, Monument Grounds – W.P.P., 12 July 1955([Architectural Drawing] File 807_80069; Technical Information Center, Denver Service Center, National Park Service).

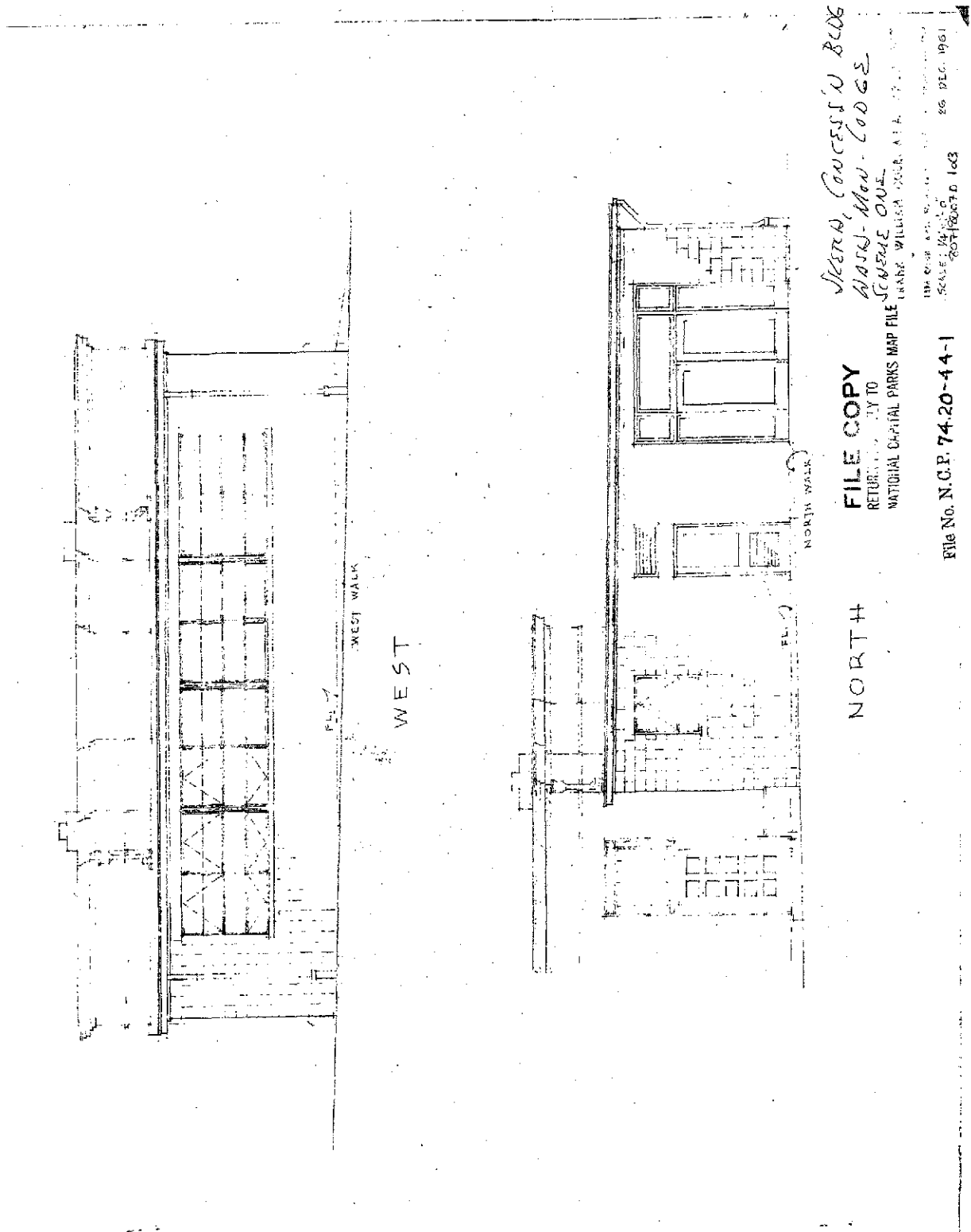


Figure 2.19: Sketch. Concession Building, Washington Monument Lodge, Scheme One, Frank William Cole. AIA, 26 December 1961 ([Architectural Drawing] File 807_80070; Technical Information Center, Denver Service Center, National Park Service).

Part I – Developmental History

CHAPTER THREE
CHRONOLOGY OF DEVELOPMENT AND USE



CHAPTER THREE

CHRONOLOGY OF DEVELOPMENT AND USE

From its construction in 1888–1889 to the present, the Monument Lodge has served as a visitors' facility for the Washington Monument. During the years 1889 to 1931, the lodge provided a waiting room and toilet facilities for public use, with the residual space used as offices, storage, and a boiler room. During this time, major renovations were carried out in updating the toilet facilities and renovating the interior finishes of the waiting room. In 1931 the rest rooms were as a result, enlarged to encompass the entire north and south portions of the lodge as they do today, and Monument Lodge no longer contains office or storage space. In 1942 the central waiting room was converted into an exhibition and concession space. Concession facilities were expanded with the construction of a concession stand and eating area on the west side of the lodge in 1948. In 1963 concession facilities were enlarged with the construction of the current Concession Addition. Except for the installation of updated systems, equipment, and applied finishes, the upgrading of rest rooms on a 15 to 20 year cycle, and 1976 roof replacement, the present Monument Lodge and Concession Addition have not changed materially since 1963.

3.1 1888–1930: COMFORT STATION WITH WAITING ROOM AND OFFICES

From the construction of the Monument Lodge, completed 1888–1889, until 1931, the building was used as a comfort station, archives storage, and keeper's lodge serving visitors and staff of the Washington Monument. During 1889–1909 the building remained little changed, with only minor alterations and maintenance. However, during 1910–1917, significant changes were carried out in the public spaces, encompassing expansion of the rest rooms and installation of new finishes in the waiting room. After these renovations the lodge was not significantly altered until 1931.

3.1.1 1888–1889: CONSTRUCTION OF MONUMENT LODGE

In 1887 William M. Poindexter & Co. Architects, submitted plans and specifications for two different designs for Monument Lodge to the Joint Commission for the completion of the Washington Monument, established by Congress in 1876 to oversee the completion of the Washington Monument. Lt. Col. Thomas Lincoln Casey, engineer in charge for the completion of the Washington Monument, chose the final Poindexter design for the lodge and awarded a construction contract in the amount of \$10,720.00 to Lane and Malnati, Washington, D.C. in March of 1888.¹ The initial location of the lodge, chosen after debate, was 35–40 feet south of the Monument where Lane and Malnati began laying the foundation in April 1888.² During earth removal for the foundation, the monument society requested that the foundation be moved

further south, away from the Monument, so that the originally planned south foundation wall would become the new north foundation wall.³ This location, in such close proximity to the Monument, was abandoned in May 1888 and the lodge site was moved to its current site, chosen by the Architect of the Capitol, which is 480-feet nearly due east of the Monument.⁴ The lodge was completed in January 1889 (see figures 3.1 through 3.11).⁵

The completed Monument Lodge was rectangular in footprint with the long axis running north-south. The main entrance and elevation faced east, while a polygonal bay projected from the west façade. The interior was divided into three parts with the public waiting room at the center, the womens' toilet and archives to the south and the men's toilet, boiler room, and keeper's office to the north. The lodge structure was supported on brick footings set on dry-laid stone underpinning that was capped with hydraulic cement concrete. The dry stone underpinning was constructed of large, squarely split stones that were taken from a supply of stone located 150-feet from the building site in 1888. Foundation walls were coated with asphalt pitch waterproofing on the exterior in locations where plaster was applied to the masonry on the interior. A trench for steam pipes, built of hard-burnt brick set in cement mortar, filled with earth, and covered with thin bluestone flagstones, ran north-south through the foundation. The walls of Monument Lodge were constructed of brick with stone facing, granite at the foundation, and marble above. The interior brick walls were constructed of hard-burned bricks set in natural hydraulic cement. A bitumen damp-proof course was installed the full width of the walls and cemented together with hot asphalt.⁶ Segmental arches in the brick backup masonry spanned the openings at windows and doorways and was supported by wood lintels.

The exterior was styled as a rusticated Greek temple with rock-faced marble and granite masonry laid in a random-coursed ashlar pattern. The masonry was pointed with white mortar containing white sand.⁷ Below the water table, the building was faced with a patent bush-hammered granite; above, the masonry was a rock-faced marble. The ashlar pattern was broken by a lintel course of long, rectangular blocks just above the window openings and by a raised center panel located under each window sill. A fine finished astragal projected just above the lintel course of rectangular blocks. The walls were topped with a plain cornice. The 1888 specifications noted that a large quantity of marble and granite was available on the Washington Monument grounds for construction of Monument Lodge should the contractor choose to use it.⁸ From correspondence dating from the construction of Monument Lodge, it is known that the contractors, Lane and Malnati, utilized marble and granite from the grounds, spoken of as "U.S. stone as was in the vicinity," and supplied a small amount of additional stone, mostly marble.⁹ The granite available on the grounds for the water table of Monument Lodge consisted of stone from the Richmond Quarries, Hurricane Island, Maine, Mount Waldo, Maine, and finally, from Cape Ann, Massachusetts.¹⁰ To minimize the effect of utilizing granite of different colors and textures, it was advised that Richmond granite be used for the 9-inch cut stone, fine bush-hammered course on the east façade; Mt. Waldo granite would be used on the west façade; and "Maine or Hurricane Island" stone for the north and south faces.¹¹

The main entrance porch was located on the center of the east façade between two window bays. A low parapet wall above the porch emphasized the central entrance. Two urns, shown in historic drawings set on the north and south ends of this parapet wall, were never placed in these

locations. Two marble Doric columns, fluted in the upper portion and plain round at the base, supported the square porch opening. Two granite steps rose from grade to the porch floor, paved with diamond-shaped marble tiles. The interior walls and ceiling of the porch were faced with pressed buff brick set in red putty mortar with tooled joints, with a frieze band of rock-faced marble and an egg-and-dart molding above.¹² An exposed brick segmental vault spanned the porch ceiling.

The entrance to the lodge was through double doors below an 18-light transom with 2-inch thick sash and rabbeted frames. Each 2-inch thick, white oak door contained 12 raised panels and bronze hardware. The threshold was covered with a 6-inch wide brass saddle.¹³ The specifications called for the front doors to be filled on the outside with a "dark filler, to have two coats of Crocket's Preservative No. 1 and an additional coat of Crocket's Spar finish all well floated and rubbed."¹⁴ From a letter documenting a conversation with Poindexter, it is known that the architect preferred that the front doors be finished "as light as the natural color would make it when filled and finished." However, the engineer in charge, John M. Wilson, preferred "a dark color, possibly mahogany or oak" for the front door.¹⁵ From historic photos dating to 1890-98, the door and transom appear to have a dark finish (see figure 3.12). By 1926 the door and transom are clearly pictured with a dark finish (see 3.13).

The windows located on either side of the entrance porch consisted of double, eight-light, glazed sash windows on pivot hinges fastened with large brass button fastenings.¹⁶ The 1 3/4-inch thick wood sash was held in place with Payson's bronzed transom sash lifters.¹⁷ The gap between the masonry and window surrounds was filled with putty.¹⁸ The double windows were set in a wood surround with fluted pilasters between the sash and a plain frieze above. The window sill was marble. It is unclear how the exterior wood window frames and sash were originally finished. Poindexter recommended that the window frames and sash be painted white.¹⁹ However, Wilson the engineer in charge, desired that the window frames be painted white and the sash a dark oak or mahogany color to match the front door.²⁰ From an 1890-98 photograph, the window trim is light but it is difficult to discern whether the sash is dark or merely in shadow (see figure 3.12). In 1926 both trim and sash clearly have a light, painted finish (see figure 3.13).

The north and south facades were mirror images of each other. Each had two bays of double windows identical to those found on the east façade. An iron coal door was installed at the foundation on the north to give access to the coal bin.

On the west façade a polygonal bay projected from the center. Double window panels were set on either side of this projecting bay. Three sides of the projecting bay contained window panels composed of a 12-light glazed sash on a pivot hinge. The wood window surround was composed of flanking fluted pilasters with a plain frieze above. Two copper downspouts drained the roof on either side of the projecting bay.

The roof was a low-pitched, flat seam tin roof, sloping slightly to the north and south, over asphalt felt with 7/8-inch thick tongue-and-groove, Virginia pine wood sheathing supported on 3 by 6 inch Virginia pine rafters, 20-inches on center. The roof was coated with two coats of metallic paint and pure linseed oil.²¹ Two chimneys stood on either side of the west projecting

bay. Both chimneys vented the public toilets below. The north chimney also contained a 9-inch terracotta pipe with stout iron holdfasts under each hub to vent smoke from the boiler.²³ The roof was drained on the west by two 4-inch diameter scuppers. Both drains were equipped with plain, round 4-inch diameter copper downspouts, fitted with galvanized iron wire strainers and decorated copper spout heads. These drained into downspout boots, that in turn drained into 4-inch pipes connected to the plumbing system under the lodge. The lodge plumbing all ultimately drained to the south, where a 6-inch terracotta pipe connected it to the larger sewer system.

In 1889 the interior of Monument Lodge was comprised of six rooms: the large central public room, the ladies toilet in the southwest corner, the archives in the southeast corner, the keeper's room in the northeast corner, and the mens' toilet and coal bin/boiler room in the northwest corner. Segmental brick vaults spanned the interior ceilings, supported by iron I-beams laid approximately 5 to 6-feet on center. Iron tie rods, ¾-inch thick in diameter, tied the east- and westernmost I-beams to the exterior masonry walls with threaded ends bolted with nuts to cast-iron anchor plates. The floor was constructed of broken stone or coarse gravel fill, compacted solidly, over which a 4-inch thick layer of concrete was laid. In the public room, the keeper's room and the archives, 3 by 4-inch chestnut sleepers were imbedded in the top layer of concrete 2-feet on center. Wood flooring was nailed into the sleepers in these spaces. In the boiler room and toilets, the concrete floors were top dressed with ½-inch thick Portland cement, which was hand-troweled smooth. The interior was fitted with hidden gas pipes for gas lighting even though the lodge was not hooked up to gas services until 1907-08.^{23, 24}

The central public room was entered directly through the main east exterior entrance. The room was open with four interior doorways: two on the north to the mens' toilet and the keeper's room and two on the south to the womens' toilet and the archives. The walls were plastered directly over the masonry with two coats. Plaster walls were decorated with wood wainscot, picture molding, and cornice. The plaster ceiling was applied to lath attached to the I-beams. The ceiling was left plain with no centerpiece moldings. The plaster used was a two-coat lime and sand plaster, which was sand-finished on the walls and hard-finished on the ceiling.²⁵ Each 1 ¾-inch thick white pine wood interior door contained 12 raised panels. The doors were set to the back of the threshold and the jambs were decorated with six raised panels. Each interior doorway had heavy wood trim and was crowned with a Greek Revival-styled fronton. A cherry door saddle was installed at each threshold. Each interior door was fitted with a 5-inch mortise lock fitted with plain hardware. Doors were hung with 5 by 5-inch acorn tipped, loose pin, bronze butt hinges.²⁶

The walls and ceilings in the archives and keeper's room were finished with plaster in the same manner as the public room. The walls were also decorated with a large wood baseboard, a chair rail, and a picture molding that matched the molding in the public room.

The mens' and womens' toilet each contained one toilet and one sink. The walls in each toilet room had a bead-board wainscot. The interior walls and vault ceilings of the mens' and womens' toilets were exposed brick with struck flush joints that were whitewashed above the wainscot. Doors to the "water closets" were 1 1/8-inch thick, hung 1-foot above the floor on 3 by 3-inch

bronzed butt hinges, fitted with bolts on the inside and a brass knob on the outside. The water closet seats, washstand and sink were of cherry.²⁷

The coal bin/boiler room was located in a partial basement at the northwest corner of the lodge; it was accessed by a stairway leading from the west side of the keeper's room. The depth of the completed basement was increased from the specified 4-feet 6-inches to 7-feet, involving a change in the steps down to the boiler. It is not clear if the steps were constructed of the specified axed bluestone or cast-iron as suggested at the time of the increase in basement depth.²⁸ As in the toilet spaces, the boiler room had whitewashed, exposed brick walls; the specifications call for the brick joints to be struck flush. The 1888 specifications called for "an approved portable steam boiler of ample capacity... tested to 150 lbs. [sic] square inch hydrostatic pressure."²⁹ The boiler provided steam heat for the interior of the lodge through a system of bronzed radiators and was equipped with a cast-iron coal chute.³⁰

3.1.2 1890–1909: MAINTENANCE

During the years 1890–1909 Monument Lodge required routine maintenance as documented in the U.S. Army's *Annual Report to the Chief of Engineers*. Doors and window casings were repainted 1894–1895 and repaired 1899–1900.^{31, 32} The exterior masonry was repointed on the south and west during 1896–1897 and on the north and east during 1897–1898 because the original materials were inadequate.^{33, 34} The tin roof required continual maintenance with repaired in 1889, 1894–95, 1898–1899, 1899–1900 and again in 1902.^{35, 36, 37} The roof and rotted wood sheathing were finally replaced in kind in 1907–1908.³⁸ A 30-foot flagpole was erected on the roof of the lodge in 1903–1904 and an iron ladder was installed to access the roof more easily.³⁹ For stabilization, the pole was attached to four iron eyehooks embedded in the masonry cornice. The flagpole was in place until at least 1926, but was removed by 1931.⁴⁰

The interior finishes of Monument Lodge were routinely refreshed; the ceiling of the public room was calcimined, the walls and woodwork were painted, and the floors were treated with a hard-oil finish.⁴¹ Three additional seats were installed in the waiting room in 1902.⁴² The boiler was overhauled in 1897–1898 and was replaced in 1904.^{43, 44} The mens' rest room was improved in 1902–1903 and the lodge plumbing and heating pipes repaired in 1904–1905.⁴⁵ In 1902–1903, the keeper's office was moved from the small north room to the larger south archives room and document storage was moved to the north room.⁴⁶

3.1.3 1910–1930: REHABILITATION OF PUBLIC SPACES

In 1910, the central public waiting room was improved through the installation of terrazzo flooring and marble wainscoting. The original detailing of the wood floor and wainscoting, with their close proximity to the concrete floor barely above-grade, made them vulnerable to rot. In 1902–1903 deteriorated portions of the wood wainscoting had already been repaired.⁴⁷ The 1910 terrazzo floor was laid over a new concrete slab floor. The terrazzo had a decorative 9-inch border mosaic; a shield and wreath mosaic was inlaid in the center of the floor of the projecting west bay (see figure 3.14). A polished marble wainscoting measuring 4-feet in height was installed on all interior elevations. A dark marble was used for the top molding and baseboard; the central panel was a lighter marble and was recessed approximately ¼-inch. It is likely that the wainscoting in Monument Lodge resembled the preserved marble wainscoting seen today in the Monument waiting room, which was installed in two phases in 1904 and 1913. In addition, the

painted wood trim in the Monument Lodge waiting room was stripped and given a light cherry finish and varnish.⁴⁸ In 1911, settees were installed in the central room of the Monument Lodge, located between the north and south interior doors and around the projecting west bay.⁴⁹ A circa 1926 photograph shows a glimpse into the interior of the waiting room when these finishes were still intact (see figure 3.15). The floor is light colored with a noticeable sheen. Dark wood benches installed in 1911 line the base of the west projecting bay. A ceiling gaslight, with a single arm supporting two glass shades, hangs in the center of the room. Framed pictures are hung beneath the three windows in the projecting bay.

The renovation of the mens' and womens' toilets commenced at this time though the work was not completed until 1917 (see figure 3.16). In 1909–1910, the heating boiler was lowered and covered by the expanded men's toilet floor, which was supported by three I-beams.⁵⁰ The mens' toilet now reached into the northwest corner of the lodge, covering the boiler room. The final renovations of the toilets took place in 1917–1918 and involved the installation of new fixtures, marble wainscoting and partitions and terrazzo floors. The womens' toilet now contained two toilets with one sink, double its previous capacity. The marble wainscoting with rounded edges and a coved base, was simpler in detailing than that installed in the central public room and rose to a height of over 6-feet. The original wood window and door trim were replaced with marble trim and all new partitions were constructed of 1-inch thick marble slabs. A new concrete sub-floor was installed and the floors finished with terrazzo. The men's toilet contained two toilets and two urinals with a sink and was finished in the same manner as the womens' toilet. New sewer lines and sewer stacks were installed to support the expansion of the toilet facilities.

3.2 1931–1947: COMFORT STATION WITH EXPANDED FACILITIES

During the 1930s and 1940s the use of Monument Lodge shifted from its original purpose of providing space for both visitor comfort and Monument staff to catering solely to monument visitors with ever-expanding facilities. Renovations to the lodge in 1931 again increased the size of the rest rooms by expanding them into the original office and storage spaces. The expanded bathrooms were fitted with new finishes and fixtures and could be accessed through two new entrances opened on the north and south of the lodge. In the 1940s the services provided for the visitors to the Washington Monument were broadened to include souvenir and concession sales. A fledgling souvenir and concession stand was installed in the public waiting room of Monument Lodge by at least 1942. A desire to convert the public waiting room to exhibition space prompted low-cost improvements to the central room during the lean war years in 1943. More permanent improvements to the lodge did not occur until after World War II.

3.2.1 1931–1941: RESTROOM EXPANSION

In 1931 the office and storage spaces in the lodge were sacrificed for the further expansion of the rest room facilities. Monument Lodge no longer contained archives or staff office space. The rest rooms were expanded from their locations in the northwest and southwest corners of the structure to encompass the entire north and south portions of the lodge. The capacity of the facilities more than doubled. New entrances were opened in the north and south facades to improve access to the expanded facilities and a new system of sidewalks was created to serve these entrances.

The expansion of the toilet facilities involved substantial demolition in the areas to the north and south of the central space but minimally affected the public room (see figure 3.17). The brick partition walls that had formerly divided the mens' and womens' rest rooms from the archives and keeper's office were removed and replaced with two 6-inch I-beams that supported the brick vault ceiling. The eastern interior doors to the north and south that had communicated to the central public room were blocked up and plastered over on the rest room side. The existing doors were moved ¾-inch toward the public room to allow for this work, which necessitated cutting down the jamb and head paneling on the public room side.

All earlier finishes in the rest rooms, office and archive spaces were removed, including the 1917 terrazzo floors and marble wainscoting. A 6-inch thick reinforced concrete slab floor was installed in the former archives and keeper's room spaces. New terrazzo floors with central floor drains were installed in the expanded rest room spaces to match the 1911 terrazzo floors in the central public room. The walls received a glazed white tile wainscot with a coved base; the wainscot rose to a height of just over 6-feet. New 1-inch metal lath on steel furring channels was installed at the ceiling to receive new plaster. The lath wrapped around the new structural I-beams which broke up an otherwise flat plaster ceiling. Stall partitions and doors were metal. The expanded women's rest room contained five toilets on the south wall and three sinks on the north. The men's rest room now included four toilets on the north wall and five urinals and two sinks to the south.

The boiler room remained in its original location in the partial basement at the northwest corner of the lodge, entirely covered by the 1910 floor of the mens' rest room. The boiler room was now accessed by ladder through an opening in the floor of the men's rest room, which was located in a service closet constructed on the north wall. A new concrete coal bin was constructed to the north of the original foundation. An opening was cut through the original foundation in the north wall of the boiler room to give access to the new coal bin. Coal was loaded into the coal bin through a new manhole installed above.

The exterior of Monument Lodge was modified in 1931 by the construction of new exterior entrances for the expanded rest rooms on the north and south facades. The westernmost of the original twin window bays on the north and the south were converted into new doorways (see figures 3.18 and 3.19). The windows and all masonry below the windows were removed to grade. Brick jambs were constructed to close up the new opening and to hold the new wood door jambs and surround. A new granite step made up for the difference in exterior grade and the interior floor level. The wood door had ten raised panels. Above the door the opening was enclosed with a 12-light glazed transom on a pivot hinge with a heavy wood head and transom bar. Two of the fluted pilasters from the window surround were salvaged and shortened for use on either side of the new transom light.

To improve access to the expanded facilities and new exterior entrances at Monument Lodge, new concrete sidewalks were laid and the lodge grounds landscaped. The new walks were exposed aggregate concrete with 2-foot modules. An 8-foot wide walk was installed to the east of Monument Lodge; 6-foot wide walks to the north and south of the lodge gave access to the new exterior rest room entrances (see figure 3.20).

3.2.2 1942–1947: PUBLIC ROOM IMPROVEMENTS

Discussion of new uses and improvements for the Monument Lodge began in the 1940s. By 1942 a concession and souvenir stand was already informally established within the projecting west bay in the central public room of Monument Lodge. Spurred by a proposal by New York Congressman Sol Bloom, National Capitol Parks prepared recommendations to convert the waiting room space into an exhibit space.⁵¹ Described as “unrelievedly, unattractive” and “distinctly malodorous,” the building did not show much promise as an exhibition space. Further, the public room was crowded by “crates of milk bottles and pop bottles.”⁵² Proposals included the construction of rest room additions to the northwest and northeast corners in order to convert the main building to exhibition, lecture, and concession space.⁵³ More economical proposals prevailed and low-cost improvements to the public room were approved in 1943.

Improvements were made to the public room of Monument Lodge in 1943 (see figure 3.21). The marble wainscoting was removed and a new wood chair rail and baseboard installed; the central area walls were plastered with a Portland cement plaster. The 1889 wood picture molding was retained. A new gypsum plaster ceiling was suspended by wood blocking from the brick vault ceiling to a level just above the transom light at the east entrance. A new wood cornice molding was applied at this level. The 1889 door trim and decorative fronton were removed from all interior doors. The westernmost interior doors on the north and south were blocked up and plastered over on the public room and rest room sides. The easternmost interior doors on the north and south, which had been plastered over on the rest room side in 1931, were blocked up and plastered over on the public room side. The existing window sash, frames, and trim were retained, as were the east entrance door, transom, and frame, all dating to the 1889 period of construction.

The entire room was refinished: the ceiling was finished a pale warm grey in flat paint, the cornice and picture molding painted off-white in flat paint, the upper wall was finished slightly darker than the ceiling in flat paint, the wainscot was a medium-cool grey in semi-gloss paint and the baseboard was painted in a black semi-gloss. Faded photographs were to be removed to make room for the installation of “portrait size paintings of Washington and members of his family.” A table museum case “approximately 3-feet wide and 8 ½-feet long” was to be placed in the center of the room.^{54, 55} The souvenir and concession stand was allowed to remain in its prior location in the projecting west bay, provided that the concessionaire did not keep crates of Coca-Cola lying about.

3.3 1948–PRESENT: COMFORT STATION, SOUVENIR SHOP AND CONCESSION STAND

During 1948–1963 the concession facilities were continually expanded and improved, culminating in the construction of the concession addition in 1963. In 1948, the informal concession stand in the waiting room area was moved to a more permanent arrangement on the exterior of Monument Lodge; it consisted of a wooden stand constructed at the west exterior of the lodge. Small improvements were made to this concession stand during the 1950s. However, by 1963, this concession stand was too small for demand and a new concrete block concession addition was constructed against the west façade of Monument Lodge. The construction of the concession addition in 1963 was the last major construction to occur at Monument Lodge to-date. However, further minor renovations were carried out on interior and roof elements.

3.3.1 1948–1962: CONCESSION STAND

In 1948 the demands on the concession facilities were such that it was relocated to an open-air concession stand constructed on the west façade of Monument Lodge (see figures 3.22 and 3.23). The stand consisted of two counters, front-and-back with a service area in between, wrapped around the polygonal west bay. The counters were set on concrete slab foundations. The front of the counter was painted gray; on the service area side, the front and back counters were equipped with sliding, wire-glass doors to access storage under the counter. An aluminum awning and two additional sinks were installed in the counter area in 1953 (see figure 3.24).

The 1948 concession stand construction was part of larger site improvements encompassing the area immediately adjacent to the west side of Monument Lodge. A rectangular concrete patio was laid from the lodge to approximately 16-feet from the projecting bay. The patio area was surrounded by both an ornamental iron and a wire-and-pipe fence and was accessed through iron gates located on the north and south. Concrete benches curved around the northwest and northeast corners.

3.3.2 1963–1971: CONCESSION ADDITION

Expansion of the 1948 concession stand at Monument Lodge was deemed necessary by the 1960s due to heavy visitation and concerns over sanitation. The presence of rodents was noted around trash and in the shrubbery.³⁶ Frank William Cole, architect, prepared plans for a concession addition in 1961 and construction was completed in 1963 (see figures 3.25 and 3.26). The concession addition was a flat-roofed, one-story concrete block structure on a concrete foundation constructed around the west façade of Monument Lodge. Louvered windows ran along the west elevation and wrapped around the northwest and southwest corners above a counter faced with glazed tile. The public entered the concession addition through the west and north. The remaining portions of the northwest and southwest elevations were painted concrete block with windows and doors for the service spaces. On the interior, the concession addition was comprised primarily of a large public space at the west. The service areas including work space, storage areas, and trash room were located on the east. A 1971 drawing indicates that the area immediately to the west of the concession addition was shaded with a canvas awning (see figure 3.27). At a later date the canvas awning was replaced with the current formed-aluminum porch structure.

3.3.3 1971–PRESENT: RECENT RENOVATIONS

From the time of the construction of the concession addition to the present, Monument Lodge has experienced exterior alterations, most noticeably the replacement of the roof, as well as modifications to the interior finishes and fixtures. Many of the changes are not documented and the exact date of execution is not known. During this time Monument Lodge continued to serve visitors to the Washington Monument. Currently the interior of the 1889 lodge houses a souvenir shop and rest rooms, while the addition provides concession facilities.

The main exterior changes that took place from 1971 to the present include the replacement of the 1907–1908 lodge roof and alterations to existing windows and transom sash. Beginning in September of 1976, D & S Roofing and Sheet Metal, Inc. of Falls Church, Virginia, replaced the

roof at Monument Lodge. The exact materials and methods are not known.⁵⁷ In 1971 the original windows in the rest rooms were replaced with double-hung, wood windows with obscure glass glazing in the bottom sash and a fixed louvered wood panel above.⁵⁸ In 1995, the trim at the easternmost window on the north elevation was repaired; one column base and two window sill plates were replaced.⁵⁹ At some date between 1995–2003, the 1971 fixed wood louvers in the windows were removed and replaced with clear glass panes. The glazed transoms over the 1931 rest room entrances were also replaced with fixed wood louvers.

On the interior, the rest room fixtures and finishes were renovated in 1971, 1995, and again at some date between 1995–2003. The interior alterations to the waiting room area, including its current configuration as a souvenir shop, have not been documented. The exact dates, methods and materials of the renovations are not currently known. In 1971 both the mens' and womens' rest rooms were renovated to update all fixtures and some of the finishes (see figures 3.28 and 3.29). The existing tile wainscot, possibly dating from the 1931 renovations, was retained with a steam cleaning and a new vinyl base. The plaster walls, dating to the 1931 renovations, were kept on the exterior facing walls. The interior facing walls were furred-out and finished with plastic laminated plywood panels. The 1931 terrazzo floor was patched and resurfaced with a new quarry tile floor. A new suspended ceiling with 2 by 2-foot acoustical ceramic tiles was hung approximately 9-feet from the floor, nearly level with the center rail of the windows. The ceiling then sloped up in the entrance areas to meet the top of the entrance door transoms. All new fixtures and lighting were installed.

The interior of the rest rooms received another facelift in 1995 (see figures 3.30 and 3.31). The walls were refinished with a new tile wainscot, approximately 7-feet from the ground. The plaster was retained on the north and south walls and new furring and gypsum board, finished with tile, was applied to all other walls. New tile floors were installed in both rest rooms. Patch repairs were made to the 1931 plaster ceiling before installation of a new suspended ceiling. The new 2 by 2-foot acoustical panel ceiling was installed at the same level as the 1971 ceiling; however, the ceiling did not slope upwards in the entrance areas as it had previously. For this reason, rigid insulation was installed behind the entrance transoms. In the mens' room, a custodian closet was constructed on the north side of the room in the same location as the earlier service closet; the closet floor still contained a trap door installed in the floor to access the original boiler room area below. All of the fixtures and lighting elements were replaced.

The rest rooms must have been renovated at another date during 1995–2003 though no documentation was uncovered recording these changes. At some point, a new acoustical tile ceiling was installed at a higher level above the existing windows. The tile wainscot was replaced with floor-to-ceiling tile. The floor tile and bathroom fixtures were also presumably replaced at this time. Further documentation is required to verify the date of this work and the materials installed.

ENDNOTES

Abbreviations:

E 484 Letters Received, Entry 484; Records of the Joint Commission for Completion of the Washington Monument

E 495 Letters Sent, Entry 495; Records of the Engineer in Charge, 1876 – 1892; Records of the Joint Commission for Completion of the Washington Monument, 1876 – 1892

E 530 Schedules and Letters Received Relating to Building Materials for the Completion of the Monument and Lodge and to the Disposition of Memorial Stones Not Placed in the Monument, Entry 530; Records of the Custodian, 1879 – 1929

GPO Government Printing Office

NAB National Archives Building, Washington, D.C.

NPS-NCR National Park Service-National Capital Region

RG 42 Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42

¹ Col. Thomas Lincoln Casey, Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati, "Articles of Agreement," 20 March 1888; Contracts, Entry 512; Records of the Engineer in Charge, 1876-1892; Records of the Joint Commission for the Completion of the Washington Monument, 1876-1892; RG 42; NAB.

² Col. John M. Wilson, Engineer in Charge of the Washington Monument, to George W. Thomas, Custodian of the Washington Monument, 23 April 1888; vol. 5, entry 4424; E 495; RG 42; NAB.

³ Lane and Malnati to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 9 May 1888; E 484; RG 42; NAB.

⁴ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chairman of Building Committee, Chief of Engineers, 15 May 1888; E 484; RG 42; NAB.

⁵ George M. Thomas, Custodian of Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 22 January 1889; E 530; RG 42; NAB.

⁶ W. M. Poindexter and J.A. Henry Flemer, "Specifications for Labor and Materials for the Erection and Completion of a Building at the Washington Monument at Washington, D.C.," 18 February 1888; Contracts, Entry 512; Records of the Engineer in Charge, 1876-1892, Records of the Joint Commission for the Completion of the Washington Monument, 1876-1892; RG 42; NAB: 9-13, 16.

⁷ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument, 15 November 1888; E 530; RG 42; NAB.

⁸ Poindexter and Flemer, "Specifications," 14.

⁹ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 23 May 1888; v. 5 p. 23; E 495; RG 42; NAB.

¹⁰ William Price to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 7 May 1888; E 530; RG 42; NAB; and William Price, inspector, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, "Report of Inspection of Cut Stonework as prepared by the Contractors for Lodge House," 28 July 1888; E 530; RG 42; NAB.

¹¹ Price to Wilson, "Report of Inspection of Cut Stonework," 28 July 1888.

¹² Poindexter and Flemer, "Specifications," 11.

¹³ George M. Thomas, Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 8 January 1889; E 530; RG 42; NAB.

¹⁴ Poindexter and Flemer, "Specifications," 22-23.

¹⁵ Wilson to Thomas, 15 November 1888.

¹⁶ Large brass button fastenings suggested in place of specified brass bolts. See Bernard R. Green to John M. Wilson, U.S. Army, In Charge Washington Monument, 16 January 1889; E530; RG 42; NAB.

¹⁷ Poindexter and Flemer, "Specifications," 18.

¹⁸ Thomas to Wilson, 22 January 1889.

¹⁹ B.R. Green to Colonel [John M. Wilson], 15 November 1888; E530; RG 42; NAB.

²⁰ Wilson to Thomas, 15 November 1888.

²¹ Poindexter and Flemer, "Specifications," 23.

²² Poindexter and Flemer, "Specifications," 11.

²³ Poindexter and Flemer, "Specifications," 30.

²⁴ Maj. Charles S. Bromwell, "Appendix GGG: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1908*, Washington, D.C.: GPO, 1908.

²⁵ Poindexter and Flemer, "Specifications," 15-16.

²⁶ Poindexter and Flemer, "Specifications," 18.

²⁷ Poindexter and Flemer, "Specifications," 11, 16, 18, 20.

²⁸ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman of Joint Commission for Completion of the Washington Monument, 4 July 1888; v. 5 p. 36; E 495; RG 42; NAB.

²⁹ Poindexter and Flemer, "Specifications," 31.

³⁰ Poindexter and Flemer, "Specifications," 12.

³¹ Col. John M. Wilson, "Appendix DDD: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1895*, Washington, D.C.: GPO, 1895.

³² Col. Theodore A. Bingham, "Appendix HHH: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1900*, Washington, D.C.: GPO, 1900.

³³ Col. Theodore A. Bingham, "Appendix CCC: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1898*, Washington, D.C.: GPO, 1898.

³⁴ Bingham, *Annual Report*, 1898.

³⁵ Col. John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument, 2 July 1889; E 530; RG 42; NAB.

³⁶ Wilson, *Annual Report*, 1895; Col. Theodore A. Bingham, "Appendix CCC: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1899*, Washington, D.C.: GPO, 1899; Bingham, *Annual Report*, 1900.

³⁷ William A. Craig, Custodian of the Washington Monument, to Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations on the Washington Monument for the month ending November 30th, 1902," 1 December 1902; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879 - 1929; Records of the Engineer in Charge of the Monument, 1879 - 1929; RG 42; NAB.

³⁸ Bromwell, *Annual Report*, 1908.

³⁹ Maj. Thomas W. Symons and Capt. Charles S. Bromwell, "Appendix DDD: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1904*, Washington, D.C.: GPO, 1904.

⁴⁰ U. S. Grant, 3d, Director, "General Order No. 62. Office of Public Buildings and Public Parks," 10 April 1926; Department of the Interior Library; and "View of the southeast corner of the Monument Lodge," [Photograph], 26 August 1931; NPS-NCR Collection.

⁴¹ Bingham, *Annual Report*, 1898; Bingham, *Annual Report*, 1899; Bingham, *Annual Report*, 1900; Capt. Charles S. Bromwell, "Appendix DDD: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1905*, Washington, D.C.: GPO, 1905.

⁴² William A. Craig, Custodian of the Washington Monument, to Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of December, 1902," 1 January 1903; Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879 - 1929; Records of the Engineer in Charge of the Monument, 1879-1929; RG 42; NAB.

⁴³ Bingham, *Annual Report*, 1898.

⁴⁴ Maj. Thomas W. Symons and Maj. Theodore A. Bingham, "Appendix EEE: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1903*, Washington, D.C.: GPO, 1903.

⁴⁵ Symons Bingham, *Annual Report*, 1903; Capt. Charles S. Bromwell, "Appendix EEE: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1906*, Washington, D.C.: GPO, 1906.

⁴⁶ Symons and Bromwell, *Annual Report*, 1904.

⁴⁷ Symons and Bingham, *Annual Report*, 1903.

⁴⁸ Maj. Spencer Cosby, "Appendix EEE: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia" in *Annual Report of the Chief of Engineers for 1911*, Washington, D.C.: GPO, 1911.

⁴⁹ "Settees for Washington Monument Lodge," 26 April 1911; [Architectural Drawing] File 74-20-22; Records of the National Park Service (NPS), 1785-1990, Record Group 79; Cartographic and Architectural Records LICON, Special Media Archives Services Division, College Park, Md.

⁵⁰ Maj. Spencer Cosby, "Appendix FFF: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia" in *Annual Report of the Chief of Engineers for 1910*, Washington, D.C.: GPO, 1910.

⁵¹ Harry T. Thompson, National Capital Parks, NPS, to Superintendent, NCP, NPS, Memorandum, 9 October 1942; NPS-NCR Collection.

⁵² Unknown to Mr. Thompson, 24 September 1942; NPS-NCR Collection.

⁵³ "Floor Plan, Washington Monument Lodge, Proposed Alterations & Additions, Preliminary Drawing," 31 March 1942; [Architectural Drawing] File 74.20-34; Records of the National Park Service (NPS), 1785-1990, Record Group 79; Cartographic and Architectural Records LICON, Special Media Archives Services Division, College Park, Md.

⁵⁴ Thompson to Superintendent, 9 October 1942.

⁵⁵ Irving C. Root, Superintendent, to Hon. Sol Bloom, Chairman, Military Affairs Committee, House of Representatives, 2 December 1942; NPS-NCR Collection.

⁵⁶ John B. Thomas to William M. Haussmann, Chief, National Capital Office of Design and Construction, NPS, 15 August 1962; NPS-NCR Collection; and John B. Thomas to William H. Haussmann, Chief National Capital Office of Design and Construction, NPS, 11 September 1962; NPS-NCR Collection.

⁵⁷ Harold H. Hagen, pre-construction conference minutes, 26 August 1976; NPS-NCR Collection.

⁵⁸ "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's); 4 April 1971; [Architectural Drawing] File 807_40001; Technical Information Center, Denver Service Center; National Park Service; and "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's); 4 April 1971; [Architectural Drawing] File 807_40001; Technical Information Center, Denver Service Center; National Park Service.

⁵⁹ "New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge - Comfort Station Rehabilitation," 4 August 1994; [Architectural Drawing] File 807_89056, Sheet 5 of 8; Technical Information Center, Denver Service Center, National Park Service; and "New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge - Comfort Station Rehabilitation," 4 August 1994; [Architectural Drawing] File 807_89056, Sheet 6 of 8; Technical Information Center, Denver Service Center, National Park Service.

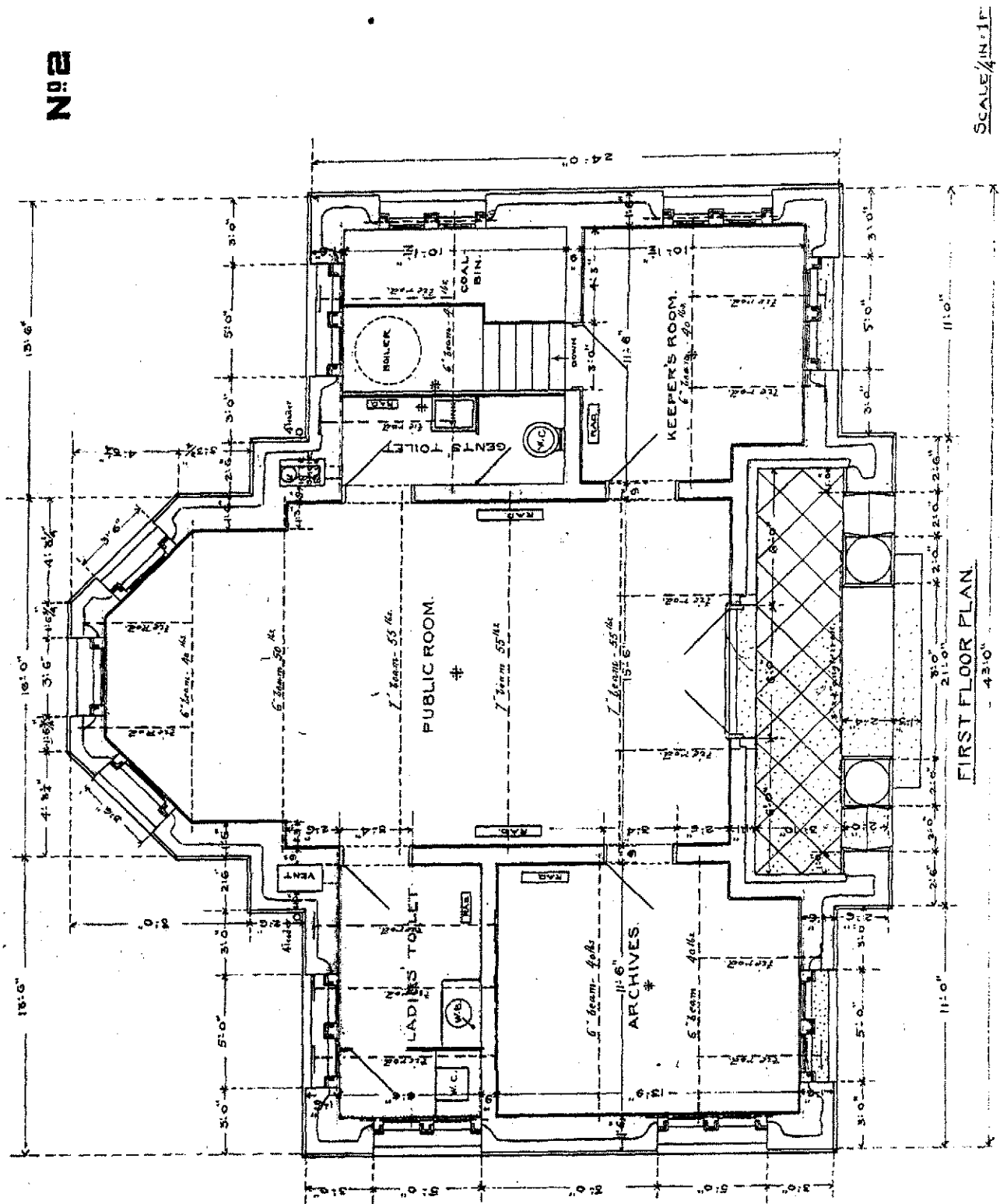
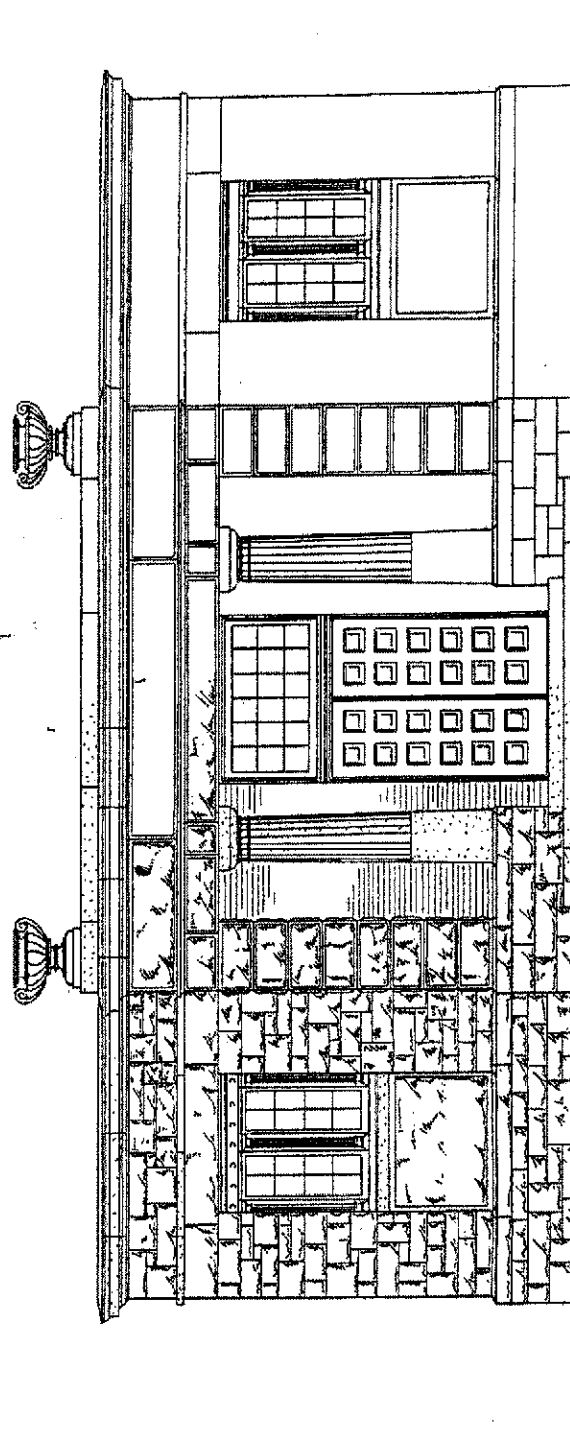


Figure 3.2: Building for Public Comfort &c for the Washington National Monument Society, Set B, First Floor Plan, Sheet 2, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

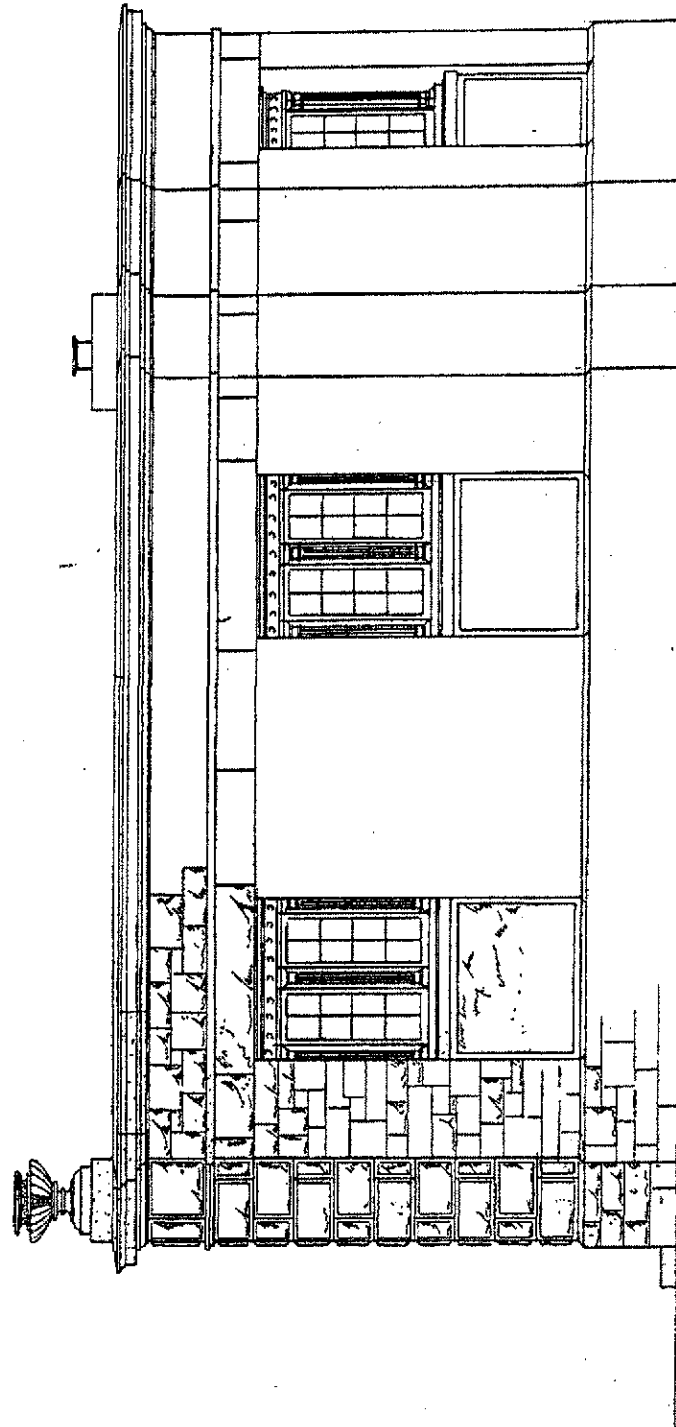
№ 3

SET-86-



FRONT ELEVATION

Figure 3.3: Building for Public Comfort &c for the Washington National Monument Society, Set B, Front Elevation, Sheet 3, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).



SIDE ELEVATION.

Figure 3.4: Building for Public Comfort &c for the Washington National Monument Society, Set B, Side Elevation, Sheet 4, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74.20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

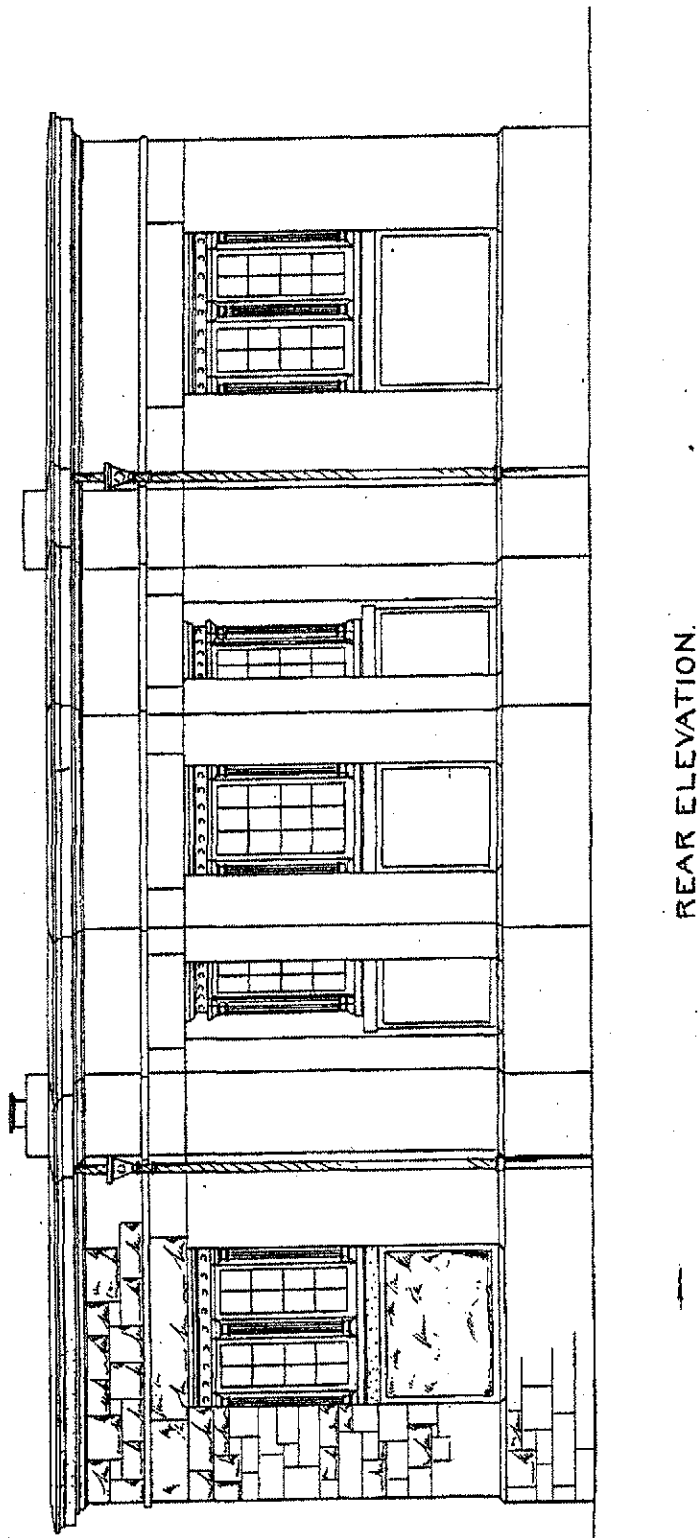


Figure 3.5: Building for Public Comfort &c for the Washington National Monument Society, Set B, Rear Elevation, Sheet 5, W. M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

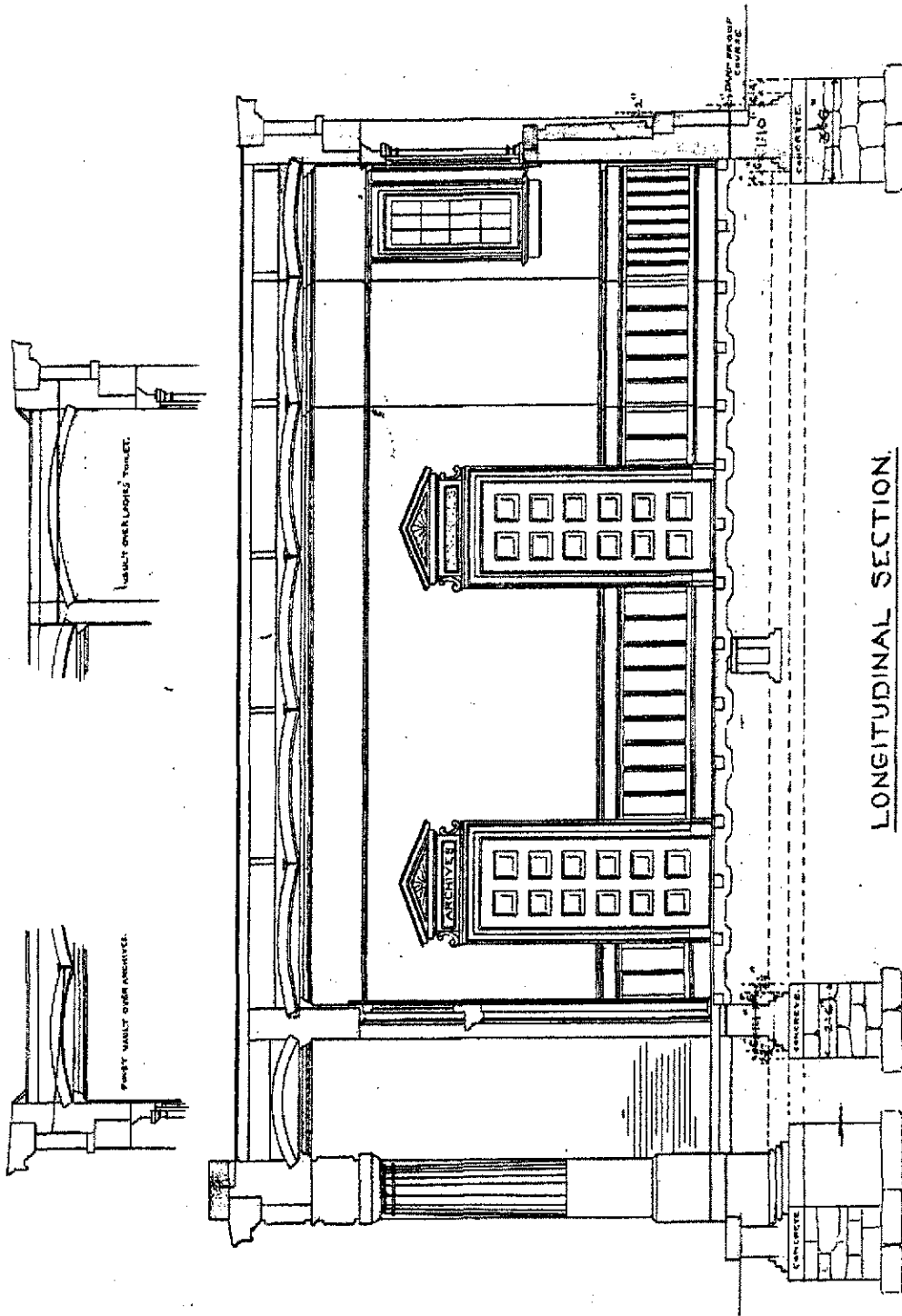


Figure 3.6: Building for Public Comfort &c for the Washington National Monument Society, Set B, Longitudinal Section, Sheet 6, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

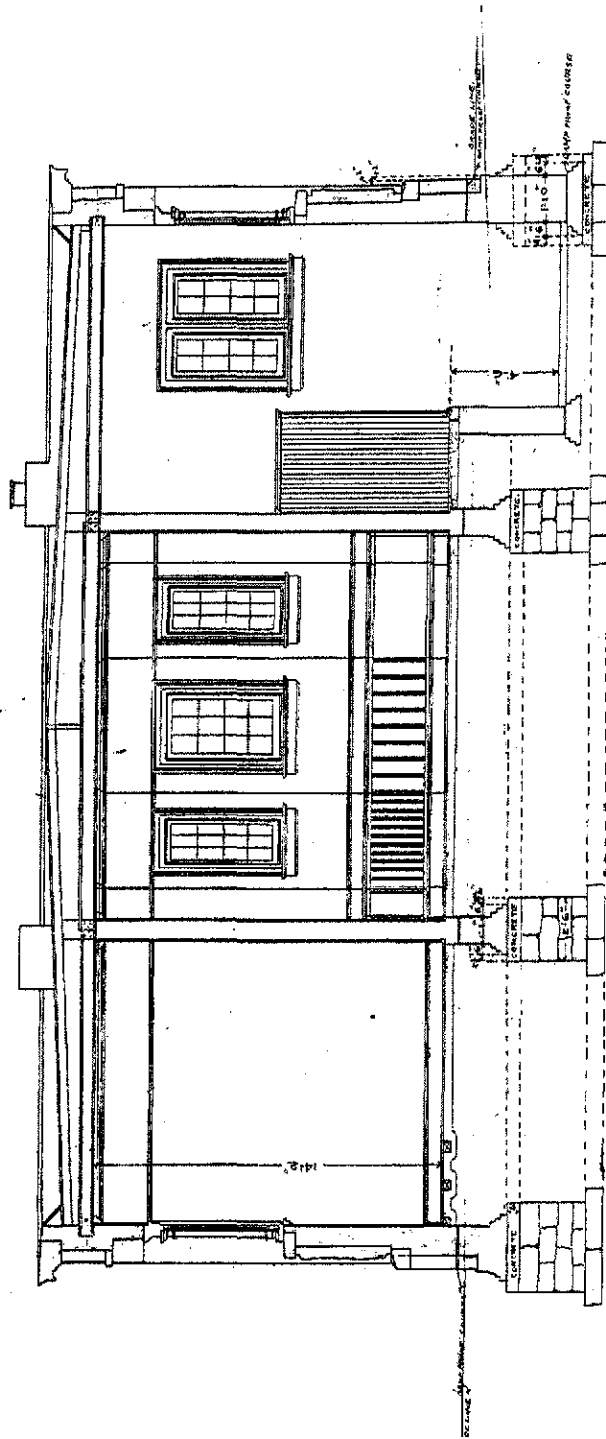


Figure 3.7: Building for Public Comfort &c for the Washington National Monument Society, Set B, Section, Sheet 7, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

KEEPER'S LODGE.
WASHINGTON MONUMENT
WASHINGTON, D.C.
DETAILS OF STONEWORK
SCALE: 3/4 IN. = 1 FT.

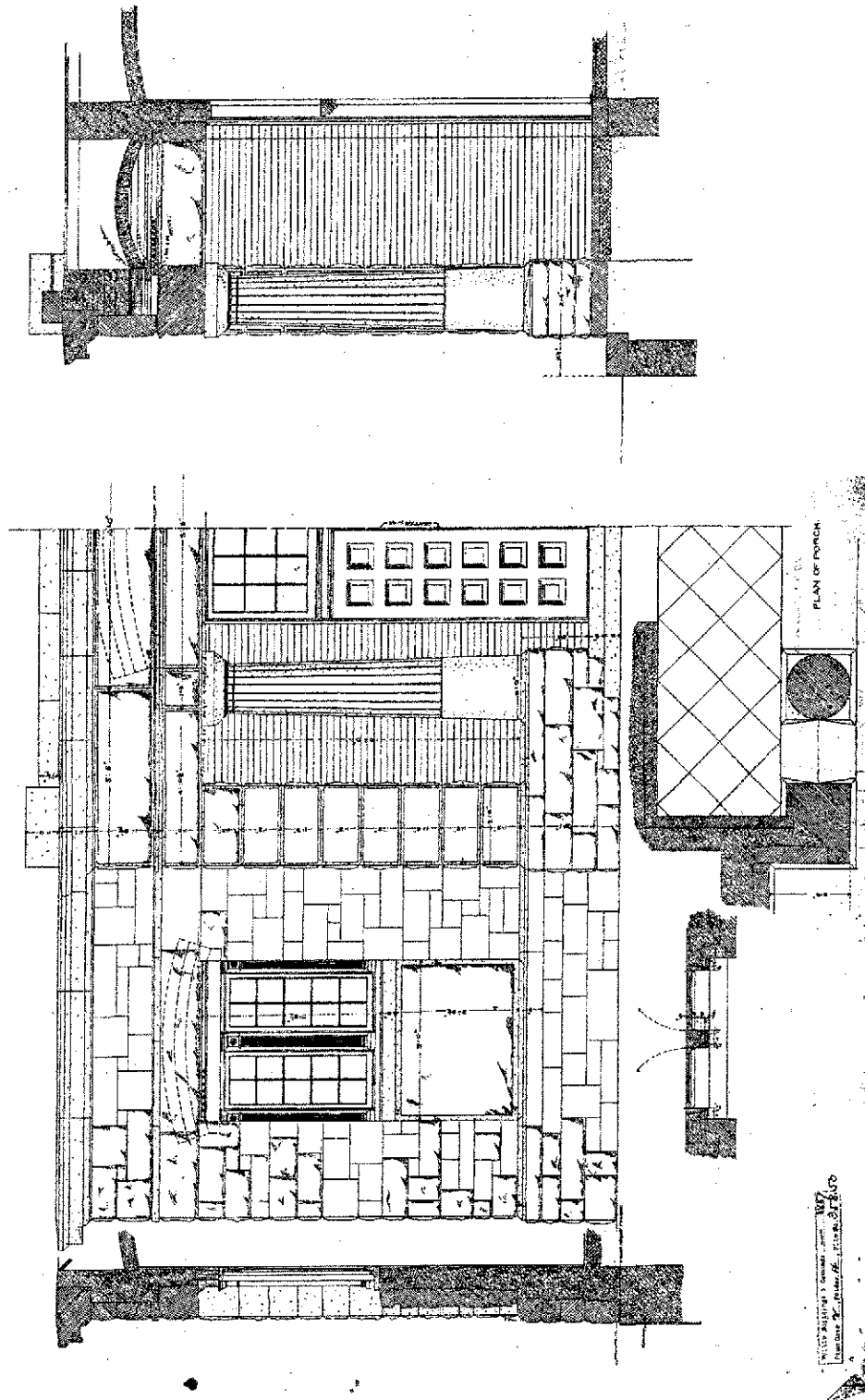


Figure 3.8: Keeper's Lodge, Washington Monument, Details of Stonework, Sheet 8, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-9; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

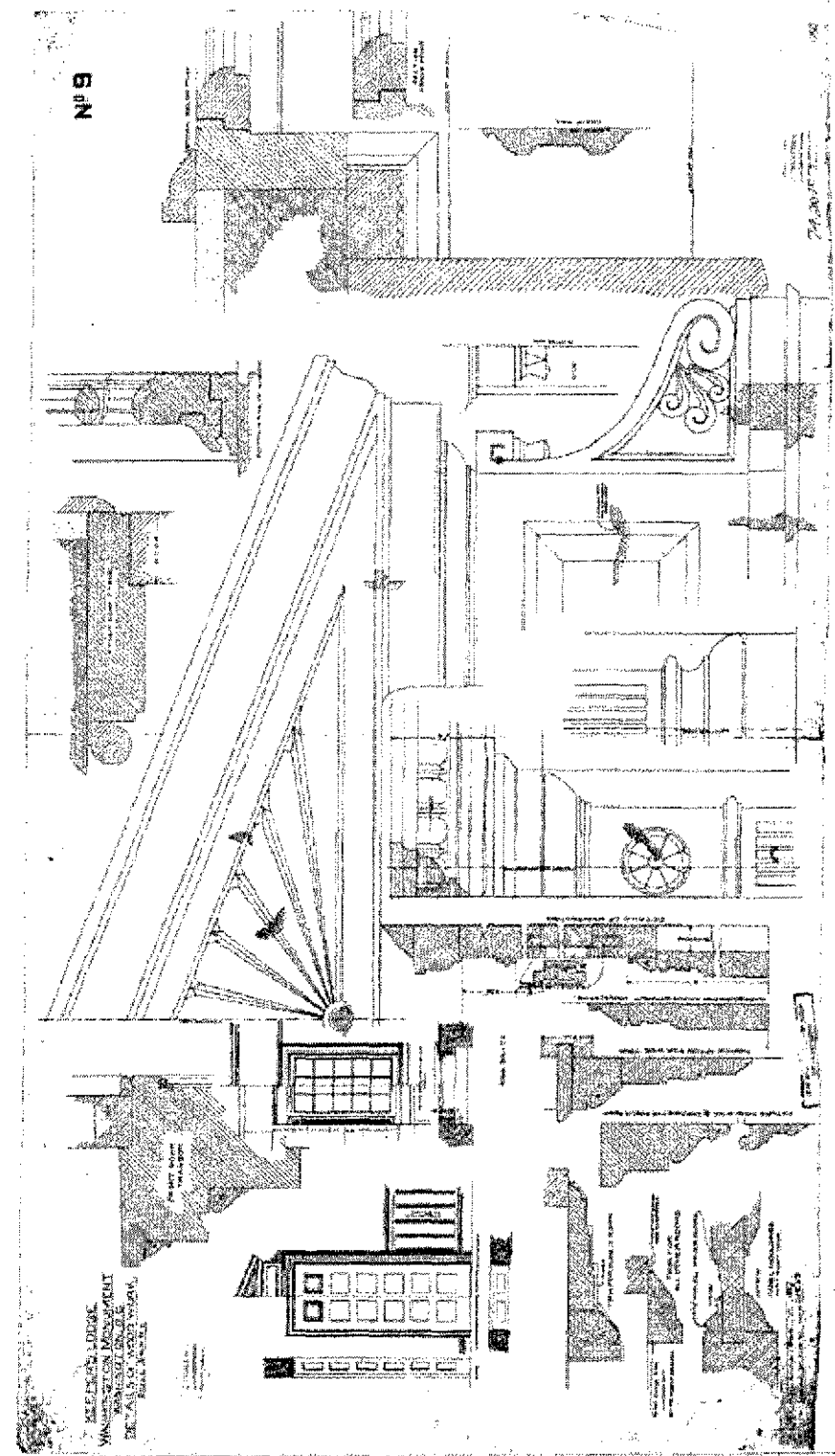


Figure 3.9: Keeper's Lodge, Washington Monument, Details of Woodwork, Sheet 9, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-10; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

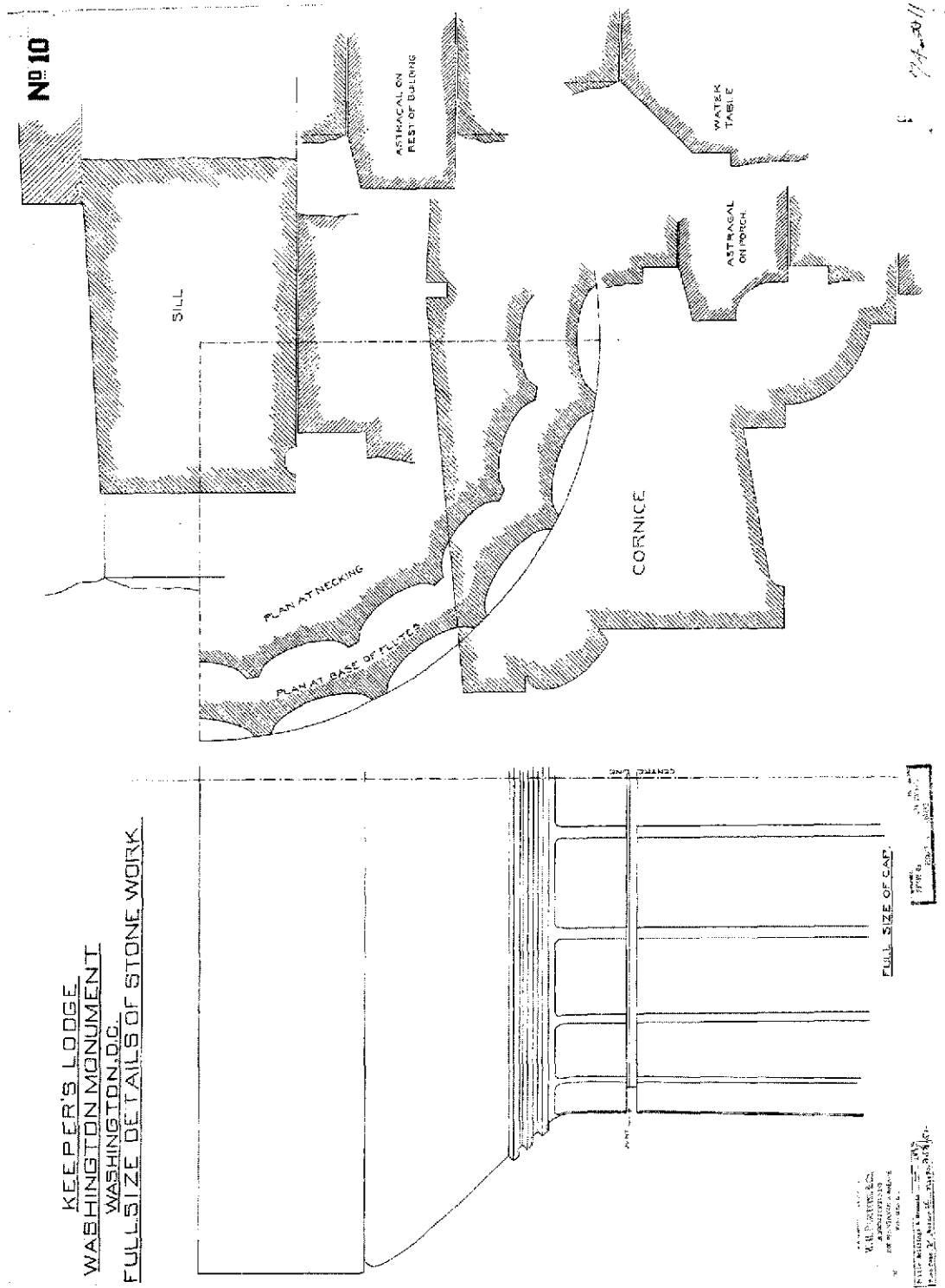


Figure 3.10: Keeper's Lodge, Full Size Details of Stone Work, Sheet 10, W.M. Poindexter & Co., Architects, 1887 ([Architectural Drawing] File 74-20-11; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

No 11

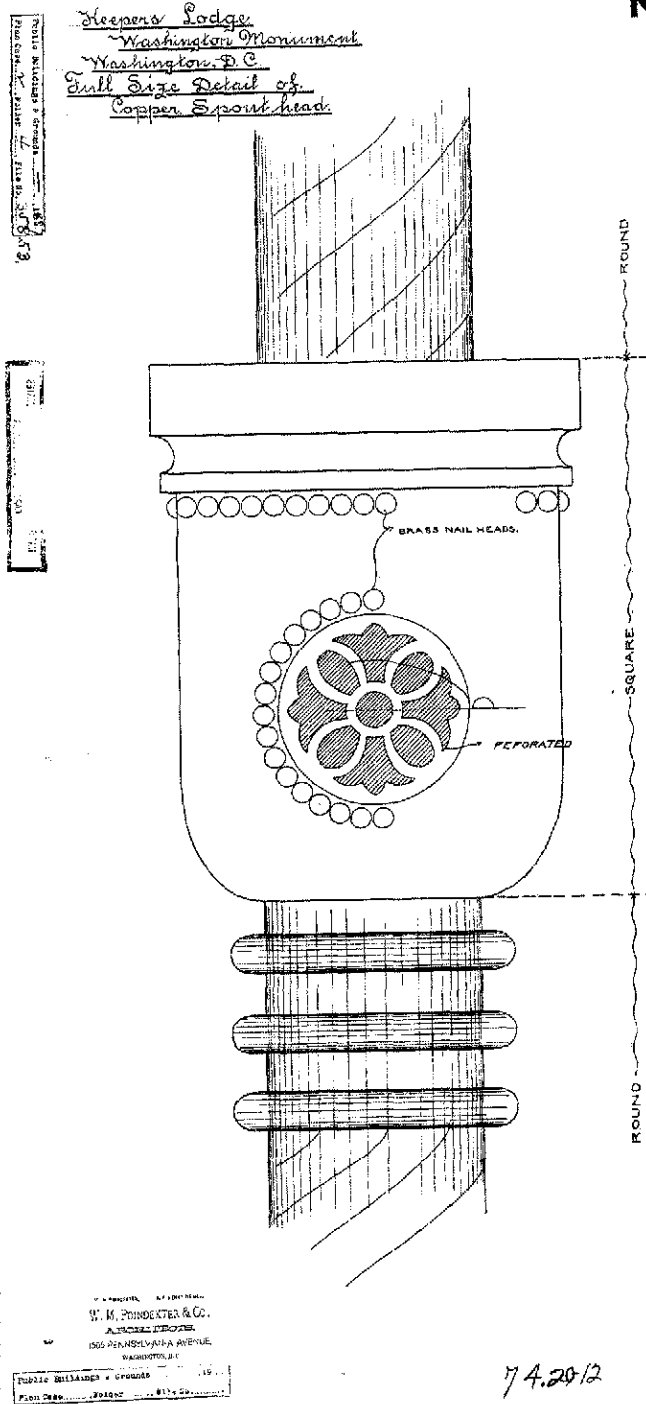


Figure 3.11: Keeper's Lodge, Washington Monument, Full Size Detail of Copper Spout-head, Sheet 11, W.M. Poindexter & Co., Architects. 1887 ([Architectural Drawing] File 74-20-12; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).



Figure 3.12: Circa 1898 view of Monument Lodge looking east (Theo. A. Bingham, "Appendix CCC: Annual Report Upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1898* Washington, D.C.: GPO, 1898).

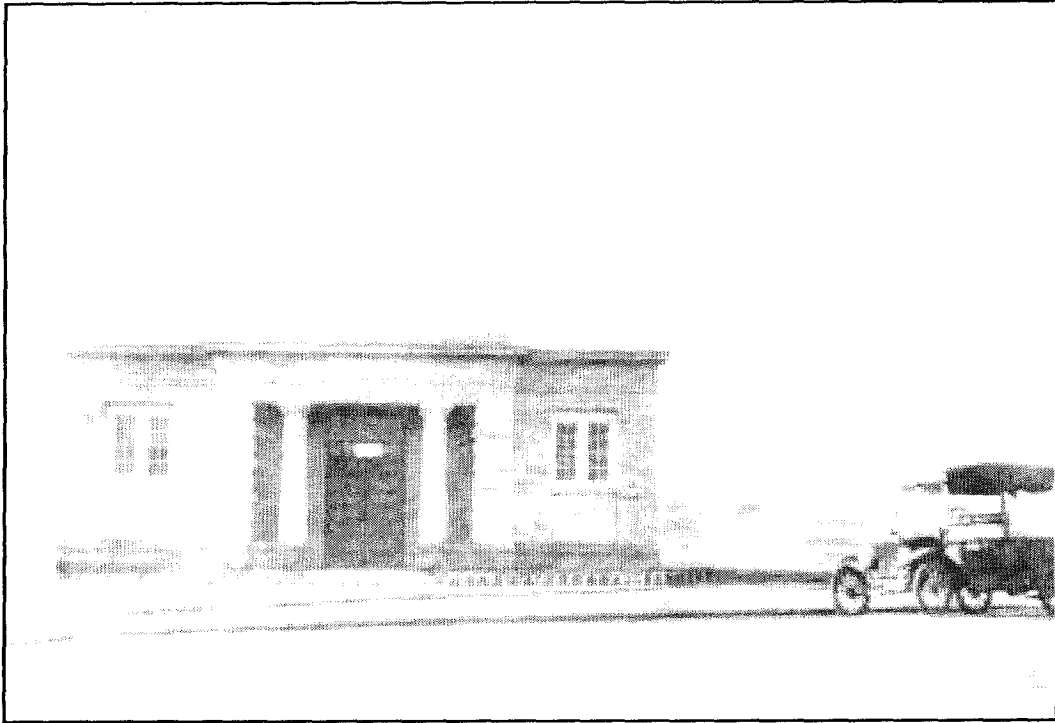


Figure 3.13: Main Elevation of the Monument Lodge, December 17, 1926. (NPS-NCR Collection).

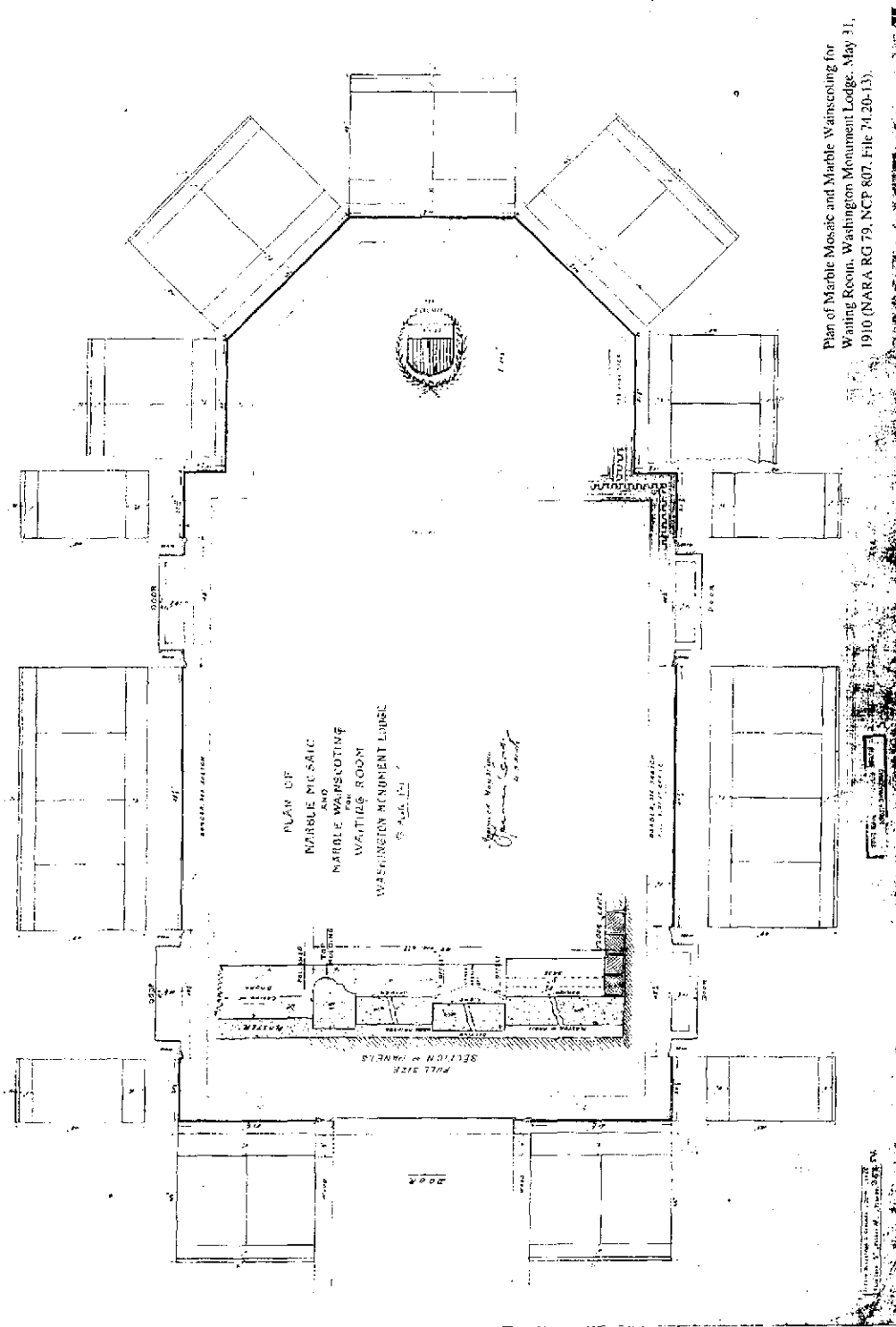


Figure 3.14: Plan of Marble Mosaic and Marble Wainscoting for Waiting Room Washington Monument Lodge, 31 May 1910 ([Architectural Drawing] File 74-20-13; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

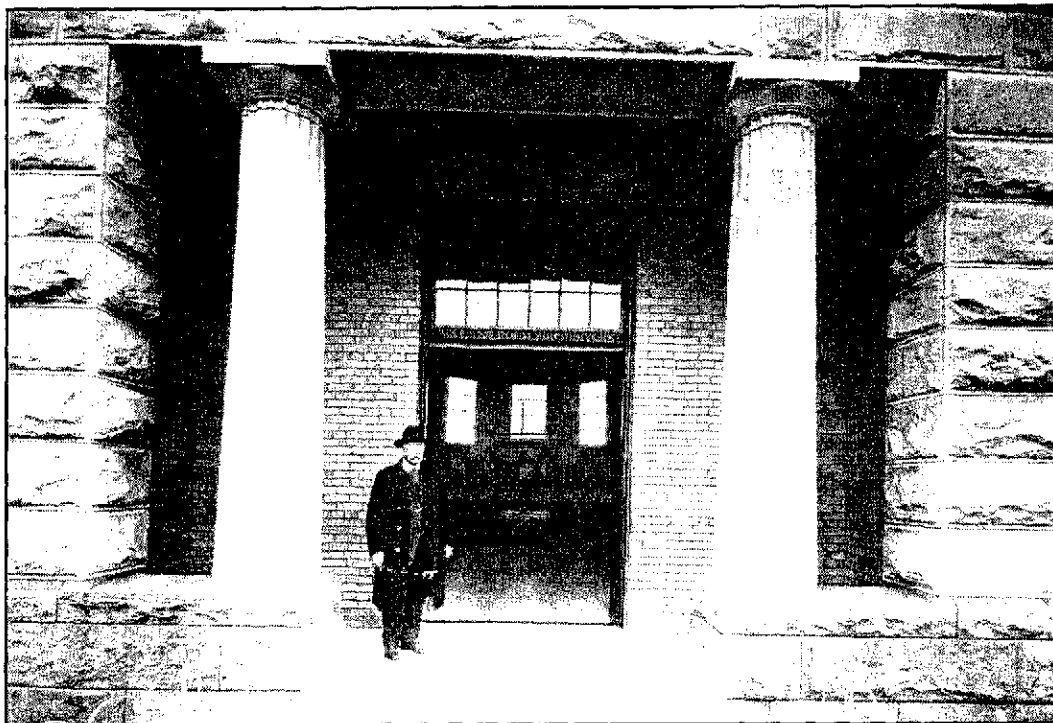


Figure 3.15: Main Entrance of Monument Lodge, circa 1926 (NPS-NCR Collection).



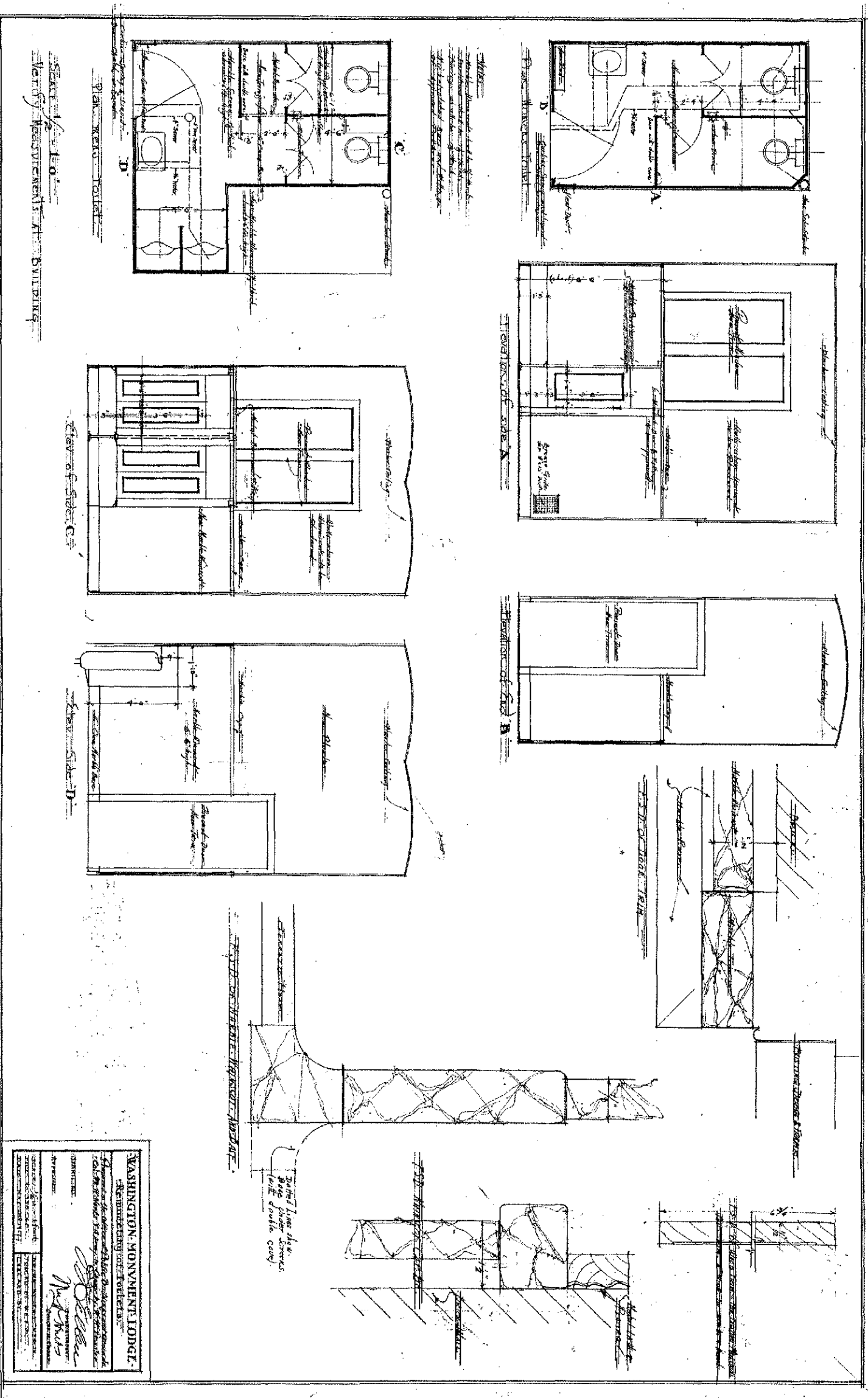


Figure 3.16: Washington Monument Lodge Remodeling of Toilets, 28 May 1917 [Architectural Drawing] File 74-20-19; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, MD).



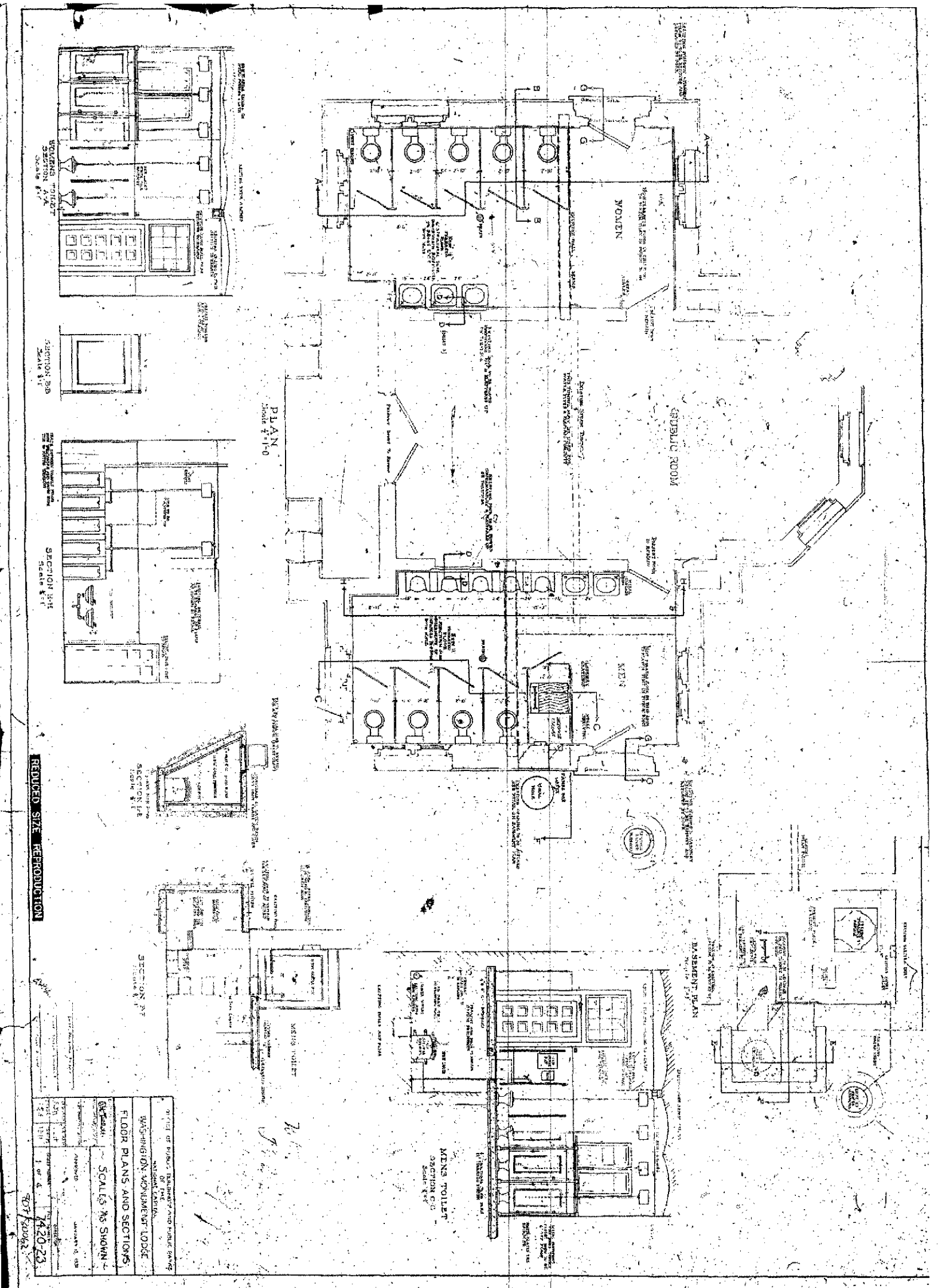


Figure 3.17: Washington Monument Lodge Floor Plans and Sections, showing enlargement of men's and women's toilets, January 1931 ([Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service).



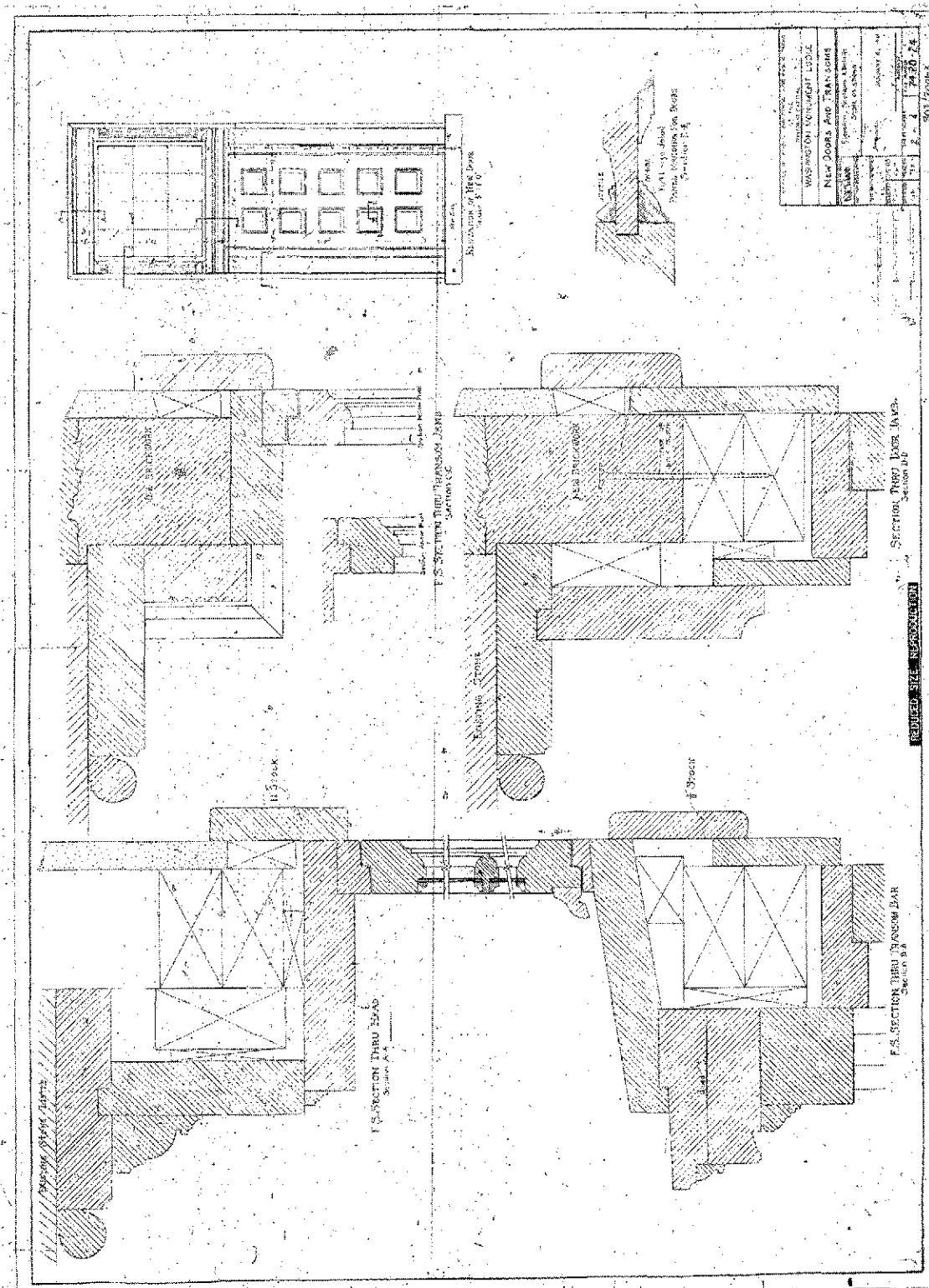


Figure 3.18: Washington Monument Lodge New Doors and Transoms, 13 January 1931 ([Architectural Drawing] File 807_80063; Technical Information Center, Denver Service Center, National Park Service).

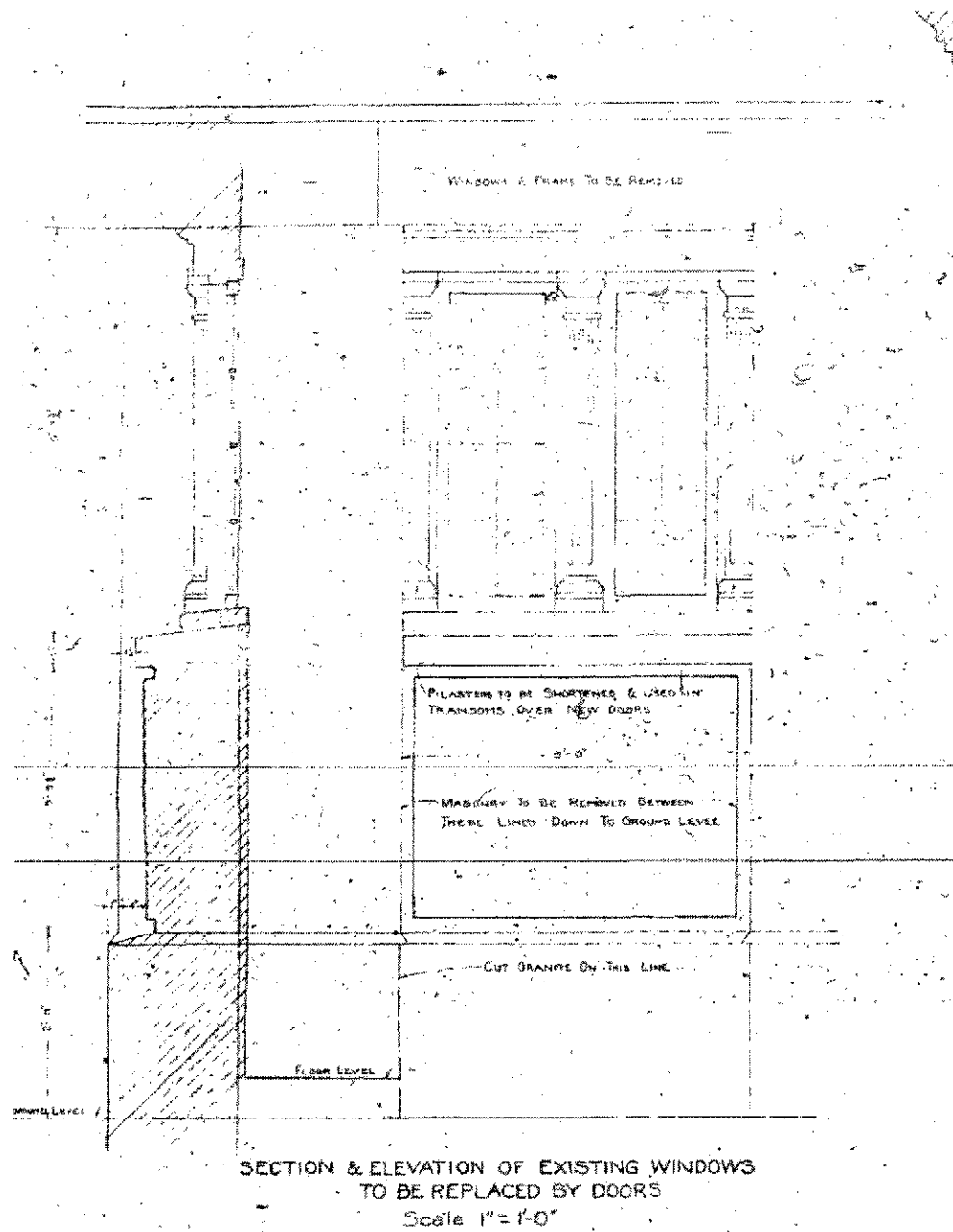


Figure 3.19: Washington Monument Lodge Details, 13 January 1931 ([Architectural Drawing] File 807_80064; Technical Information Center, Denver Service Center, National Park Service).



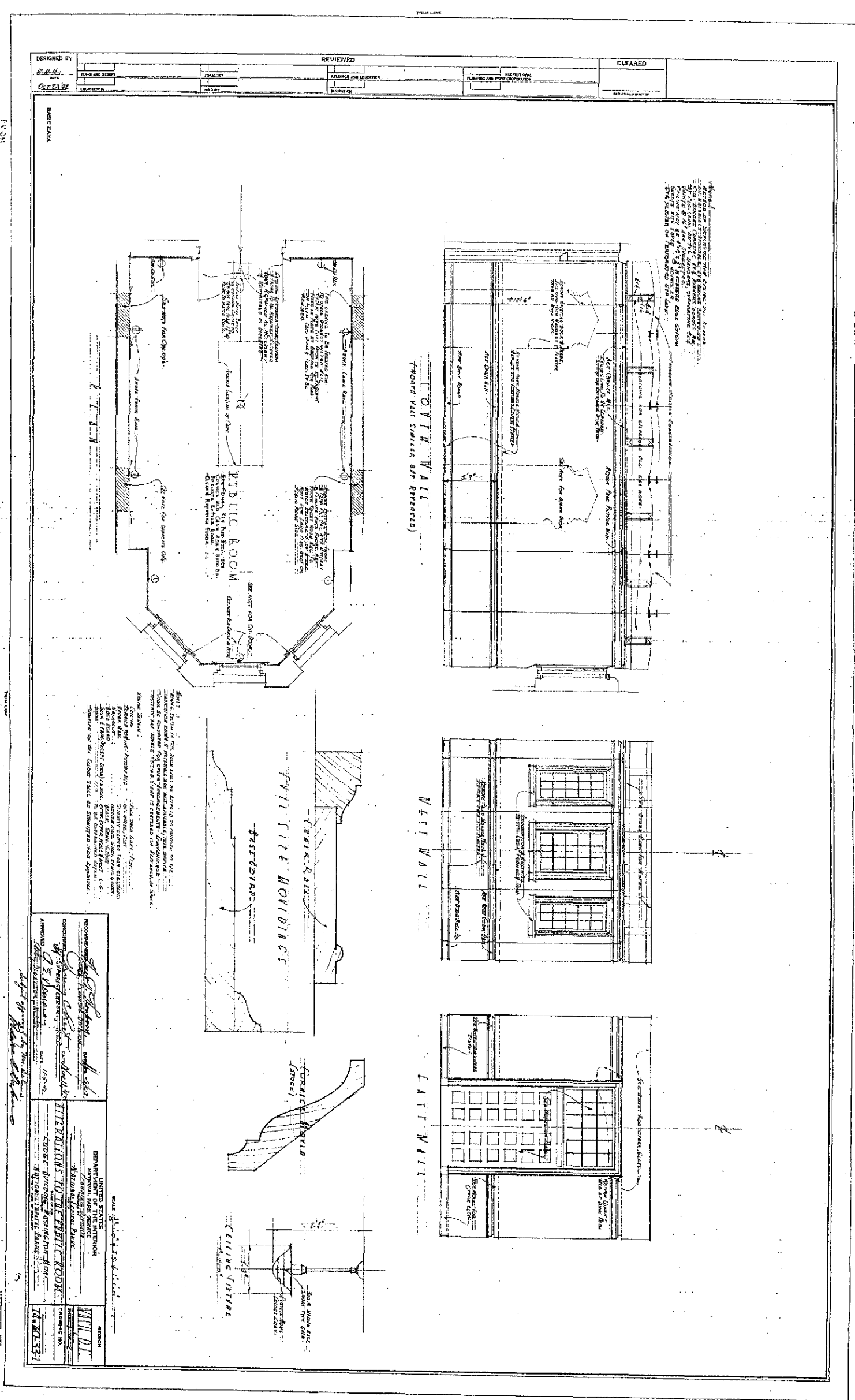


Figure 3.21: Alterations to the Public Room Lodge Building Washington Monument, Approved 5 November 1942 (Architectural Drawing) File 74-20-33-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, MD).



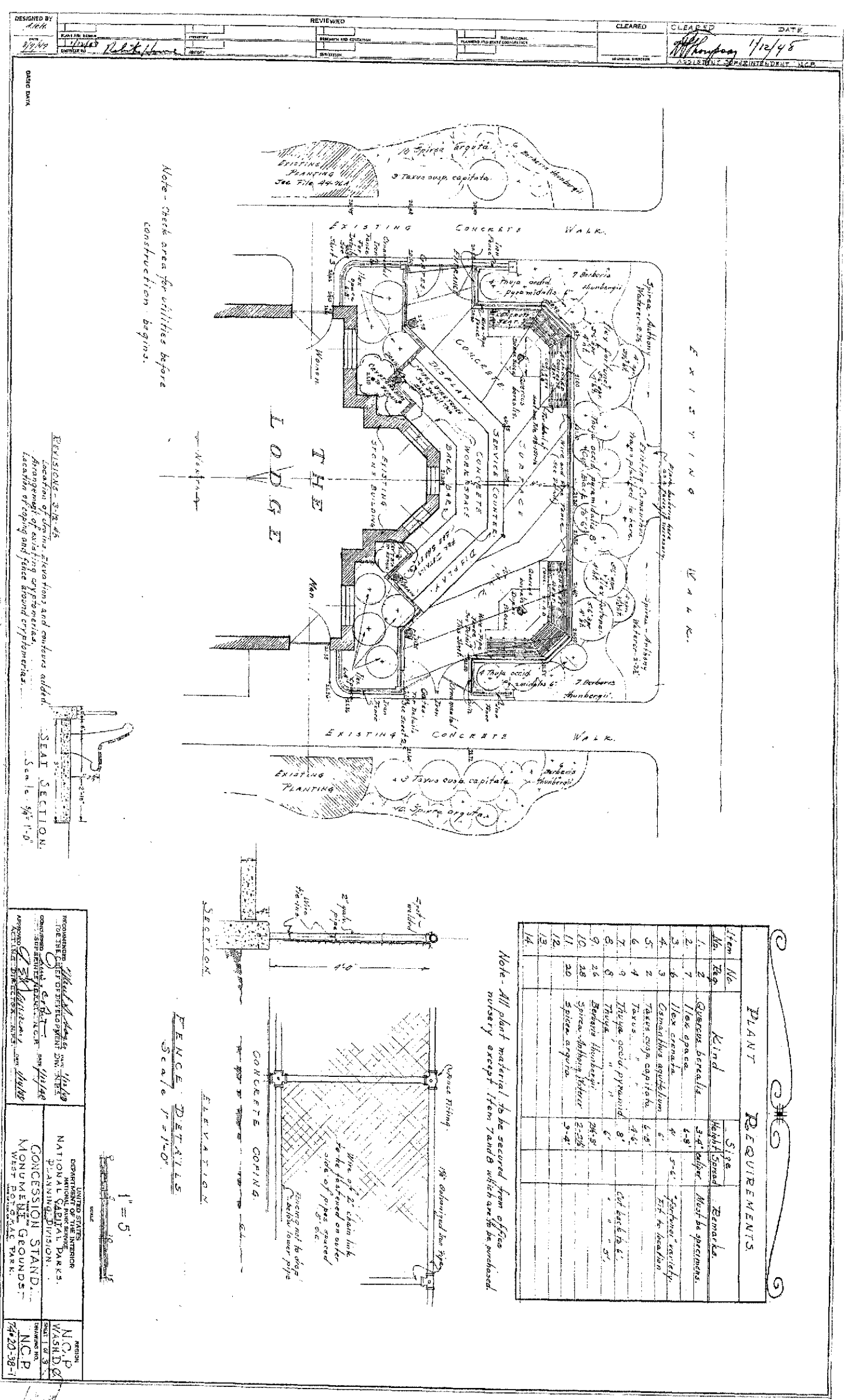


Figure 3.22: Concession Stand, Monument Grounds, Approved 14 January 1948 (Architectural Drawing) File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, MD).



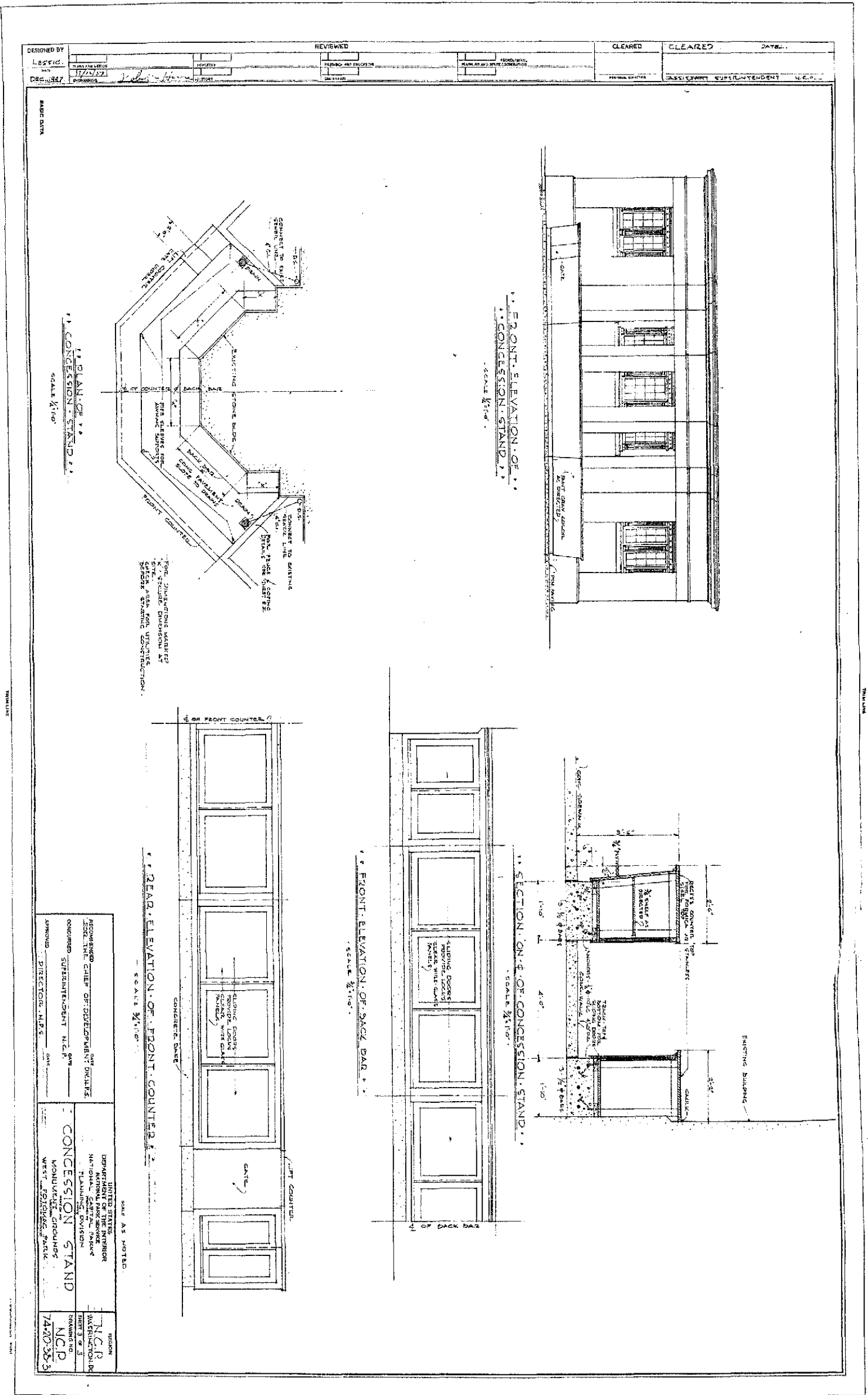


Figure 3.23: Concession Stand Monument Grounds, Sheet 3, Approved 14 January 1948 [Architectural Drawing] File 74-20-38-3; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, MD).



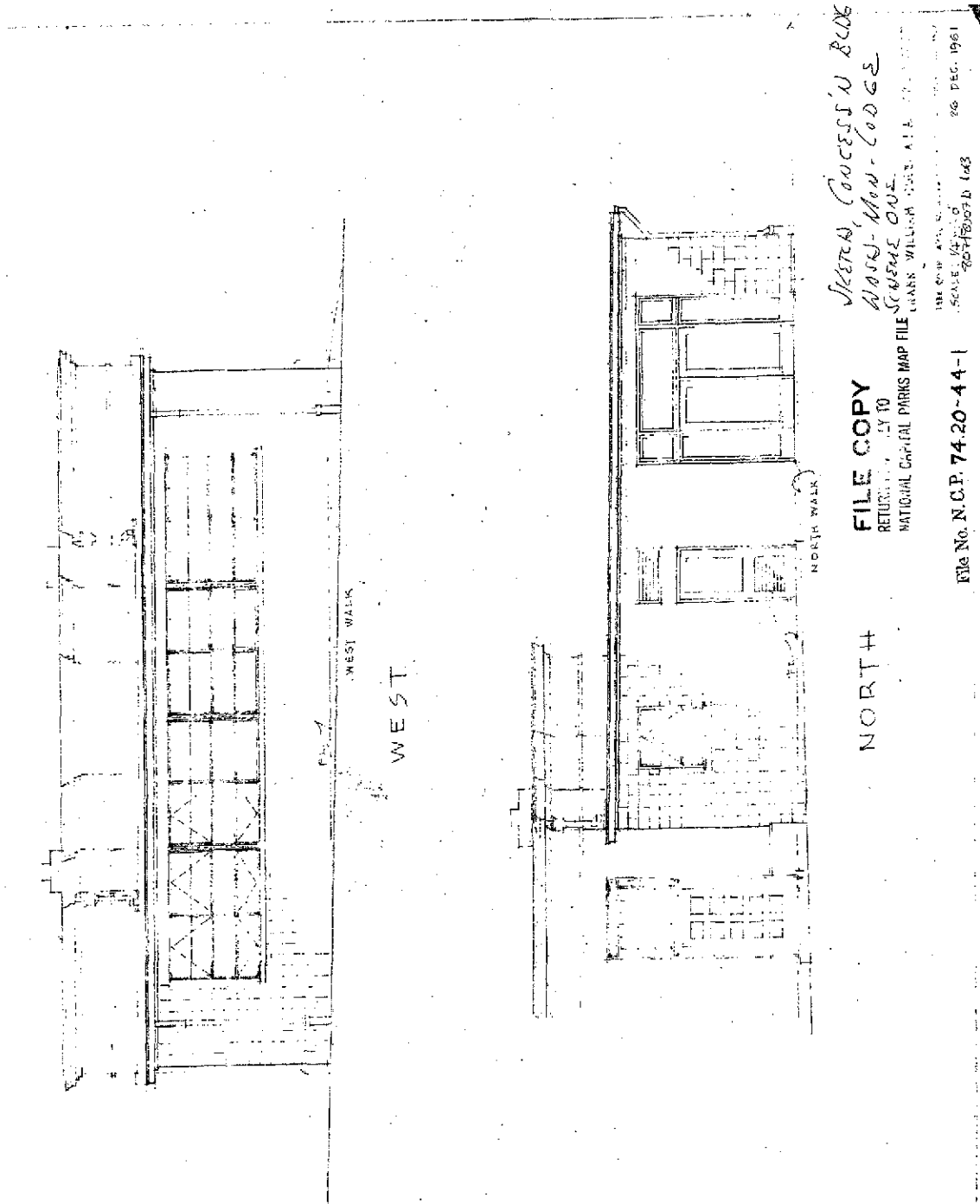
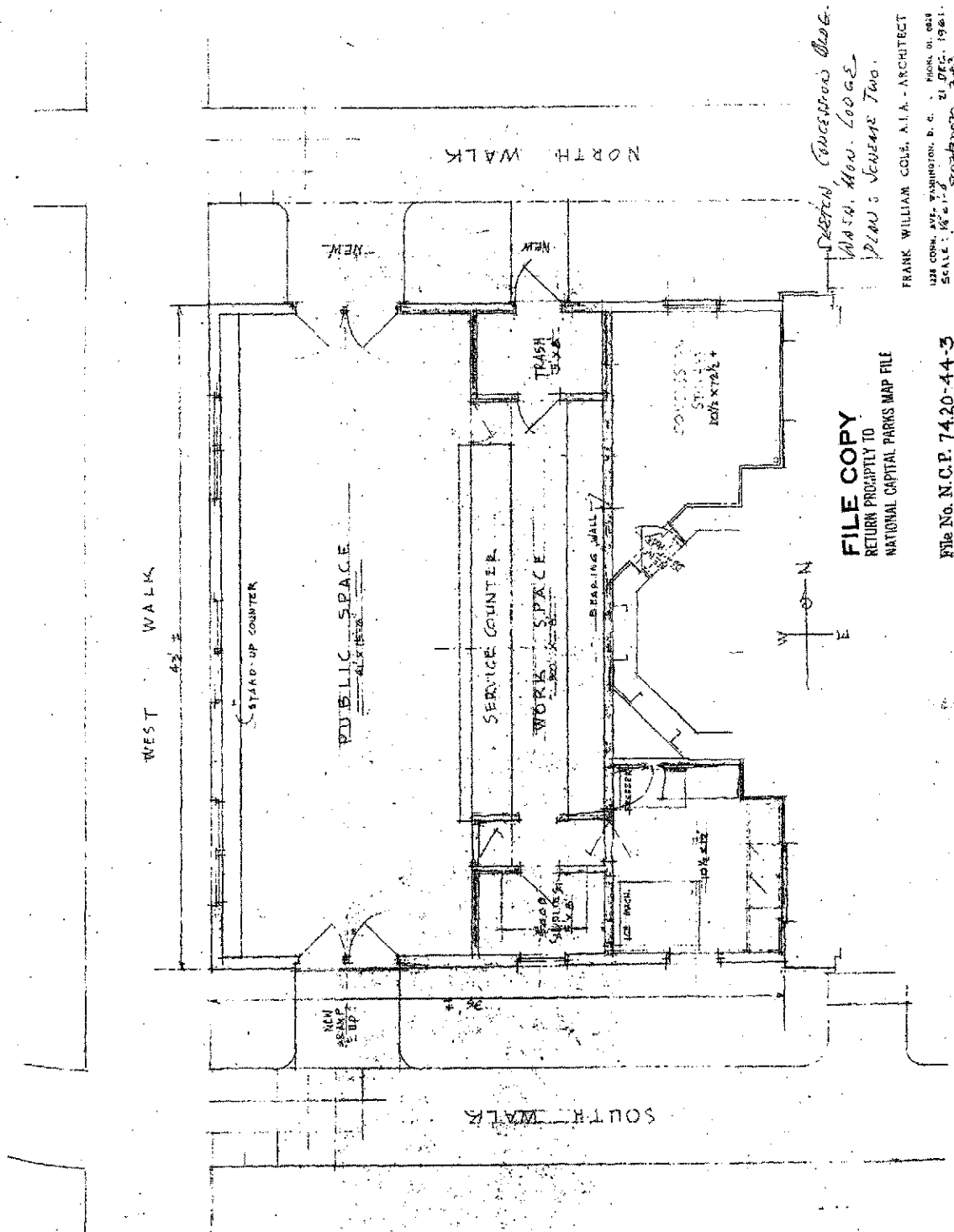


Figure 3.25: Sketch, Concession Building. Washington Monument Lodge Scheme One, Frank William Cole, AIA, 26 December 1961 ([Architectural Drawing] NCP 807-80070 1 of 3; File 74-20-44-3; RG 79; Cartographic and Architectural Records LICON. Special Media Archives Division. National Archives at College Park, College Park, Md.).



FILE COPY
 RETURN PROPERTY TO
 NATIONAL CAPITAL PARKS MAP FILE
 File No. N.C.P. 74.20-44-3

Figure 3.26: Sketch, Concession Building, Washington Monument Lodge Scheme Two, Frank William Cole, AIA, 26 December 1961 ([Architectural Drawing] NCP 807-80070 3 of 3; File 74-20-44-3; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).

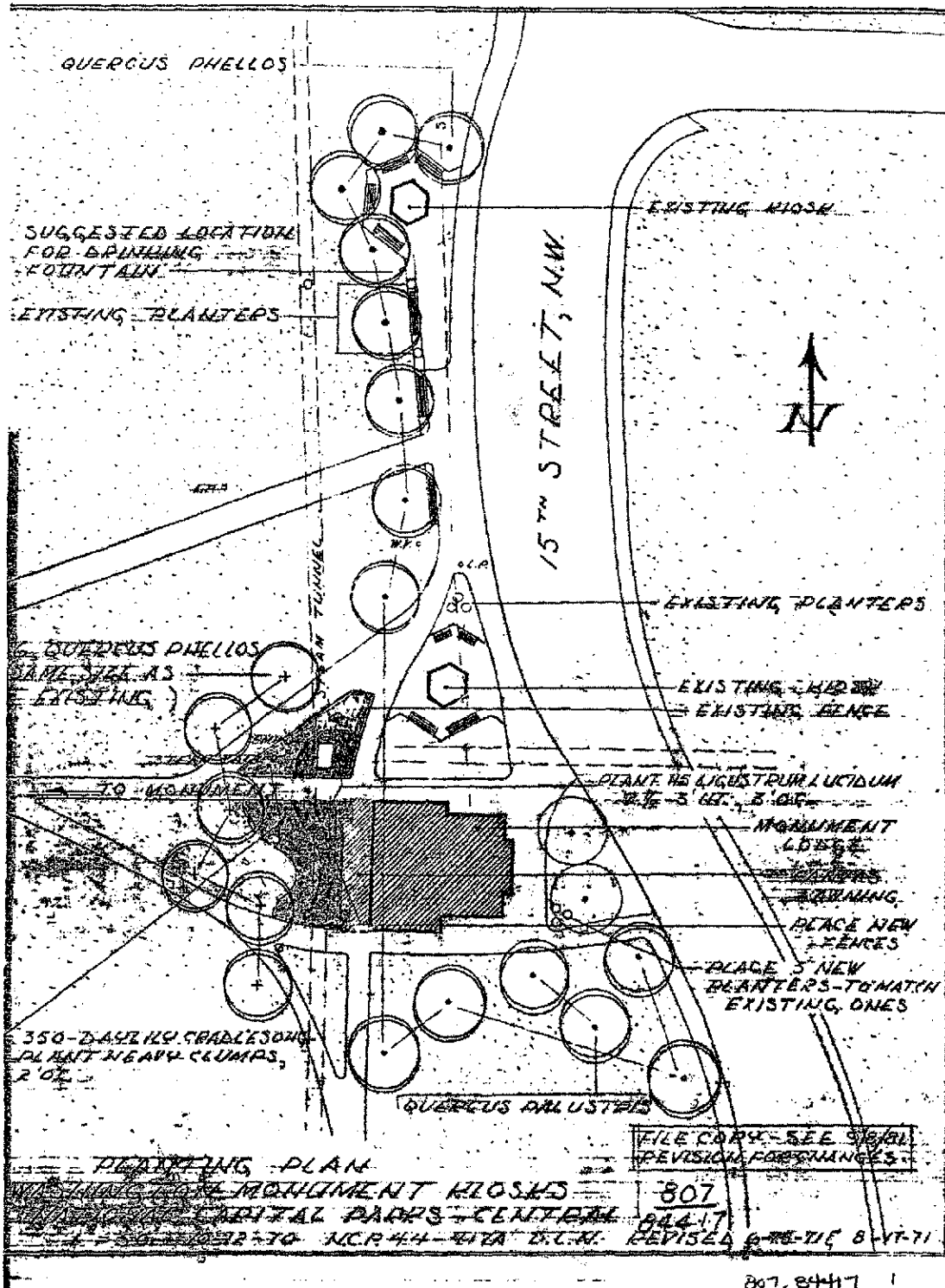


Figure 3.27: Planting Plan, Washington Monument Kiosks, Revised 17 August 1971 ([Architectural Drawing] NCP 807-84417 1; File 44-417A; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.).



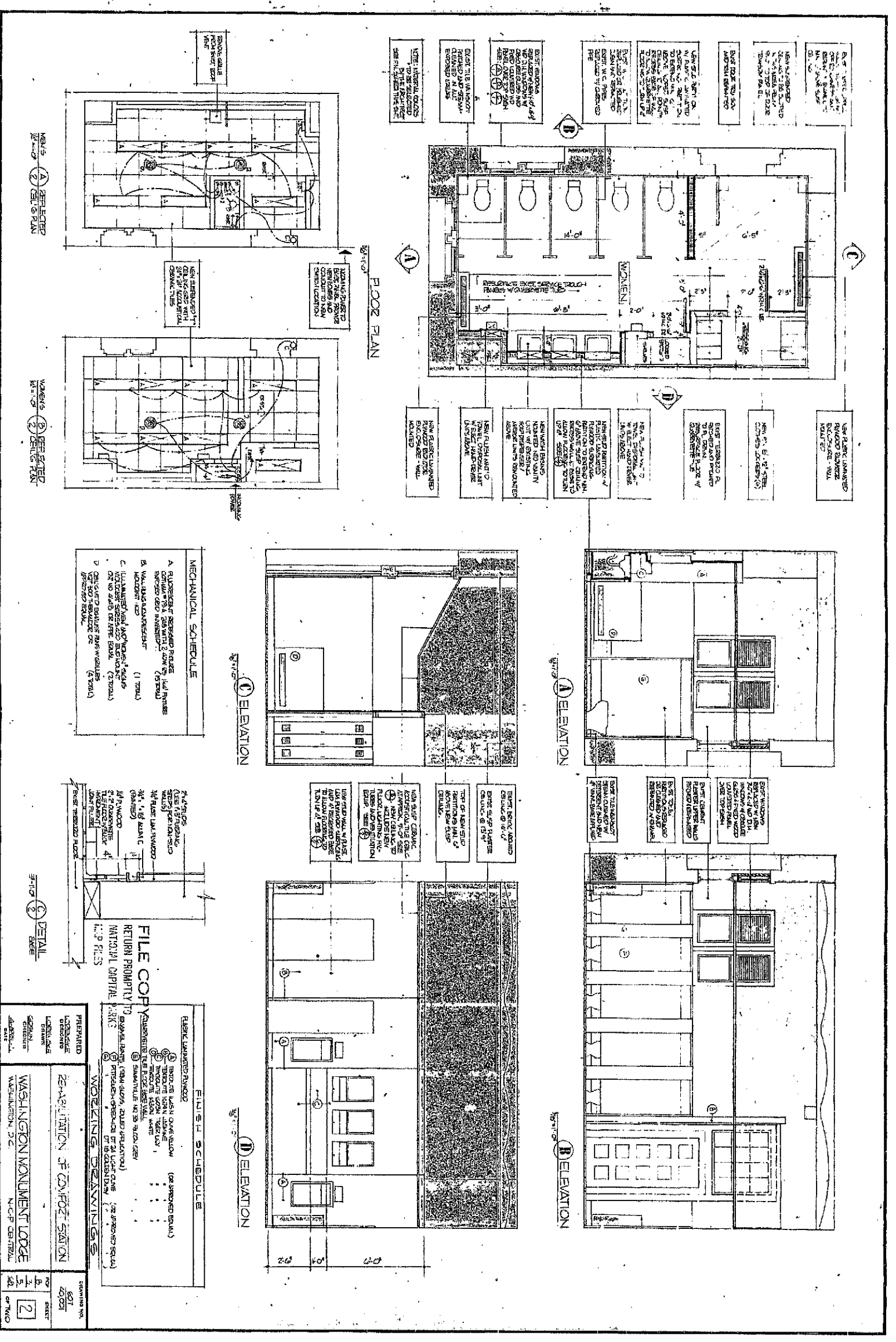


Figure 3.29: Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's), 4 April 1971 [Architectural Drawing] File 807_40001: Technical Information Center, Denver Service Center, National Park Service).





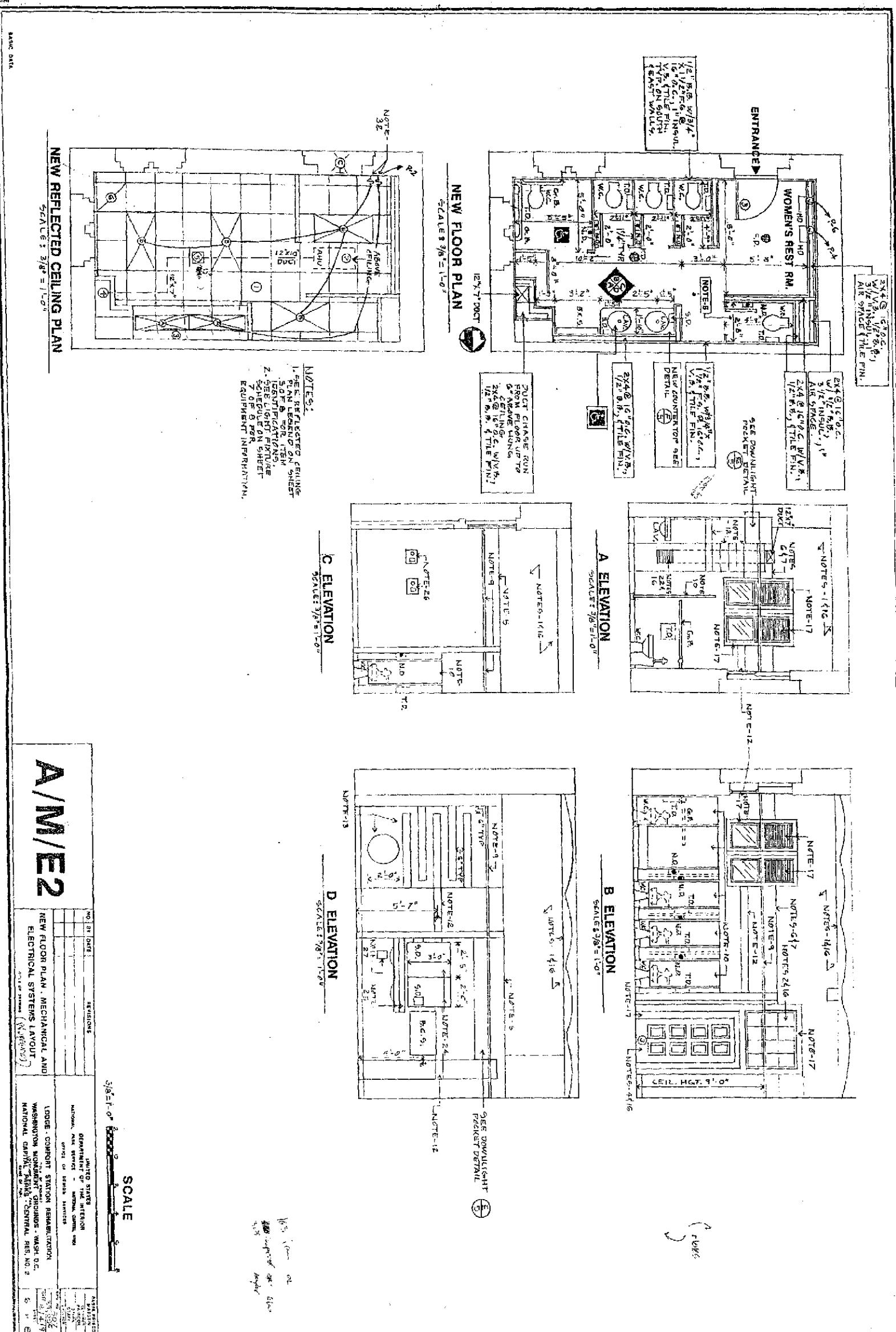


Figure 3.31: New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge-Comfort Station Rehabilitation, Drawing 807_89056, Sheet 6 of 8, 4 August 1995 (Denver Service Center, National Park Service).



Part I – Developmental History

CHAPTER FOUR
PHYSICAL DESCRIPTION



CHAPTER FOUR

PHYSICAL DESCRIPTION

Monument Lodge is located to the east of the Washington Monument nearly in line with the east-west axis running from the U.S. Capitol to the Washington Monument. The lodge structure consists of the original Monument Lodge, completed in 1889, with a concrete block Concession Addition on the west, constructed in 1963. The 1889 Greek Revival Monument Lodge is a one-story, flat-roofed, marble and granite-clad brick structure, rectangular in footprint, with the long side facing 15th Street on the east and a polygonal bay projecting on the west. The 1889 portion contains the souvenir shop at its center with rest rooms to the north and south. The 1963 Concession Addition, a one-story, flat-roofed, concrete block structure, also rectangular in plan, was constructed around the west projecting bay of the original Monument Lodge building. The addition holds a large public concession area with space for associated offices, storage, and mechanical equipment.

4.1 SITE

Monument Lodge is sited 480 feet to the east of the Washington Monument at the center of the east edge of Reservation 2 facing 15th Street. Positioned at the base of the Monument knoll, the lodge does not interfere with the view of the Monument from the east. Small groves of trees stand to the north and south of the lodge, but the lodge itself is only landscaped with low shrubbery and plantings. Several paths within the Washington Monument Grounds circulation system meet up with the sidewalks bordering all sides of the lodge.

Monument Lodge is edged with sidewalks serving the public and service entrances. The sidewalks exhibit several periods of construction and later repairs. A slab-on-grade, exposed-aggregate concrete sidewalk with 2-foot modules dating from 1931 marks the east side. Just beyond this concrete sidewalk, towards 15th Street, the path is paved with asphalt. The entrance to the souvenir shop, located on the east, has been made handicap accessible with a wood deck access ramp that bridges the 1889 granite steps and modulated concrete sidewalk (see figure 4.1). At the northeast corner of Monument Lodge, the modulated, exposed aggregate sidewalk meets smooth concrete paving with control joints (see figure 4.2). The smooth concrete sidewalk ends at the northeast corner of the Concession Addition. From this point, a remnant of the 1931 exposed aggregate concrete sidewalk with 2-foot modules continues to the northwest corner of the Concession Addition (see figure 4.3). The west side of the Concession Addition, under the porch roof, is paved with slab-on-grade concrete with 3-foot by 2-foot modules (see figure 4.4). At the southwest corner of the Concession Addition, the 1931 exposed aggregate concrete sidewalk with 2-foot modules starts again and runs to the middle of the Concession Addition on the south side. From here to the women's rest room entrance, the paving is exposed aggregate concrete with control joints (see figure 4.5). From the women's rest room entrance, the sidewalk

is smooth concrete with control joints, which continues to the modulated, exposed aggregate concrete sidewalk at the southeast corner of Monument Lodge (see figure 4.6).

The site surrounding Monument Lodge is furnished with benches, tables, trashcans, fencing, railing, and lighting. Three concrete and wood slat, backless benches and two wood slat trashcans line the south-leading path at the southwest corner of the lodge. The west porch area of the Concession Addition contains five metal picnic tables with integral benches and plastic trashcans. Two more wood slat trashcans are located on the north-leading path at the northwest corner of the lodge. A pedestal telephone is situated off of the west-leading path at the southwest corner of Monument Lodge. Cast-iron fencing surrounds the landscaping areas located to the north and south of the lodge. Metal pipe handrails border the south side of the south sidewalk as well as the entrances to both the mens' and womens' rest rooms. A post and chain fence runs along the east side of the wide asphalt path to the east of the lodge. One lamppost is provided at each of the rest room entrances on the north and south.

4.2 MONUMENT LODGE - EXTERIOR

Monument Lodge is a one-story, flat-roofed masonry structure with a partial sub-basement. The walls are brick-clad with marble and granite. The built-up roofing is presumably supported on wood sheathing laid across wood rafters the 1889 construction. The current roof structure could not be confirmed through research or physical investigations carried out in preparation of this report. The original 1889 lodge construction has been altered several times throughout its history, primarily on the interior. The interior was significantly altered during the following dates: 1910–1917, 1931, 1943, 1971, 1995, and 1995–2003. The exterior has seen fewer changes, with the exception of the opening of new exterior entrances in 1931, the construction of the 1963 Concession Addition, and the installation of new windows in 1971.

Based on historic drawings, the one-story, flat-roofed Monument Lodge rests on a brick foundation wall supported by a rubble stone footing that is capped with concrete. The walls are constructed of brick with a facing of granite at the foundation and random-coursed ashlar marble blocks above. The marble and granite masonry is dressed to a rock faced finish. An astragal, a thin projecting molding, runs around all elevations just above the lintel course over windows and doors. A marble cornice caps the walls.

The main east façade has three bays consisting of a slightly projecting central porch flanked by window bays (see figure 4.7). Two partially fluted Doric columns support the central porch, which is the main entrance to the souvenir shop. The east porch is further emphasized by a low parapet wall above the east entrance with rectangular blocks at either end. Two granite steps, now covered by the wood handicap access ramp, lead up to the porch. Yellow brick pointed with red-colored mortar is exposed on the inner walls of the porch; a yellow brick segmental vault forms the porch ceiling. At the underside of the brick vault, a bare bulb light in a metal cage fixture lights the portico. Diamond-shaped, 1½-foot-square marble tiles pave the porch threshold (see figure 4.8). The east entrance to the souvenir shop has two sets of double doors with an 18-light transom above. The transom is covered with a metal grille in a circular design. The exterior set of double doors consists of modern metal doors with large glass panels. The inner double doors date to 1889 and are faux-grained varnished wood with 12 raised panels, each fitted with

1889 bronze hinges, doorknobs, and kick plates, and a modern bolt lock (see figure 4.9). The windows in the flanking bays are set over large rectangular, raised-panel stone slabs set in the wall. Each window bay consists of two, 1-over-1, double-hung wood windows set in wood trim and bordered by fluted wood pilasters and, finished white with a projecting stone sill. The panes are clear glass above and obscured glass below (see figure 4.10). The wood window sash dates to the 1971 renovation while the window trim and decorative pilasters date to 1889.

The two-bay north and south facades are nearly mirror-images of each other containing similar detailing (see figures 4.11 and 4.12). However the grade on the north façade is slightly lower than on the south. Each has a bay of twin windows to the east, identical to those found on the east façade, and a rest room entrance to the west. The rest room entrances, mens' on the north and womens' on the south, have a raised panel, metal door with brushed aluminum entrance hardware and kick plate, with a fixed, louvered wood panel above, all finished white (see figure 4.13). The louvered panel over the door is bordered by shortened, fluted wood pilasters, similar in detail to those located at the window surrounds. A rectangular light fixture is fixed to the center of each louver panel. The entrances were opened in 1931, but the current doors date to 1995–2003. The wood trim, including the wood pilasters, was constructed of salvage material from the 1889 windows and was installed in 1931. The wood louvers were installed during 1995–2003. The north façade has an iron coal door dating to 1889 that is set at the foundation level just to the east of the entrance to the mens' rest room (see figure 4.14).

The west façade of Monument Lodge is almost entirely obscured by the 1963 Concession Addition (see figure 4.15). The addition was built directly against the west façade with its projecting bay, leaving the upper portion of the original lodge structure exposed. The upper portion of the original window openings, partially exposed, has been blocked up or stuccoed over. Flashing for the Concession Addition roof has been cut into existing joints in the lodge masonry (see figure 4.16). Circular scuppers are located on either side of the projecting bay; the scuppers drain the Monument Lodge roof through short pipes. The south scupper drains directly onto the roof of the Concession Addition (see figure 4.17). A PVC hose, supported by a bucket, is attached to the pipe at the north scupper (see figure 4.18). The hose directs water towards the center of the Concession Addition roof.

The roof of Monument Lodge is flat and covered with bituminous built-up roofing painted with a silver coating. The roof was replaced in 1976. It is not known what elements remain from the earlier roof structure; the 1889 roof had been completely replaced in 1907–1908. The roof has a very shallow peak running east-west through the center of the building, with a low pitch directing water to the north and south; the entire roof then slopes gently towards the two scuppers located to the north and south of the west bay (see figure 4.19). On the east, the roofing continues up the back of the low parapet over the central east porch. Along the remaining edges of the roof, a thin 1-inch roof curb stands approximately 6-inches from the edge of the cornice (see figure 4.20). On either side of the projecting west bay are chimney openings. The 1889 chimneys are brick-lined, faced with marble above the roofline and capped with concrete. Through-flashing is located on the interior of the chimney at the level of the roofline. A terra-cotta pipe vents out through the northwest chimney (see figure 4.21). Two roof ventilators are located in the center of the north and south halves of the roof (see figure 4.22). Four vent pipes

emerge through the east portion of the roof; the sides of the vent pipes are covered with built-up roofing. Four metal eyehooks, related to the 1904 flagpole structure, are embedded in the cornice masonry to the north and south of the central east porch and to the north and south of the projecting west bay (see figure 4.23).

4.3 CONCESSION ADDITION - EXTERIOR

The 1963 Concession Addition to the Monument Lodge is a one-story, concrete-masonry-unit (CMU) structure on a concrete footing and foundation with a porch along the entire west façade. The west façade of the Concession Addition is faced with square glazed tiles, which are now painted yellow. On the west façade, there is a central entrance to the public concession area with glazed double metal doors. A row of louvered glass windows runs from the north side of the entrance to the northwest corner, and then wraps around the corner to the north entrance to the public concession area. The louvered glass windows are equipped with rolling, corrugated metal doors that can be closed and locked. All metal windows, door trim, and doors are finished brown. To the south of the west entrance to the public concession area, the row of louvered glass panels is permanently covered by rolling metal doors, which continue around the southwest corner to the south entrance to the concession storage area. The seating area to the west of the Concession Addition is covered with a box-rib formed aluminum roof, which is supported on eight painted, metal poles (see figure 4.24). The two poles closest to the structure are hollow and double as downspouts, which direct rainwater from the Concession Addition roof to underground drain lines.

The north facade is exposed CMU painted yellow. There is a 1-over-1 aluminum window with fixed Plexiglas panes on the east, a central entrance to the trash room with double metal doors, and an entrance to the public concession area with glazed metal double doors on the west. On the south façade, the exposed CMU is painted yellow. There are double metal doors glazed with safety glass leading to the concession storage area on the west and a 1-over-1 aluminum window with fixed Plexiglas panes on the east. The metal window sash, doors, and door trim are finished brown. There is also a large rectangular vent grate near the foundation marking the location of the concession mechanical room (see figure 4.25).

The flat roof of the Concession Addition is supported by light-gauge structural steel channels. The 6-inch wide wood plank decking is covered with built-up roofing that is finished with a termination bar at the north and south edges. The roof holds mechanical and HVAC equipment as well as vent hoods (see figures 4.26 and 4.27). The eastern edge abuts the western elevation of the Monument Lodge where flashing is sporadically cut into existing masonry joints. The western edge of the roof forms a ridge at its junction with the west porch roof in order to direct water to the two roof drains, one each located at the northwest and southwest corners. Rainwater from these drains is directed to underground drainage through two hollow poles at the underside of the west porch roof. The west porch roof is formed aluminum with a K-style hanging gutter on the west, which directs water to a downspout at the southwest corner that drains to a channel drain in the sidewalk (see figure 4.28).

4.4 MONUMENT LODGE - INTERIOR

The interior of the 1889 Monument Lodge is divided into three spaces: the central souvenir shop, the mens' rest room to the north and the womens' rest room to the south. Each space has its own exterior entrance; it is not possible to move from space to space on the interior (see figure 4.29).

4.4.1 SOUVENIR SHOP (PUBLIC ROOM AND WAITING ROOM)

The souvenir shop forms the central space of Monument Lodge, running east west from the main east entrance to the projecting west bay. A wood-frame and gypsum-board partition divides the central rectangular space containing the public souvenir shop from the polygonal projecting west bay area, containing an office, storage, and mechanical equipment.

In the rectangular, public space, the plaster walls are currently covered up to a height of eight feet from the floor. On the east, the lower portion of the wall is covered with wood paneling. On the north, south, and west, the lower portions of the walls are covered with pressed wood-laminate, retail panels equipped with overhead fluorescent lights and cupboards to store and display merchandise. Above the panels, wood moldings have been applied to the white finished plaster to form frames for photograph and poster display (see figure 4.30). At the west wall a bust of George Washington is displayed in a square niche constructed within the partition wall. The floors in the souvenir shop are covered with blue carpeting. The ceiling is covered with a suspended acoustic-tile ceiling with four fluorescent light panels and two HVAC vents. The suspended ceiling covers a 1943 plaster ceiling.

In the projecting west bay area, the room is open to the 1943 plaster ceiling level. The backside of the partition is covered with wood shelving for storage. The walls of the polygonal bay are plaster applied directly to the brick backup and finished white. There is a wood chair rail, finished yellow, approximately 4-feet from the ground and a wood cornice molding at the ceiling, both dating to the 1943 interior renovation work. The southwest and west original window openings have been boarded up and plastered over. The opening for the northwest window has been converted into a doorway with metal trim and door giving access to the Concession Addition. A metal grate is located above the doorway. The floor is terrazzo with a central shield design and decorative border edge matching the 1910 installation drawings (see figures 4.31 and 4.32). A metal ceiling grate is located in the west portion of the plaster ceiling. A duct from the HVAC equipment in the bay area runs up the west wall, across the ceiling and into the space above the suspended acoustic-tile ceiling in the public souvenir shop.

4.4.2 REST ROOMS

Located to the north and south of the central souvenir shop, the mens' and womens' rest rooms are similar in finishes and layout. The mens' rest room is entered from the north exterior near the northwest corner. A row of three stalls line the north wall facing three sinks and four urinals on the south wall. Stall and urinal partitions and counters are a faux-slate material. The walls are covered from the floor up to approximately 10-feet in 4-inch-square white tile with a black tile border. Above the tile, the walls are finished white. Two sets of windows are located on the north and east walls at the northeast corner; the tile wraps around the window surrounds (see figure

4.33). The floors are also 4-inch-square white tile with a black border. The ceiling is a square paneled, suspended acoustical ceiling with fluorescent light panels.

There is a small utility closet just east of the entrance on the north wall of the mens' rest room, constructed in 1995. The utility closet is accessed on the west through a hollow metal door, painted white with a louvered vent panel near its base, set in a metal doorframe. On all three interior walls of the utility closet there is a 4-foot-high, 3-by-6-inch rectangular white tile wainscot with a black tile base. The north wall contains a utility panel above the tile wainscot and a spigot fitted with a hose near its base (see figure 4.34). Wood shelves line the east wall above the tile wainscot. A locked aluminum hatch door in the tile floor covers the opening to the partial basement.

The womens' rest room is entered from the south exterior entrance near the southwest corner. A row of four stalls line the south wall facing two sink basins on the north. A fifth stall is located in the northwest corner. Two sets of windows are located on the east and south walls at the southeast corner. The walls, floors, ceilings, and finishes are identical to those found in the mens' rest room (see figure 4.35).

4.4.3 PARTIAL BASEMENT (BOILER ROOM AND COAL VAULT)

The partial basement is located at the northwest corner of the 1889 lodge structure; it is comprised of the 1889 brick boiler room and the 1931 concrete coal vault. The boiler room area is currently the center of the lodge plumbing; the coal vault is no longer in use. The basement is accessed through an aluminum floor hatch located in the utility closet on the north side of the mens' rest room (see figure 4.36). A thin cast-iron ladder leads down into the boiler room (see figure 4.37).

The walls of the boiler room are brick with some concrete masonry unit infill on the west wall. Cast iron, copper, and polyvinyl chloride (PVC) piping runs through the masonry on all sides (see figure 4.38). Some of the cast iron plumbing is evidently obsolete. A square iron panel, embedded in concrete patching material, is inset in the west wall (see figure 4.39). A small cast-iron shelf is located on the north wall and an angled cast-iron plate is attached to the south wall (see figure 4.40). The poured concrete ceiling dates to the 1909-1910 expansion of the men's toilet. The ceiling is punctured by piping, pipe supports, and light fixtures (see figure 4.41). The floor of the boiler room is dirt and was wet at the time of survey. A rectangular overflow tank is sunk in the northwest corner of the floor (see figure 4.42). The overflow tank contained water at the time of survey.

A 2-foot-square opening at the base of the north boiler room wall gives access to the unlit coal vault (see figure 4.43). The coal vault is constructed of poured concrete walls with clear marks from the wood formwork. The coal vault has a dirt floor. The ceiling is poured concrete with a manhole cover for access to the exterior. The manhole cover is located just to the east of the mens' rest room entrance along the north side of the lodge.

4.5 CONCESSION ADDITION - INTERIOR

The Concession Addition interior is comprised mainly of the public concession area, a rectangular room located in the northwest portion of the addition (see figure 4.29). The trash room, the souvenir shop office and storage, and concession office and freezer room are clustered in the northeast corner of the addition. The mechanical room is located in the southeast corner. Storage space for the concession stand is located to the south.

4.5.1 SOUVENIR SHOP STORAGE

The souvenir shop storage area shares two walls with the 1889 Monument Lodge on the east and south, while the north and west walls are the 1963 CMU Concession Addition walls. The storage room has three doorways, one on the south to the west projecting bay of the Monument Lodge, one on the north to the souvenir shop office, and one on the west to the public concession area. All doors and door trim are metal. Wood shelves line all available wall space. The lodge masonry, once part of the exterior, is now exposed on the interior of the storage area above a 5-inch concrete curb at its base (see figure 4.44). The north lodge window is covered with plywood from floor to ceiling. The north Concession Addition window is covered with security bars. The west wall is constructed of CMU up to approximately 7-feet and then turns to brick. The concrete slab floor is partially covered with linoleum. The ceiling is open to the 4-inch structural-steel channels and 6-inch wide wood plank decking that forms the roof structure.

4.5.2 SOUVENIR SHOP OFFICE

The small souvenir shop office is entered from the north side of the souvenir storage area. The office has CMU-walls painted white, a concrete slab floor finished red, and a suspended acoustical tile ceiling with a fluorescent light panel. There are no windows (see figure 4.45).

4.5.3 TRASH ROOM

Located just to the west of the souvenir shop office, the trash room can be entered from the public concession area or through exterior double doors on the north façade. The interior doorway consists of a metal door with metal trim. The trash room has CMU-walls and a concrete slab floor finished green. The ceiling is open to the 6-inch wood plank roof decking.

4.5.4 CONCESSION OFFICE AND FREEZER ROOM

The concession office and freezer room juts out into the east side of the public concession area. The office is entered through a north door while the self-contained freezer is accessed from the south. The concession office has 4-inch-square white tiled walls and floors. The ceiling is open to the wood-plank decking and steel-channel roof structure.

4.5.5 PUBLIC CONCESSION AREA

The main public concession area is entered from the exterior on both the north and west. The majority of the area is open space for the public with the south end holding cooking equipment and the service counter (see figure 4.46). The painted CMU walls are tiled with 4-inch-square white tile approximately 4-feet up from the floor. In the service area, the walls are covered with

vinyl wall covering. The floors are concrete slab painted red. The ceiling is open to the structural steel channels, here painted red, and wood plank decking.

4.5.6 CONCESSION MECHANICAL ROOM

Located in the southeast corner of the Concession Addition, the mechanical room is similarly situated between the 1889 and 1963 structure as seen in the souvenir shop storage area on the north. The mechanical room is entered through a metal door set in metal trim at the east-southeast corner of the public concession area. The east and north walls are exposed Monument Lodge masonry while the remaining walls are formed by the CMU walls of the Concession Addition. The southwest window of the projecting bay is boarded up, however the lower stone panel is exposed (see figure 4.47). The south lodge window is fully boarded-up. The south Concession Addition window is covered with security bars. The west wall is constructed of CMU up to approximately 7-feet and then turns to brick. The concrete slab floor is painted red. Exposed structural-steel channels and wood-plank decking form the ceiling. A sink and metal wash area are located on the west. Mechanical equipment occupies the east and south corners of the room.

4.5.7 CONCESSION STORAGE

The concession storage area is entered through a metal door with metal trim at the south-southeast corner of the public concession area. The concession storage area has an exterior south entrance, which is currently blocked by supplies. The CMU walls, painted white with a 4-inch-square white tile wainscot, are lined with metal wire shelving. The painted concrete floor is partially covered with 4-inch-square white tile. The ceiling is exposed to the steel channel and wood plank roof structure.

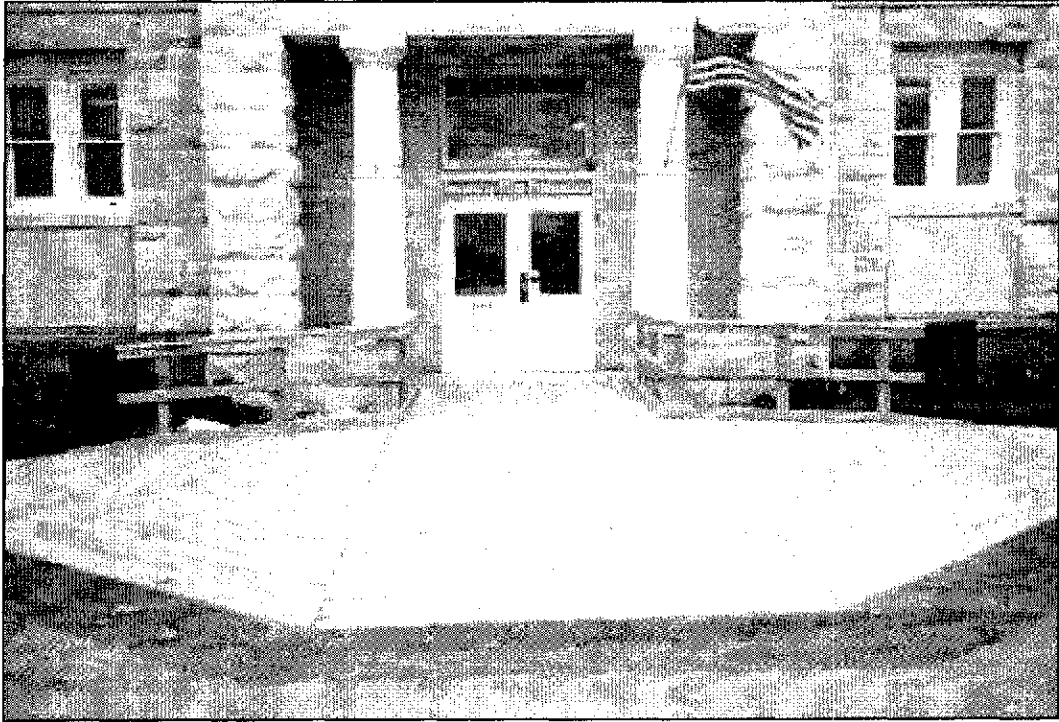


Figure 4.1: Monument Lodge, east façade, access ramp.



Figure 4.2: Monument Lodge, site, northeast corner.

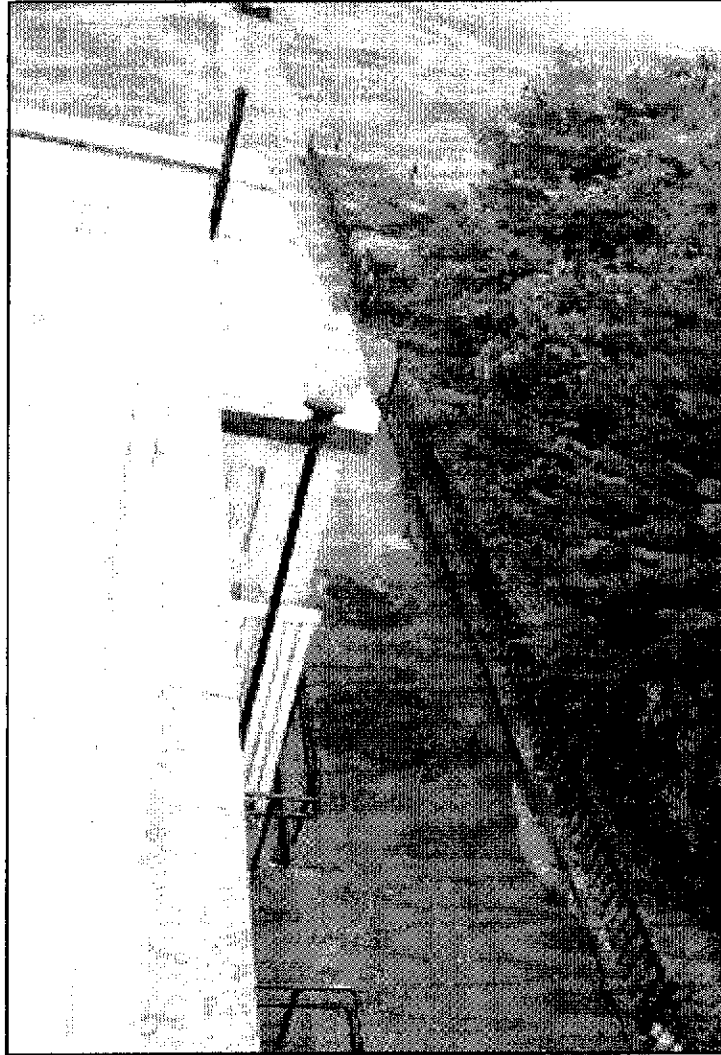


Figure 4.3: Monument Lodge. site, northwest corner.



Figure 4.4: Monument Lodge, site, west façade, paving at porch.



Figure 4.5: Monument Lodge, site, southwest corner.

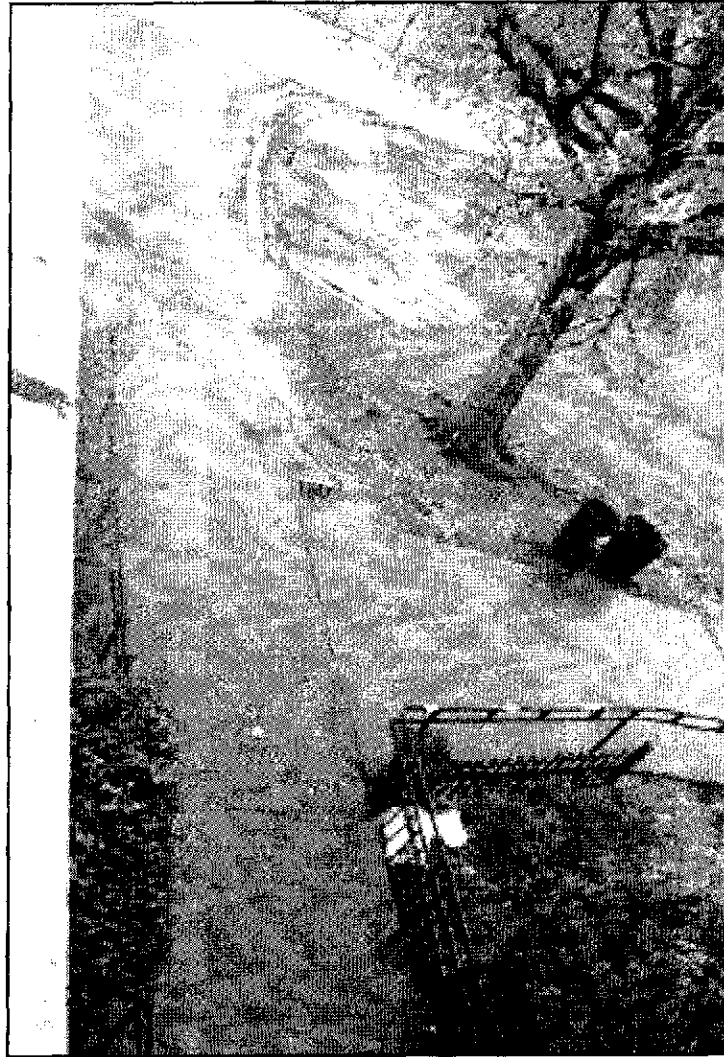


Figure 4.6: Monument Lodge. site, southeast corner.

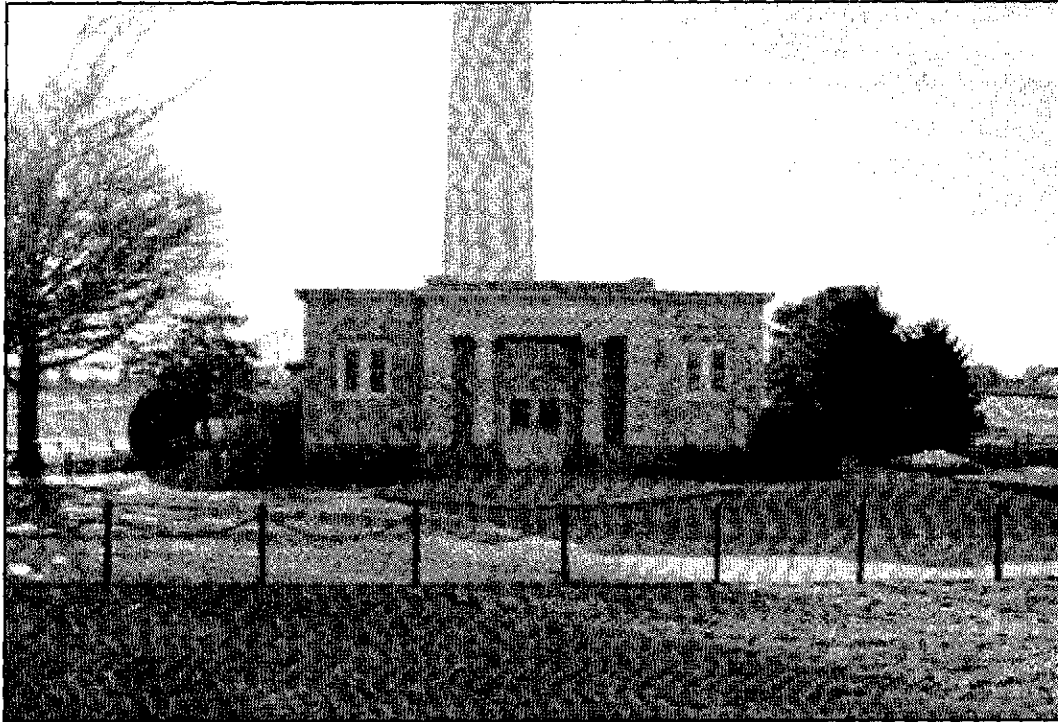


Figure 4.7: Monument Lodge, east façade.



Figure 4.8: Monument Lodge, east façade, southern end of portico paving.

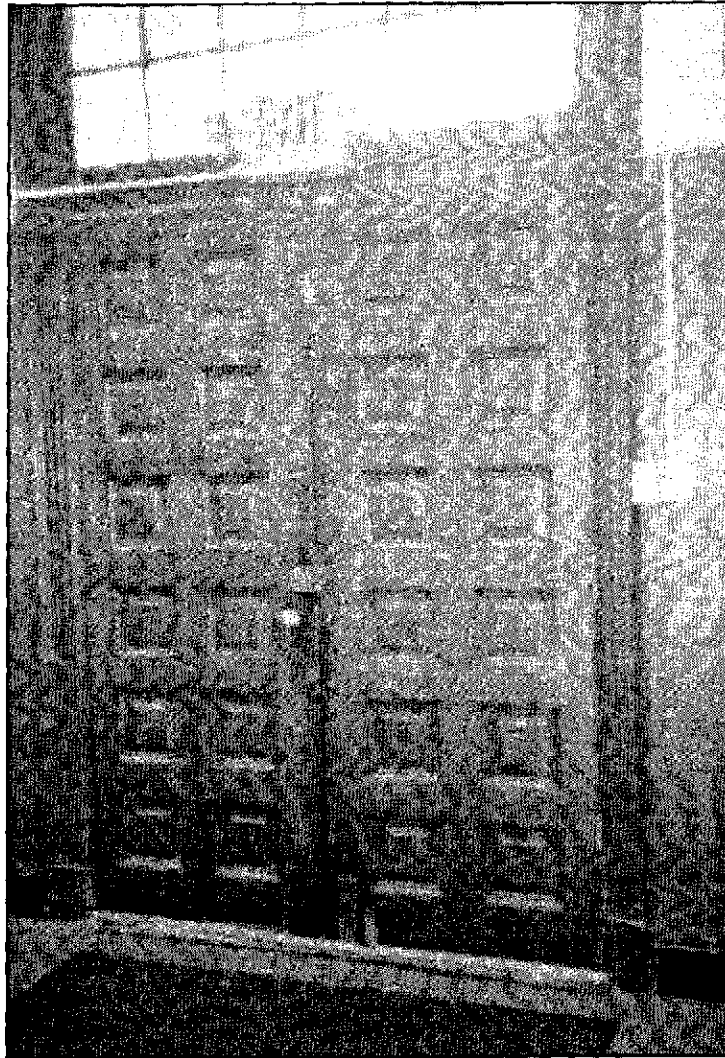


Figure 4.9: Monument Lodge, interior, souvenir shop, east entrance doors closed.

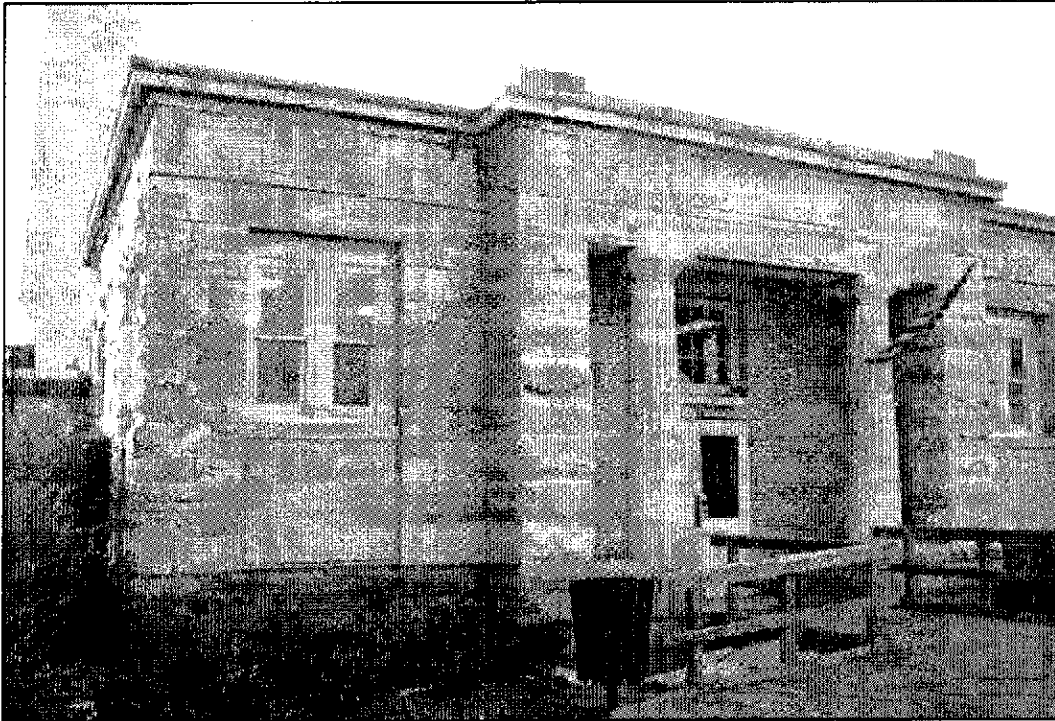


Figure 4.10: Monument Lodge, east façade from southeast.



Figure 4.11: Monument Lodge, south façade.



Figure 4.12: Monument Lodge, north façade, lodge side.



Figure 4.13: Monument Lodge, north façade, mens' res troom entrance.

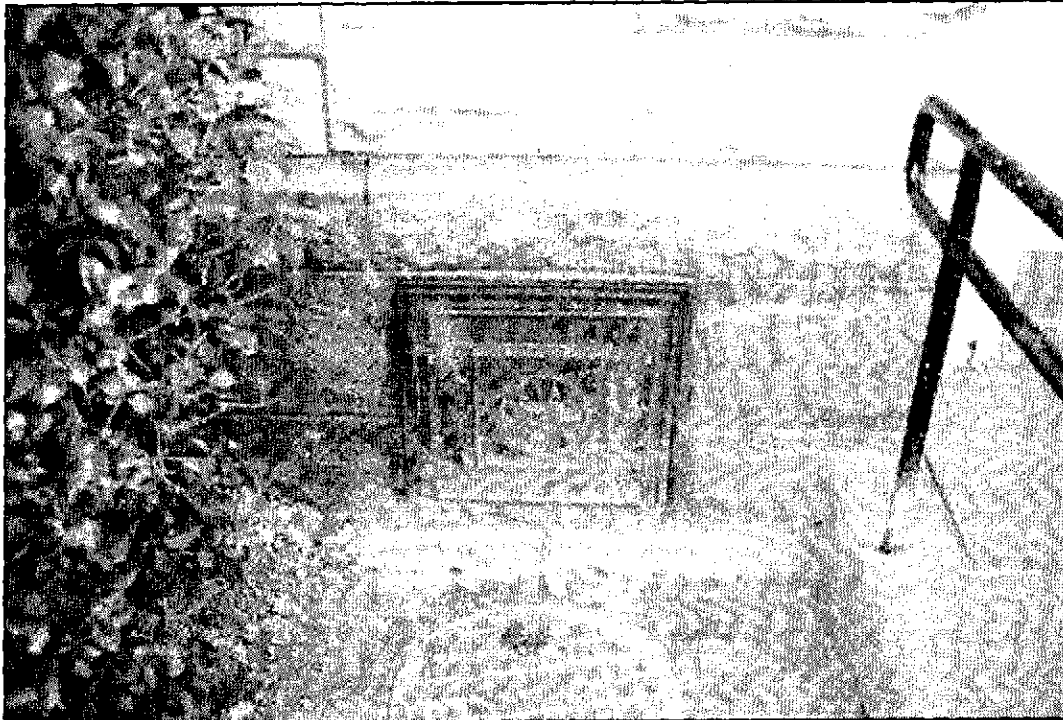


Figure 4.14: Monument Lodge, north façade, coal bin door.

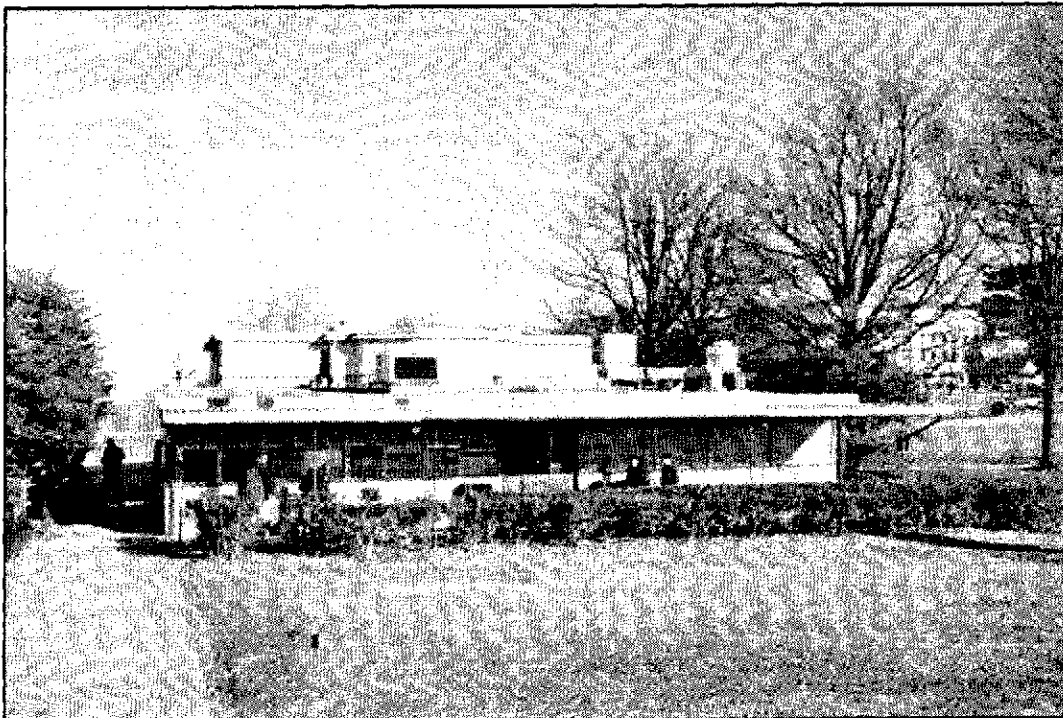


Figure 4.15: Monument Lodge, west façade overall.



Figure 4.16: Monument Lodge, concession addition roof, flashing at southeast edge.



Figure 4.17: Monument Lodge, concession addition roof, southwest downspout from lodge roof.



Figure 4.18: Monument Lodge, concession addition roof, PVC tubing at northwest downspout from lodge roof.

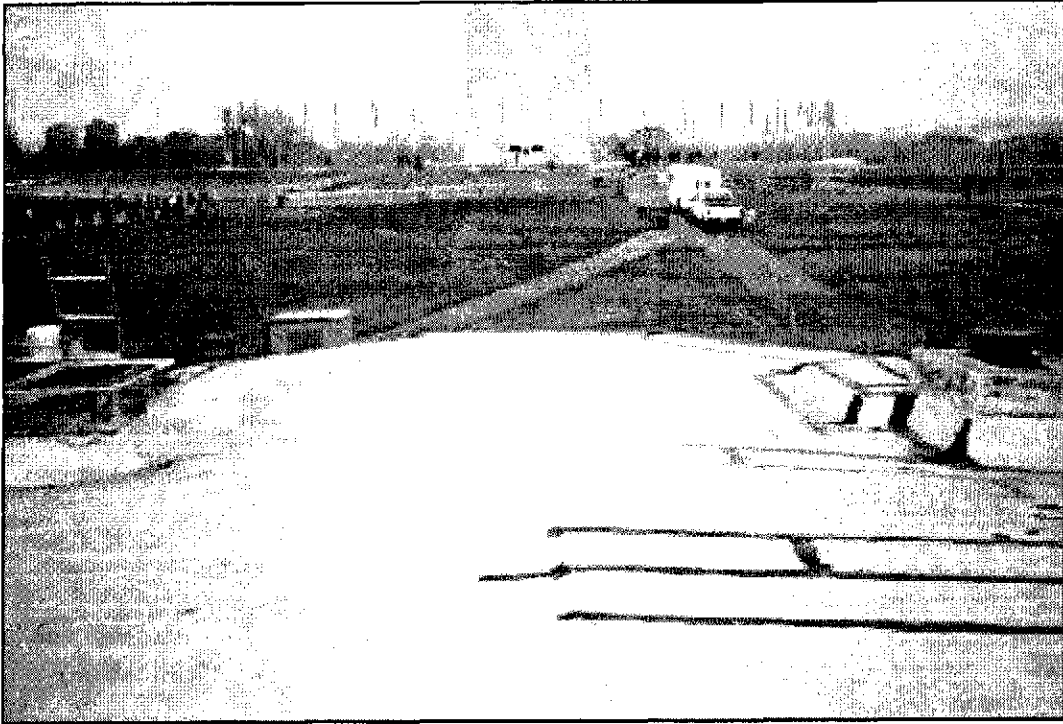


Figure 4.19: Monument Lodge, roof, looking west.



Figure 4.20: Monument Lodge, roof, detail of built up ridge at southeast corner.



Figure 4.21: Monument Lodge, roof, detail northwest chimney.



Figure 4.22: Monument Lodge, roof, looking south.

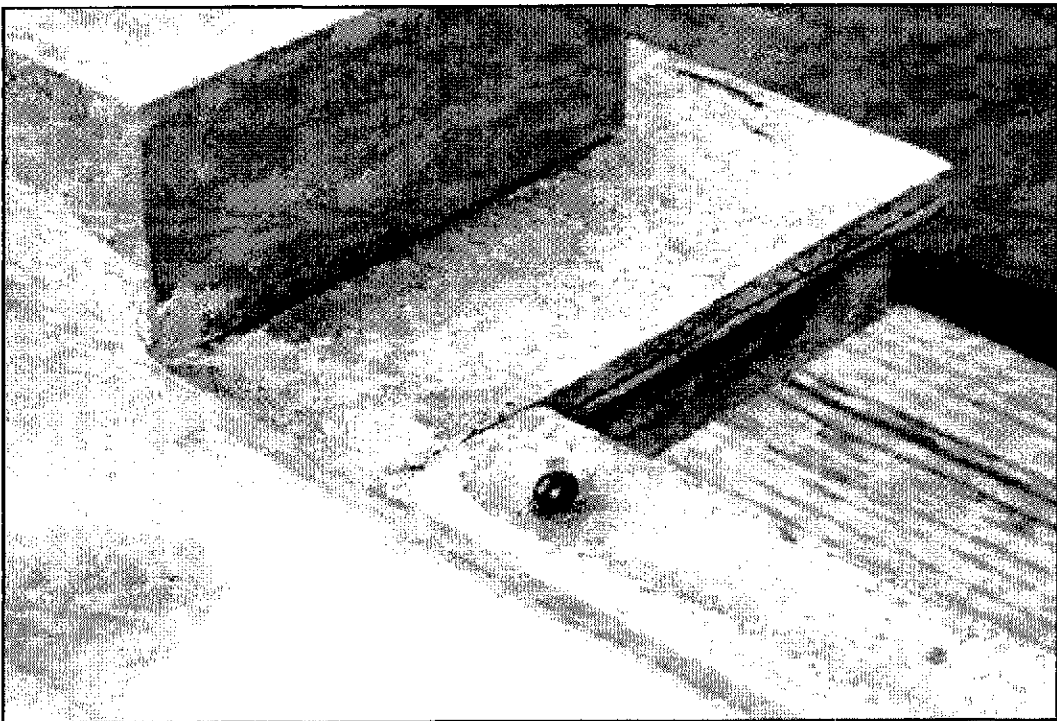


Figure 4.23: Monument Lodge, roof, detail iron eyehook, east side.

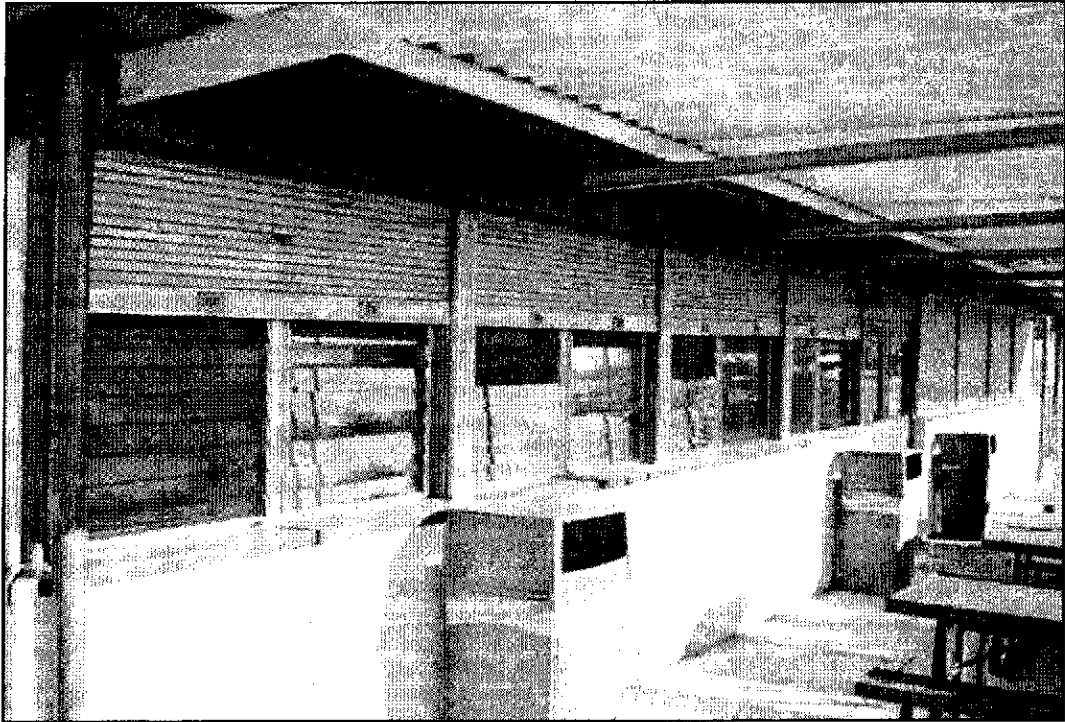


Figure 4.24: Monument Lodge, west façade, concession addition under porch.

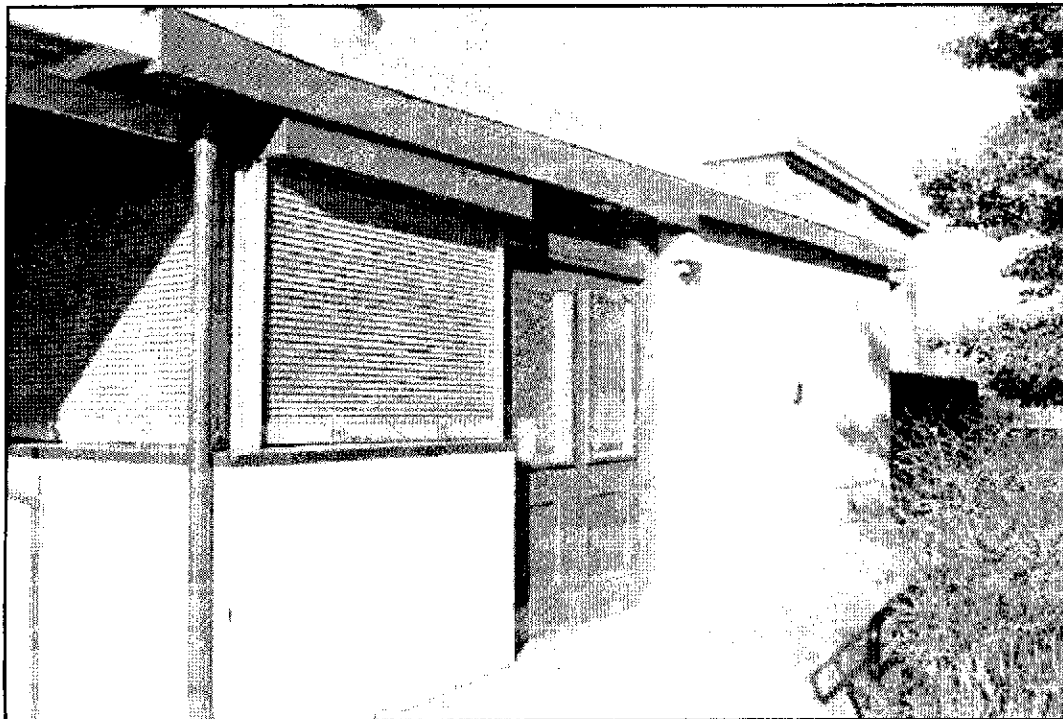


Figure 4.25: Monument Lodge, concession addition, south façade.

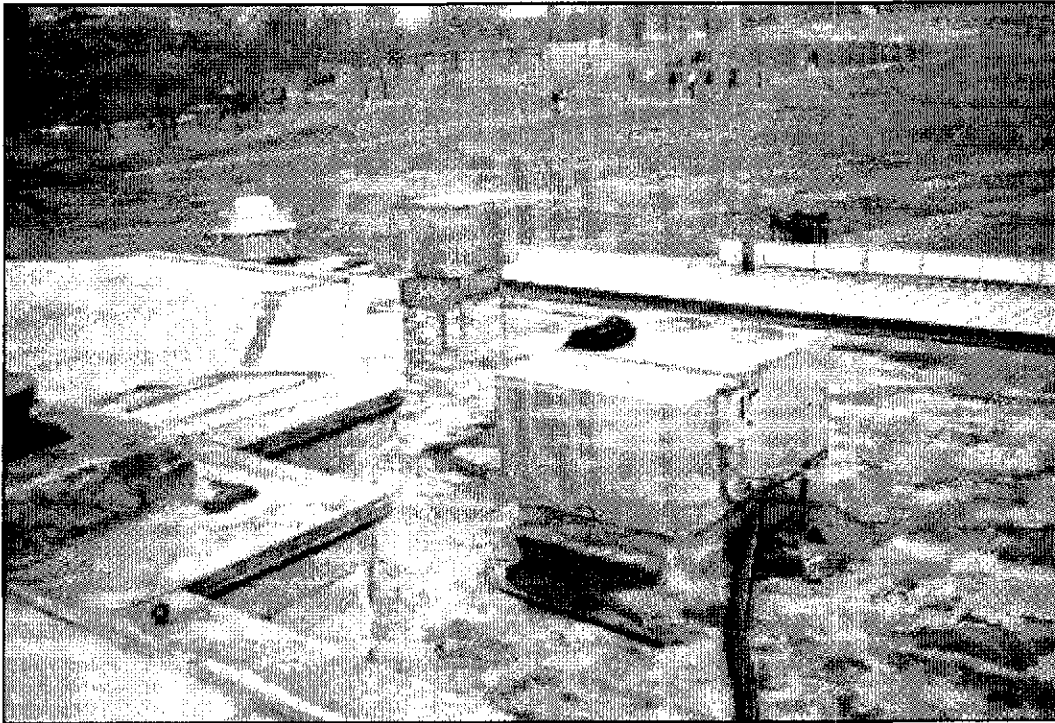


Figure 4.26: Monument Lodge, Concession Addition roof, looking southwest.

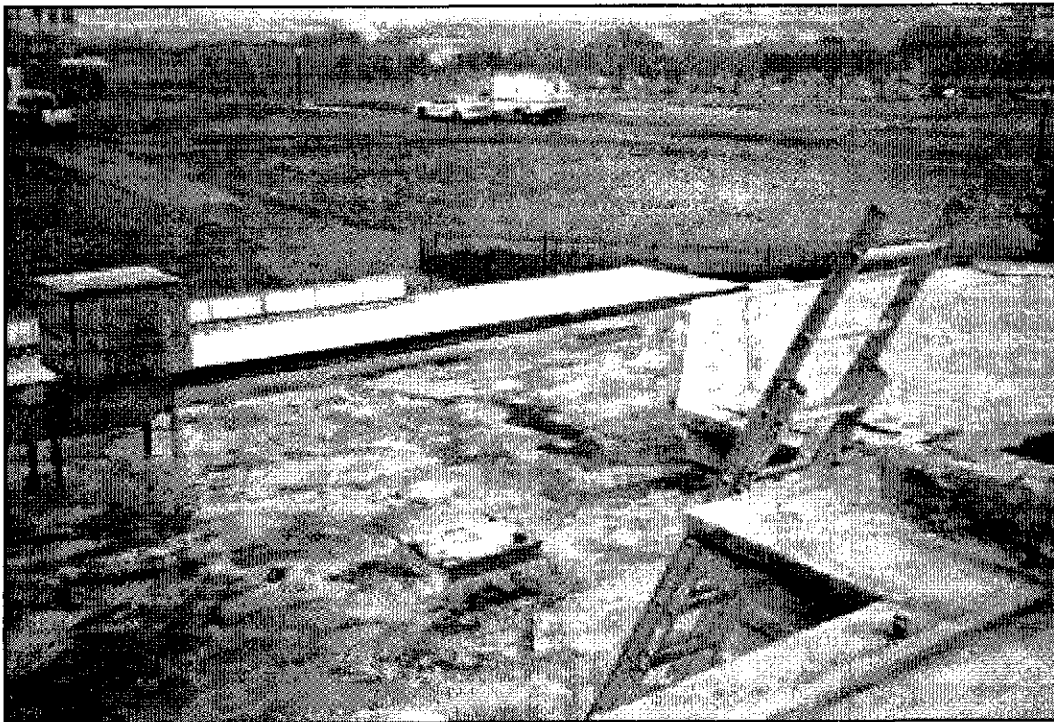


Figure 4.27: Monument Lodge, Concession Addition roof, looking northwest.



Figure 4.28: Monument Lodge, Concession Addition, southwest corner, downspout and drain.

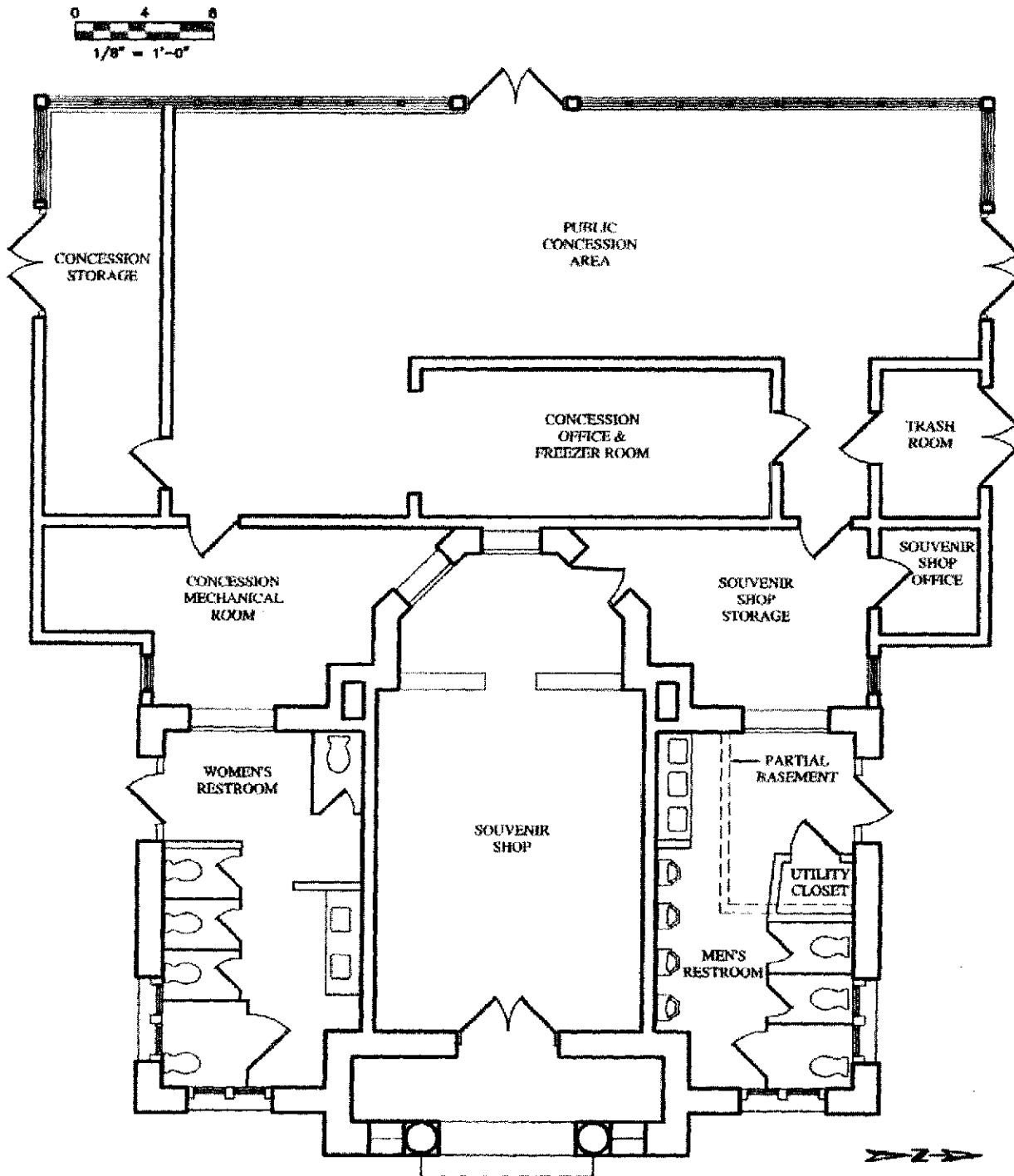


Figure 4.29: Monument Lodge floor plan. Drawing is provided for orientation purposes only and should not be considered an accurate measured drawing.



Figure 4.30: Monument Lodge, interior, souvenir shop, looking west.

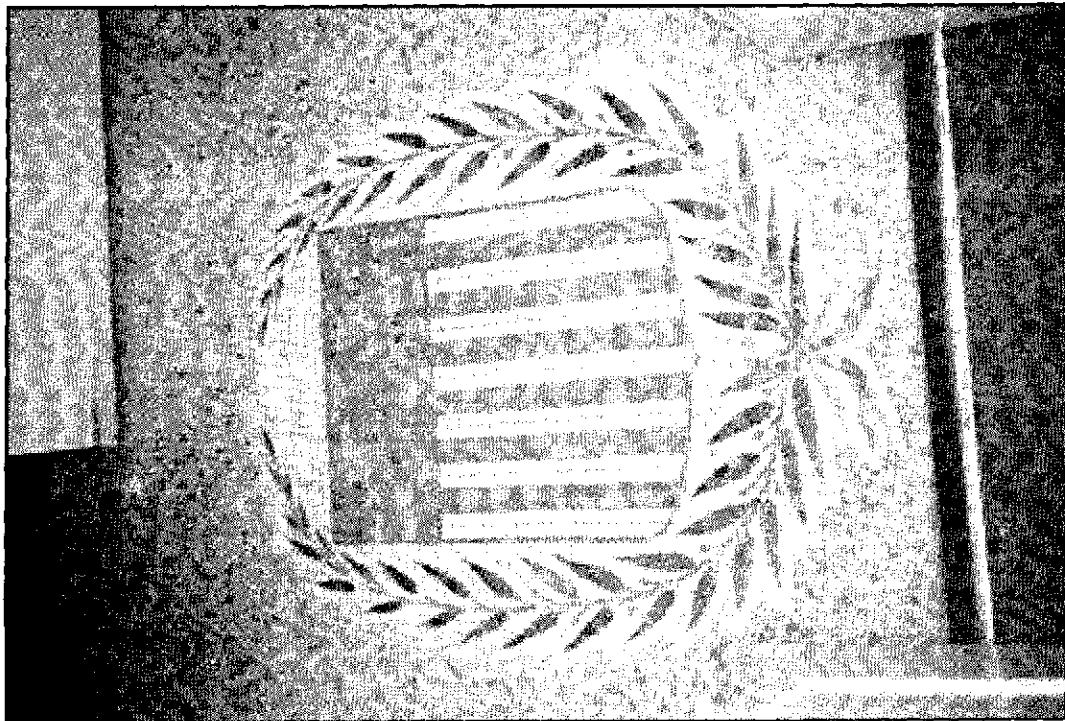


Figure 4.31: Monument Lodge, interior, souvenir shop, exposed terrazzo floor, central shield.



Figure 4.32: Monument Lodge, interior, souvenir shop, exposed terrazzo floor, border.

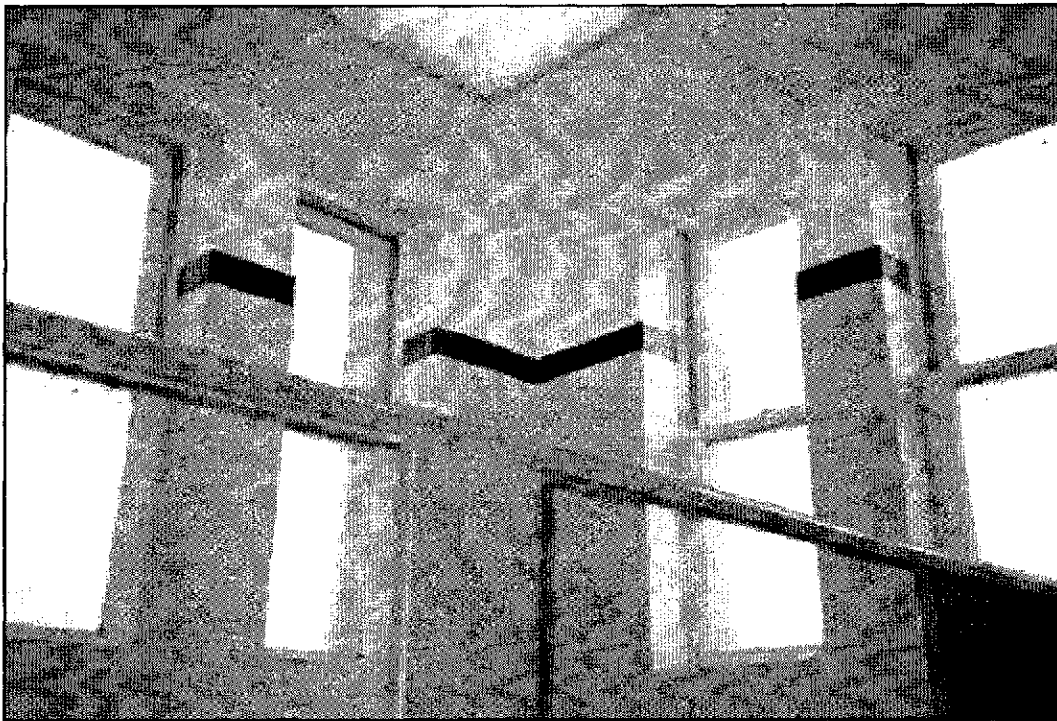


Figure 4.33: Monument Lodge, interior, mens' rest room, looking northwest.



Figure 4.34: Monument Lodge, interior, mens' rest room, utility closet, north wall.

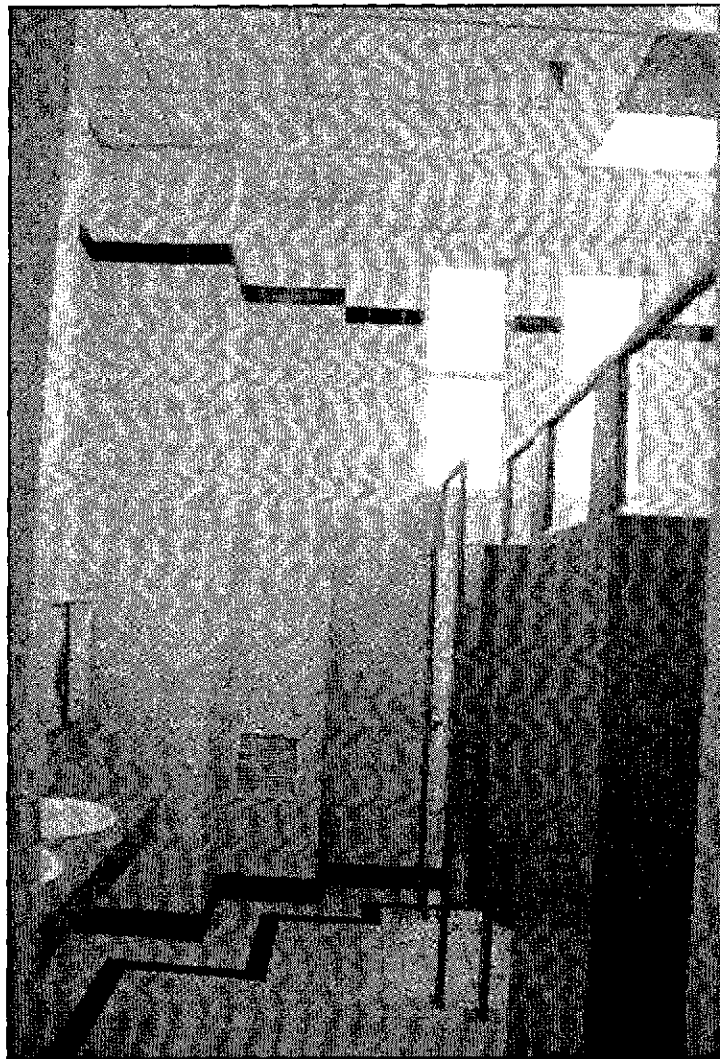


Figure 4.35: Monument Lodge, interior, womens' rest room looking east.

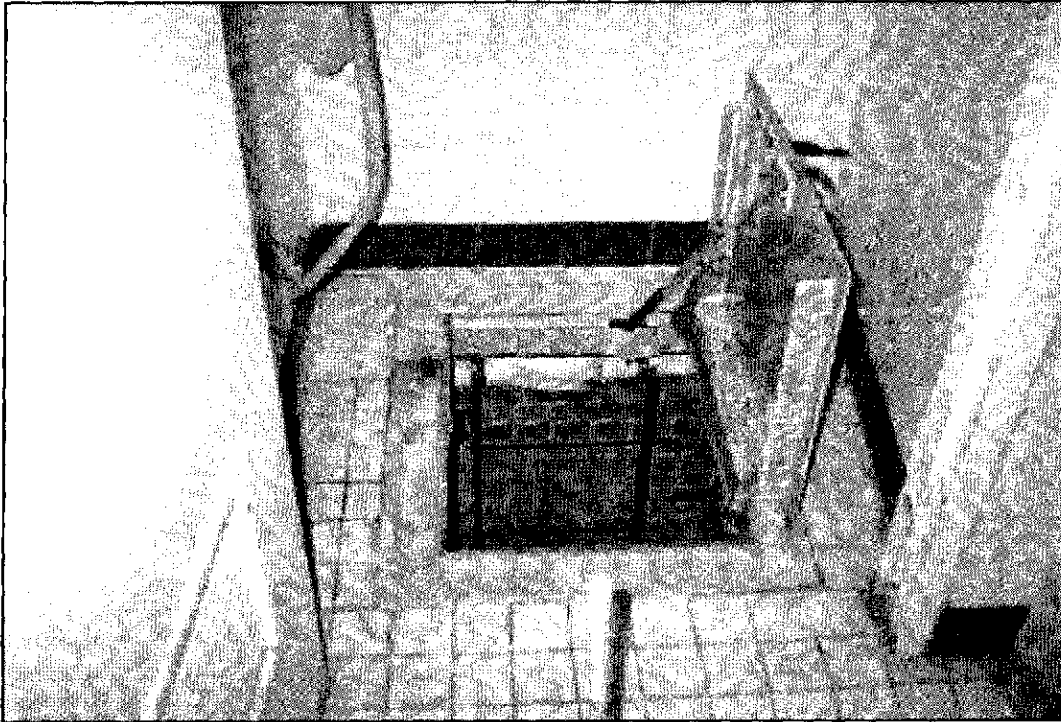


Figure 4.36: Monument Lodge, interior, floor hatch to boiler room in floor of utility closet in mens' rest room.

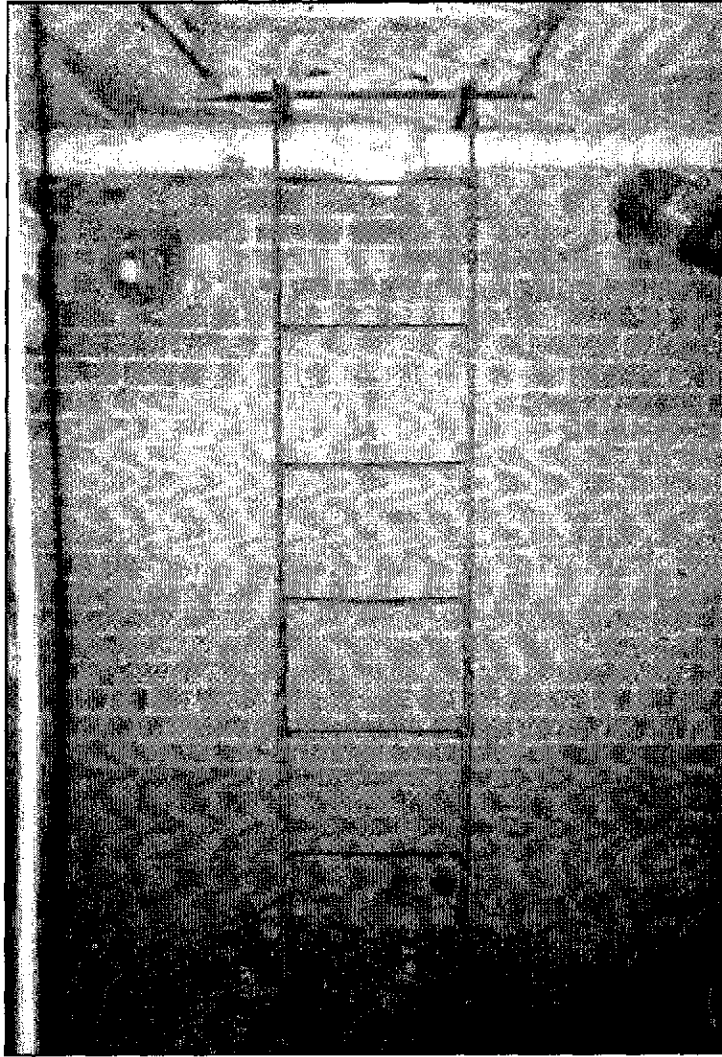


Figure 4.37: Monument Lodge, interior, boiler room, iron ladder at floor hatch entrance.

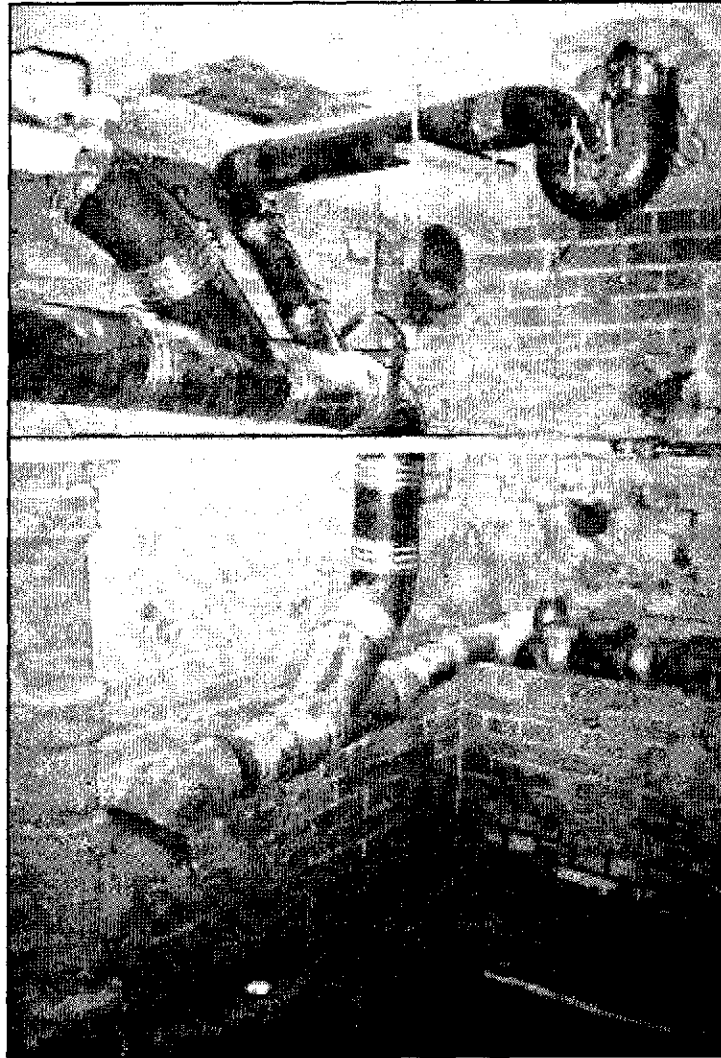


Figure 4.38: Monument Lodge, interior, boiler room, southwest corner.

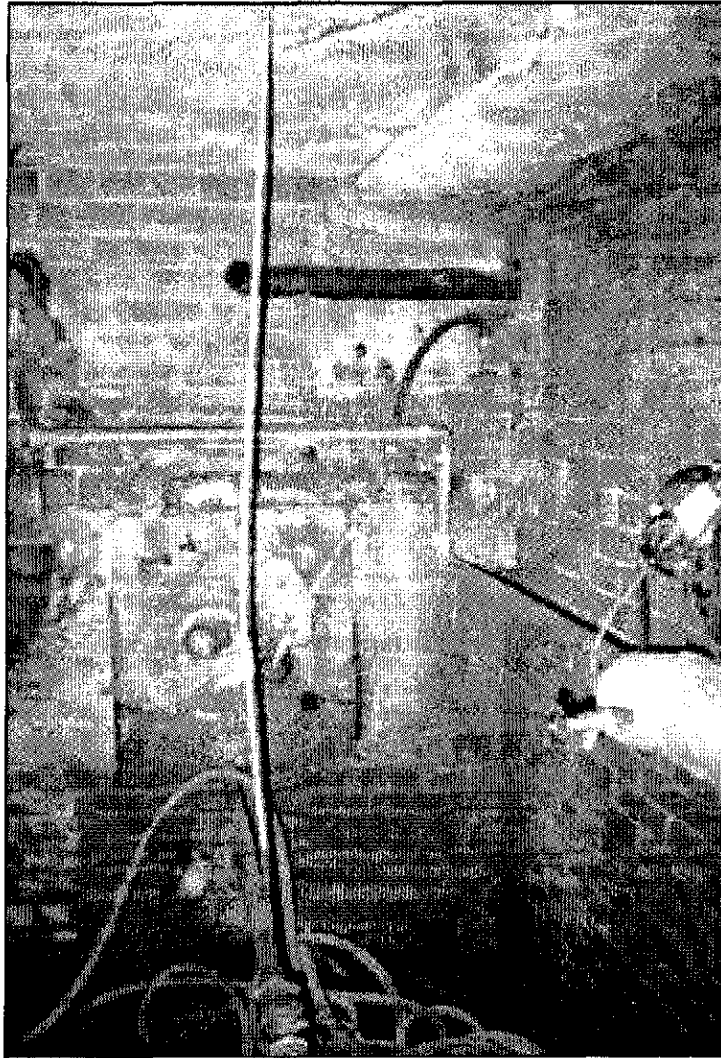


Figure 4.39: Monument Lodge, interior, boiler room, northwest corner.



Figure 4.40: Monument Lodge, interior, boiler room, looking southeast.

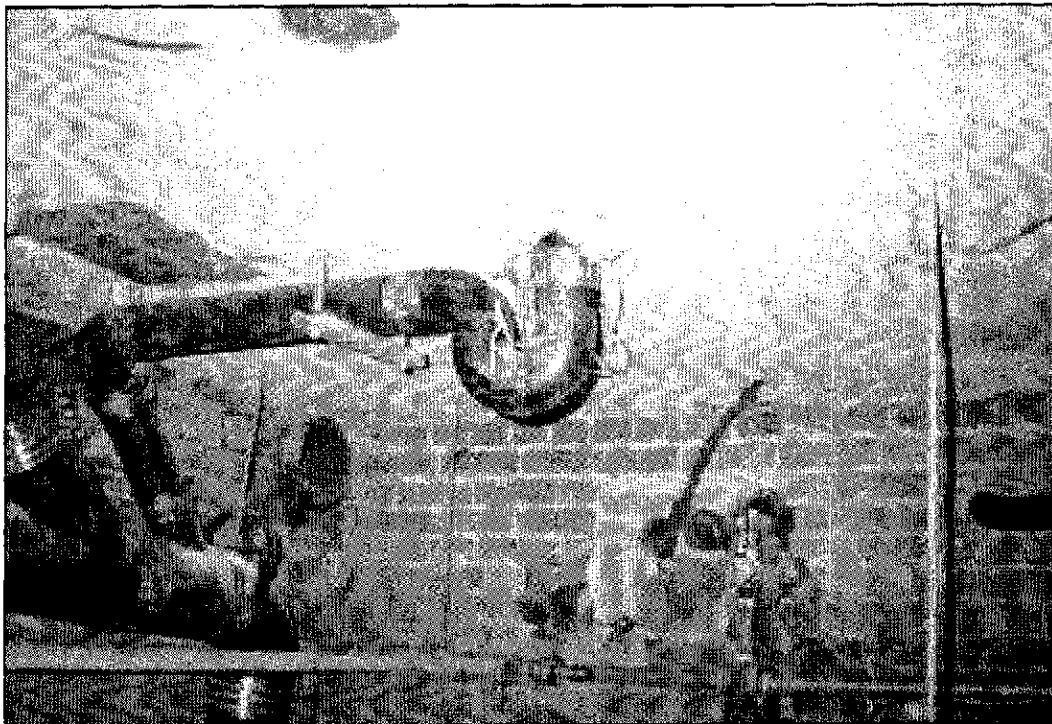


Figure 4.41: Monument Lodge, interior, boiler room, ceiling looking southwest, pipe for floor drain.

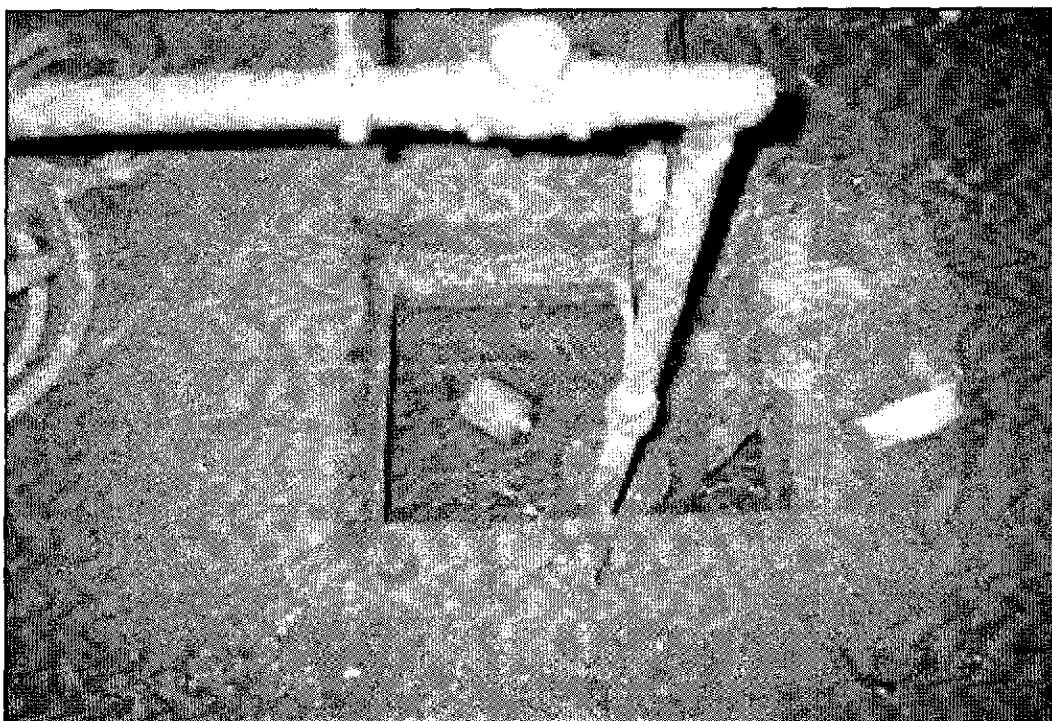


Figure 4.42: Monument Lodge, interior, boiler room, overflow tank in floor.



Figure 4.43: Monument Lodge, interior, boiler room, entrance and threshold to concrete coal bin on north.



Figure 4.44: Monument Lodge, interior, concession addition, souvenir shop storage, junction of lodge masonry and concession addition at northeast corner.



Figure 4.45: Monument Lodge, interior, concession addition, souvenir shop office, looking north.



Figure 4.46: Monument Lodge, interior, concession addition, public concession area, southwest corner.



Figure 4.47: Monument Lodge, interior, concession addition, mechanical room with exposed stone panel detail.

Part I – Developmental History

CHAPTER FIVE
CONDITION ASSESSMENT



CHAPTER FIVE

CONDITION ASSESSMENT

Monument Lodge is a contributing structure to the Washington Monument Grounds for the period of significance 1889-1911. Building elements dating to this period will be considered significant; all others will be deemed non-contributing. Monument Lodge and its surrounding hardscape features are currently in fair condition. The exterior masonry, windows, doors, and the modern finishes on the interior of the 1889 Monument Lodge building are all in good condition, requiring maintenance level repairs to ensure their preservation. The exterior masonry and interior of the 1963 Concession Addition are also in good condition. The concrete walks surrounding Monument Lodge are in fair condition, displaying signs of deterioration, and it is recommended that they be replaced during future improvements. The roofs of both the 1889 lodge and the 1963 addition are in poor condition, causing continuing damage to interior elements in both structures. In addition, the Concession Addition roof does not provide adequate slope or drainage to drain both roofs. It is recommended that both roofs be replaced to protect the existing fabric of the buildings and, if the addition is to remain, that its roof be redesigned to improve rainwater drainage. In the partial basement, the 1909-1910 concrete ceiling is in poor condition, showing evidence of continued deterioration. It is recommended that the structural stability of this concrete slab be investigated before changes are implemented in the men's rest room above.

5.1 METHODOLOGY

The condition assessment of Monument Lodge was produced from information gathered during on-site visual inspections of the existing building including a roof inspection. Limited investigations were carried out in areas above the acoustic-tile ceilings in the 1889 portion of the structure and in the partial basement located in the northwest corner of the structure. Destructive testing and material analyses were not included in the scope of work for this report, nor were structural, electrical, and mechanical investigations. Conditions were noted on historical floor plans and elevations and site sketches. Color photographs were taken to document existing conditions.

5.2 SITE

The associated concrete sidewalks of Monument Lodge are in fair condition (see figure 5.1); however, conditions such as uneven settlement have begun to cause cracking and further deterioration. Uneven settlement has caused pooling water, which when frozen in winter, causes life-safety hazards. The sidewalks do not date to the period of significance for the Monument Lodge. Further, since they have at least five periods of construction, the sidewalks do not provide

a uniform appearance. It is recommended that the sidewalks be replaced in their entirety as part of future improvements to the site.

On the east of Monument Lodge, the landscaping features and concrete sidewalks have begun to deteriorate. There is no edging for the landscaping at the southeast corner of the lodge, and soil and mulch are spilling over onto the sidewalk. An edge should be provided here so that southeast and northeast landscaped areas match in materials and profile. The sidewalk at the northeast corner is cracking. The asphalt paved walk and the wood handicap entrance are both in good condition.

Along the north side of the lodge, the sidewalk has settled near the northeast corner of the Concession Addition. Water pools in this area; at the time of this survey ice had created a slipping hazard (see figure 5.2).

The concrete sidewalk and curbing to the west of the Concession Addition are in good condition.

The concrete sidewalk along the south side of Monument Lodge is beginning to show signs of deterioration from uneven settlement and pooling water. The downspout carrying runoff from the Concession Addition porch roof directs water to a channel drain in the paving, which is currently clogged. Water runoff is therefore released directly onto the concrete paving. This condition will accelerate deterioration of the concrete paving and, when the temperature drops below freezing, create a slipping hazard. The channel drain should be cleaned as part of routine site maintenance. At the junction of the modulated exposed-aggregate paving the exposed-aggregate paving with control joints, the non-modulated paving has begun to crack and deteriorate. Cracking from uneven settlement can also be seen at the paving across the threshold of the southwest Concession Addition entrance (see figure 5.3).

5.3 MONUMENT LODGE – EXTERIOR

The exterior masonry of the 1889 portion of Monument Lodge is in good condition, requiring only pointing and cleaning. Joints in the masonry of the 1889 Monument Lodge exhibit many different campaigns of mortar, including an untooled light-brown mortar and a Portland cement-based mortar, which have been inappropriately applied over the masonry. The majority of joints have failed or cracked. The current untooled mortar joints may not be historically correct. It is possible that the joints were tooled with a raised profile in a similar manner to those at the Survey Lodge; a raised profile would highlight the random coursed ashlar pattern. It is recommended that all of the masonry joints be completely cut-out, raked-back and repointed to an appropriate, uniform finish, in order to preserve the excellent integrity of the exterior masonry.

The 1889 masonry of Monument Lodge requires general cleaning, particularly at the undersides of lintels and the cornice, to remove biological growth and gypsum crusts. Biological growth can trap water against the stone. Uncontrolled biological growth can damage the granular cohesion of the stone, increasing its porosity. Certain types of biological growth can also feed directly on the stone. It is recommended that a non-acidic biocidal cleaner be used in the areas of biological growth, most notably on the underside of the cornice and at the foundation. Gypsum crusts form

on unwashed surfaces of calcareous stones in urban environments. Acidic rain dissolves and reacts with the calcite in the stone causing accumulation of gypsum crusts in protected areas. Heavy gypsum crusts can disguise the damage to the stone underneath. Intermittent mist cleaning has proven to be one of the gentlest and most effective treatments for removing gypsum crusts which are soluble in water. It is recommended that marble exhibiting gypsum crusts be cleaned with intermittent misting.

The windows and doors of Monument Lodge are in good condition, requiring only maintenance repairs. The wood window sash and glazing, metal doors at the east, north, and south, and wood louvers do not date to the period of significance. These elements should be repaired and replaced in a manner sympathetic to the historical character of Monument Lodge. However, the wood window surrounds, the east transom frame and sash, and the east wood doors date to the 1889 period of construction and should be appropriately repaired and preserved.

The existing bituminous built-up roofing over the 1889 portion of the lodge does not date to the period of significance and appears to be approaching the end of its service life. It is recommended that the roof be replaced during future improvements to stop ongoing deterioration to interior elements caused by water infiltration.

5.3.1 MONUMENT LODGE - EAST FAÇADE

The marble and granite masonry on the east façade of Monument Lodge, including the granite steps, is in good condition overall. The masonry requires pointing and grouting at open and failed joints and minor patch repairs at the marble-tile porch floor. Near the northeast corner of the cornice, a spall occurred at some point in the past, but there is no danger of water infiltration or further deterioration here (see figure 5.4). The joints in the masonry are failing overall, particularly at the cornice, where all of the joints have failed, and at the granite foundation, where approximately 75% of the joints have failed. Joints at the rusticated blocks to the north and south of the porch and around the raised panels below the windows have also failed. At the porch, several marble tiles are cracked from embedded metal elements. The metal should be removed and the holes should be patched with a cementitious repair material. The marble tiles also require grouting at open and failed joints.

The masonry at the east façade also requires cleaning to remove biological growth and to remove black gypsum crusts from the marble. Biological growth is most noticeable along the cornice. Gypsum crusts have formed on the underside of the cornice and at the lintels of the windows and the east porch (see figure 5.5).

The brick masonry at the porch is in good condition. However, the decorative cornice molding at the ceiling vault provides an ideal roosting spot for birds and the molding and the marble pavers below are covered with bird-droppings. The droppings are encouraging biological growth at the base of the brick walls (see figure 5.6). The interior porch area requires cleaning with an appropriate non-acidic, biocidal cleaner to remove the biological growth.

The double-hung window sash and glazing are in fair condition; one pane of figured glass is cracked and another has a hole from a pellet gun. The transom frame, sash, and glazing are in

good condition. The wood window surrounds are also in good condition though the joints at the base of the decorative wood pilasters are open, allowing water penetration and increasing the potential for rot in these vulnerable locations. It is recommended that the broken panes be replaced and the open joints in the window frame woodwork be closed with appropriate wood filler and painted.

Both sets of double doors at the east entrance are in good condition. The 1889 raised panel wood doors are in good condition, retaining much of the original hardware. One of the original door bolts at the base of the south door is missing and the doors have been fitted with modern locks and bolts (see figure 5.7). The wood doors have splintered in several places at the bottom and sides and the varnish on the door has begun to crack from UV light exposure and age (see figure 5.8). It is recommended that the wood and finish be repaired in damaged areas.

5.3.2 MONUMENT LODGE – NORTH FAÇADE

The masonry on the north façade is in a similar condition to that on the east. The masonry is in excellent condition requiring repointing and cleaning. Approximately one-half of the mortar joints are cracked, open, or have otherwise failed, particularly at the cornice. The cornice on the north is discolored from biological growth, and the undersides of both the cornice and the window lintel have gypsum crusts (see figure 5.9). A cleaning treatment using a non-acidic biocidal cleaner and intermittent misting is recommended.

The window, door, and louvered transom on the north façade are in fair condition, requiring repair work at rotted wood elements. The eastern-most wood pilaster at the east window surround requires replacement of the deteriorated column base. The new base should match the original. The doorframe to the men's bathroom requires a wood dutchman repair at an area of rotted wood approximately 3-inches from the ground. A quarter of the sealant has failed around the doorframe. It is recommended that the sealant be replaced to stop further deterioration of wood elements at the rest room door.

5.3.3 MONUMENT LODGE – WEST FAÇADE

The masonry currently exposed on the west façade of Monument Lodge is generally in good condition, but requires complete repointing, crack repair, stain removal, and general cleaning. There is one notable crack through the cornice at the center of the projecting west bay (see figure 5.10). The crack in the cornice does not signal a danger of spalling or loss of masonry at this time. However, it is recommending that this crack be filled with a cementitious mortar to prevent further water infiltration. The pointing mortar has failed overall, particularly in areas of projecting masonry. The cornice and astragal in particular require complete repointing.

The marble masonry is stained with rust around both of the west roof drains (see figure 5.11). The cornice is discolored by biological growth and has deposits of gypsum crusts on its underside (see figure 5.12). Insect infestation was also noted on the underside of the cornice. The biological growth and gypsum crusts can be removed through the methods previously recommended. However the rust staining will require cleaning tests to determine the most effective method of removal. Care should be taken not to push the stains further into the stone, as rust stains are notoriously difficult to remove from marble.

The windows on the west façade have been almost completely covered by the Concession Addition (see figure 5.13). The small portions of the openings that were not covered have been closed up with mortar, metal plates, or plywood. The metal plate and frames are rusting. If the openings are to remain in their current configuration, it is recommended that the rusting metal plate and frames be removed and the openings properly sealed.

5.3.4 MONUMENT LODGE – SOUTH FAÇADE

The masonry at the south façade of Monument Lodge is in a similar good condition as seen on the other facades. The masonry requires general repointing and cleaning. Many of the joints are open or have failed, particularly at the cornice, granite foundation, and at the raised panel under the window. The undersides of the cornice and the window lintel both require cleaning to remove biological growth and gypsum crusts.

The window, door, and louvered transom on the south façade are in good condition requiring only sanding and painting at the window sill and the sill under the louver panel located above the door to the womens' rest room.

5.3.5 MONUMENT LODGE – ROOF

The existing built-up bituminous roofing and roof flashing are in poor condition and should be completely replaced (see figure 5.14). Seams continue to open in the built-up roofing despite recent seam repairs, particularly around the northwest chimney (see figure 5.15). The silver coating has alligator-cracking, particularly around the west chimneys and near the west scuppers, indicating it has reached the end of its service life. Water is pooling above the southeast corner of the east porch and at the northwest corner of the roof. Water appears to leak through to the underside of the east porch causing efflorescence at the brick vault below (see figure 5.16). Water staining on the acoustic-tile ceiling in the womens' rest room at the southwest corner indicates that water is leaking through in this location as well. Leaks at the northwest lodge roof are known to be a chronic problem, requiring routine replacement of stained acoustic-tile panels in the souvenir shop below and causing unknown damage to historical elements (see figure 5.17). The brown color of the staining on the acoustic panels in the souvenir shop may indicate that there is rusting metal in the roof or ceiling area above. Flashing at the southwest chimney has rusted and is no longer providing protection (see figure 5.18). Flashing is also rusting at the vent pipes near the southeast corner of the roof and should be replaced.

Masonry elements on the roof also require repair work. The original iron cramps set in the chimney caps are exposed and are causing cracking and spalls in the marble (see figure 5.19). The cramps should be treated to inhibit further rusting. Also, open joints at the top of the marble cornice, between the built-up roofing and the outer edge should be sealed.

5.4 CONCESSION ADDITION – EXTERIOR

The masonry, windows, and doors on the exterior of the 1963 Concession Addition are in fair condition; however, the roof is in poor condition. If the Concession Addition is to be maintained, it is recommended that the entire roof be replaced to stop deterioration from water infiltration.

5.4.1 CONCESSION ADDITION – MASONRY, WINDOWS AND DOORS

Overall the exterior masonry, windows, and doors of the Concession Addition are in fair condition, showing signs of deterioration from continual heavy use. There is evidence of movement in the concrete masonry unit walls, noticeably on the south façade and also at the northwest and southwest corners (see figure 5.20). Joints in these areas have failed and require repointing. The yellow paint is peeling at the glazed-tile facing on the west façade (see figure 5.21). At the west louver windows, the joints are open at the sill running under the windows (see figure 5.22). These joints should be sealed to prevent water infiltration.

5.4.2 CONCESSION ADDITION – ROOF

The Concession Addition roof is in poor condition and water infiltration is causing damage to the interior of the structure (see figure 5.23). Further, the existing drainage system at the southwest and northwest corners of the roof, draining both Monument Lodge and Concession Addition roofs is inadequate. The roof requires another 3-inch diameter downspout to drain the combined square footage of both roofs. The flat roof also does not have sufficient slope to allow for proper water drainage. Water is pooling along the western edge of the roof where the slope is inadequate to direct water to the northwest and southwest drains (see figure 5.24). Neither of these drains is equipped with strainers and could easily clog. The pooling water is causing damage to the wood and metal at the concession porch beneath this area (see figure 5.25). Deterioration of the wood decking under the southwest drain indicates that pooling water is also leaking through to the interior (see figure 5.26). Water is also pooling around a small raised platform for rusting HVAC equipment near the southern edge of the roof. Damage from pooling water can also be seen directly under the southwest drain from the Monument Lodge roof. The wood decking of the Concession Addition roof has deteriorated in this location from chronic leaks in this area, though the damage does not appear to be ongoing at this time (see figure 5.27).

The roofing materials are also deteriorating. The built-up bituminous roofing is failing at the seams, and the termination bar at the edge of the north and south roofing edge is partially detached (see figure 5.28). The flashing and termination bars along the eastern edge of the Concession Addition roof do not provide adequate protection from water penetration at this junction (see figure 5.29). However the method of installing the flashing and termination bars at masonry joints has caused minimal damage to the masonry of Monument Lodge. It is recommended, if the Concession Addition is to remain, that the roof be completely replaced and redesigned to provide adequate slope and drainage.

5.5 MONUMENT LODGE – INTERIOR

The interior of the 1889 Monument Lodge structure is in good condition. Many of the modern finishes are showing wear, particularly in the rest rooms (see figures 5.30 and 5.31). Historical elements that remain, such as the east entrance doors, east transom light, and terrazzo floor are in good condition requiring only basic maintenance to ensure their continued preservation.

5.5.1 SOUVENIR SHOP

The interior of the souvenir shop is in fair condition. Very little of the significant historical fabric is visible. The plaster walls are covered 8-feet from the floor and the ceiling is covered by two

later ceiling campaigns. The plaster walls are in good condition where visible. The entrance doors and transom light are in fair condition. The 1943 plaster ceiling has been damaged by water in the northwest corner above the area of stained acoustic tile, and the paint is failing overall.

5.5.2 REST ROOMS

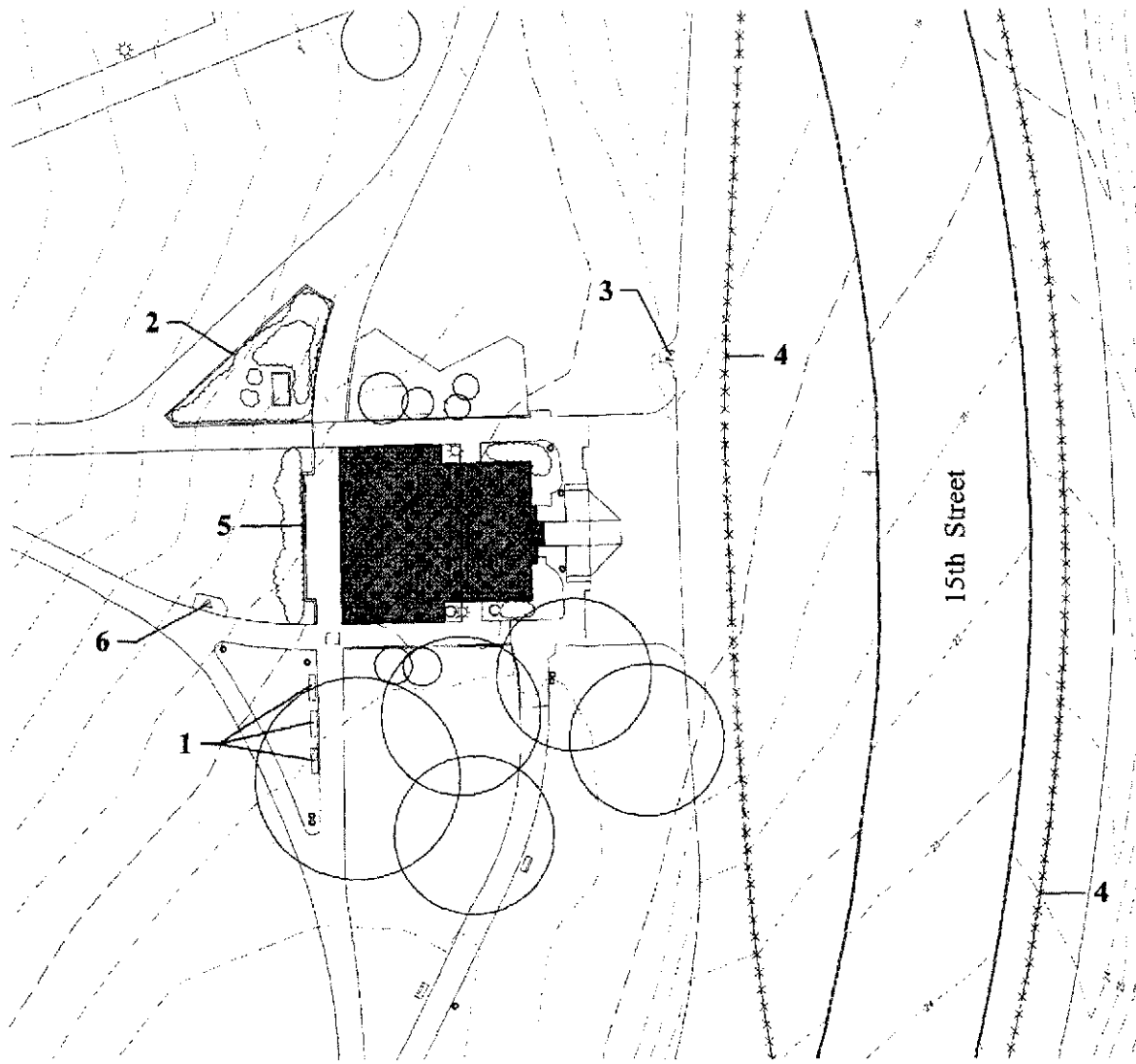
The mens' and womens' rest rooms are in fair condition, with modern tile, paint, and fixtures showing signs of wear from heavy use. Most of the conditions require maintenance-level repairs. The paint is failing on the womens' rest room door, and the metal door and utility panels are beginning to rust in both rest rooms (see figure 5.32). The floors in the womens' rest room are heavily soiled and a few tiles cracked. The current configuration of the rest rooms does not appear to allow adequate space for access by persons with disabilities. It is recommended that accessibility codes be reviewed during future improvements to the rest rooms.

5.5.3 PARTIAL BASEMENT

The 1909–1910 concrete ceiling in the partial basement is in poor condition. Reinforcing bar is exposed and rusting around the entrance hatch (see figure 5.33). At the southeast corner rusting reinforcement has caused a portion of the ceiling to delaminate (see figure 5.34). Around the hatch and ceiling edges, particularly the northwest corner, the cement paste has eroded leaving the aggregate highly exposed (see figure 5.35). It is recommended that the structural stability of the concrete ceiling be investigated before any substantial changes take place in the use of the mens' rest room above.

5.6 CONCESSION ADDITION – INTERIOR

The interior of the Concession Addition is in good condition (see figure 5.36). Despite damage caused by water infiltration from the roof, the interior requires only maintenance-level repairs to maintain the existing structure.



Features Key

- 1 Concrete and wood slat backless benches
- 2 Cast iron fencing
- 3 Drinking fountain*
- 4 Post and chain fencing
- 5 Handrail
- 6 Pedestal telephone*

* representative

Legend

- | | |
|-------------------|------------------|
| Building | Sidewalk |
| Contour | Sign |
| Drinking fountain | Telephone stand |
| Fence post | Trash receptacle |
| Light pole | Tree |
| Shrub | |

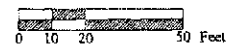


Figure 5.1: Monument Lodge Site Plan.



Figure 5.2: Monument Lodge, Concession Addition, north façade, uneven paving showing pooled water.



Figure 5.3: Monument Lodge, Concession Addition, south façade, note deteriorated sidewalk.



Figure 5.4: Monument Lodge, east façade, old damage at northeast corner of cornice.

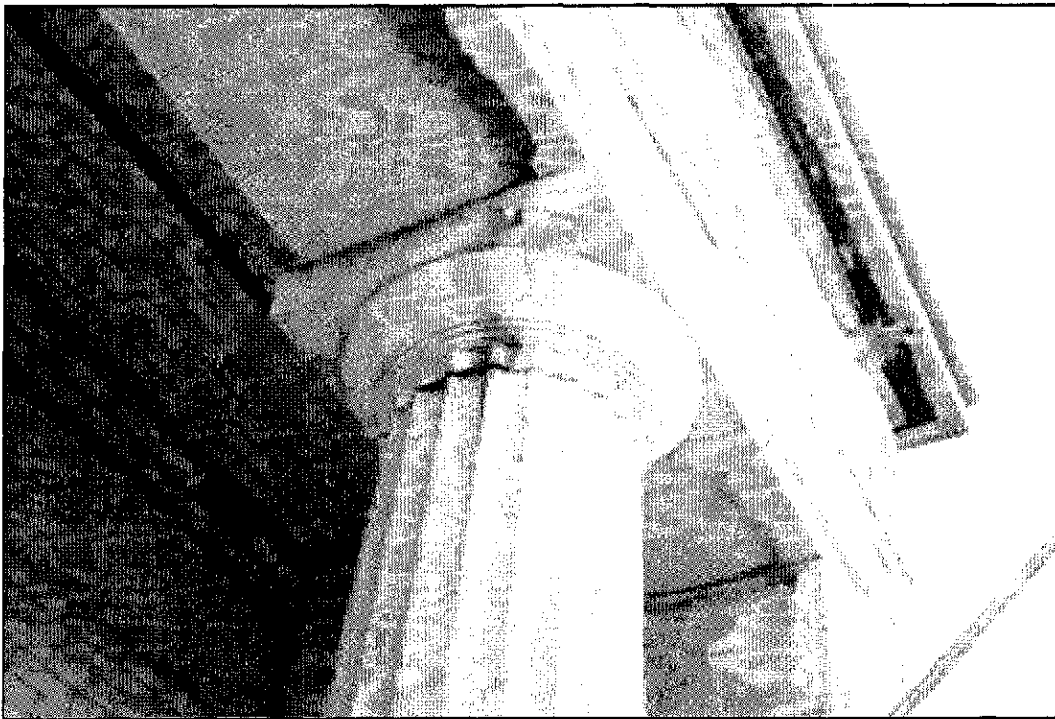


Figure 5.5: Monument Lodge, east façade, underside of portico, note gypsum crusts.



Figure 5.6: Monument Lodge, east façade, northern end of portico paving, note biological growth on brick.

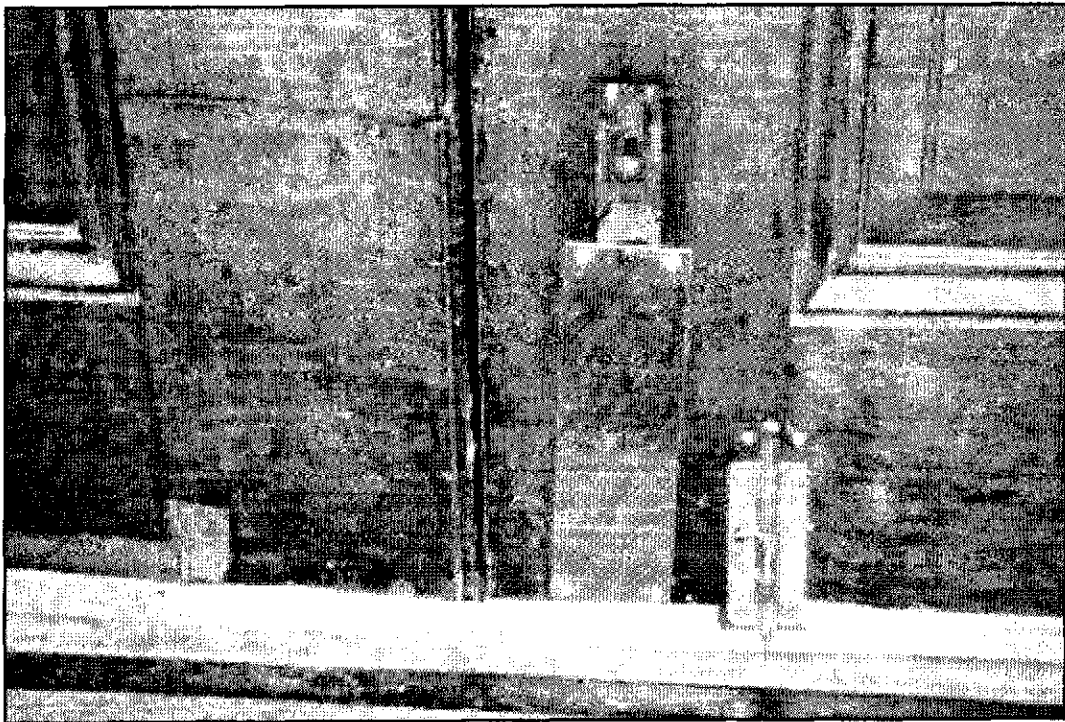


Figure 5.7: Monument Lodge, interior, souvenir shop, east entrance doors, note modern hardware and damage at base.

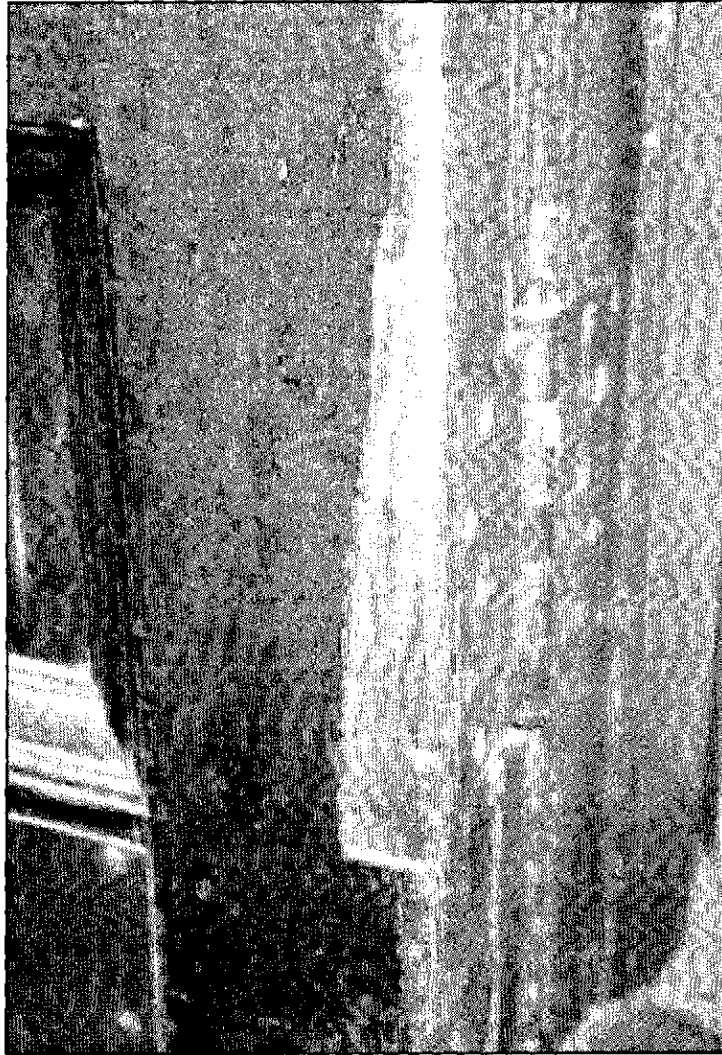


Figure 5.8: Monument Lodge, interior. souvenir shop, east entrance doors, note damage to wood and finish.



Figure 5.9: Monument Lodge, exterior, detail of gypsum crusts at north window to mens' rest room.

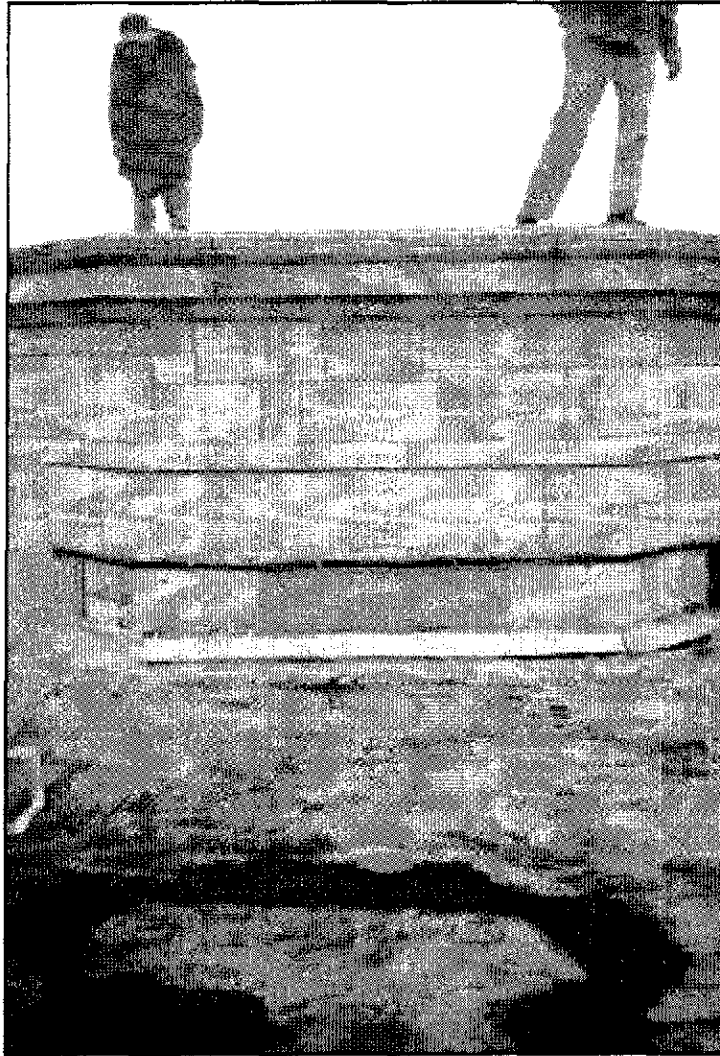


Figure 5.10: Monument Lodge, Concession Addition roof, projecting west bay, note crack through cornice.

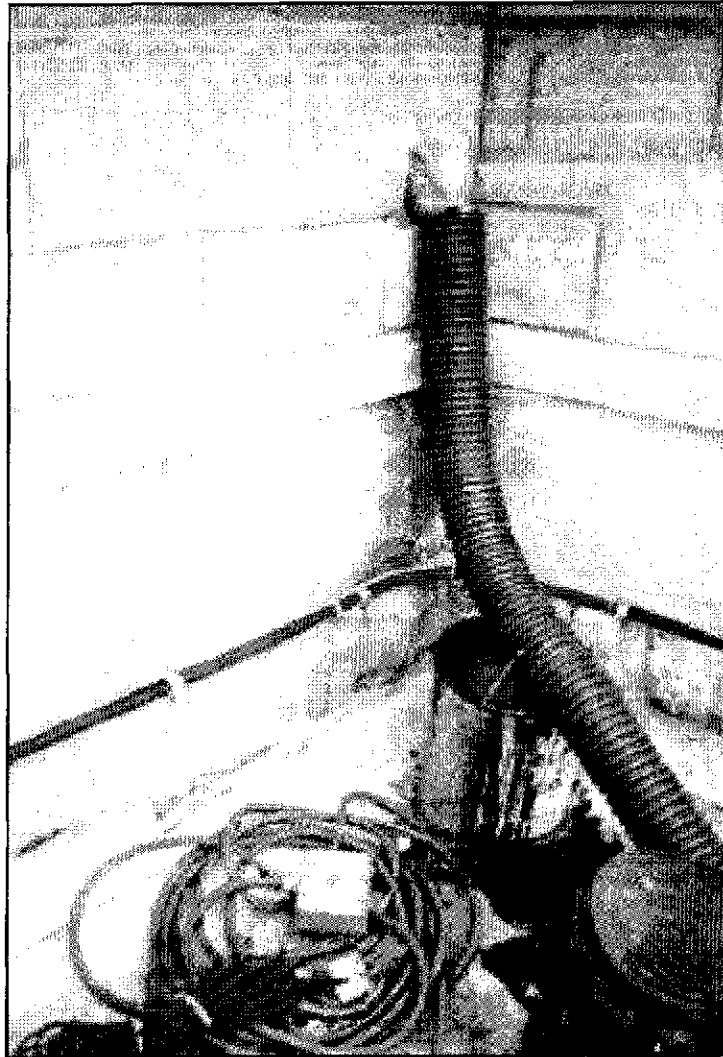


Figure 5.11: Monument Lodge, west facade, northwest downspout, note rust staining.



Figure 5.12: Monument Lodge, west facade, detail gypsum crust on underside cornice.

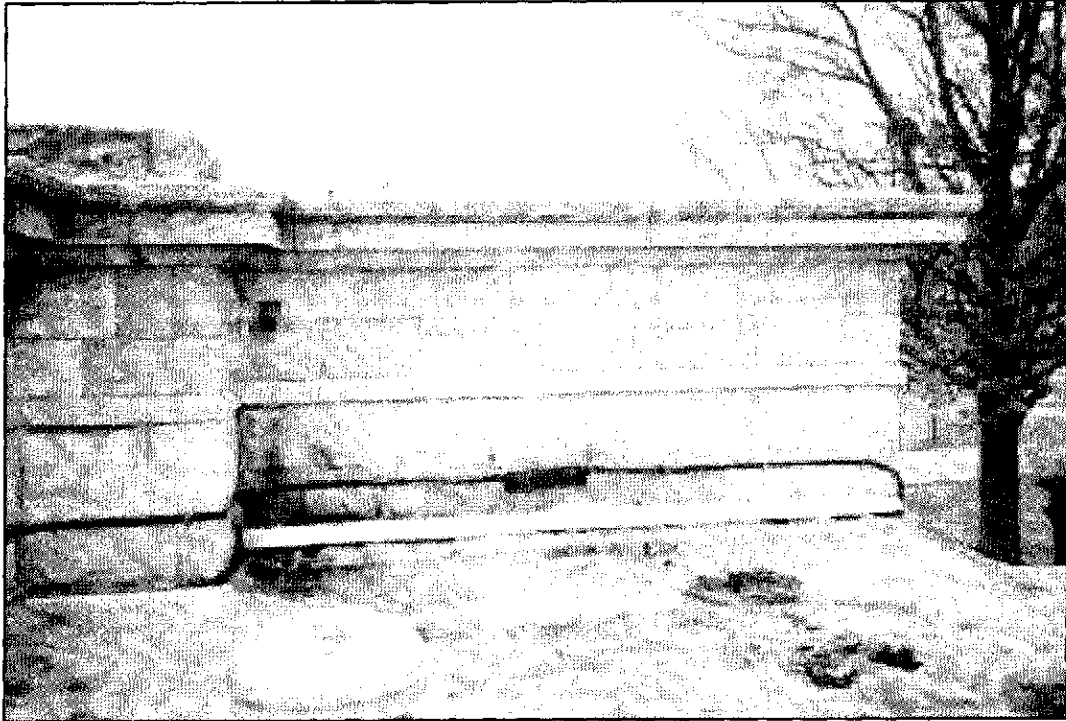


Figure 5.13: Monument Lodge, west facade, southwest end, note rusting plates.

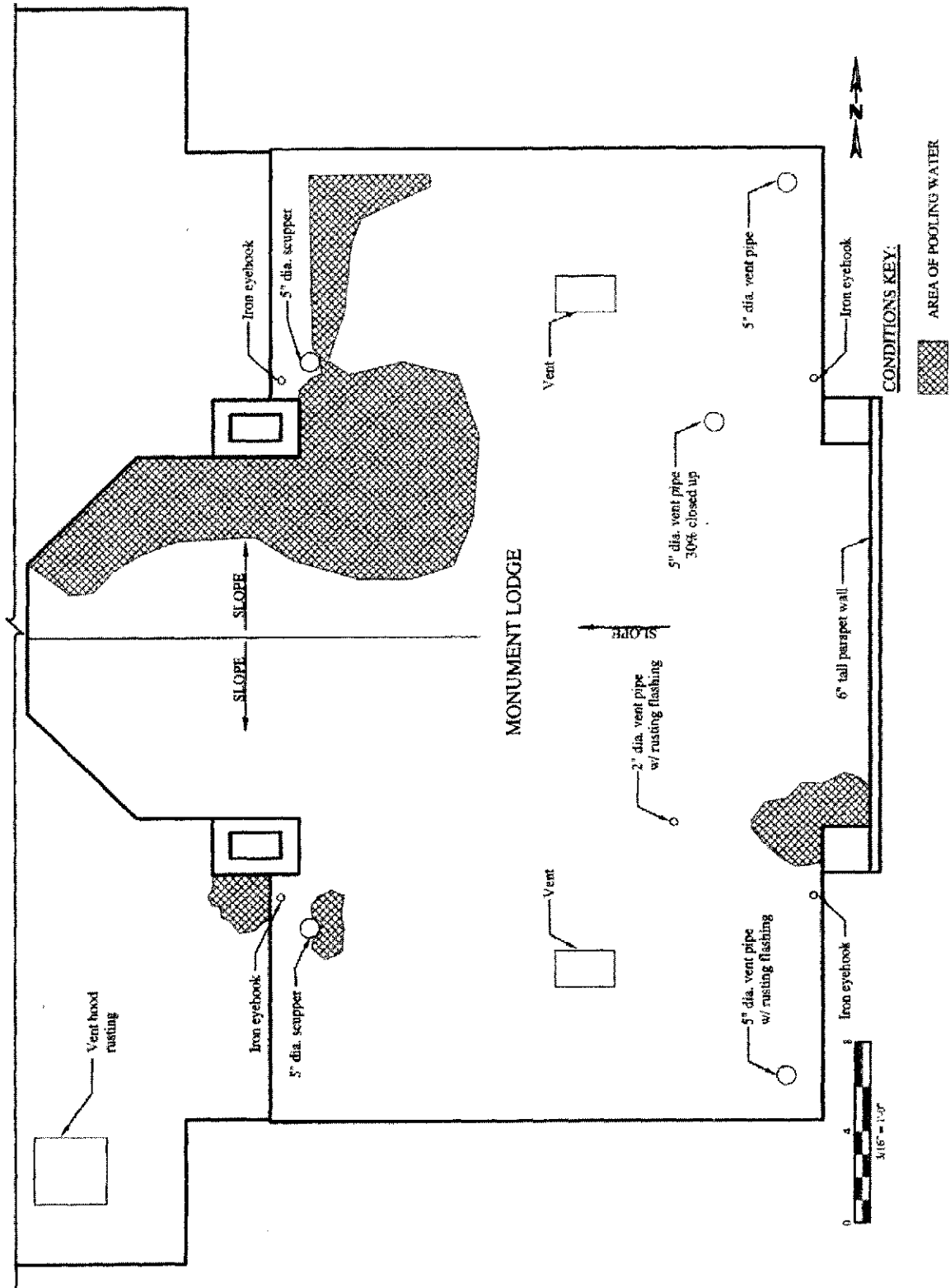


Figure 5.14: Monument Lodge roof plan. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.

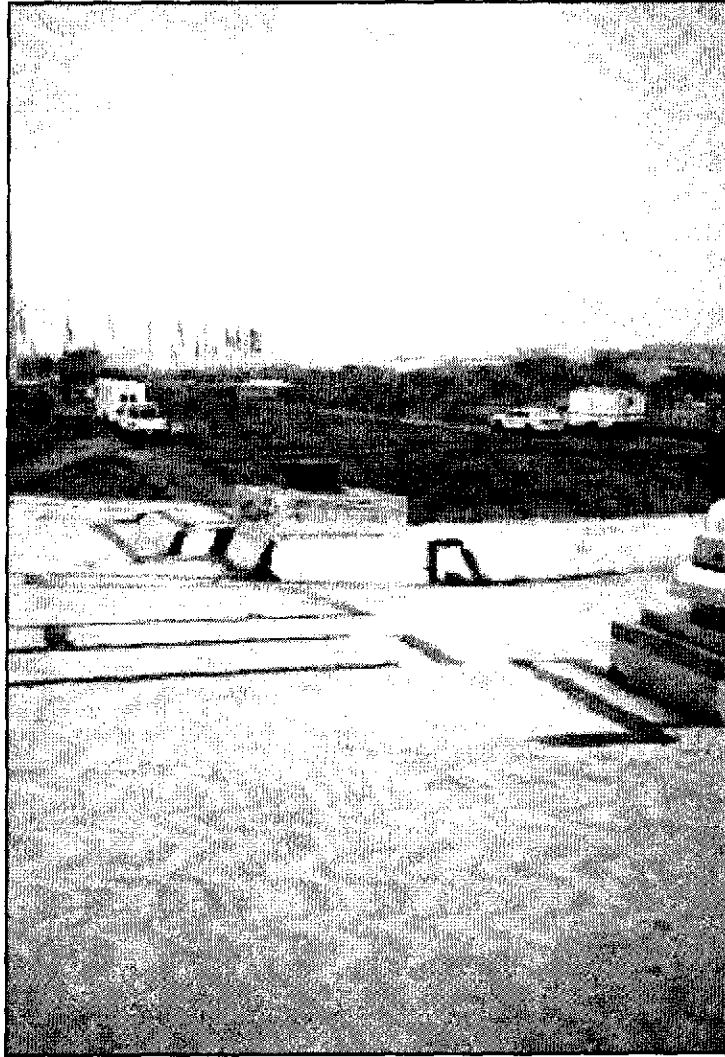


Figure 5.15: Monument Lodge, roof, northwest chimney with terracotta pipe, note seam repairs.



Figure 5.16: Monument Lodge, east façade, south end of vault over portico, note water infiltration.

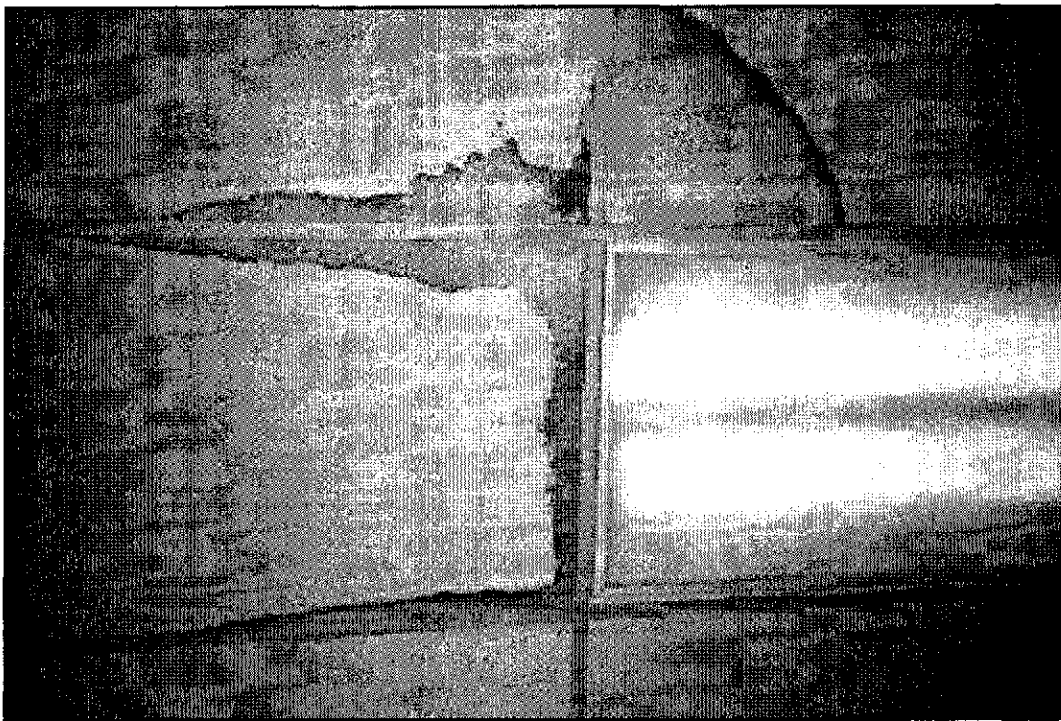


Figure 5.17: Monument Lodge, interior, souvenir shop, drop ceiling, note recent water damage.

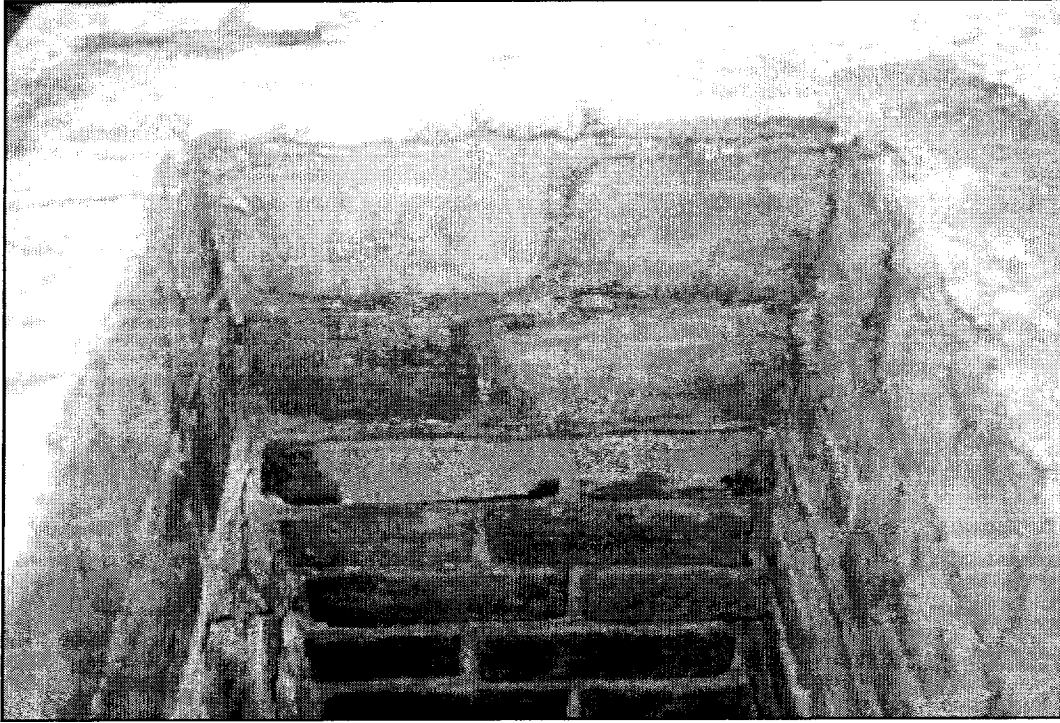


Figure 5.18: Monument Lodge, roof, note rusting through flashing at southwest chimney.

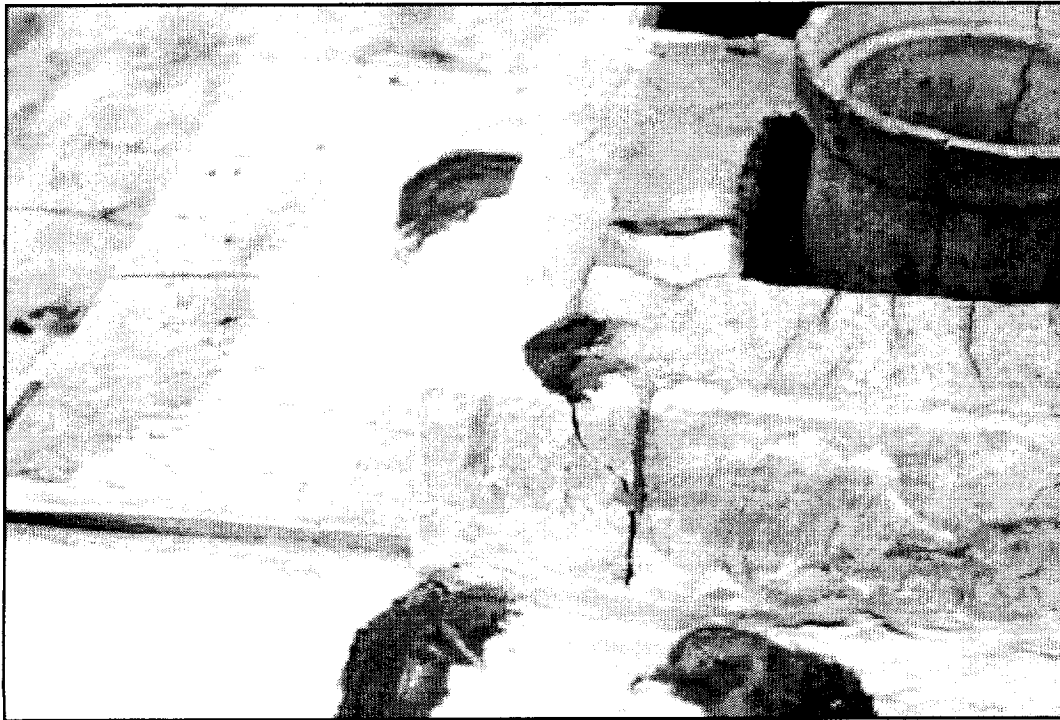


Figure 5.19: Monument Lodge, roof, detail of cracks at northwest chimney.

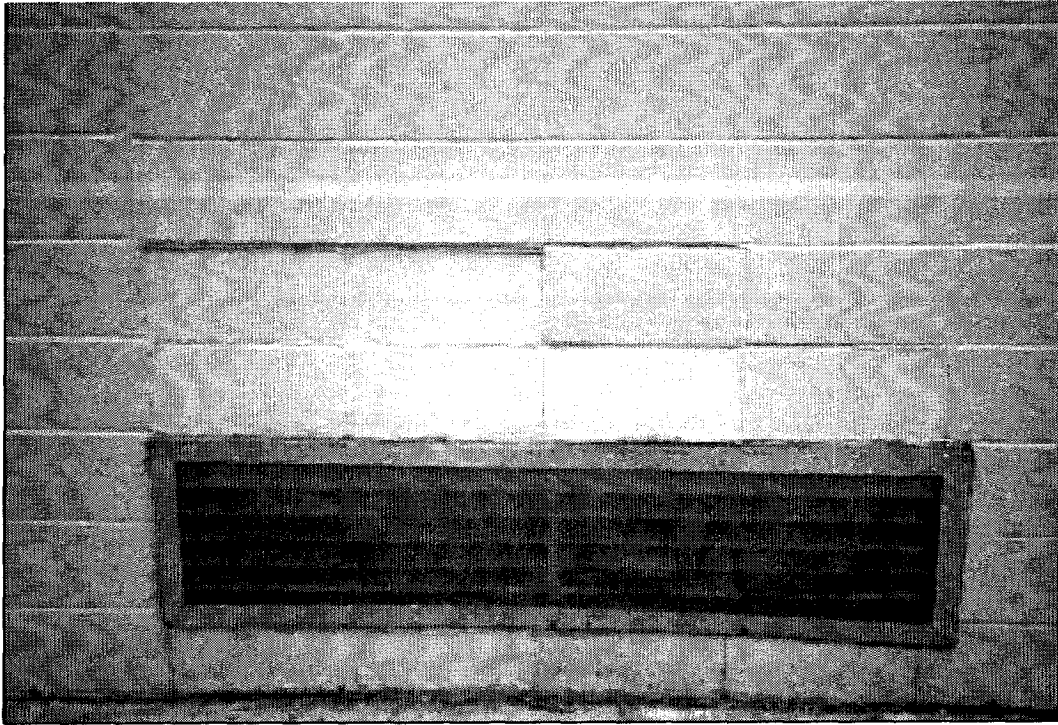


Figure 5.20: Monument Lodge, concession addition, south façade, detail of movement in CMU wall.



Figure 5.21: Monument Lodge, concession addition, northwest corner, detail of exposed glazed block/tile.

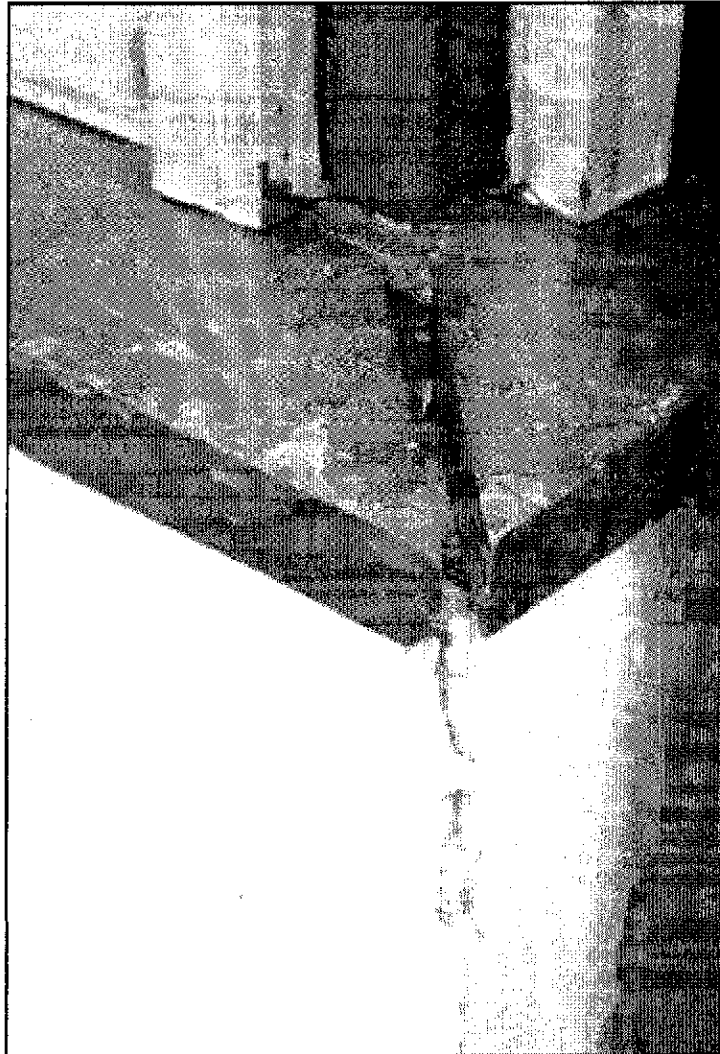


Figure 5.22: Monument Lodge, Concession Addition, northwest corner, note open corner at counter.

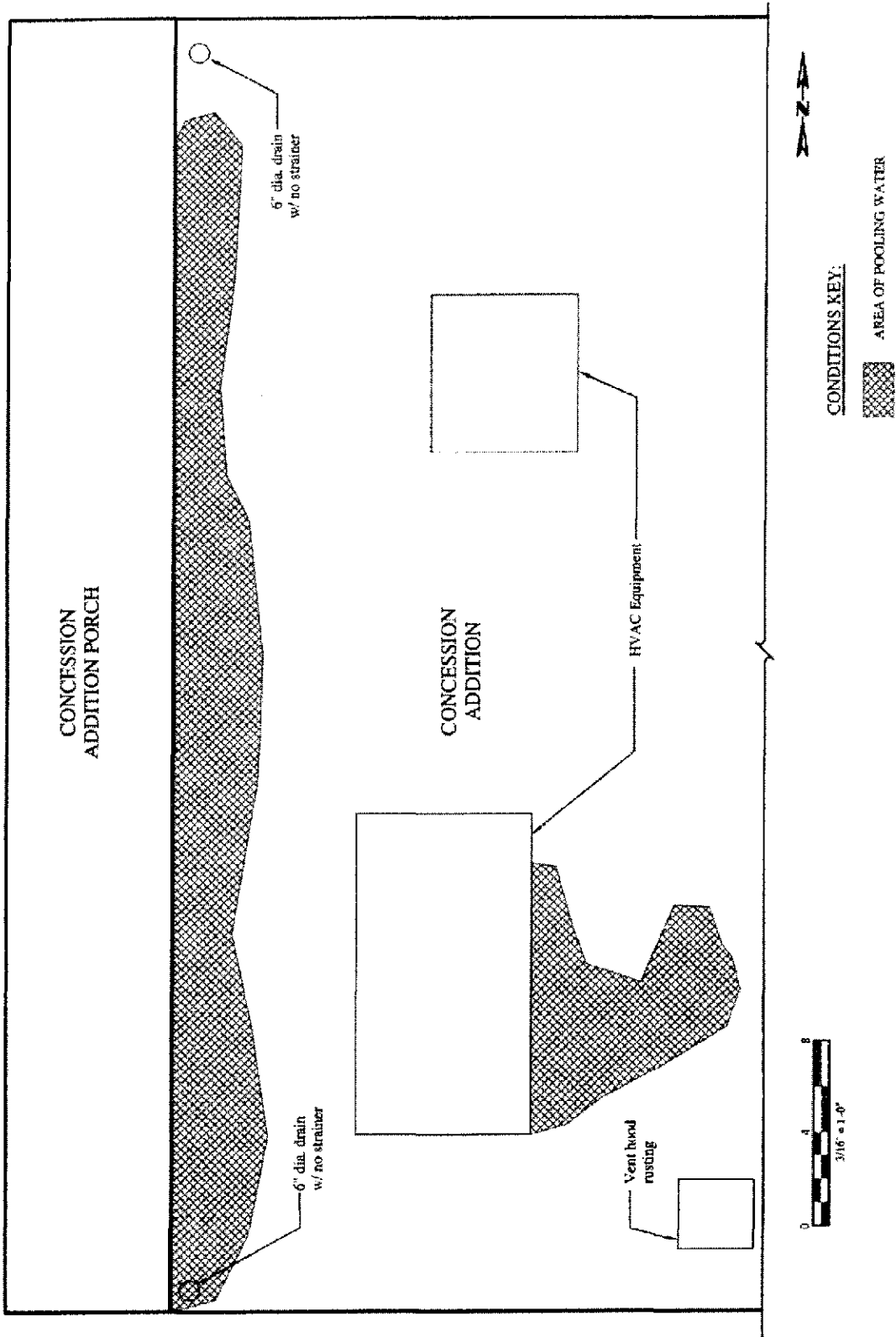


Figure 5.23: Monument Lodge roof plan conditions. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.

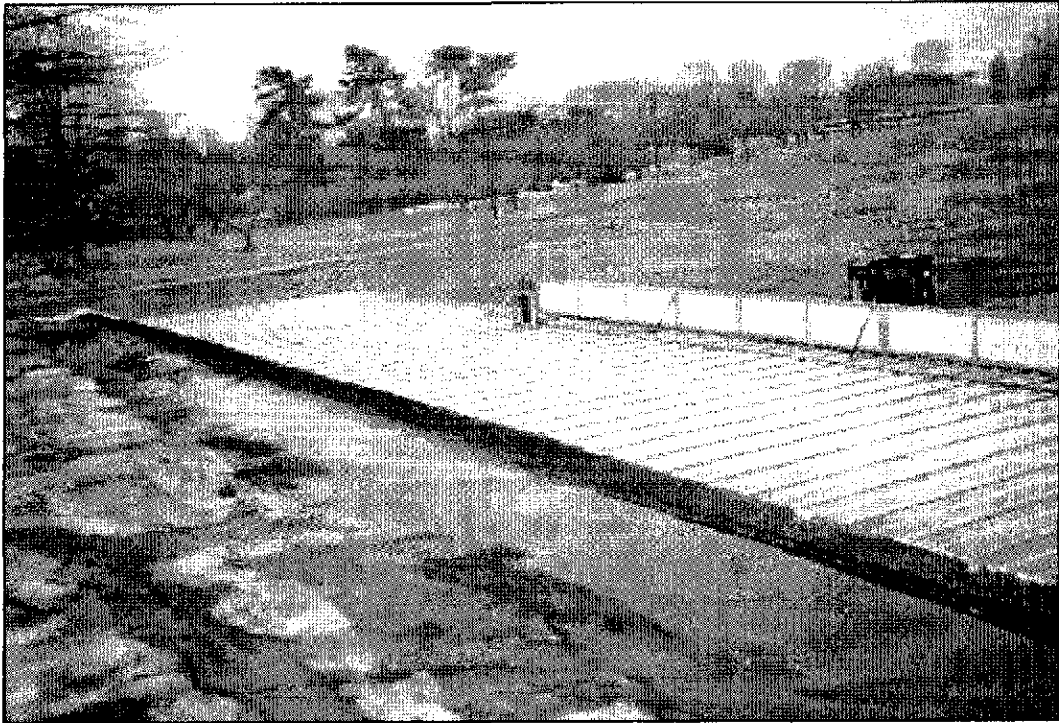


Figure 5.24: Monument Lodge, Concession Addition roof, note pooled water at west edge.

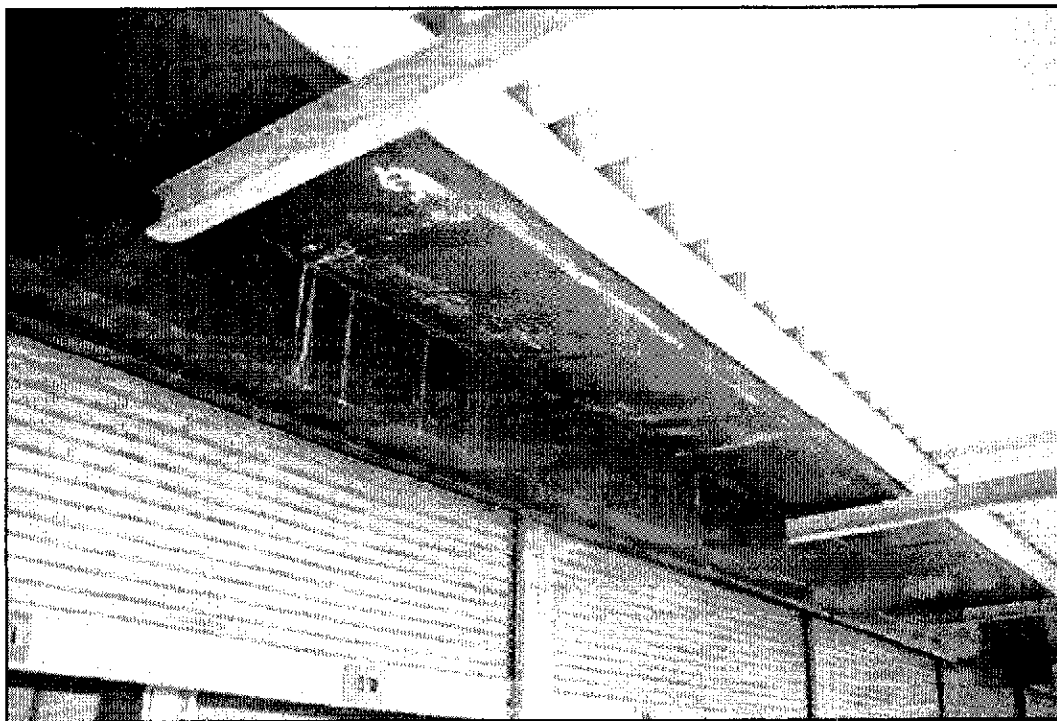


Figure 5.25: Monument Lodge, west façade, note damage at underside of porch roof.



Figure 5.26: Monument Lodge, interior, Concession Addition, storage, southwest corner, note damage at ceiling.

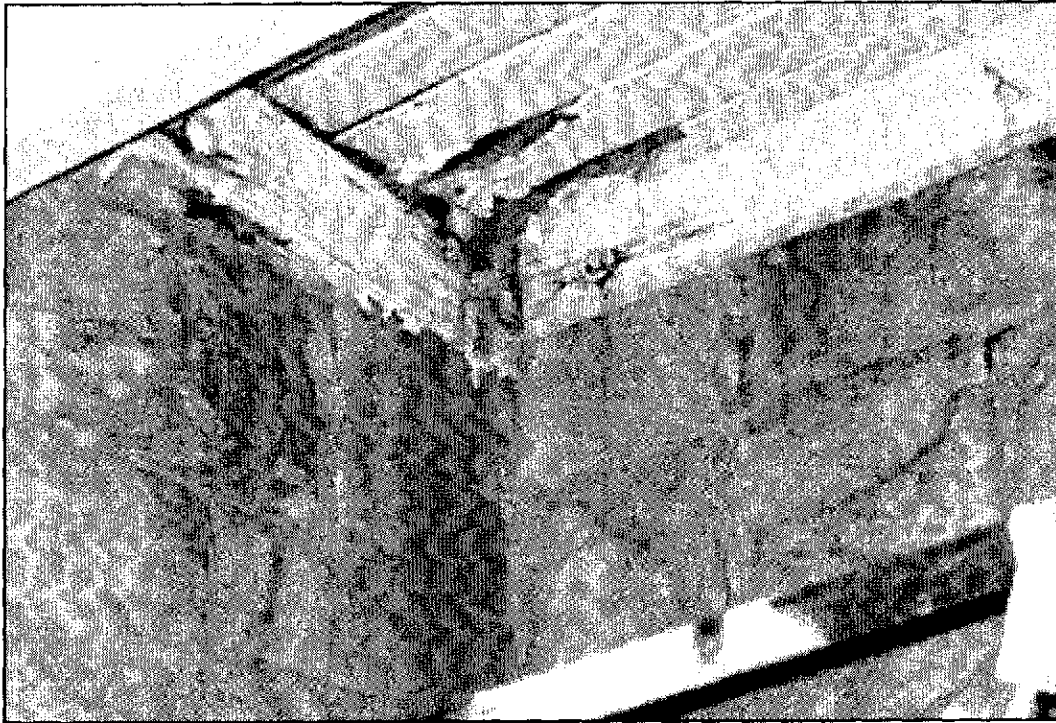


Figure 5.27: Monument Lodge, interior, Concession Addition, mechanical room, note damage to ceiling below lodge downspout.

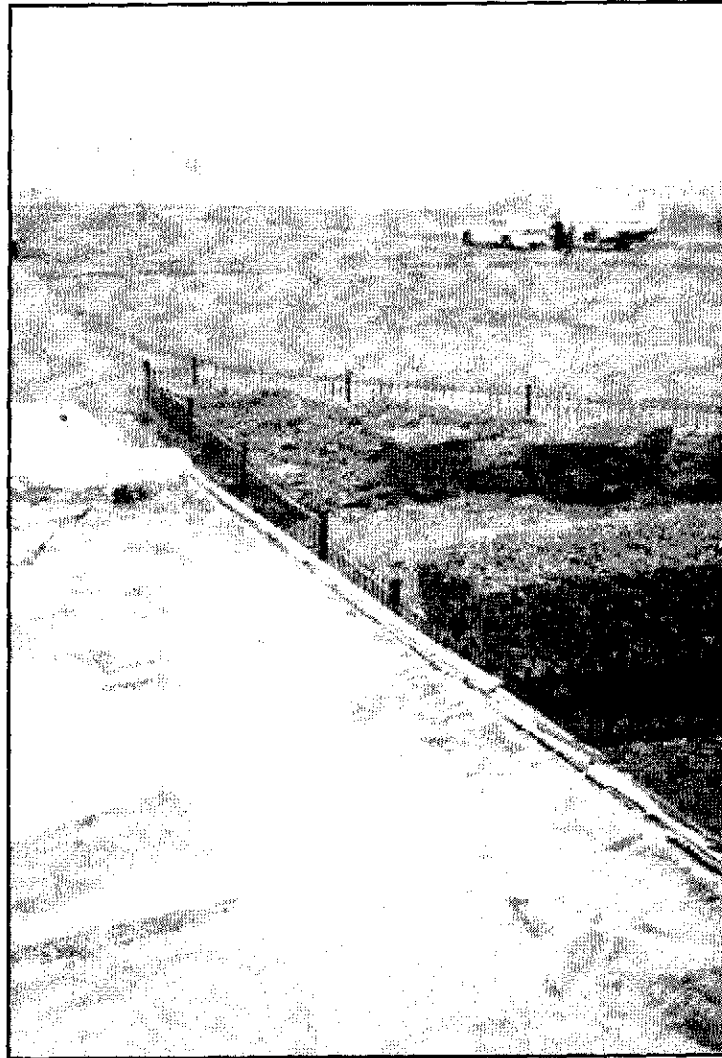


Figure 5.28: Monument Lodge, Concession Addition roof, note disrupted termination bar at south edge.

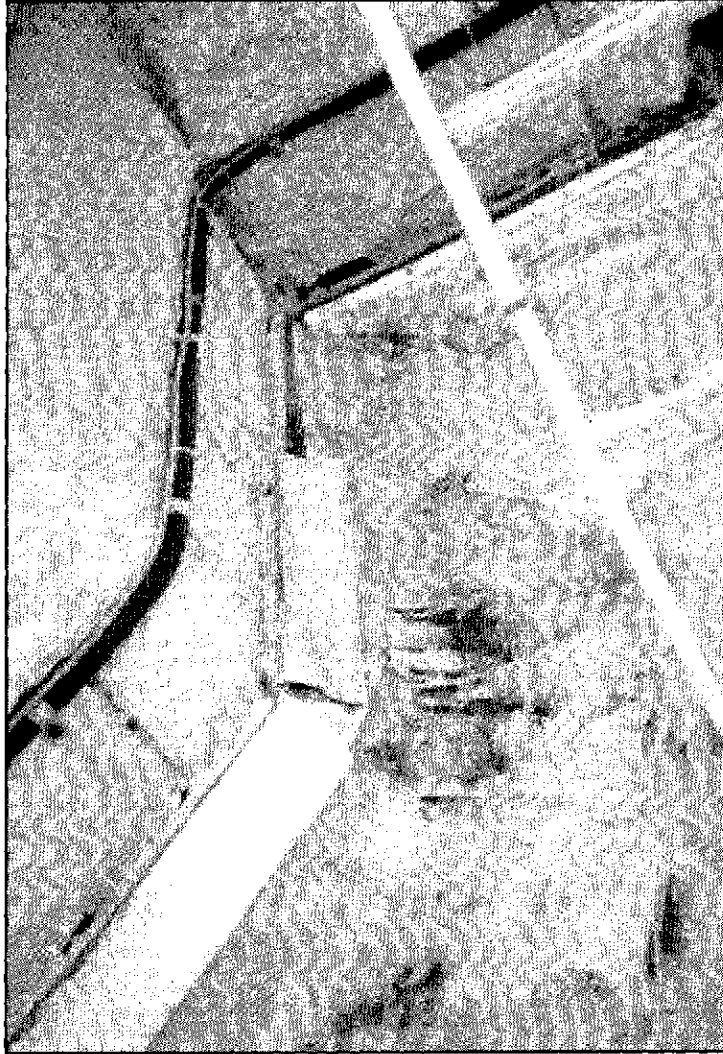


Figure 5.29: Monument Lodge, Concession Addition roof, note sporadic flashing at east.

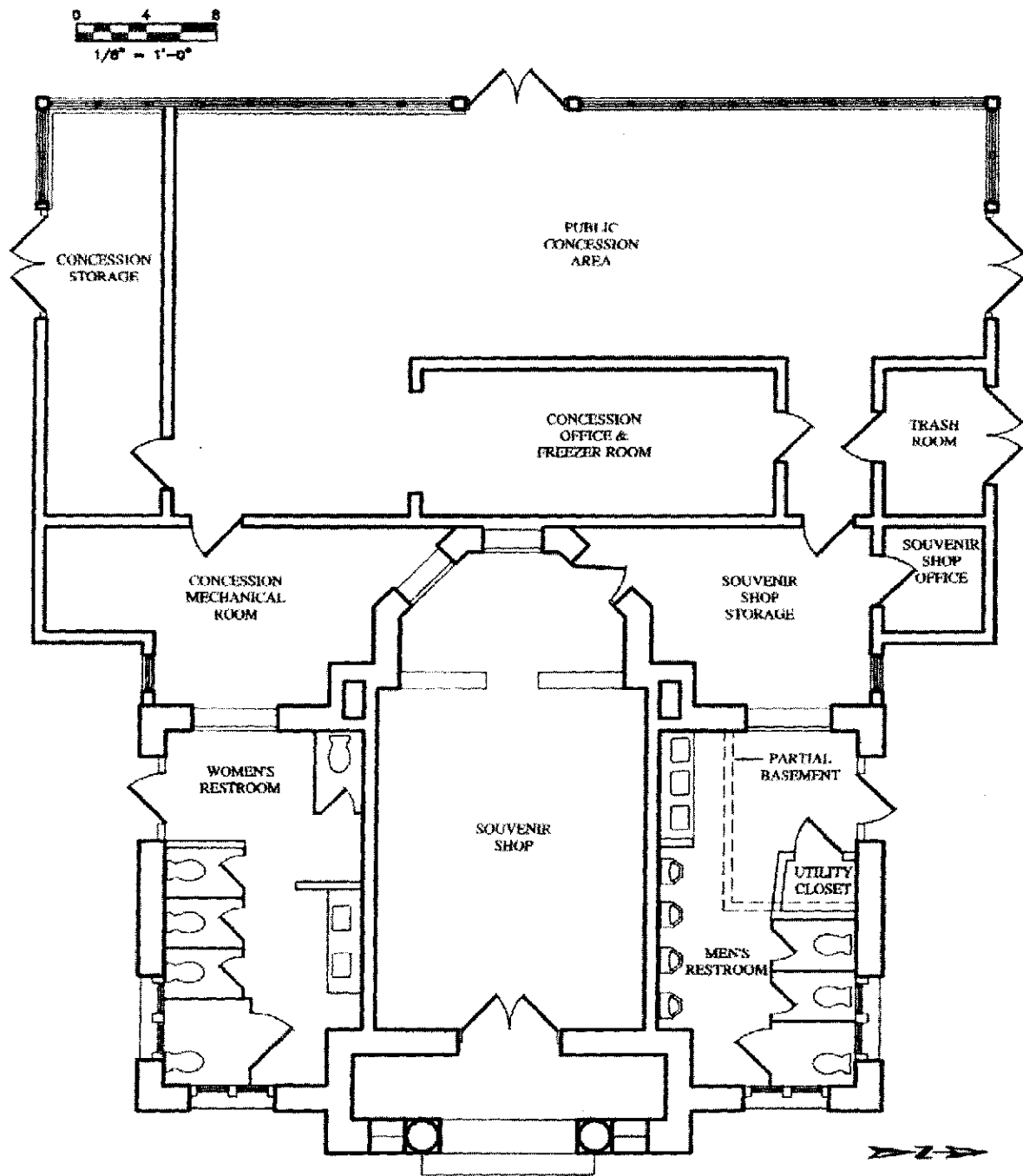


Figure 5.30: Monument Lodge floor plan. Drawing is provided for orientation purposes only and should not be considered an accurate measured drawing.

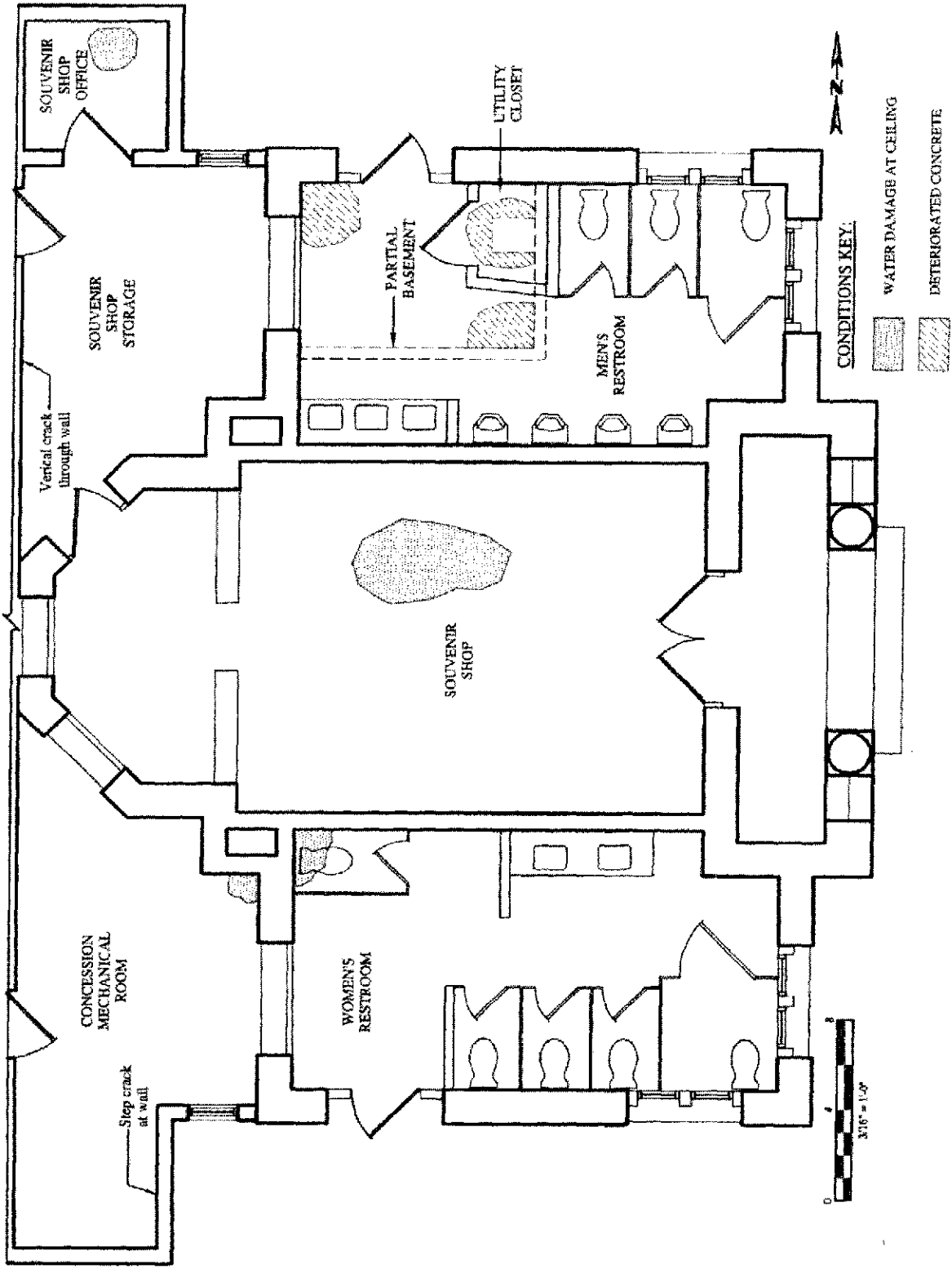


Figure 5.31: Monument Lodge first floor plan. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.

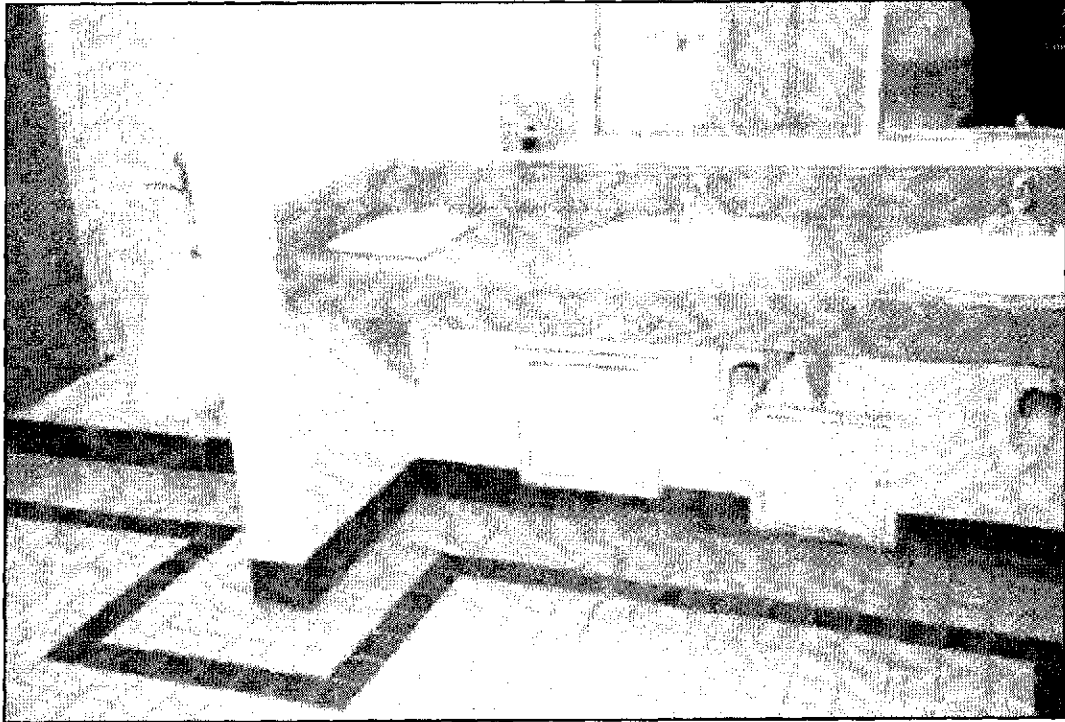


Figure 5.32: Monument Lodge, interior, mens' rest room, looking south, note rusting utility panels.

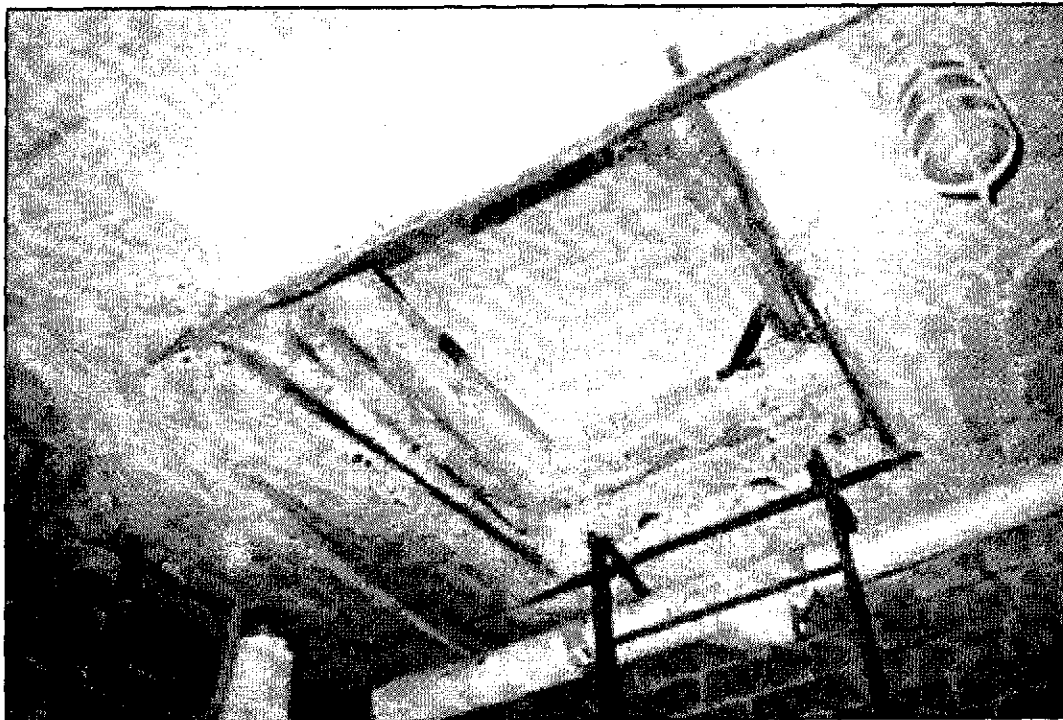


Figure 5.33: Monument Lodge, interior, boiler room, note rusting reinforcing bar at concrete ceiling near trap door entrance.



Figure 5.34: Monument Lodge, interior, boiler room, note concrete delamination at southeast ceiling.



Figure 5.35: Monument Lodge, interior, boiler room, note deterioration of concrete at northwest ceiling.

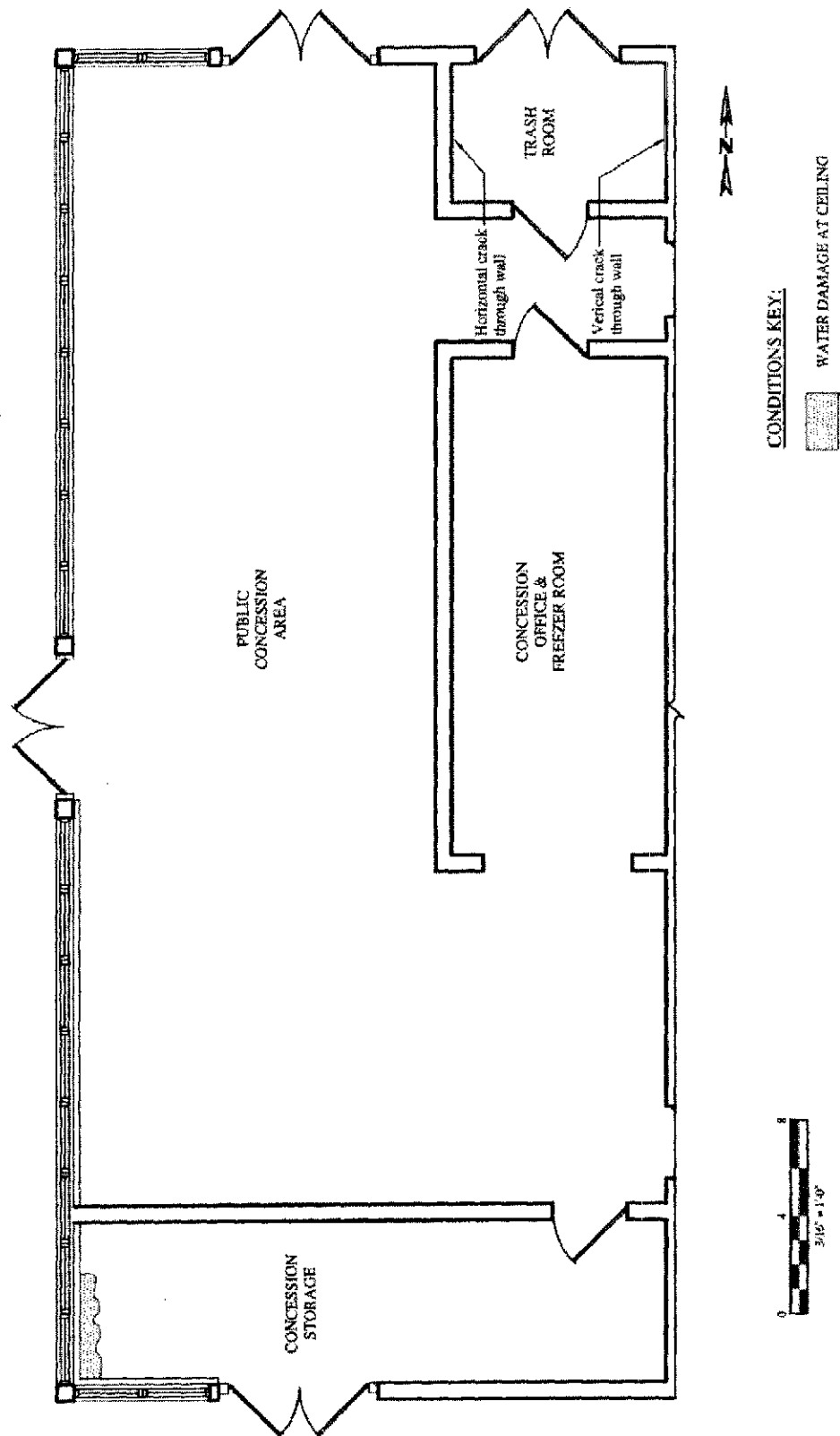


Figure 5.36: Monument Lodge first floor plan conditions. Drawing is provided for condition assessment information only and should not be considered an accurate measured drawing.



Part I - Developmental History

CHAPTER SIX
EVALUATION OF INTEGRITY



CHAPTER SIX

EVALUATION OF INTEGRITY

The 1889 Monument Lodge structure has historical significance for the period 1889–1910 as a Victorian-era adaptation of the Greek temple-form, an early visitor center, and for its association with the Washington Monument and the Washington Monument Grounds. The 1963 Concession Addition is deemed not contributing. The character-defining features of the Monument Lodge are its form, including the low horizontal massing, the twin fenestration, the tripartite division of the interior floor plan, and materials including marble, granite, brick, wood window surrounds, historic doors at the east entrance, and floor finishes in the souvenir shop. The exterior of Monument Lodge has excellent integrity, despite the 1963 addition, retaining its historic location, massing, fenestration, and materials. The historical integrity of the interior of the 1889 Monument Lodge has been compromised by interior renovations; however, significant finishes remain in the central souvenir shop. The entire structure is still closely associated with the Washington Monument, providing services to visitors to the Washington Monument Grounds, yet remaining subservient both in use and form to the grandeur of the monument.

6.1 CHARACTER-DEFINING FEATURES

The defining architectural features of the 1889 Monument Lodge are the overall heavy and horizontal form, emphasized by the design of the masonry materials with minimal ornamentation provided by the wood windows and doors. The exterior form of the lodge is characterized by the heavy, horizontal massing of the masonry walls and comparatively delicate, twin windows typical of the fenestration. The low profile of the lodge ensured that Monument Lodge would not interfere with the upward sweep of the monument. The horizontality of the structure is accentuated by the use of horizontal elements, such as the astragal and the large horizontal course located just above the windows on all elevations. The heaviness of the masonry structure is further emphasized by the rock-faced blocks and the use of substantial Doric columns and large rusticated blocks at the east entrance. The masonry materials are particularly important to the character of Monument Lodge, providing a physical link between the lodge and the monument, both constructed of the same marble and granite.¹ The wood window surrounds provide a contrast to the heavy masonry. The thin, fluted pilasters at the window surrounds provide the only ornamentation on the exterior of the lodge.

At the east entrance portico, the exterior materials and design change with the use of buff brick set in a red mortar. The portico is less massive than the rest of the exterior, lightened by the use of a brick vault roof and the 18-light transom with delicate muntins. The 1889 east entrance doors with 12-raised square panels each continue the Greek temple design of Monument Lodge with Victorian-era embellishments.

On the interior the form is distinguished by the tripartite floor plan with the central room flanked by service spaces. The interior has been stripped of most of the historical finishes; however, the 1910 terrazzo floor has been retained in the central souvenir shop. The terrazzo floor provides another link to the Washington Monument as the floor is laid in the same style as that seen in the ground-floor lobby of the monument.

6.2 LOCATION AND SETTING

Monument Lodge retains integrity of location and setting. The lodge is still sited 480-feet to the west of the Washington Monument, at the base of the monument knoll, within Reservation 2 on the Washington Mall. The lodge remains intimately connected to the experience of visiting the Washington Monument and the mall, providing rest rooms, a souvenir shop, and concession stand for visitors. Within the landscape the Monument Lodge blends well into the historical setting of the Washington Monument grounds; it is constructed of the same stone as the monument and is sited at the base of the monument knoll to allow for unobstructed views of the monument from the east. The site immediately adjacent to the Monument Lodge has been considerably altered since the period of significance 1889–1910. Circulation routes have been changed, landscaping has been designed and altered, and sidewalks have been laid, repaired, and replaced. The alterations to the site immediately surrounding the Monument Lodge do not impair the character of the Monument Lodge setting which is defined primarily by its relationship to the Washington Monument within the larger mall context.

6.3 FORM, DESIGN AND MATERIALS

The integrity of the exterior form, design, and materials is excellent. The overall massing and exterior appearance of the Greek temple form are well-preserved despite additions, alterations, and repairs. A comparison of views taken of the east elevation in 1926 and 2003 illustrates that few changes were made to the lodge structure (see figures 6.1 and 6.2). The 1889 elevations were altered on the north and south in 1931 with the construction of new doorways at the location of the west window bays. The width of the original window bay was retained and the overall two-bay design remains. On the west the 1889 lodge structure is almost completely covered by the Concession Addition constructed in 1963. The form of the original west elevation, characterized by the central projecting bay is currently obscured. The roof of the lodge was replaced in 1907–1908 and again in 1976; however the low profile of the original roof has been retained.²

Despite alterations and additions to the exterior much historical fabric remains. The creation of new doorways and the construction of Concession Addition did not require removal of large amounts of original material. In creating new doorways on the north and south in 1931 an effort was made to keep the new doorways similar in detail to the original windows. While some of the 1889 masonry was removed, the original wood pilasters were salvaged from the 1889 window surrounds and used in the new transoms.³ Though the Concession Addition currently covers much of the original structure on the west, the original masonry materials remain intact on the interior of the addition. The junction between the 1963 addition and 1889 masonry did not require removal or damage to the original material. The addition roof flashing was let into the existing joints of Monument Lodge; the concrete masonry units of the addition were laid as close as possible to the original masonry and the joint filled with cementitious materials. However, a

portion of the original masonry was removed to create a doorway at the northwest portion of the projecting west bay and all of the west windows were removed. The greatest loss of historical fabric on the exterior has been the removal of windows on the west in 1963 and replacement of the remaining window sash in 1971.⁴ The 1889 window surrounds were retained on the east, north and south.

On the interior of Monument Lodge, the overall tripartite division of the original floor plan is intact, but very few significant materials remain. The current layout of Monument Lodge retains the original division into three main areas with service areas flanking a central space. However, the floor plan has been altered since the period of significance 1889–1910. The 1910 mens' toilet and archive storage spaces on the north were combined in the expansion of the mens' rest room to its current configuration in 1931. The original configuration of the 1910 womens' toilet and keeper's office on the south was similarly changed during the expansion of the womens' rest room, also in 1931.⁵

Successive renovations to the interior of Monument Lodge have removed almost all of the materials dating to the period of significance 1889–1910. In the men's and women's rest rooms, the suspended acoustical tile ceiling, finishes, and fixtures all date from 1995–2003. In the central souvenir shop, the suspended acoustical tile ceiling, finishes, and retail furniture also date to 1995–2003. Some original plaster may be retained on the walls and remnants of the original flat plaster ceiling may still exist. The 1910 terrazzo floor is intact, though the majority is currently covered with carpet. The terrazzo floor at the Monument Lodge was installed soon after similar terrazzo was laid in the ground floor elevator lobby of the Washington Monument. Both floors are extant and resemble each other in both design and materials.

6.4 FEELING AND ASSOCIATION

The Monument Lodge remains subservient to the monument in both function, serving visitors to the monument, and architecture, neither detracting in scale nor style from the monument. The lodge continues its historical function in providing needed rest room and concession facilities to visitors to the Washington Monument. Its current form has in fact been determined by the increasing number and needs of these visitors.

The current exterior of Monument Lodge expresses the aesthetics of the period following the completion of the Washington Monument when the grounds were undergoing their final preparation for visitors. The Greek temple-form reflects the desire for classical architecture within the grounds, though the design is still solidly grounded in the Victorian-style of architecture prevalent in the late-nineteenth-century. The low profile and horizontality of the lodge design continue to lessen the impact of Monument Lodge on the Washington Monument grounds landscape. Though it provides necessary facilities, the lodge does not detract from the dominating presence of the Washington Monument.

ENDNOTES

¹ The Monument Lodge is constructed primarily of refuse material from construction of the Washington Monument. However, documentation implies that some blocks did not come from the refuse material. These may have included stones used for special ornamentation such as the east columns. See Col. John M. Wilson, Engineer in

Charge of the Washington Monument, to Lane and Malnati, 23 May 1888; v. 5, p. 23; Letters Sent, Entry 495; Records of the Engineer in Charge, 1876-1892; Records of the Joint Commission for Completion of the Washington Monument, 1876-1892; Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42; National Archives Building, Washington, D.C.

² Maj. Charles S. Bromwell, "Appendix GGG: Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia" in *Annual Report of the Chief of Engineers for 1908*, Washington, D.C.: Government Printing Office, 1908; Harold H. Hagen, pre-construction Conference minutes, 26 August 1976; National Park Service-National Capital Region Collection.

³ "Washington Monument Lodge New Doors and Transoms", 13 January 1931; [Architectural Drawing] File 807_80063; Technical Information Center, Denver Service Center, National Park Service.

⁴ "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Mens')", 4 April 1971; [Architectural Drawing] File 807_40001; Technical Information Center, Denver Service Center, National Park Service.

⁵ "Washington Monument Lodge Floor Plans and Sections, showing enlargement of mens' and womens' toilets", January 1931; [Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service.



Figure 6.1: Main Elevation of the Monument Lodge, December 17, 1926 (NPS-NCR Collection).

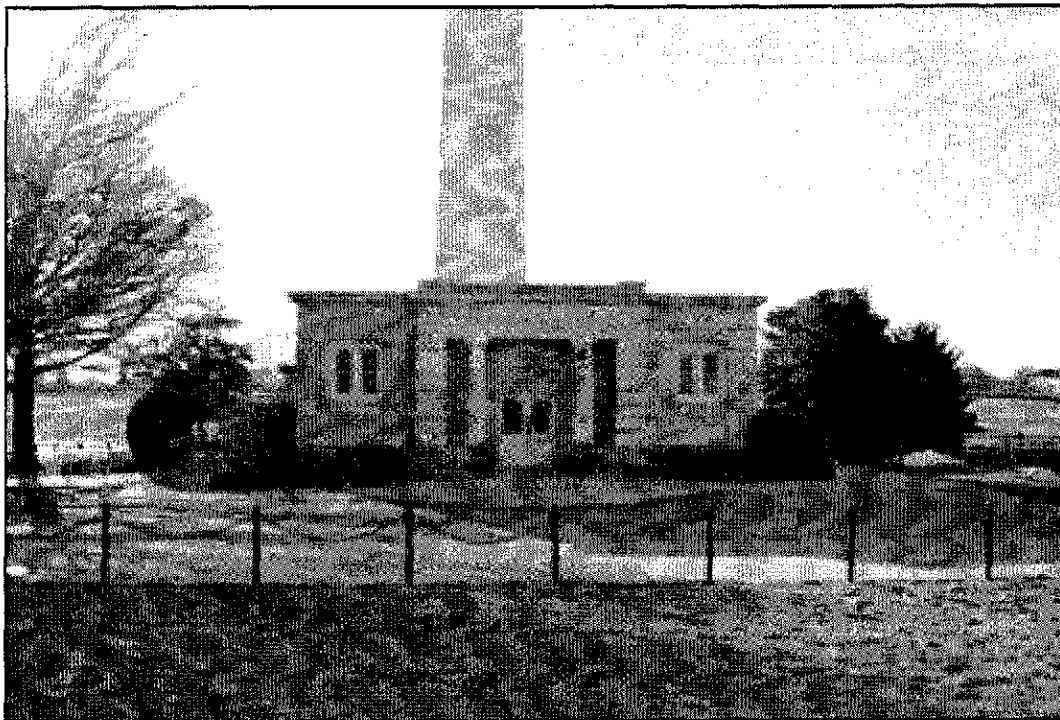


Figure 6.2: East elevation of Monument Lodge, March 3, 2003.



Part II

CHAPTER SEVEN
TREATMENT AND USE



CHAPTER SEVEN

TREATMENT AND USE

7.1 ULTIMATE TREATMENT AND USE

The most recent National Park Service (NPS) planning document governing the treatment of Monument Lodge, the 1993 Development Concept Plan (DCP), calls for the historical rehabilitation of the lodge, construction of an underground visitor center under the lodge and improvements to related walks and plantings.¹ This document was amended in July 2002 by the "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment" (FONSI) based on the "Washington Monument Permanent Security Improvements Environmental Assessment" completed in April 2002.² Changes were formalized with the NCPC approval of a Revised DCP in January 2003.³ The FONSI calls for the rehabilitation of Monument Lodge and construction of a new lodge addition "that can be reversed with minimum damage to the historic fabric of the structure".⁴ The new addition would give access to a new underground visitor facility and concourse leading to the Washington Monument; the new facility would house screening facilities, ticketing areas, and interpretive exhibits. The purpose of the proposed work is to improve security, visitor flow, and accessibility within the Washington Monument grounds, while retaining recreational areas, preserving the quality of the cultural landscape, and preserving the Washington Monument. Current rest room facilities are deemed inadequate and the location of concession facilities is considered inappropriate. Interpretive programs and visitor services at the Washington Monument grounds do not meet current NPS standards.

The 2002 FONSI included specific recommendations for both rehabilitation of the lodge and construction of the addition. Approval for rehabilitation of Monument Lodge was subject to the following assumptions:

- the south interior bearing wall will be retained
- the north interior bearing wall will be retained to the greatest extent possible
- the vaulted ceiling and terrazzo floor will be repaired rather than replaced
- the appearance of the historical windows will be restored
- the interior spatial relationships will be retained to the greatest extent possible.⁵

The 1963 Concession Addition and its aluminum west porch awning would be removed and a new addition constructed in its place at the west side of Monument Lodge.

Based on the findings of this Historic Structure Report, it is further recommended that all historical exterior elements be preserved to maintain the excellent integrity of the original form and materials of Monument Lodge. The historical fabric on the exterior includes the marble, granite, brick, existing window openings, 1889 window surrounds, and the 1889 east entrance

transom and doors. The non-historical roof should be replaced to maintain the general good condition of the lodge. The design of the planned new addition must address the appropriate drainage of the roof over the rehabilitated Monument Lodge.

On the interior, although very little historical fabric remains, the overall tripartite division of the interior should be restored in future rehabilitation work. The remaining historical fabric, particularly the 1910 terrazzo floor and 1889 marble tiles at the entrance, should be preserved and protected from damage caused by the heavy use that will occur if Monument Lodge is to become the gateway to all visitors to the Washington Monument. A "Visitor Experience and Resource Protection" (VERP) framework should be implemented to understand the impact on historical finishes in the Monument Lodge.

7.2 REQUIREMENTS FOR TREATMENT

The purpose of the NPS, as stated in the NPS Organic Act of 1916⁶ and clarified under the NPS General Authorities Act of 1970, as amended in 1978,⁷ is conservation of park resources and values, and the provision for the enjoyment of these resources by current and future generations of Americans. Where use of these resources, either by NPS or the public, conflicts with the goal of resource conservation, the overriding goal is the preservation of the resource.⁸ As a federal agency, the NPS must conform to various laws,⁹ executive orders,¹⁰ and guidelines,¹¹ aimed at integrating the preservation of cultural resources into ongoing agency programs and policies. Further, Section 110 of the National Historic Preservation Act (NHPA) requires the NPS, as a federal agency, to take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places. Adverse effects to cultural resources must be mitigated according to Section 106 of NHPA. Within the NPS, "NPS-28: Cultural Resource Management Guideline" elaborates on the laws, policies, and standards applying to cultural resources and offers guidance on their implementation.¹² Regarding the specific proposed undertaking involved in the implementation of the Washington Monument permanent security improvements, a Programmatic Agreement is in place, which sets forth the process by which the NPS will meet the requirements of Section 106 of NHPA.¹³

The *Secretary of the Interior's Standards for Rehabilitation* establishes ten criteria for executing the rehabilitation of historical properties and for designing additions to historical structures. NPS must treat all historical properties according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The programmatic agreement in place for the current work further ensures that the proposed work must be consistent with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.¹⁴ Approval of the rehabilitation of Monument Lodge and the construction of the addition in the 2002 FONSI was contingent on particular adherence to standards 2, 6, and 9 of the *Secretary of the Interior's Standards for Rehabilitation*:¹⁵

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.¹⁶

The "Management Policies 2001" document further clarifies when such rehabilitation and addition construction can be undertaken within the NPS. A historical structure may only be rehabilitated for a contemporary use if "it cannot adequately serve an appropriate use in its present condition" and "rehabilitation will retain its essential features and will not alter its integrity and character or conflict with approved park management objectives". Additions to historical structures may only be constructed "when essential to their continued use, and when new construction will not destroy historic materials, features, and spatial relationships that characterize the structure".¹⁷

Within the Washington Monument Grounds administrative unit of the NPS, alterations to existing structures and construction of new facilities requires approval of the NCPC and the Commission of Fine Arts (CFA).¹⁸ NCPC planning and design decisions are based on the federal element of the "Comprehensive Plan for the National Capital." An important component of the Comprehensive Plan concerning the Washington Monument Grounds is the "Parks, Open Space, and Natural Features Element", which states that "the Mall should be considered complete, and any improvements necessary in this area should be limited in scope and sensitively designed to reinforce the integrity of the Mall complex".¹⁹ NCPC is a signatory of the Programmatic Agreement prepared for the Section 106 review of the proposed work at the Washington Monument. The CFA has not been involved in recent design submittals for the proposed work.

The design and construction of both the rehabilitation of, and additions to, historical structures are subject to nationally recognized codes and standards.²⁰ The *International Building Code* contains standards for the design and installation of building systems. Special considerations for existing structures are detailed in chapter 34.²¹ Fire-safety regulations to prevent fires, explosions, and to ensure proper evacuation in case of emergency are standardized under the National Fire Protection Association (NFPA) codes and standards. Fire-safety codes dealing with construction are detailed in NFPA 5000 Building Construction and Safety Code. NFPA 101 Life Safety Code deals specifically with features that will minimize danger from fires, smoke, fumes, or panic during evacuation. NFPA 909 Code for the Protection of Cultural Resources provides guidance on integrating fire-safety codes with cultural properties without impairing their historical integrity. Additional recommendations for identifying and dealing with fire hazards in historical buildings are contained in NFPA 914 Code for Protection of Historic Structures. Specific NPS requirements are outlined in "Director's Order #58 and Reference Manual 58: Structural Fires".

The NPS must comply with the Occupational Safety and Hazard Administration (OSHA) standards when dealing with the abatement of hazardous materials while maintaining, altering, or constructing new or existing structures.²² OSHA Standard 1910 deals with general industry standards; section 1001 of OSHA Standard 1910 specifically addresses asbestos hazards. OSHA Standard 1960 focuses specifically on occupational safety and health programs for federal employees. General construction standards are contained in OSHA Standard 1926. Further guidance for the application of OSHA standards to NPS facilities is contained in "Director's Order #50B and Reference Manual 50B Occupational Safety and Health Program".

Design considerations regarding accessibility are also standardized. The NPS must provide for the accessibility for persons with disabilities in all buildings and facilities "to the greatest extent possible, in compliance with all applicable laws, regulations and standards".²³ In accordance with previous legislation,²⁴ the NPS must comply with both the Uniform Federal Accessibility Standards (UFAS)²⁵ and Americans with Disabilities Act of 1990 and its implementing ADA Accessibility Guidelines (ADAAG).²⁶ Where the standards of the UFAS and ADAAG differ, the more stringent requirements apply.²⁷ NPS "Director's Order #42: Accessibility for Visitors with Disabilities" outlines how accessibility standards apply to NPS properties.

NPS is also required to adhere to energy-efficiency standards for new construction or rehabilitation work as stated in the Energy Policy Act of 1992²⁸ and applicable executive orders.²⁹ The NPS "Management Policies 2001" declares that any facility work "whether it be a new building, a renovation, or an adaptive re-use of an existing facility" must include improvements in energy efficiency in both the building envelope and mechanical systems using alternative energy and energy-efficient systems. Where appropriate, construction within the parks must also employ sustainable materials and construction practice.³⁰

7.3 ALTERNATIVES FOR TREATMENT

The ultimate treatment of Monument Lodge is rehabilitation of the 1889-1910 lodge, including removal of the 1963 Concession Addition and construction of a compatible addition. As currently proposed, the Monument Lodge rehabilitation and addition has been analyzed through an "Environmental Assessment with a Finding of No Significant Impact," which fulfills the requirements of the National Environmental Protection Act (NEPA). The NCPC has found the proposal consistent with the Comprehensive Plan of the Nation's Capital. Further approval for the plan is contingent on full compliance with Section 106 of NHPA as outlined in the Programmatic Agreement, including completion of this Historic Structure Report.³¹

Within the framework of the specific ultimate treatment for Monument Lodge treatment alternatives are limited. In order to evaluate the appropriateness of the ultimate treatment, two other alternatives, preservation and restoration, will be assessed. The three main alternatives for Monument Lodge consist of preserving the structure in its current condition, restoring the structure to its period of significance, and rehabilitating the structure for new uses.

7.3.1 PRESERVATION OF MONUMENT LODGE

Preserving the structure in its current condition would require maintenance-level activities to maintain Monument Lodge with its accumulation of alterations and additions. The lodge would

continue its historical function: serving visitors to Washington Monument. Preservation of the lodge would include sensitive repair of historical character-defining features, materials, and finishes. The exterior masonry would be maintained with appropriate repointing and repairs. The non-historical roof would be replaced. While preservation would allow for removal of non-historical additions, such as the 1963 Concession Addition, it would not allow the construction of a new addition. Mechanical, electrical and plumbing systems could be upgraded in a sensitive manner in order to meet code and facility requirements. Interior bathrooms would continue to be updated as needed. The current integrity of Monument Lodge, excellent on the exterior and poor on the interior, would be maintained.

Preservation of Monument Lodge would retain all of the existing character defining features of the structure, maintain and repair the existing historical fabric, replace deteriorated non-historical elements, and upgrade systems as required. This treatment would be in compliance with NPS policy but would not meet management objectives. The current rest room and concession facilities no longer provide adequate services for visitors. Unless these facilities were provided elsewhere, the problem of inadequate facilities would remain.

7.3.2 RESTORATION OF MONUMENT LODGE

Restoring Monument Lodge to its appearance during the period of significance 1889–1910 would involve substantial demolition of all post-1910 alterations, repair of historical materials and finishes, and reconstruction of missing features. Selective demolition would include removal of the 1963 Concession Addition and all non-historical finishes on the interior. On the exterior, the 1931 entrances on the north and south of the lodge would be returned to their 1889–1910 appearance. Sash at each window would be replaced with new materials to replicate the historical sash. The window surrounds would be reconstructed on the west façade and at the new windows on the north and south facades. On the interior, new partition walls would be reconstructed in both the north and south spaces. All interior spaces would be completely refinished with new materials to match those documented in historical specifications and drawings. The one exception would be the retention of the 1910 terrazzo floors in the central souvenir shop area. The deteriorated non-historical roof could be replaced. Systems could be upgraded as needed in a manner sensitive to the restoration.

Restoration of Monument Lodge would retain all of the existing character defining features, preserve the existing historical materials and finishes, and recreate all missing features to return the lodge to its 1889–1910 appearance. However the current poor interior integrity of Monument Lodge makes restoration of the interior closer to outright reconstruction. While restoration would increase the ability of the lodge to convey its period of significance, its integrity would not increase. The interior would lose the physical evidence of its building history and restored elements could be easily confused for, or with, historical materials. Further, the current interpretation of the Washington Monument and surrounding grounds makes restoration of Monument Lodge to its 1889–1910 appearance questionable. The grounds do not reflect their appearance in 1889–1910. Restoration of Monument Lodge would place a 1910-era structure within a contemporary landscape. Finally, restoration of Monument Lodge would not solve the NPS management objectives of improving visitor facilities unless these facilities were provided elsewhere.

7.3.3 REHABILITATION OF MONUMENT LODGE

Rehabilitation of Monument Lodge would allow for the construction of a new addition while preserving the historical fabric and finishes to the greatest extent possible. Rehabilitation requires that historical materials be retained and preserved and that their removal and damage should be avoided. Deteriorated historical features should be repaired rather than replaced wherever possible. Where replacement is required, the new feature will match the old in design color, texture, and materials, if possible. Historical changes to the structure must be respected; no conjectural features will be allowed. New additions may not destroy historical fabric and should be able to be removed in the future with minimal damage to the historical structure. New additions must be compatible with the historical structure but easily distinguished as new construction.

Concept plans have been prepared for the rehabilitation of Monument Lodge. Hartman-Cox Architects have submitted several concept plans to the NCPC for the approval of the treatment of the existing lodge and the style and massing of the new addition. The preferred option, noted as the pavilion scheme, was approved by NCPC on May 1, 2003, dependent on the requirements and recommendations for final submission.³² Regarding the rehabilitation of the 1889–1910 lodge structure, the proposed pavilion scheme involves preservation of the exterior masonry, historical window openings, and historical entrance doors, and reconstruction of the window bays on the north and south, which were converted to entrances in 1931. On the interior, the pavilion scheme includes preservation of the overall tripartite floor plan and the 1910 terrazzo floor. The visitor would enter at the current east entrance into a central entry hall, restored to its open 1889–1910 floor plan. The north and south portions would contain park police and ranger facilities. Three new doorways would be punched through the existing west façade, at the northwest and southwest windows and at the southwest window of the projecting bay to provide access to the new addition. The historical fabric of this façade was compromised by the construction of the 1963 Concession Addition when historical window frames and sash were removed. The plan calls for preserving the floor and vaulted ceiling and restoring the door openings, wainscot, and door casings to their 1910 appearance (see figures 7.1 and 7.2).

Based on research contained in this report, the proposed pavilion scheme, provisionally approved by NCPC on May 1, 2003, should be modified based on the following recommendations. On the exterior models of Monument Lodge, the windows as shown are fashioned after windows on an 1887 schematic drawing that was never constructed. The original windows were 8-light glazed sash with pivot hinges. The design of the proposed rehabilitation should show the windows restored to their original form. The creation of new doorways on the west façade would involve removal of historical masonry in these locations. However this stone could be reused on the north and south facades where the rest room entrances will be returned to window bays.

The recommendations for the interior of Monument Lodge include preservation of the vault ceiling and restoration of the central public room. It should be noted that the central room of Monument Lodge never had an exposed vault ceiling. The vault ceiling was covered with flat plaster containing no decoration. The only areas with exposed vault ceilings were the mens' and women's toilets situated in the northwest and southwest corners of the lodge. In these locations, the brick vault ceilings were whitewashed. In the proposed rehabilitation, it is recommended that

historical plaster ceilings be preserved where they still exist and reconstructed in areas where they are missing. The restoration of the interior central public room will require reconstruction of the 1910 marble wainscot and the 1889 woodwork at interior doorways. Woodwork at interior doorways should only be recreated if the interior doorways will be opened in the 1889-1910 locations. The central public room should not be restored to a form that never existed.

The approved pavilion scheme bases the style of the new addition on eighteenth and early nineteenth century neoclassical styled orangeries. Designed as a marble-clad structure with large glass windows, the new addition would be a one-story flat-roofed structure with a half-circle shaped wall on the west end (see figures 7.3 and 7.4). Throughout the history of Monument Lodge, the view of the lodge from the east has been only minimally altered; it remains remarkably similar to its original appearance. From the west, however, Monument Lodge has had a series of alterations, beginning with the construction of a concession stand in 1948 and the current Concession Addition in 1963. Since it is the most compromised of the exterior facades, the west façade is therefore the most appropriate location for a new addition. The new addition, as proposed, is easily distinguishable as new construction. Composed primarily of windows, the addition contrasts with the heaviness of the 1889 lodge. The neoclassical design precedents of the proposed pavilion are somewhat incompatible with the Victorian Greek temple style of Monument Lodge, particularly if the central public room will be restored with its heavy wood trim and frontons typical of the Victorian era. However, an alternate scheme for a new addition based on Victorian conservatory designs was deemed less successful by NCPC. A neoclassical-styled addition may be more appropriate within the greater context of the Washington Monument Grounds and the Washington Mall, having more in common with the Capitol, the White House, and the Lincoln Memorial than Monument Lodge itself.

7.3.4 RECOMMENDATION

Rehabilitation of Monument Lodge is an appropriate treatment given the poor integrity of the interior and the desired NPS management objectives. Rehabilitation of Monument Lodge has the potential to improve visitor facilities while furthering security objectives and increasing interpretive space for the Washington Monument Grounds as a whole. The currently proposed pavilion scheme would preserve the character-defining features and historical fabric of the lodge to the greatest extent possible. Reconstruction of 1910 finishes on the interior of the central public room should be carefully handled. The reconstruction must not create an appearance that never existed. The construction of an addition to the west would minimally alter the current integrity of Monument Lodge and could vastly improve its appearance.

ENDNOTES

Abbreviations:

- CFR Code of Federal Regulations
- FR Federal Register
- NCPC National Capital Planning Commission
- USC United States Code

¹ National Park Service, U.S. Department of the Interior, "Development Concept Plan, Washington Monument Grounds" (May 1993).

² National Park Service, U.S. Department of the Interior, "Washington Monument Permanent Security Improvements Environmental Assessment", April 2002, National Park Service, Department of the Interior. Currently online at www.nps.gov/wamo/wamoea/.

³ National Capital Planning Commission, "Washington Monument Grounds Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements", 9 January 2003 (NCPC Files Nos. 1303 and 6152).

⁴ National Capital Planning Commission, "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment" (July 2002), 5.

⁵ National Capital Planning Commission, "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment" (July 2002), 14-15.

⁶ 16 USC 1-4; August 25, 1916, ch. 408, 39 Stat. 535.

⁷ 16 USC 1a-1 et seq.; PL 91-383, 94-458, 95-250.

⁸ U.S. Department of the Interior, National Park Service, "Management Policies 2001" (December 2000): 60.

⁹ Antiquities Act of 1906 (16 USC 431-433; June 8, 1906, ch. 3060, 34 Stat. 225); Historic Sites, Buildings and Antiquities Act (16 USC 461-467; August 21, 1935, ch. 593, 49 Stat. 666); National Environmental Policy Act of 1969 (NEPA) (42 USC 4321-4370d; PL 91-190); National Historic Preservation Act (NHPA) (16 USC 470-470x-6; PL 89-665, 96-515).

¹⁰ Executive Order 11593, May 13, 1971, 36 FR 8921 (Protection and Enhancement of the Cultural Environment); Executive Order 13287, March 5, 2003 (Preserve America).

¹¹ Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act (63 FR 20497-508).

¹² U.S. Department of the Interior, National Park Service, "NPS-28: Cultural Resource Management Guideline" (August 2002).

¹³ "Programmatic Agreement Among the National Park Service, National Capital Planning Commission, District of Columbia State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Implementation of Permanent Security Improvements to the Washington Monument and its Grounds", 7 May 2002.

¹⁴ "Programmatic Agreement Among the National Park Service, National Capital Planning Commission, District of Columbia State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Implementation of Permanent Security Improvements to the Washington Monument and its Grounds", 7 May 2002.

¹⁵ National Capital Planning Commission, "Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment", July 2002: 14.

¹⁶ The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

- ¹⁷ U.S. Department of the Interior, National Park Service, "Management Policies 2001" (December 2000), 59.
- ¹⁸ National Capital Planning Act of 1952 (40 USC 71).
- ¹⁹ Parks, Open Space, and Natural Features Element, Comprehensive Plan for the National Capital (1 February 2001), 19.
- ²⁰ Public Buildings, Compliance with Nationally Recognized Codes (40 USC 619).
- ²¹ *International Building Code*. International Code Council (2000).
- ²² Occupational Safety and Hazard Administration Standards (29 CFR 1910).
- ²³ U.S. Department of the Interior, National Park Service, "Management Policies 2001" (December 2000): 102.
- ²⁴ Architectural Barriers Act of 1968 (42 USC 4151-4157; PL 90-480); Section 504 of the Rehabilitation Act of 1973 (29 USC 701-797b; PL 93-112, 105-220).
- ²⁵ Uniform Federal Accessibility Standards (UFAS) (41 CFR 19.6; 49 FR 31528).
- ²⁶ Americans with Disabilities Act of 1990 (ADA) (42 USC 12101-12213; PL 101-336).
- ²⁷ U.S. Department of the Interior, National Park Service, "NPS-28: Cultural Resource Management Guideline" (August 2002): Chapter 4-A-2.
- ²⁸ Energy Policy Act of 1992 (42 USC 13201-13556; PL 102-486).
- ²⁹ Executive Order 13123, June 3, 1999, 64 FR 30851 (Greening the Government Through Effective Energy Management).
- ³⁰ U.S. Department of the Interior, National Park Service, "Management Policies 2001" (December 2000), 102.
- ³¹ National Capital Planning Commission, "Washington Monument Grounds Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition", May 1, 2003 (NCPC Files Nos. 1303 and 6152): 7-8.
- ³² National Capital Planning Commission, "Washington Monument Grounds Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition", May 1, 2003 (NCPC Files Nos. 1303 and 6152).

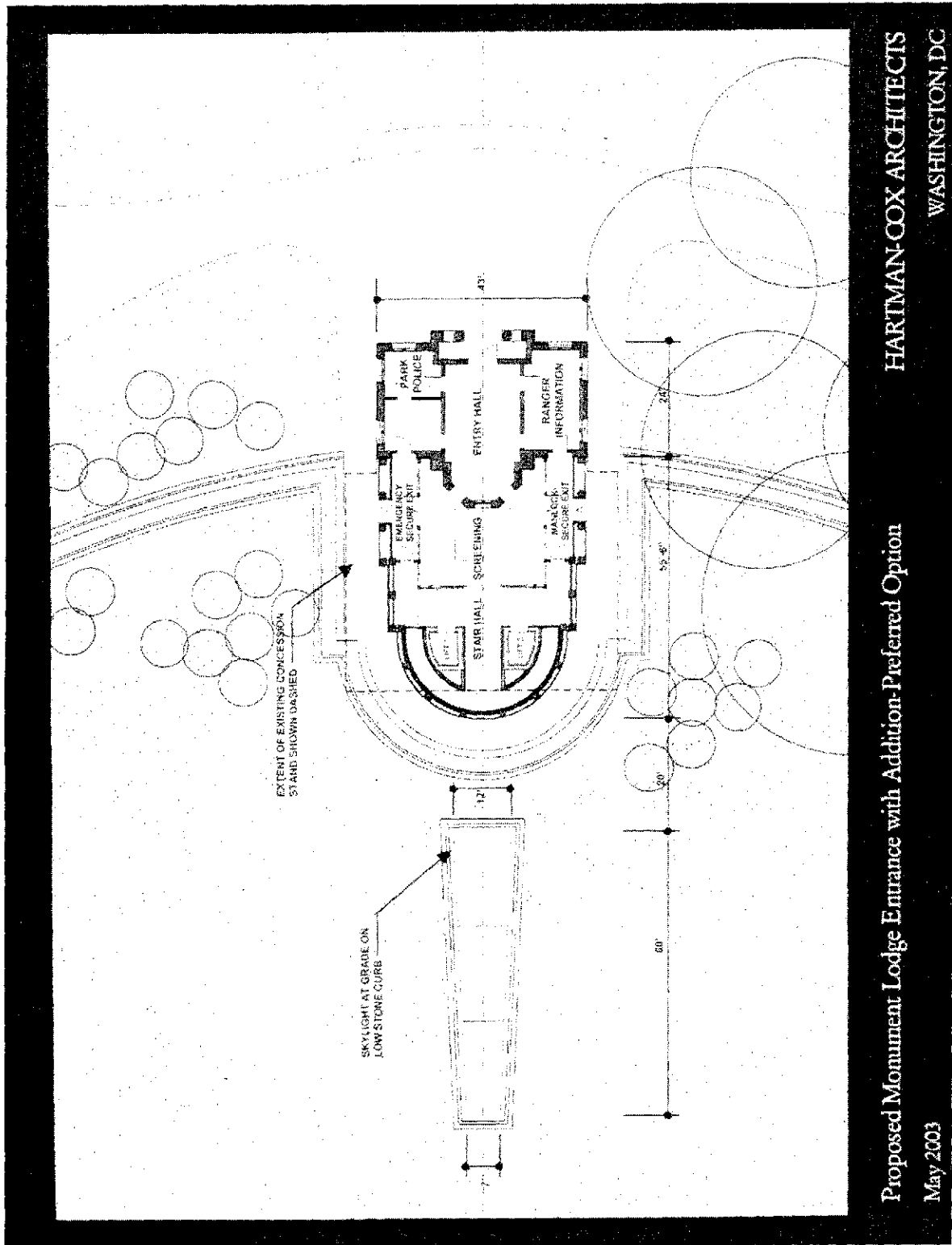


Figure 7.1: Proposed Monument Lodge Entrance with Addition - Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.

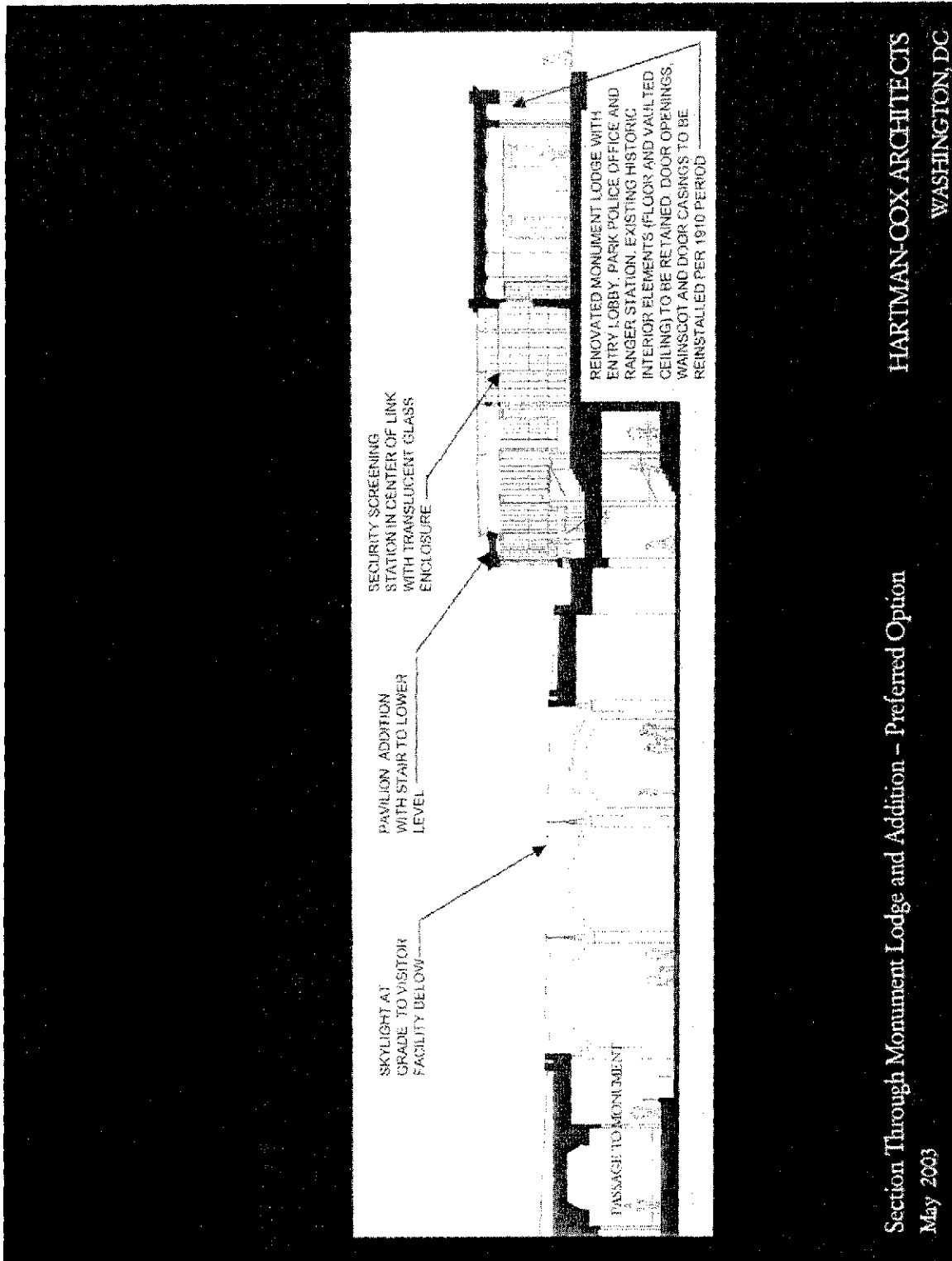
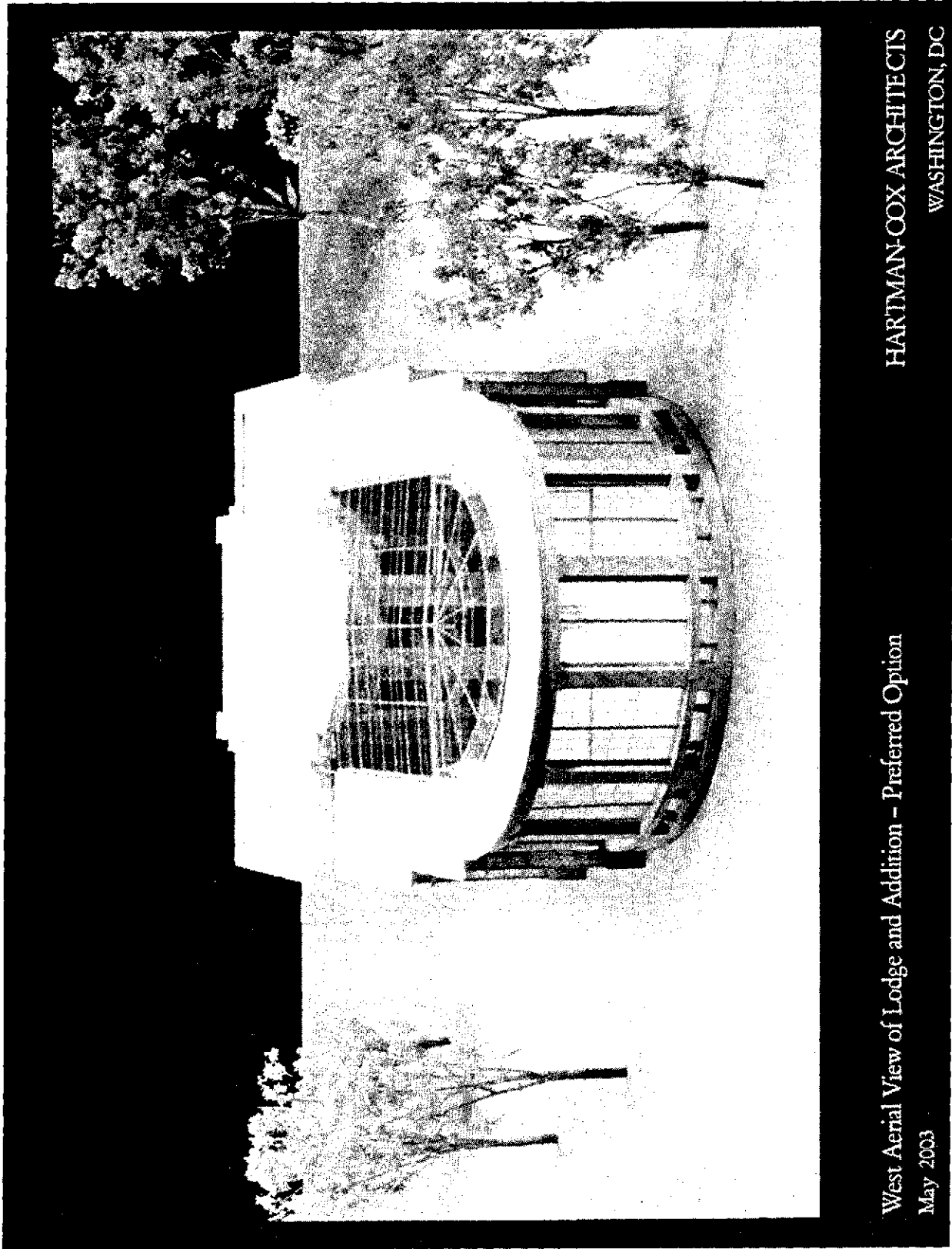


Figure 7.2: Section Through Monument Lodge and Addition - Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.



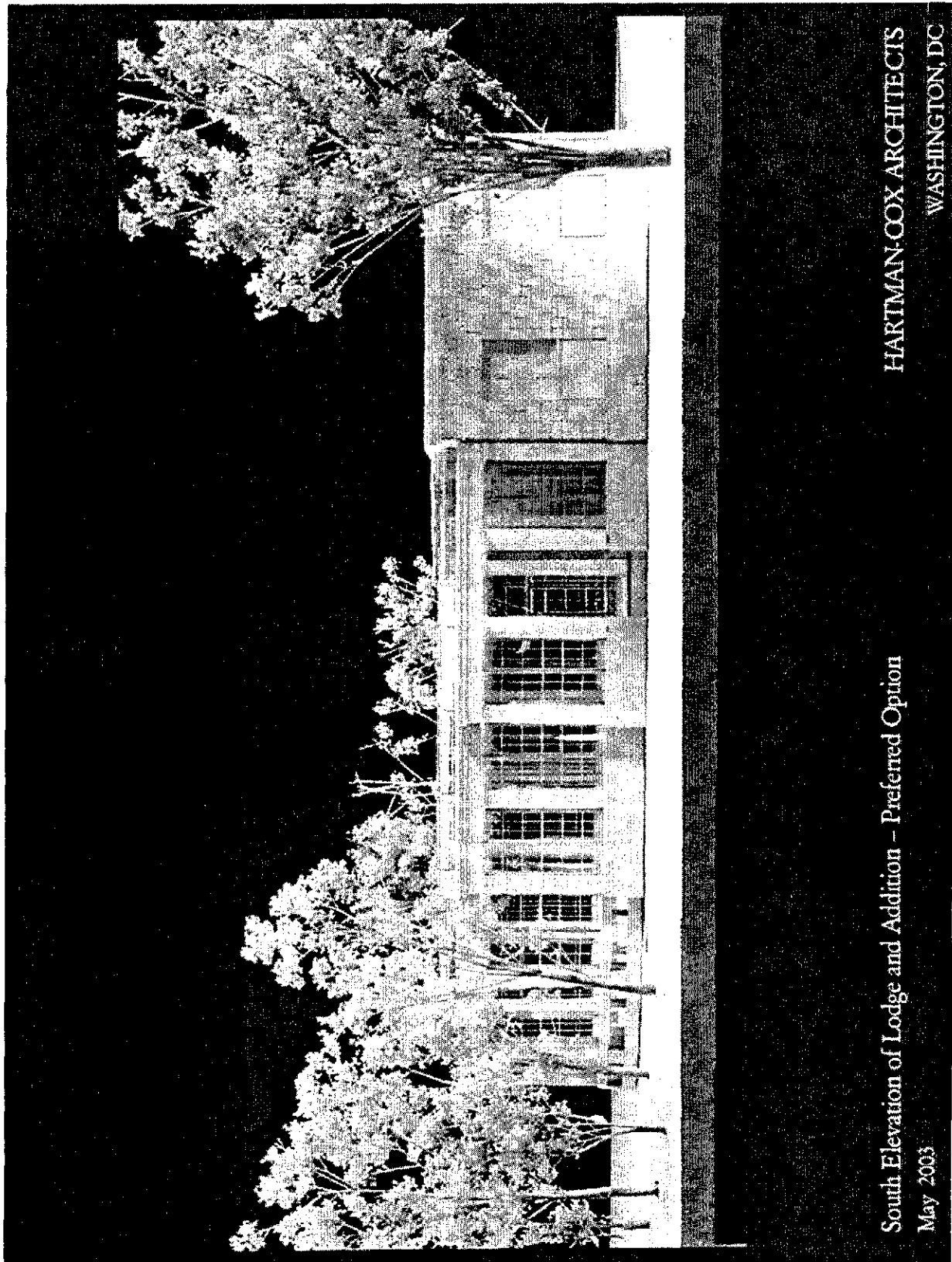
West Aerial View of Lodge and Addition – Preferred Option

May 2003

HARTMAN-COX ARCHITECTS

WASHINGTON, DC

Figure 7.3: West Aerial View of Lodge and Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.



HARTMAN-COOX ARCHITECTS
WASHINGTON, DC

South Elevation of Lodge and Addition – Preferred Option
May 2003

Figure 7.4: South Elevation of Lodge and Addition – Preferred Option, May 2003, Hartman-Cox Architects, Washington, D.C.



APPENDIX A
SCOPE OF WORK



APPENDIX A

SCOPE OF WORK

INTRODUCTION

The purpose of this Historic Structure Report (HSR) is to inform the analysis and evaluation of the proposed visitor facility and security design improvements, to document and assess the historic significance and integrity of the buildings, and to help guide future management of the facilities. The HSR was commissioned in conjunction with a companion Cultural Landscape Report (CLR) for the Washington Monument Grounds. Together the HSR and CLR will provide a guide for the treatment and management of the Washington Monument, Monument Lodge, Survey Lodge, and Monument Grounds. The HSR scope of work includes the architectural and historical evaluation of the designated structures. Civil, structural, mechanical, plumbing, and electrical analysis of the Washington Monument, the Monument Lodge, and the Survey Lodge are not included in the scope of work.

HISTORIC STRUCTURE REPORTS

The National Park Service provides guidelines for the preparation of Historic Structure Reports in *Director's Order Number 28: Cultural Resource Management Guidelines* as follows¹:

The Historic Structure Report (HSR) is the primary guide to treatment and use of a historic structure and may also be used in managing a prehistoric structure. A separate HSR should be prepared for every major structure managed as a cultural resource. Groups of similar structures or ensembles of small, simple structures may be addressed in a single report. In no case should restoration, reconstruction, or extensive rehabilitation of any structure be undertaken without an approved HSR, Parts 1 and 2.

An HSR includes the following:

- *Management Summary*: This is a concise account of research done to produce the HSR, major research findings, major issues identified in the task directive, and recommendations for treatment and use. Administrative data on the structure and related studies are included.
- *Part 1, Developmental History*: This is a scholarly report documenting the evolution of a historic structure, its current condition, and the causes of its deterioration. It is based on documentary research and physical examination. The scope of documentary research may extend beyond the physical development of the structure if needed to clarify the significance of the resource or to refine contextual associations; however, major historical investigation of contextual themes or background information should be conducted as part of a historic resource study.

- *Part 2, Treatment and Use:* This presents and evaluates alternative uses and treatments for a historic structure. Emphasis is on preserving extant historic material and resolving conflicts that might result from a structure's "ultimate treatment." Part 2 concludes by recommending a treatment and use responding to objectives identified by park management. In most cases, design work does not go beyond schematics.
- *Part 3, Record of Treatment:* This is a compilation of information documenting actual treatment. It includes accounting data, photographs, sketches, and narratives outlining the course of work, conditions encountered, and materials used.

All aspects of a historic structure and its immediate grounds should be addressed in an HSR. Potential overlaps with other cultural resource types and natural resource issues should be identified, and applicable studies and reports should be called for or referenced. An HSR and analogous reports (e.g., a cultural landscape report) may be combined to address multiple resource types at a single property or area.

SCOPE OF WORK

This report constitutes Parts I, Developmental History, and Part II, Treatment and Use, of a HSR for the Washington Monument and Associated Structures. This HSR has been prepared in accordance with the Scope of Work presented in the Request for Proposal provided by the NPS and Grunley-Walsh as follows²:

The products will be written Historic Structure Reports on the Washington Monument, Washington Monument Lodge, and the Survey Lodge. The focus of the HSR effort will be to develop historical background, determine the building developmental history and use, update existing conditions documents and in one instance will lead directly to schematic design for adaptive reuse of the Monument Lodge, as opposed to a more academically-focused, research-type HSR. The document should also clearly define the elements that give these properties their architectural character, define primary and secondary spaces, and convey their significance. This information should be the basis upon which to carefully evaluate any alterations that are proposed.

Each report shall be professionally produced following the National Park Service's Management of Cultural Resource Director's Order Number 28 (DO-28) and its technical supplements. DO-28 is available at <http://www.nps.gov/refdesk/DOrders/DOrder28.html>. All reports shall consist of sections, parts, narratives, graphics, and appendix as outlined below. The level of research for this report will be "thorough." This is one of three levels of investigation—exhaustive, thorough, and limited, as defined by DO-28. The final reports shall include, but not be limited to:

- A. Cover Page
- B. Table of Contents
- C. Executive Summary
 - Research done to produce the HSR

- Major research findings
 - Major issues identified in the task directive
 - Recommendations for treatment or use
- D. Administrative Data
- Names, numbers (park structure numbers and LCS #3s), and location data used to refer to the historic structure
 - The proposed treatment of the structure including the source document.
 - Related studies
 - Cultural resource data including date listed in the National Register and National landmark status data
 - Recommendations for documentation, cataloging, and storage of materials generated by the HSR
- E. Part I: Developmental History
- Historical Background and Context: This section briefly describes the people and events associated with the structure. The section should establish a recommended period or periods of significance if this has not been done in the National Register nomination, historic resource study (HRS), or legislation.
 - Chronology of Development and Use: Physical construction, modification, and use of the structure is summarized in this section. The text should be based on historical documentation with corroboration from first-hand observation and materials analysis.
 - Physical Description: This section contains a description and analysis of all features, materials, and spaces according to age, significance, and condition. Describe and document all alterations to the structure. Discuss character-defining features, and primary and secondary spaces. Copies of inspection reports should be included in the appendix but summarized in the body of the chapter. The text should also discuss causes of deterioration. For the Washington Monument, the interior description will reference prior reports prepared by the NPS for description of the memorial stones.
 - Condition Assessment
 - a) General: This is a conclusive narrative stating the overall physical condition and recommendations for work critical to preservation of the existing building.
 - b) Graphic Data:
 1. Site Plan: Scaled plan indicating boundaries of the building and locations of all related hardscape features. Historic American Building Survey (HABS) and current survey drawings may be reproduced and used.

2. Architectural Drawings: Include historic scaled plans for each building including foundation plans, floor plans, roof plans, as available.
 3. Photographic Copies: Organized photographic records showing overalls and details of exterior elevations, interior spaces, and significant elements of the building.
- c) Methodologies: Narrative descriptions of methodologies used for inspections, fabric investigation, material analyses and testing, and recording of existing conditions for the property.
 - d) Condition Assessment Data: This includes information pertaining to deficiencies in physical conditions of features and materials identified through inspections and evaluations. It also includes information pertaining to deficiencies in design, specifically how architectural components interrelate, potentially resulting in building-component failure. Special attention is given to issues regarding integrity and stability, accessibility, life safety, fire protection.
- Evaluation of Integrity: This section is a statement of historical and/or architectural significance, which discusses how well the building is still able to convey a sense of its history and/or architectural design. This needs to be evaluated in order to make preservation treatment decisions based on the building's historical and architectural importance.

F. Part 2: Treatment and Use

- Ultimate Treatment and Use: This narrative discusses and analyzes the ultimate treatment and use of the structures as defined in park planning documents. If they have not been defined, this section may recommend an ultimate treatment and use. If analysis of the structure suggests that a planned treatment or use would adversely affect it, the text may present an alternative approach. Recommended treatment in general is to preserve the extant historic materials and features, but not to arbitrarily restore missing features unless they are highly characteristic and needing treatment for other reasons such as severe deterioration. Any proposed rehabilitation associated with new uses would have to be carefully considered, so that the existing character-defining features of the site and building are maintained.
- Requirements for Treatment: In concise terms, this text outlines applicable laws, regulations, and functional requirements. Specific attention should be given to issues of life safety, fire protection, energy conservation, abatement of hazardous materials, and accessibility for persons with disabilities.
- Alternatives for Treatment: This section presents and evaluates alternative approaches to realization of the ultimate treatment. Alternatives are presented in both text and graphic form. Analysis addresses the adequacy of each solution in terms of impact on historic materials, effect on historic character, compliance with NPS policy, and other management objectives. The section concludes with elaboration on the recommended course of action and specific recommendations for preservation treatments.

- Technical Data: This portion of the report contains copies of field reports, material data sheets, field notes, correspondence, accounting spread sheets, and contract summaries.

G. Appendices

The appendices include relevant information that is not included in the text. Appendix shall include, but not be limited to:

- Bibliography
- Drawings
- Photographs

ENDNOTES

¹ NPS Director's Order Number 28: *Cultural Resource Management Guidelines* (June 11, 1998), Chapter 8, 4.

² NPS, Task Order #25, Modification 3, NPS Contract # 1443cx3059980901, *Scope of Services for Historic Structures Report—Washington Monument and Associated Structures* (February 14, 2003), 1–4.



APPENDIX B
HISTORICAL CHRONOLOGY



APPENDIX B

ANNOTATED CHRONOLOGY

1887-1930 (COMFORT STATION WITH WAITING ROOM AND OFFICES)

EXTERIOR

- 5/7/1887 Acting on a letter received from the Washington National Monument Society February 22, 1887, the Joint Commission for Completion of the Washington Monument (Joint Commission) resolved that the Engineer in Charge of the Monument, Thomas Lincoln Casey, "prepare plans and specifications, subject to approval of the 'Building Committee'" and to erect a building on the grounds conveniently near the Monument, for the purpose of its management and maintenance, including a waiting room for public comfort, and a room for the deposit of the archives of this Commission and of the Washington National Monument Society, the cost of said building not to exceed the sum of \$12000." The Washington National Monument Society provided funds for this building.¹
- 6/8/1887 Thomas Lincoln Casey requests a sketch for a building "near the Monument for the purpose of its management including a waiting room for public comfort and a room for the deposit of Archives, the cost of said building not to exceed the sum of \$12000," from architect W. M. Poindexter & Co.²
- 8/8/1887 W. M. Poindexter and Co. submitted preliminary draft specifications and seven sheets of drawings "prepared under Colonel Casey's direction."³
- 2/18/1888 Specifications for the "Building for Public Comfort and for the Washington National Monument Society," now the Monument Lodge, stated that "all surplus earth, waste material and rubbish accumulating from the operations at the building to be thrown as directed into the filling in progress by the United States, under contract, in extension of the existing embankment upon and about the site of the building . . . The foundations will consist of beds of concrete capping a dry stone underpinning, extending down at the south part of the building to the present surface of the ground, all as shown in the drawings . . . All dry stone underpinning to be of large, and squarely split stones, carefully laid and primed up perfectly plumb and stable so as to resist settlement or yielding under the building. For this purpose the contractor may use stone now on the grounds within 150 feet of the site of the building."⁴ "Face all exterior walls with an approved domestic white marble."⁵ "There is a large quantity of marble and granite on the grounds, any part or all of which the contractor may utilize for this work without charge, if he

desires to do so. The granite in this case would be used for water table and ashlar below same and for front steps.”⁶

- 3/1888 Proposals were received for construction of the new lodge building from: Langly and Gettinger \$13,830; McLaughlin and Davis \$11,546.70; D.J. McCarty \$13,990; W. C. Morrison \$13,337.63; Lane & Malnati \$10,720; McGowan and Magruder \$12,338.⁷
- 3/20/1888 A contract to build the lodge was awarded to Lane and Malnati, Washington, D.C. for \$10,720.⁸
- 4/14/1888 By this date, W. M. Poindexter & Co., architects for the “new lodge at the Monument” have furnished 11 drawings: 9 tracings and two drawings (no. 10 and 11 – stone details, full size, and spout head, full size) on brown paper.⁹
- 4/1888 “The contractors for the new lodge have made good progress; a large amount of marble has been prepared for building, in the structure; the work of constructing the heavy dry stone wall is well advanced.”¹⁰
- 5/7/1888 An inspection was conducted of the cut stone and progress on the new lodge. The dry wall foundation was found to be larger than specified in plans but “will make a good foundation if properly primed up as built thus far. The contractor having apparently utilized all the large stone and built a much wider wall than the plans call for.” The cut granite rock face ashlar “is acceptable in every way except the stone which varies in color. There are 3 kinds of granite on the grounds (Hurricane Island, ME; Mount Waldo, ME, Cape Ann, Mass.) neither of these stones will work together and give a uniform color as they all have a different cast.” For the cut granite water table course “neither the ‘wash’ nor ‘margin lines’ on this stone are cut as called for by the specifications. It should be fine bush hammered work.” The marble door and window jams are also not as called for in the specifications, they too are to be fine bush hammered work. “Quite a number of the pitched face marble ashlar” are recommended to be rejected because their beds are too small and are marked with tool and drill marks and thus are unsatisfactory as rock face ashlar. “The cut stone work in general now on the grounds is not [emphasis in original] up to the requirements of the specifications, nor is it done in a workmanlike manner.”¹¹
- 5/9/1888 Lane and Malnati, “dealers in granite, marble and brownstone,” agree to make the changes requested by the Building Committee, to “move the foundation south so that the south wall of the present foundation will be the north wall when the foundation is changed. We will build all outer walls of dry rubble masonry 2-foot 6-inches thick the footings to extend 6 inches on each side, the partition walls of hard brick 1-foot 1-inch thick in cement, the footings to extend 6 inches on each side. For the sum of twenty-one hundred dollars (\$2100) in addition to the price former agreed upon . . . said contract bearing date as of March 20th 1888.”¹²

- 5/17/1888 The Building Committee offered to pay Lane and Malnati an additional "\$500 to cover the cost of building the foundation, as modified, and in addition to the said sum of \$500 the cost of furnishing and laying such water pipe as may not be embraced in the present contract."¹³
- 5/18/1888 Lane and Malnati decline the Building Committee's offer of \$500 and the cost of the water pipe for constructing the foundation on the new lodge site. Lane and Malnati claim the work of building the new foundation cannot be done for this amount. John M. Wilson notes that there is nothing in the existing contract to force Lane and Malnati to "construct their building upon a foundation prepared by anyone else and then hold them responsible as required by the specifications for any shrinkage, defects or other faults which may appear within twelve months." John M. Wilson does not agree with the Building Committee, which wants to hire another contractor to build the foundation because the "U.S. has neither derricks nor any other portion of the plant at its command at the Monument, to do the work," although John M. Wilson will obey any order given to him by the Building Committee.¹⁴
- 5/23/1888 A supplemental contract for the change of location of the Washington Monument Lodge was made between the Washington National Monument Society and Lane and Malnati: "whereas, the Washington National Monument Society desire a change in the location and foundation of said building, therefore in accordance with the terms of the original contract . . . Lane and Malnati will do all the work and furnish all necessary materials required by the change of location of the said building, in accordance with the plans and specifications already submitted by the agent of the monument to the said Lane and Malnati for the sum of \$930 . . . in addition to the price (\$10,720.00) originally agreed upon for the whole work." Lane and Malnati are to commence construction on or before May 23, 1888 and are to complete the work to the satisfaction of the engineer in charge by September 15, 1888.¹⁵
- 5/23/1888 To determine proper payment for the partially constructed foundations of the new lodge at the site nearest the monument, John M. Wilson found that the "stone foundation on the old site is perhaps a little more than half finished; no steps toward making concrete had been taken at the time the society desired to make the change of location," that the stone work completed up to May 8 was unacceptable and that Lane and Malnati would not be paid for it. John M. Wilson also notes that "very little of the stone which you are to furnish and which will be used for the more important and ornamental portions of the building, has yet been delivered on the ground. The total amount of your original contract for the entire work was \$10,720.--; you have laid a little more than half of the dry stone wall in the foundation, have partially done the stone cutting on such U.S. stone as was in the vicinity and have furnished a small amount of the stone to be delivered by you with the small portion of the work accomplished you now ask a payment of more

than one-fifth the entire cost of completing the whole building as originally contemplated."¹⁶

- 5/28/1888 Lane and Malnati began digging foundations for the lodge at its new site. By the beginning of June, "nearly all the stone on the ground has been partially cut and prepared for placing in the building."¹⁷
- 6/7/1888 John M. Wilson orders Lane and Malnati to "at once move the stone [emphasis in original] from the old foundation and the cut marble in the vicinity to the new site; this must be done at once as the contractor for filling around monument desires to commence delivering materials on the south side."¹⁸
- 6/12/1888 A site inspection to determine adherence to the original specifications for foundations ("the dry stone underpinning shall be of large and square split stones, carefully laid and pinned up perfectly plumb and stable so as to resist settlement or yielding under the building.") found instead that "it [the foundation] is far from being built of squarely split stones and is not being pinned up perfectly plumb; if continued as begun it will not be accepted."¹⁹
- 6/1888 Progress on the lodge during the month: "work has progressed slowly upon the construction of the new lodge; the stone portion of the foundation has been completed, connections made for water supply and the placing of sewer pipe in position has been commenced."²⁰
- 7/4/1888 During excavations for the boiler, it was found that the specified depth of 4-feet 6-inches was not deep enough and the excavation for the boiler has been extended to 7-feet-deep; the coal bin foundations also needed to be lowered accordingly. Due to these changes, alterations were necessary for the steps to the furnace, either by inserting an additional step and narrowing the tread depth from 12-inches to 6-inches, or by replacing the stairs with an iron ladder.²¹
- 7/16/1888 John M. Wilson informed Lane and Malnati of their "exceedingly unsatisfactory progress of the work" and that "the work in general has been far from satisfactory and upon leaving the place after my [John M. Wilson's] daily inspections I am greatly disappointed. The excavations on the new site was commenced May 28th and today July 16th the foundation is far from completed; in fact all the work has dragged along at a slow and most unsatisfactory rate. I have endeavored to be as courteous and reasonable as possible but I feel now that the time has arrived for action, as otherwise fall will be upon us with an incomplete and uncovered building on our hands. As I have previously stated to you, except in the case of the foundation dry stone wall and the pointed instead of rock face panels for panels below windows, I cannot certify to your stone work unless it is done according to specifications." John M. Wilson also notes the lack of either "the personal supervision of Lane and Malnati or a competent foreman at the building."²²

- 7/20/1888 By this date, most of the cut stone for the new lodge was on the grounds, but G. M. Thomas, Clerk and Superintendent of Work at the Monument, does not find the stone to be acceptable.²³
- 7/28/1888 Granite was selected for the lodge: Richmond granite for the 9-inch cut stone, fine bush-hammered, course on the east face; Mt. Waldo on the west face; Maine or Hurricane Island stone for the north and south faces. "The cutting (for the 16 large pier stones – and many of these problems arise with the other cut stone on site for the project) generally is miserable, as each stone has from one to three corners broke off and bad beds and margin lines and would not compare favorably with the commonest kind of bridge work and are not accepted by me [William Price, Inspector]."²⁴
- 7/1888 "The work upon the 'Lodge' which is being constructed for the Wash. Monument Society has dragged along slowly in spite of the persistent efforts of the Engineer in Charge to instill some energy in the contractors; the foundation has been completed, the walls of the boiler room are well advanced and the first two courses of stone above foundations are in position."²⁵
- 8/2/1888 Lane and Malnati continue to do work unacceptable to the site superintendent. "The manner in which you are setting the granite water table, is not, in my judgment, good work. The placing of spauls and pieces of brick, &c, under the bottom beds of the stone and the attempt to fill the joints into by 'slushing' is not acceptable."²⁶
- 8/3/1888 By this date, work at the new lodge included excavation of 250-cubic-yards of earth and installation of 100-cubic-yards of dry stone wall, 40-cubic-yards of concrete, 17,462-cubic-yards of bricks, 6.5-square-feet of damp proof material, 60-feet of cast-iron sewer pipe, 150-feet of water pipe, and 125-cubic-feet of granite water table.²⁷
- 8/7/1888 John M. Wilson instructs G. M. Thomas that Lane and Malnati are allowed "to use the granite he has cut for the water table in the various courses, as indicated to you on the ground this a.m.," with the question of stone color immaterial in the first two courses and in the third course the granite is to be arranged so as to present as uniform an appearance as possible.²⁸
- 8/27/1888 By this date Lane and Malnati had installed an additional 1000 press brick, the brick cesspool with concrete bottom, 393.5 additional square-feet of damp proof, 10-feet of 10-inch terra cotta smoke flue, 125 additional feet of granite water table, 13-cubic-feet of granite sills, 6-feet-6-inches of granite steps, 14 marble pier stones (98-cubic-feet), 11 panel stones (90-cubic-feet), nine sills (20-cubic-feet), 400-cubic-feet pitched face ashlar, and seven wooden window frames.²⁹

- 8/1888 Work this month included cutting of the granite water table. "The building of the marble walls, backing them with brick and the construction of the interior brick walls, was well advanced."³⁰
- 9/5/1888 Lane and Malnati's contract for constructing "Lodge House at the Monument" was extended until November 1, 1888. John M. Wilson notes that "while the progress made with this work has been slow and unsatisfactory, the character of the work done is very good."³¹
- 9/10/1888 The capacity of the channel beams specified for the lodge at Washington Monument is questioned by the sub contractor, John H. Hewlett, "claiming that the channel-beams provided for are not sufficient to resist the lateral thrust of the arches which are to form the ceiling of the building. Mr. Hewlett claims that the channel-beams cannot be put in without great risk of serious damage. John M. Wilson asks Poindexter & Co. to re-examine their plans and provide advice on how to proceed."³²
- 9/10/1888 In response to questions about the channel-beams in the ceiling, W. M. Poindexter & Co. responds that "the plans and specifications bearing on this particular subject constitute safe building and are entirely adequate provided the work is properly done and the centering not removed too soon." They also suggest that all possible doubt about the safety of the channel irons would be removed by inserting additional tie-rods extending to the second line of beams from the octagon projection. John M. Wilson asks Lane and Malnati for an estimate to install two extra tie rods, similar to the others used in the building.³³
- 9/22/1888 By this date, Lane and Malnati have inserted an additional 7425 bricks, 700 pressed buff bricks, six feet of terra-cotta smoke flue, two marble sills, 300-cubic-foot of pitched face marble, 50-feet of 4-inch string course of pitched face marble, four window frames, and 16 wooden lintels.³⁴
- 9/24/1888 The walls of the lodge were nearly completed to their full height.³⁵
- 9/1888 The walls of new lodge were completed to their full height, iron beams were placed in position, wooden centers were constructed and the brick arches begun, and the two marble columns at the entrance were installed. Lane and Malnati intend to have the building under roof within ten days. Deadline for completing the building was extended to December 1, 1888.³⁶
- 10/2/1888 The Joint Commission for Completion of the Washington Monument was dissolved at its own request, since the Washington Monument was opened to the public.³⁷
- 10/18/1888 With only two weeks remaining to finish the building before the expiration of the contract, John M. Wilson notes that he does not believe that Lane and Malnati

will finish the building on time and “will require a further extension [emphasis in original] and your request must come to me; in order to approve it I must be able to state that the delay was not the fault of the contractor. This morning, the weather being perfect for such work and no early reason why a large force should not be at work, I found but one carpenter at work; he informed me that he had no one there to help him and consequently could not make the progress I would like to see. This ought not to go on; it is time for energy, the autumn is upon us and the snow will begin to fly before we get into the building that ought to have been finished a month ago.”³⁸

- 10/24/1888 The stone and brickwork at the lodge were nearly completed, the tin roof likely to be finished on October 25, and “progress has been made upon the plumbing and heating.”³⁹
- 11/15/1888 Paint colors are chosen for the lodge interior. Poindexter suggested white window frames and sashes, with the “front door to be as light as the natural color would make it when filled and finished.” G.M. Thomas and John M. Wilson preferred darker colors, including mahogany-red sashes, “but perhaps that is too striking for the quiet classical style of the Lodge.”⁴⁰
- 11/15/1888 John M. Wilson requests that the window frames be painted white and the sash a dark color “possibly mahogany or oak to correspond somewhat with the color of the front door.” The mortar used in pointing is to be white.⁴¹
- 11/30/1888 Lane and Malnati ask for a two-week extension of their contract, “due to the very unfavorable condition of the weather.”⁴²
- 11/30/1888 John M. Wilson forwards Lane and Malnati’s extension request to Hon. John Sherman and adds that “unless the contractors display much more energy than they have shown heretofore in this work, I do not believe that they will complete it in two weeks.”⁴³
- 11/1888 The brickwork and stonework on the Lodge House were almost completed, except for the tiling of the front porch and “cleaning down and pointing. Very little work has been done during this month other than the finishing of tinwork of roof and painting same with one coat of paint; concreting between floor sleepers; finishing walls; plastering walls and cleaning and pointing stonework, and the delivery and setting of tiling for front porch.”⁴⁴
- 1/8/1889 Items that needed completion at the Lodge House included in the Public Room: clean the floor, install the transom sash lifters and bolts on three windows, caulk the exterior of the window frames, “cherry door saddles should be painted, front door saddle – brass – to be polished,” and plane the window sashes so they work properly. In the boiler room: install the transom sash lifters and bolts on windows, caulk the exterior of the window frames, ease the window sashes, provide an iron

ladder, and remove debris from the boiler room floor. In the keeper's room: clean the floor, install the transom sash lifters and bolts, ease the window sashes, and caulk the exterior of the window frames. In the ladies' toilet room: clean the floor, install the transom sash lifters and bolts, ease the window sashes, and caulk the exterior of the window frames. In the archives room: clean the floor, install the transom sash lifters and bolts on the windows, ease the window sashes, and caulk the exterior of the window frames. In the gents' toilet room: plane the water closet door so that it works easily and closes properly. Miscellaneous tasks: furnish two keys for each door except water closet doors, furnish a long T-handle for outside water service and a short T-handle for the inside stop cocks, clean the front porch, steps, and marble tiling, grade around building to within 1-foot of the top of the front step and slope the same to ground level 6-feet from the building all around, remove all lumber, scaffolds, shed, stone, debris, etc. from grounds.⁴⁵

- 1/22/1889 The Lodge House was finished this day. "To the best of my [G. M. Thomas'] knowledge and belief the building is now ready for acceptance."⁴⁶
- 2/13/1889 Ownership of the Lodge House was transferred to the United States from the Washington National Monument Society, by a letter from Hon. John Sherman (First Vice President of the Washington National Monument Society).⁴⁷
- 1889 Visitors to the monument initially gathered at the lodge, but as crowds grew, the place of visitor assembly shifted to the base of the monument.⁴⁸
- 7/1889 Roof leaks at the Lodge House were repaired by Lane and Malnati because their contract held them responsible for any defects that appeared in the building within 12 months of its completion.⁴⁹
- 1894 - 1895 The Lodge House roof was repaired and repainted. The doors and window casings at the lodge were also repainted.⁵⁰
- 1896 - 1897 The stonework on the south and part of the west elevations was repointed to repair damage done by the use of poor mortar in the original construction.⁵¹
- 1897 - 1898 The stonework on the north and east elevations of the Lodge House was repointed to repair damage done by use of poor mortar in the original construction.⁵²
- 1898 - 1899 Leaks in the Lodge House roof were repaired.⁵³
- 1899 - 1900 Repairs were made to the Lodge House metal roof, windows, and sashes.⁵⁴
- 11/1902 The Lodge House roof was leaking in several places, was repaired and was given two coats of metallic paint.⁵⁵
- 1/1903 A new ash box was installed on the west side of the Lodge House.⁵⁶

- 1903 – 1904 At the request of the Washington National Monument Society, a 30-foot tall flagpole was erected in the center of the Lodge House roof. An iron ladder was installed to provide access to the roof to accommodate the daily display of the colors. The tin roof was repaired.⁵⁷
- 1905 – 1906 The tin roof and flagpole were painted.⁵⁸
- 1907 – 1908 New sheathing and a new tin roof were installed on the Lodge House.⁵⁹
- 1909 – 1910 The roof and flagpole of the Lodge House were given two coats of paint.⁶⁰
- 1917 – 1918 The Lodge House downspouts were repaired, and new flashing was installed around the vent pipes on the roof.⁶¹
- 1918 – 1919 The roof and flagpole at the Lodge House were painted.⁶²
- 4/10/1926 “Washington Monument Lodge House. 1. Responsibility for the care and maintenance of the Washington Monument Lodge House and the drinking fountain adjacent to the Monument is hereby transferred from the Buildings Maintenance Division to the Park Maintenance Division. 2. The Protection Division will be responsible for the operation of the heating plant in the Lodge House and the raising and lowering of the flag thereon.”⁶³

INTERIOR

- 1896 – 1897 The interior ceiling, walls, and woodwork of the Lodge House were calcimined, painted, and varnished.⁶⁴
- 1897 – 1898 The boiler in the Lodge House was overhauled.⁶⁵
- 1898 – 1899 The Lodge House waiting room ceiling was calcimined, an automatic flush tank for the toilet was installed, a new smoke pipe was installed on the boiler, and the boiler was cleaned and repainted.⁶⁶
- 1899 – 1900 New telephones were installed in the elevator car, engine room, Boiler House, and Lodge House to replace the older system. The office room and waiting room floors were given a hard-oil finish.⁶⁷
- 11/1902 The Lodge House roof was leaking in several places and was repaired and given two coats of metallic paint. All of the brick walls and ceiling were given two coats of whitewash. A new oak seat was installed in the ladies’ toilet room. All woodwork was given a coat of hard oil. The walls and ceiling of the waiting room were patched and given two coats of paint. The two desks in the waiting room were removed by order of the engineer officer in charge; the larger desk was moved to engine room for use as a workbench, and the smaller one was destroyed.⁶⁸

- 12/1902 Two steam heating coils were connected to the boiler to heat the office and waiting room. Three additional seats were installed in the waiting room.⁶⁹
- 1902 – 1903 The monument custodian's office was moved from the small room to the former archives room. The small room was then converted into a store room. The walls and ceiling of the office and store room were painted. The floors in the office, store room, and waiting room were given one coat of floor stain. Rotten portions of wainscoting in the waiting room were repaired and painted. In the mens' toilet, a hole was cut in the wall to connect to an air flue for ventilation; the closet received a new oak seat, and all woodwork was painted.⁷⁰
- 1/1903 A two-stall urinal was installed in the gents' closet.⁷¹
- 6/1904 The existing heating boiler was replaced with a 400-square-foot cast-iron steam boiler.⁷²
- 1904 – 1905 Interior surfaces of the Lodge House were painted and whitewashed as needed.⁷³
- 1905 – 1906 The toilet room plumbing and steam-heating pipes were repaired.⁷⁴
- 1907 – 1908 Natural gas was introduced into the Lodge House. It was piped from the gas main on 14th St.⁷⁵
- 1909 – 1910 The heating boiler was lowered, and three I-beams were installed over it to support an extension of the mens' water closet floor.⁷⁶
- 1910 The old wooden floor in the Lodge House waiting room was replaced with terrazzo over a cement subfloor. The terrazzo pattern matched that installed in 1904–1905 in the Washington Monument lobby and reception area. Marble wainscoting was also added to the waiting room walls. The old door and window surrounds in the waiting room were cleaned, stained a light cherry, and varnished. The mens' and womens' toilets were doubled in size, with new cement floors in each room. The lodge was closed to the public to accommodate these renovations and reopened to the public on September 27, 1910.⁷⁷
- 1916 – 1917 New radiators were installed in the waiting room. The walls and ceiling of the custodian's office were given three coats of paint.⁷⁸
- 1917 – 1918 The toilets were doubled in size. Alterations to the toilet rooms included replacing the old plumbing with new fixtures, the old cement floors with terrazzo, the old wooden partitions with marble partitions, and installing marble wainscoting. The terrazzo floors matched the design installed in the waiting room in 1910.⁷⁹
- 1918 – 1919 The interior was painted.⁸⁰

SITE

- 8/8/1887 Bernard Green, Assistant Engineer, recommended siting the new lodge house "near the foot of the new embankment about three hundred and twenty-five (325) feet in an east-southeast direction from the Monument and fronting due north. In such a position it will not prevent an unbroken view of the entire shaft of the Monument from any point. Will be in the natural approach by visitors, and opposite the main entrance, and will involve no great depth of foundation, as would be the case if placed higher up on the new embankment."⁸¹
- 9/10/1887 The Joint Commission instructs Thomas Lincoln Casey to consider a closer location for the new lodge building than the 325-foot east-southeast of the monument earlier suggested by Casey, as "that distance being regarded by the Commission as inconvenient to the public."⁸²
- 4/23/1888 Thomas Lincoln Casey selected a second site for the new lodge: "directly south of the Monument fronting due east the longitudinal axis nearly coincidental with the meridian line through the center of the monument and its northern end 35 or 40 feet from the base of the Monument."⁸³
- 5/8/1888 "The building committee has decided to move the entire building southward so that the present south wall will be the north wall. The foundations must be built up to a full height of dry stone masonry like north wall or of good well burned brick, laid in good hydraulic cement. . . . The contractors are requested to submit at once an estimate of the sum for which they will make this change in the foundation. There will be no change in the general plan of the work otherwise than in foundations."⁸⁴
- 5/15/1888 A final change in the location of the new lodge occurred when John M. Wilson chose the site selected by William Clarke, Architect of the Capitol, "which position is nearly due east of and about 480 feet from the monument. The ground is about level and the lodge will face towards the East." This is the current location and situation of the Monument Lodge. Contractors Lane and Malnati offer to change the location for an additional \$930. As well as changing the site, the 2-inch steam pipe called for to run from the monument engine room to the lodge was eliminated, as the architects felt that the boiler at the lodge would provide sufficient steam.⁸⁵
- 1/1889 The grounds around the Lodge House were graded, and a plank walk was laid from 14th St. to the Lodge House and extending to the east face of the monument.⁸⁶
- 6/1903 A new drinking fountain was installed on the north side of the lodge, near the boardwalk "for the accommodation of visitors."⁸⁷
- 1905 - 1906 The boardwalk was painted.⁸⁸

1931 – 1947 (COMFORT STATION WITH WAITING ROOM)

EXTERIOR

6/1931 The "alteration and reconstruction of Monument Lodge" to increase toilets and modernize conditions was completed. Alterations included the replacement of one window each on the north and south elevations with exterior doors that accessed the mens' and womens' toilets, respectively.⁸⁹

INTERIOR

6/1931 The "alteration and reconstruction of Monument Lodge" to increase toilets and modernize conditions was completed. (p. 30) Alterations included the expansion of the toilets: the mens' toilet was expanded into the former keeper's room and the womens' toilet was expanded into the former archives. The brick walls formerly separating these rooms were removed. The newly expanded toilets received terrazzo floors matching the existing terrazzo in the toilets and in the waiting room. The lodge was also rewired.⁹⁰

10/9/1942 Spurred by Representative Sol Bloom's proposal to install a museum exhibit about George Washington in the Washington Monument Lodge, the National Capital Parks (NCP) began discussing alterations to the Monument Lodge waiting room to accommodate Representative Bloom's donation of reproductions associated with the recent Washington bi-centennial celebration. This was despite "objections of lack of space within the structure and lack of dignity in it for this purpose, can be overcome only by the most drastic remodeling, or, perhaps preferably, by the construction of a new and adequate structure at some future date . . . It is to be doubted that the structure is especially well adapted to such a purpose . . . The building is, first, of an unrelievedly, unattractive appearance; second, it is distinctly malodorous as a result of the public toilets which take up about three fifths of the space, and whose aroma is by no means confined to the building itself; and third, and perhaps most important, the public space is already more than occupied by a concessionaire whose activities include the storage of crates of milk bottles and pop bottles. This combined atmosphere scarcely seems conducive to the display of items of Washingtoniana, which if they are worth housing at all, should be housed in dignity."⁹¹ Regardless of these objections, the NCP looked to accommodate this exhibit within the lodge as inexpensively as possible. Upon discussion with the Welfare Association, it was agreed that bulk deliveries of bottled beverages were to be made to one of the Welfare Association's nearby facilities, so that only a limited amount of bottled beverage would be kept underneath and behind the main sales counter in the lodge waiting room. "The concessionaire would need to be kept severely in bounds, and the present collection of faded photographs and other items removed, if anything is to be made of the room at all."⁹² Proposed physical changes to the central room included removal of the two blocked doors to provide more wall space, replacing the marble wainscot with a wood dado, removing the overdoors of the two doors

leading to the toilet rooms, and repainting the entire interior, including the woodwork of the display room (ceiling: off-white toward warm-gray; upper wall: slightly darker than ceiling; lower wall: deeper than upper wall; cornice: white; base board: black; sash, sash and door trim: cool-gray, same tone as upper wall; rail: same as lower wall). This work was estimated to cost \$300 - \$400. NCP also lowered the height of the ceiling by installing a suspended plaster ceiling.⁹³

11/18/1942 By this date, copies of the Houdon bust and the Gilbert Stuart portrait of Washington had been placed in the waiting room, which "has made an interesting addition to the exhibits on display there." Renovation of the center room of the Monument Lodge to install museum display was underway.⁹⁴

11/24/1943 In response to theft of merchandise from the Monument Lodge by three young boys who broke a window to gain access (previous such incidents had led to the installation of new locks on the doors and windows), a recommendation was made to install iron or wooden bars on the windows, either on the exterior or interior.⁹⁵

1/29/1945 "Since all the paint is dingy, faded and dirty,"⁹⁶ a plan was made for repainting the window and doorframes, the chair rail, and the walls below the chair rail. The souvenir stands were to be painted gray, instead of their current lighter color.⁹⁷

3/3/1945 Leaks from a steam pipe under the womens' toilet were recommended to be repaired by replacing the damaged steam pipes was recommended. Removal of the old, unused, heating boiler and changing from D.C. electric supply to A. C. was also recommended. Superintendent Irving Root approved this work.⁹⁸

SITE

11/1931 In conjunction with the improvements to the interior of the Monument Lodge, its grounds were enhanced with foundation plantings. These plantings included: yew (*taxus bacata*), English ivy (*hedera helix*), cryptomeria, crepe myrtle, juniper (*juniperus hibernica*), and abelia as low-growing specimens, and azalea, *jasminum rubiflorum*, *barberis thunbergi*, quince (*cydonia japonica*), hydrangea, rose (*rosa grootendorst*), and snow berry (*symphoricarpus vulgaris*) as taller elements.⁹⁹ Also included in the landscape improvements were new concrete walks and exterior lighting.¹⁰⁰

1948 - PRESENT (COMFORT STATION, SOUVENIR SHOP, AND CONCESSION STAND)

EXTERIOR

1948 Plans were made to construct a small, two-counter concession stand on the west elevation of the Monument Lodge. One counter was located along the west wall

of the Monument Lodge, and a staff walkway separated this counter from the service counter. These plans also included a fenced patio with built-in seating.¹⁰¹

- 1953 A proposal was made to install an aluminum awning above the open-air concession stand and two sinks in the back bar of the stand.¹⁰²
- 1955 Expansion of the existing concession stand with a larger canopy and additional service features was proposed. This included reconfiguring the service counters, adding a third counter, and expanding the fenced dining space west of the concession stand.¹⁰³
- 8/15/1962 A discussion was begun by park staff "as to the extent of remodeling which may be possible at the Monument Lodge to improve conditions at this site until future plans for the Monument grounds are a reality. The heavy visitor loads at this site each year demand some improvement of the existing facilities, especially with the food storage and service area at the snack bar." Frank Cole, AIA, architect with Government Services, Inc., developed plans for remodeling the snack bar area, but approvals for the project were received too late to allow completion of the renovation before the spring 1962 season. Construction of the new addition was then recommended to be done as soon as possible after October 1, so that it would be done for the spring 1963 season. This plan also recommended replacing the existing trash receptacles with cast aluminum trash receptacles, similar to those that the District had recently installed.¹⁰⁴
- 1963 The present cinderblock addition was added to the west wall of the lodge, obscuring much of the west wall. An awning was attached to this addition to provide shade in the summer.¹⁰⁵
- 1971 As part of the restroom remodeling, the existing casement windows in the restrooms were replaced with prefabricated double-hung windows. These windows had louvered wood panels installed over the top sash to hide the dropped ceiling line.¹⁰⁶
- 8/26/1976 The Washington Monument Lodge was re-roofed by D & S Roofing and Sheet Metal, Inc. of Falls Church, VA. The work was to begin September 7, 1976.¹⁰⁷
- 9/1981 "The snack bar at the Monument Lodge provides neither nutritious food nor pleasant, comfortable surroundings for consuming it."¹⁰⁸
- Pre-8/4/1995 A wooden access ramp was installed over the east entry steps to improve accessibility.¹⁰⁹
- INTERIOR
- 1948 The public room was remodeled to accommodate retail uses.¹¹⁰

1971 The Monument Lodge restrooms were remodeled. A suspended acoustical tile ceiling was installed to accommodate mechanical ductwork. The terrazzo floors were overlaid with quarry tile. The interior walls were furred out and covered with plastic laminated plywood panels. The original casement windows were replaced with prefabricated double-hung windows. These windows had louvered wood panels installed over the top sash to hide the dropped ceiling line. All restroom fixtures were replaced. The existing metal toilet partitions were replaced or cleaned. Fluorescent lighting was installed. The only alteration to the remainder of the lodge was the installation of central air conditioning, with ductwork, throughout the lodge.¹¹¹

1995 Plans were made for remodeling the bathrooms at the Monument Lodge. The two bathrooms were the only areas affected by this work. The plans included removal of: the acoustical ceiling; wall framing, sheathing, and finish from 1-foot above the suspended ceiling to the floor; the entry doors and door hardware; the toilet compartments and accessories; the mirrors, counters, cabinets, and lavatories; the terrazzo floor finish; all toilet accessories; all piping; peeling lead paint; and all interior light fixtures. Repairs were made to the existing plaster ceiling and walls by encapsulating non-peeling lead paint. New elements installed included rigid insulation behind the transom glazing; a new door, frame, and hardware; wall framing and finish; acoustical ceiling in the public areas of the bathrooms; a plaster ceiling in the boiler access closet in the mens' bathroom; toilets, accessories, and toilet compartments; tile wall finish; floor drains; heating and lighting units; and mirrors.¹¹²

1995 - 1998 The restrooms in the Monument Lodge were remodeled.¹¹³

SITE

1963 The grounds immediately around the new concession stand addition were altered, including the removal of existing vegetation, such as *spirea arguta*, *yew* (*taxus spreading*), *barberis thunbergi*, and *holly olive* (*osmanthus*) and the addition of *barberis thunbergi atropurpurea*, *holly olive* (*osmanthus*), and *yew* (*taxus spreading*).¹¹⁴

9/20/1973 The Washington Monument Visitor Facility Comprehensive Design Program and Engineering Feasibility Program investigated construction of an underground visitors' structure on the monument grounds. One of the products was a comprehensive design program to provide operational, interpretive, functional, and structural requirements for a visitor facility. It recommended removal of the Concession Stand, or Monument Lodge addition, and remodeling of the building as a monument and tour-bus ticketing facility.¹¹⁵

4/1974 The interim development plan for the Washington Monument Grounds for the Bicentennial proposed no alterations to the Monument Lodge or its immediate surroundings.¹¹⁶

- 5/1993 The revisions to the 1981 Development Concept Plan included the rehabilitation of the plaza around Monument Lodge and construction of a visitor center under the Monument Lodge, which was to undergo "historic rehabilitation."¹¹⁷
- 11/2001 The National Park Service (NPS) released *Program Requirements for the Washington Monument Permanent Security Improvements* for "design and construction of a new permanent visitor screening facility . . . enhancement of the visitor experience . . . preservation of the Monument structure; rehabilitation of the Monument Lodge; and completion of the 1993 Development Concept Plan for the Washington Monument Grounds."¹¹⁸ Three alternatives were considered. Alternative A was a below-grade alternative with an underground screening facility and passage into the Monument and a landscaped vehicle-barrier system of walled terraces and walkway. This alternative would also include removal of: the above-ground visitor queuing area, the temporary visitor screening facility adjacent to the monument, the existing ticket distribution kiosk on the west side of 15th Street at Madison Drive, and the unsympathetic addition to Monument Lodge. The Monument Lodge would be rehabilitated with a compatible new addition serving as a portal to the new underground visitor screening facility. This underground facility would include a ticketing/lobby area, security queuing and screening area, educational and interpretive area, and other visitor services. The underground facility and the monument would be linked via an underground passageway that sloped gently upward to a new elevator lobby one floor beneath the existing lobby. A skylight would be installed to allow light into the screening facility and preserve the visual connection to Monument. Alternative B was an above-grade alternative that included a visitor screening facility composed of two buildings containing ticketing, security queuing and screening, educational and interpretive displays, and other visitor services. These buildings would be clustered in a less visible and less used part of the grounds near the Sylvan Theatre. Alternative B also included removal of: the above-ground visitor queuing area, the temporary visitor screening facility adjacent to the monument, and the existing ticketing kiosk on the west side of 15th Street at Madison Drive. Included in this plan were: construction of an above-ground, double-fenced security pathway through which law enforcement personnel would escort groups of screened visitors to a double-locked door at the entrance to the Monument, and the replacement of the existing jersey barriers with a vehicular barrier system of bollards along the 1.25-mile perimeter of the Monument Grounds. The Monument Lodge would be rehabilitated and its unsympathetic addition removed. Alternative C was the no action alternative.¹¹⁹
- 12/21/2001 The Commission of Fine Arts (CFA) approved the proposed underground visitor center and underground concourse leading from the Monument Lodge to the Washington Monument.

- 2/7/2002 The National Capital Planning Commission (NCPC) granted conceptual approval for a permanent visitor center and security improvements to the Washington Monument and its grounds. Many of these improvements were part of the 1993 Development Concept Plan (DCP) for the Washington Monument and its grounds. Due to security concerns not anticipated when the 1993 DCP was developed, the NPS also proposed adding security screening within the underground visitor facility and constructing a tunnel entry into the monument.¹²⁰
- 2/28/2002 The Historic Preservation Review Board for the District of Columbia approved "design concept" for Security Improvements at the Washington Monument that included an underground visitors center with a tunnel entry into the Monument.¹²¹
- 4/2002 The NPS released an Environmental Assessment Report that supported the construction of the underground visitor facility and underground concourse. The Commission of Fine Arts and the National Capital Planning Commission endorsed the concept.¹²²
- 4/4/2002 The NCPC gave conceptual approval to the construction of an addition to the Washington Monument Lodge. This addition is a revision of the conceptual approval granted by the NCPC on February 7, 2002 for the overall security improvements to the Washington Monument and grounds. This addition was to accommodate the anticipated volume of visitors, which the existing lodge would not be able to accommodate. Under the security improvement plan, the lodge would provide access to visitors going to the monument. The lodge would contain a ranger information station, entry lobby, and two elevators. The proposed glass addition to the west elevation of the Lodge would contain stairs leading to the visitors center. The sills of the windows in the west bay would be cut down to the floor to provide access to the proposed addition. Security screening of visitors and ticketing, visitor store, restrooms, and exhibits would be located in the underground visitor center, not the lodge. The existing addition on the west elevation of Monument Lodge would be removed. The new addition would have a stepped profile, reminiscent of a nineteenth-century conservatory. NCPC states "the style and character of the depicted conservatory addition seems too refined, and too faceted for the simple rusticated character and modest scale of the Lodge. The English High Victorian Gothic style is of the same time period as the Lodge but from a different design vocabulary. Staff urges NPS to consider other historical models for the addition as it continues to develop the design."¹²³
- 7/2002 The NPS released a *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment* that finds preferred Alternative A "does not constitute a major Federal action significantly affecting the quality of the human environment." (p. 18) "Due to the high visibility and importance of the Washington Monument, increased national security concerns, and the prominence of the Monument and its setting, the NPS proposes permanent improvements to the current temporary

security systems at the Washington Monument and its Grounds and related revisions to the 1993 Development Concept Plan. These improvements would include the construction of a permanent visitor screening facility to replace the interim facility located adjacent to the Monument. The program also includes enhancement of the visitor experience as well as general improvements to the Monument Grounds.”¹²⁴

12/16/2002 The NCPC issues a Finding of No Significant Impact (FONSI) regarding the revised monument development concept plan.¹²⁵

1/9/2003 The NCPC approved the Revised Development Concept Plan (an update of the 1993 Development Concept Plan for the Washington Monument and Grounds) and reaffirmed its approval of the concept of the underground Visitor Facility and Concourse to the Monument. The NCPC also approved the concept of an addition to the west façade of the Monument Lodge “of a size sufficient to meet the National Park Service’s needs without overwhelming the lodge and suggest that NPS provide two or more alternative designs.”¹²⁶ Since the NCPC’s concept approval of the Monument Lodge addition in April 2002, the NPS had determined a need to have visitor screening take place above ground, necessitating a larger addition than conceptually approved by NCPC April 2002. The NCPC approved the Revised Development Concept Plan for the Washington Monument Grounds, except for the addition to Monument Lodge, the skylight illuminating the below-grade visitor facility, the below-grade visitor facility, and the underground passage into the monument. The exceptions from approval were because the proposal submitted by NPS was “significantly different than the concept approved by the Commission in April 2002, and because it does not meet the request of the Commission for a compatible lodge addition that ‘is not visually larger than the existing lodge.’”¹²⁷ The Revised Development Concept Plan included the same general development concepts of the 1993 Development Concept Plan with the addition of an underground passage to a new below-grade monument entrance.¹²⁸

1/2003 The Revised Development Concept Plan included the Monument Lodge and proposed addition – visitor entrance and screening. “In the proposal, the lodge would be rehabilitated and would contain a ranger station and an office for Park Police.” The currently proposed addition is approximately 2700-square-feet, almost twice the size of the approved concept for the addition. It is 2.5-times larger than the footprint of the lodge, due to the additional functions of housing screening and two elevators. The glass addition has two distinct masses: a hyphen containing security functions and a five-sided form above the elevators and stairs. The base of the addition would be finished in stone to complement the lodge.¹²⁹ The underground visitors facility would be lit by an approximately 60-foot long skylight (the NCPC approved a 90-foot long skylight April 2002), and would include the functions of visitor queuing, ticketing, restrooms, exhibit area, and bookshop (currently housed in the monument). Food sales are not anticipated in

the new facility. A connecting passage would direct screened visitors directly to the new underground passage to a new below-grade lobby in the monument.¹³⁰

5/1/2003 The NCPC approved the revised preliminary site and building plans for an addition to the Monument Lodge, the pavilion scheme, and a skylight at the Washington Monument Grounds. Two design alternatives were submitted: a 'conservatory' scheme and a 'pavilion' scheme. Both schemes had the same overall dimensions. The conservatory scheme addition was composed of two distinct segments: one for screening and one for the stair atrium. Its style was derived from nineteenth century botanical conservatories and had a glass and steel structure for walls and roof, and a granite water table. The pavilion scheme, the National Park Service is preferred option, had a gradually stepped footprint with a hemicycle at the west elevation for screening and a stair atrium. Its style was derived from eighteenth-century neoclassical orangeries and had large mullioned windows, marble pilasters, columns, and cornice, a granite water table, and a glass roof with structural glass mullions. During the NCPC review process, the designs were revised to be more compact with a simplified stair, a reduction in length, and to be "more compatible with the size and scale of the lodge. Each has historical design precedents appropriate to a small building in an open landscape." The NCPC "staff believe that the conservatory scheme is an acceptable alternative, but that the segmented form and massing is less successful than the pavilion scheme . . . The pavilion scheme is NPS's preferred option and the alternative recommended by staff."¹³¹ The NCPC staff recommended revisions to the pavilion scheme: "that the columns and porch around the side exit doors of the addition be refined and simplified, so that these exits are differentiated from the primary entrance on the front of the existing building . . . delineating a transition of material in the area on the side facades where the stone edge of the existing historic building will be joined to the new marble of the addition."¹³² Although the retaining wall shown behind (west) and on the sides of the lodge addition in the pavilion scheme was not under review at this time, "Staff advises lowering the retaining wall proposed along the side and rear elevations from 30 inches to 18 inches to allow for seating and easier access to the monument grounds."¹³³

6/5/2003 NCPC approved "final site development plans for the landscape plan on the Washington Monument Grounds . . . includ[ing] . . . a lodge bench . . . The plan will give the grounds a new appearance and reflect the current security requirements while retaining the character and use of the grounds as a place for recreation and for public gathering."¹³⁴

ENDNOTES

Abbreviations:

E 484 Letters Received, Entry 484; Records of the Joint Commission for Completion of the Washington Monument

E 495 Letters Sent, Entry 495; Records of the Engineer in Charge, 1876-1892; Records of the Joint Commission for Completion of the Washington Monument, 1876-1892

1	E 512	Contracts, Entry 512; Records of the Engineer In Charge, 1876-1892; Records of the Joint Commission for the Completion of the Washington Monument, 1876 - 1892
2		
3		
4	E 530	Schedules and Letters Received Relating to Building Materials for the Completion of the Monument and Lodge and to the Disposition of Memorial Stones Not Placed in the Monument. Entry 530; Records of the Custodian, 1879-1929
5		
6		
7		
8	E 538	Monthly Reports of Operations, Entry 538; Records of the Custodian, 1879-1929; Records of the Engineer in Charge of the Monument, 1879-1929
9		
10		
11	GPO	Government Printing Office, Washington, D.C.
12		
13	NAB	National Archives Building, Washington, D.C.
14		
15		NPS-NCR National Park Service, National Capital Region
16		
17	RG 42	Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42

¹ W. W. Corcoran, Chairman of Joint Commission for Completion of the Washington Monument, to Horatio King, Secretary of the Washington National Monument Society, 7 May 1887; E 484; RG 42; NAB.

² Thomas Lincoln Casey, Engineer in Charge of the Washington Monument, to W. M. Poindexter & Co., 8 June 1887; v. 4 p. 391; E 495; RG 42; NAB.

³ Bernard R. Green, Assistant Engineer for the Washington Monument, to Brig. Genl. James C. Duane, Chairman of the Building Committee, Chief of Engineers, 8 September 1887; v. 4 p. 409-410; E 495; RG 42; NAB.

⁴ W. M. Poindexter and J. A. Henry Flemer, "Specifications for Labor and Materials for the Erection and Completion of a Building at the Washington Monument at Washington, D.C." 18 February 1888, 8-10; E 512; RG 42; NAB.

⁵ Poindexter and Flemer, "Specifications," 12.

⁶ Poindexter and Flemer, "Specifications," 14.

⁷ John M. Wilson, Engineer in Charge of the Washington Monument, to Edward Clark, Architect of the Capitol, 29 October 1888; v. 5 p. 96-97; E 495; RG 42; NAB.

⁸ Thomas Lincoln Casey, Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati, "Articles of Agreement," 20 March 1888; E 512; RG 42; NAB.

⁹ John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian for the Washington Monument, 14 April 1888; v. 5 entry 4410; E 495; RG 42; NAB.

¹⁰ John M. Wilson, Engineer in Charge of the Washington Monument, to Joint Commission for the Completion of the Washington Monument, "Report of Operations for April 1888," 1 May 1888; v. 5, p. 13-14; E 495; RG 42; NAB.

¹¹ William Price, to John M. Wilson, Engineer in Charge of the Washington Monument, 7 May 1888; E 530; RG 42; NAB.

¹² Lane and Malnati, to John M. Wilson, Engineer in Charge of the Washington Monument, 9 May 1888; E 484; RG 42; NAB.

¹³ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 17 May 1888; v. 5, p. 20-21; E 495; RG 42; NAB.

¹⁴ John M. Wilson, Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chairman Building Committee, Chief of Engineers, 18 May 1888; E 484; RG 42; NAB.

¹⁵ John M. Wilson, Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati, doing business as Lane and Malnati, "Articles of Agreement," 23 May 1888; Records Relating to the Design and Construction of the Monument, Monument Grounds, and Offices of the Society, Entry 436; Records of the Secretary, 1833-1951; Records of the Washington national Monument Society, 1833-1951.

¹⁶ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 23 May 1888; v. 5 p. 23; E 495; RG 42; NAB.

¹⁷ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations upon the Completion of the Washington Monument During the Month of May 1888," 1 June 1888; v. 5, p. 27; E 495; RG 42; NAB.

¹⁸ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 7 June 1888; v. 5 p. 30; E 495; RG 42; NAB.

¹⁹ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 12 June 1888; v. 5 p. 30-31; E 495; RG 42; NAB.

²⁰ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations Connected with the Washington Monument During the Month of July 1888," 2 July 1888; v. 5, p. 35; E 495; RG 42; NAB.

²¹ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman of Joint Commission for Completion of the Washington Monument, 4 July 1888; v. 5, p. 36; E 495; RG 42; NAB.

²² John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 16 July 1888; v. 5, p. 37-38; E 495; RG 42; NAB.

²³ George M. Thomas, Custodian of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, 20 July 1888; E 530; RG 42; NAB.

²⁴ William Price, inspector, to John M. Wilson, Engineer in Charge of the Washington Monument, "Report of Inspection of Cut Stonework as prepared by the Contractors for Lodge House," 28 July 1888; E 530; RG 42; NAB.

²⁵ Wilson to Sherman, "Report of Operations Upon the Completion of the Washington Monument During the Month of July 1888."

²⁶ George M. Thomas, Custodian of the Washington Monument, to Lane and Malnati, 2 August 1888; E 530; RG 42; NAB.

²⁷ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, 3 August 1888; v. 5; E 495; RG 42; NAB.

²⁸ John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument, 7 August 1888; E 530; RG 42; NAB.

²⁹ George M. Thomas, Clerk and Superintendent of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, 27 August 1888; v. 5; E 495; RG 42; NAB.

³⁰ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations Upon the Completion of the Washington Monument During the Month of August 1888," 1 September 1888; v. 5, p. 52; E 495; RG 42; NAB.

³¹ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, 5 September 1888; v. 5, p. 53-54; E 495; RG 42; NAB.

³² John M. Wilson, Engineer in Charge of the Washington Monument, to W. M. Poindexter & Co., 10 September 1888, v. 5; E 495; RG 42; NAB.

³³ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 10 September 1888; v. 5, p. 57; E 495; RG 42; NAB

³⁴ G. M. Thomas, Clerk and Supt., to John M. Wilson, Engineer in Charge of the Washington Monument, 22 September 1888; E 530; RG 42; NAB.

³⁵ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, 27 September 1888; v. 5, p. 62; E 495; RG 42; NAB.

³⁶ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations Upon the Completion of the Washington Monument During the Month of September 1888," 1 October 1888; E 484; RG 42; NAB.

³⁷ Mary-Jane M. Dowd, compiler, *Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42, Inventory No. 16.* (Washington, D.C.: National Archives and Records Administration, 1992).

³⁸ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, 15 October 1888; v. 5, p. 81; E 495; RG 42; NAB.

³⁹ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, 24 October 1888; v. 5, p. 91-92; E 495; RG 42; NAB.

⁴⁰ George M. Thomas, Custodian of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, 15 November 1888; E 530; RG 42; NAB.

⁴¹ John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument, 15 November 1888; E 530; RG 42; NAB.

⁴² Lane and Malnati to John M. Wilson, Engineer in Charge of the Washington Monument, 30 November 1888; E 484; RG 42; NAB.

⁴³ John M. Wilson, Engineer in Charge of the Washington Monument, to Hon. John Sherman, Vice President Washington National Monument Society, 30 November 1888; Records Relating to the Design and Construction of the Monument, Monument Grounds, and Offices of the Society, Entry 436; Records of the Secretary, 1833-1951; Records of the Washington National Monument Society, 1833-1951; RG 42; NAB.

⁴⁴ George M. Thomas, Custodian of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, "Report of Operations Upon the Washington Monument for the Month of November 1888," 30 November 1888; E 538; RG 42; NAB.

⁴⁵ George M. Thomas, Custodian of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, 8 January 1889; E 530; RG 42; NAB.

⁴⁶ George M. Thomas, Custodian of the Washington Monument, to John M. Wilson, Engineer in Charge of the Washington Monument, 22 January 1889; E 530; RG 42; NAB.

⁴⁷ Theodore A. Bingham, Engineer in Charge of the Washington Monument, to Brig. Gen. John M. Wilson, Chief of Engineers, 13 September 1898; p. 393-395; Press Copies of Letters Sent, Entry 488; Records of the Joint Commission for the Completion of the Washington Monument; RG 42; NAB.

⁴⁸ John M. Wilson, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds and Care and Completion of the Washington Monument in the District of Columbia*, by John M. Wilson, Lieut. Col. of Engineers, Col. U.S.A., being Appendix AAA of the Annual Report of the Chief of Engineers for 1889 (Washington, D.C.: GPO, 1889).

⁴⁹ John M. Wilson, Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument, 2 July 1889; E 530; RG 42; NAB.

⁵⁰ John M. Wilson, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by John M. Wilson, Lieut. Col., Corps of Engineers, Col., U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1895 (Washington, D.C.: GPO, 1895).

⁵¹ John M. Wilson, T. A. Bingham, and John S. Sewell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by John M. Wilson, Col. (now Brig. Gen.), Corps of Engineers, U.S.A., T. A. Bingham, Capt., Corps of Engineers, Col., U.S.A., and John S. Sewell, First Lieutenant, Corps of Engineers, U.S.A., being Appendix BBB of the Annual Report of the Chief of Engineers for 1897 (Washington, D.C.: GPO, 1897).

⁵² Theodore A. Bingham, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix CCC of the Annual Report of the Chief of Engineers for 1898 (Washington, D.C.: GPO, 1898).

⁵³ Theodore A. Bingham, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix CCC of the Annual Report of the Chief of Engineers for 1899 (Washington, D.C.: GPO, 1899).

⁵⁴ Theodore A. Bingham, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix HHH of the Annual Report of the Chief of Engineers for 1900 (Washington, D.C.: GPO, 1900).

⁵⁵ William A. Craig, Custodian of the Washington Monument, to Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations on the Washington Monument for the month ending November 30th, 1902," 1 December 1902; E 538; RG 42; NAB.

⁵⁶ William A. Craig, Custodian of the Washington Monument, to Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of January 1903," 1 February 1903; E 538; RG 42; NAB.

⁵⁷ Maj. Thomas W. Symons and Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Thomas W. Symons, Major, Corps of Engineers, U.S.A., and Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1904 (Washington, D.C.: GPO, 1904). This flagpole remained in place at least until 1926, but appears to have been removed by 1931. (U. S. Grant, 3d, Director, "General Order No. 62. Office of Public Buildings and Public Parks," 10 April 1926; Department of the Interior Library, Washington, D.C.; View of the southeast corner of the Monument Lodge, [Photograph], 26 August 1931; NPS-NCR Collection.)

⁵⁸ Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix FEE of the Annual Report of the Chief of Engineers for 1906 (Washington, D.C.: GPO, 1906).

⁵⁹ Maj. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Major, Corps of Engineers, U.S.A., being Appendix GGG of the Annual Report of the Chief of Engineers for 1908 (Washington, D.C.: GPO, 1908).

⁶⁰ Maj. Spencer Cosby, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia*, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix FFF of the Annual Report of the Chief of Engineers for 1910 (Washington, D.C.: GPO, 1910).

⁶¹ Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1918).

⁶² Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1919).

⁶³ U.S. Grant, 3d, "General Order No. 62. Office of Public Buildings and Public Parks," 10 April 1926; *General Orders 1925-1927, Public Buildings and Public Parks*; Department of Interior Library, Washington, D.C.

⁶⁴ Wilson, Bingham, and Sewell, *Annual Report*, 1897.

⁶⁵ Bingham, *Annual Report*, 1898.

⁶⁶ Bingham, *Annual Report*, 1899.

⁶⁷ Bingham, *Annual Report*, 1900.

⁶⁸ Craig to Bingham, "Report of Operations on the Washington Monument for the Month Ending November 30th. 1902."

⁶⁹ William A. Craig, Custodian of the Washington Monument, to Theodore A. Bingham, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of December, 1902," 1 January 1903; E 538; RG 42; NAB.

⁷⁰ Maj. Thomas W. Symons and Maj. Theodore A. Bingham, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Thomas W. Symons, Major, Corps of Engineers, U.S.A., and Theo. A. Bingham, Major, Corps of Engineers, Col. U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1903 (Washington, D.C.: GPO, 1903).

⁷¹ Craig to Bingham, "Report of Operations at the Washington Monument for the Month of January 1903."

⁷² Symons and Bromwell, *Annual Report*, 1904.

⁷³ Capt. Charles S. Bromwell, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia*, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1905 (Washington, D.C.: GPO, 1905).

⁷⁴ Bromwell, *Annual Report*, 1906.

⁷⁵ Bromwell, *Annual Report*, 1908.

⁷⁶ Cosby, *Annual Report*, 1910.

⁷⁷ Maj. Spencer Cosby, *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia*, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1911 (Washington, D.C.: GPO, 1911).

⁷⁸ Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1917).

⁷⁹ Office of Public Buildings and Public Parks of the National Capital, *Annual Report*, 1918.

⁸⁰ Office of Public Buildings and Public Parks of the National Capital, *Annual Report*, 1919.

⁸¹ Green to Duane, 8 September 1887.

⁸² F.L. Harvey, secretary of Joint Commission for Completion of the Washington Monument, *Proceedings of the Joint Commission*, Washington, D.C. 10 September 1887; Proceedings of the Society, Entry 418; Records of the Secretary, 1833-1951; Records of the Washington National Monument Society, 1833-1951; RG 42; NAB.

⁸³ John M. Wilson, Engineer in Charge of the Washington Monument, to George W. Thomas, Clerk and Superintendent at the Washington Monument, 23 April 1888; v. 5, entry 4424; E 495; RG 42; NAB.

⁸⁴ John M. Wilson, Engineer in Charge of the Washington Monument, to Lane and Malnati, via Geo. M. Thomas, memorandum, 8 May 1888; E 530; Records of the Custodian, 1879 - 1929; RG 42; NAB.

⁸⁵ John M. Wilson, Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chief of Engineers, Chairman of Building Committee, 15 May 1888; E 484; RG 42; NAB.

⁸⁶ George M. Thomas, Custodian of the Washington Monument, to John M. Thomas, Engineer in Charge of the Washington Monument, 31 January 1889, "Report of Operations Upon the Washington Monument for the Month of January 1889," E 538; RG 42; NAB.

⁸⁷ William A. Craig, Custodian of the Washington Monument, to Thomas S. Symons, Engineer in Charge of the Washington Monument, "Report of Operations at the Washington Monument for the Month of June 1903," 1 July 1903; E 538; RG 42; NAB.

⁸⁸ Bromwell, *Annual Report*, 1906.

⁸⁹ Office of Public Buildings and Public Parks of the National Capital, *Annual Report of Director of Public Buildings and Public Parks of the National Capital* (Washington, D.C.: GPO, 1931).

⁹⁰ OPB&PP, *Annual Report*, 1931.

⁹¹ Harry T. Thompson, National Capital Parks, NPS, to Superintendent, NCP. NPS, Memorandum, 9 October 1942; NPS-NCR Collection.

⁹² Thompson to Superintendent, 9 October 1942.

⁹³ OPB&PP, *Annual Report*, 1919; "Washington Monument Lodge Floor Plans and Sections, Showing Enlargement of Men's and Women's Toilets," January 1931 ([Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service).

⁹⁴ Associate Director, (unknown branch), to Director, National Park Service, Chicago, Memorandum, 18 November 1942; NPS-NCR Collection.

⁹⁵ F. W. Hoover, General Manager, to Irving C. Root, Superintendent, National Capital Parks, 24 November 1943; NPS-NCR Collection.

⁹⁶ W. M. Haussmann to H. T. Thompson, 7 February 1945; NPS-NCR Collection.

⁹⁷ Frank T. Gartside, Assistant Superintendent, to Mr. Thompson, 29 January 1945; NPS-NCR Collection.

⁹⁸ C. W. Andrae, Mechanical Engineer, to H. T. Thompson, Assistant Superintendent, 3 March 1945; NPS-NCR Collection.

⁹⁹ "Monument Lodge Planting Plan," 9 October 1931, [Architectural Drawing]; File 807_84077, Technical Information Center, Denver Service Center, National Park Service; OPB&PP, *Annual Report*, 1931.

¹⁰⁰ OPB&PP, *Annual Report*, 1931.

¹⁰¹ "Concession Stand, Monument Grounds," Approved 14 January 1948, [Architectural Drawing]; File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

¹⁰² "Aluminum Awning, Sink etc. Lav. Concession Stand, Washington Monument Lodge, Approved 9 December 1953, [Architectural Drawing]; File 807_80067; Technical Information Center, Denver Service Center, National Park Service.

¹⁰³ "Expansion Plan, Concession Stand, Monument Grounds - W.P.P.," 12 July 1955, [Architectural Drawing]; File 807_80069; Technical Information Center, Denver Service Center, National Park Service.

¹⁰⁴ John B. Thomas to William M. Haussmann, Chief, National Capital Office of Design and Construction, NPS, 15 August 1962; NPS-NCR Collection.

¹⁰⁵ Frank William Cole, AIA, "Sketch, Concession Building, Washington Monument Lodge, Scheme One," 26 December 1961, [Architectural Drawing]; File 807_80070; Technical Information Center, Denver Service Center, National Park Service.

¹⁰⁶ "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's); 4 April 1971 [Architectural Drawing]; File 807_40001; Technical Information Center, Denver Service Center, National Park Service; "Rehabilitation of Comfort Station, Washington Monument Lodge, Working

Drawings, Drawing 2 of 2 (Women's); 4 April 1971 [Architectural Drawing]; File 807_40001; Technical Information Center; Denver Service Center; National Park Service.

¹⁰⁷ Harold H. Hagen, pre-construction Conference minutes, 26 August 1976; NPS-NCR Collection.

¹⁰⁸ National Park Service, Department of the Interior, *Development Concept Plan: Washington Monument Grounds (Revisions to the 1981 Development Concept Plan)*, Washington, D.C., April 1989.

¹⁰⁹ "New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge - Comfort Station Rehabilitation," 4 August 1994 [Architectural Drawing]; File 807_89056, Sheet 5 of 8; Denver Service Center, National Park Service.

¹¹⁰ Rebecca Stevens, Regional Chief Historical Architect, National Capital Region, and Chief, Division of Resource Management, National Capital Parks - Central to Superintendent, National Capital Parks - Central, memorandum, 19 July 2002; NPS-NCR Collection.

¹¹¹ "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's); 4 April 1971 [Architectural Drawing]; File 807_40001; Technical Information Center; Denver Service Center; National Park Service; "Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's); 4 April 1971 [Architectural Drawing]; File 807_40001; Technical Information Center; Denver Service Center; National Park Service.

¹¹² "New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge - Comfort Station Rehabilitation," 4 August 1994 [Architectural Drawing]; File 807_89056, Sheet 5 of 8; Denver Service Center, National Park Service; "New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge - Comfort Station Rehabilitation," 4 August 1994 [Architectural Drawing]; File 807_89056, Sheet 6 of 8; Denver Service Center, National Park Service.

¹¹³ Rebecca Stevens, Regional Chief Historical Architect, National Capital Region, and Chief, Division of Resource Management, National Capital Parks - Central to Superintendent, National Capital Parks - Central, memorandum, 19 July 2002; NPS-NCR Collection.

¹¹⁴ "Redesign of planting, Washington Monument Lodge, Washington Monument, U.S. Res. 2," August 1963, [Architectural Drawing]; File 807_80075; Technical Information Center, Denver Service Center, National Park Service.

¹¹⁵ Hartman-Cox Architects, "Visitor Facility for the Washington Monument, Washington D.C. Comprehensive Design Program and Engineering Feasibility Design Program," prepared for NPS, September 20, 1973; NPS-NCR Collection.

¹¹⁶ National Capital Parks, National Park Service, Department of the Interior, *Environmental Impact Assessment, Interim Development Plan for Washington Monument Grounds* (Washington, DC, May 1974).

¹¹⁷ National Park Service, Department of the Interior, *Process of Implementation for Grounds Improvement and Accessibility, Washington Monument Grounds*, May 1993; NPS-NCR Collection.

¹¹⁸ National Park Service, Department of the Interior, *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment* (July 2002), 3.

¹¹⁹ National Park Service, Department of the Interior, *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment*, July 2002.

¹²⁰ National Capital Planning Commission, *Design Concept (Visitor and Security Improvements) Washington Monument Grounds Washington, D.C., Report to the National Park Service*, 7 February 2002, NCPC File No. 1303/6152.

¹²¹ "Washington Monument Grounds Recent Modifications and Citizen Participation Process to Improve Security," <http://www.savethemall.org/washmon/timeline.html>, accessed 16 April 2003

¹²² National Park Service, Department of the Interior, *Washington Monument Permanent Security Improvements Environmental Assessment*. Washington, DC: NPS. April 2002.

¹²³ National Capital Planning Commission, "Washington Monument Grounds, Revised Design Concept Plans for Visitor and Security Improvements (Washington Monument Lodge Addition)" (NCPC File Nos. 1303/6152, 4 April 2002), 6.

¹²⁴ National Park Service, Department of the Interior, *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment*, July 2002.

¹²⁵ National Capital Planning Commission, "Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements," (NCPC File Nos. 1303/6152, 9 January 2003), 7.

¹²⁶ National Capital Planning Commission, "Revised Development Concept Plan" (9 January 2003), 1.

¹²⁷ National Capital Planning Commission, "Revised Development Concept Plan" (9 January 2003), 3.

¹²⁸ National Capital Planning Commission, "Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements," NCPC File Nos. 1303/6152, 9 January 2003.

¹²⁹ National Capital Planning Commission, "Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements," NCPC File Nos. 1303/6152, 9 January 2003.

¹³⁰ National Capital Planning Commission, "Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements," NCPC File Nos. 1303/6152, 9 January 2003.

¹³¹ National Capital Planning Commission, "Washington Monument Grounds, Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition, Between 14th and 17th Streets, NW and Constitution Avenue, NW and the Tidal Basin, Washington, D.C., Submission by the National Park Service," (NCPC File Nos. 1303 and 6152, May 1, 2003), 4.

¹³² National Capital Planning Commission, "Revised Preliminary Site and Building Plans," (May 1, 2003), 5.

¹³³ National Capital Planning Commission, "Revised Preliminary Site and Building Plans," (May 1, 2003), 6.

¹³⁴ National Capital Planning Commission, "Commission Actions Taken at June 5th Meeting." Washington, D.C.: National Capital Planning Commission, 2003. <http://www.ncpc.gov/commission.html>, accessed June 18, 2003.

BIBLIOGRAPHY



BIBLIOGRAPHY

ABBREVIATIONS

- NAB National Archives Building, Washington, D.C.
RG 42 Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42

BOOKS AND ARTICLES

- Anderson, Cherrie and Kathleen Sinclair Wood. *Cleveland Park: A Guide to Architectural Styles and Building Types*. Washington, D.C.: Cleveland Park Historical Society, 1998.
- Dowd, Mary-Jane M., compiler. *Records of the Office of Public Buildings and Public Parks of the National Capital, Record Group 42, Inventory No. 16*. Washington, D.C.: National Archives and Records Administration, 1992.
- Harvey, Frederick L. *History of the Washington National Monument and the Washington National Monument Society*. Washington, D.C.: GPO: 1903.
- "Poindexter, William M." *American Architects Biographies*.
<http://www.sah.org/aame/biop.html>, accessed 1 May 2003.
- Prospect Park Alliance. "Park Destinations: Concert Grove."
http://www.prospectpark.org/dest/main.cfm?target=conc_hist, accessed April 14, 2003
- "Randolph-Macon Woman's College," *Colleges and Universities*.
http://www.wolfrunstudio.com/PAGES/pg_col11.html, accessed 1 July 2003.
- "Stevens Cottage." *Page County Landmarks*. <http://www.rootsweb.com/~vagspc/pchaland.htm>, accessed 1 July 2003.
- Urban Design & Historic Preservation Division. "Comfort Station, HPC #91-04."
<http://stpete.org/ComfortStation.htm>, accessed April 14, 2003.
- "Washington Monument Grounds Recent Modifications and Citizen Participation Process to Improve Security," <http://www.savethemall.org/washmon/timeline.html>, accessed 16 April 2003.

ARCHIVES

NATIONAL ARCHIVES - RECORDS OF THE OFFICE OF PUBLIC BUILDINGS AND PUBLIC PARKS OF THE NATIONAL CAPITAL, RECORD GROUP 42 (RG 42)

PROCEEDINGS OF THE SOCIETY, 1833-1951, ENTRY 418; RECORDS OF THE SECRETARY, 1833-1951; RECORDS OF THE WASHINGTON NATIONAL MONUMENT SOCIETY, 1833-1951 (E 418)

Harvey, F.L., secretary of Joint Commission for Completion of the Washington Monument. "Proceedings of the Joint Commission, Washington, D.C." 10 September 1887; E 418; RG 42; NAB.

RECORDS RELATING TO THE DESIGN AND CONSTRUCTION OF THE MONUMENT, MONUMENT GROUNDS, AND OFFICES OF THE SOCIETY, ENTRY 436; RECORDS OF THE SECRETARY, 1833-1951; RECORDS OF THE WASHINGTON NATIONAL MONUMENT SOCIETY, 1833-1951 (E 436)

Corcoran, W. W., Chairman of the Joint Commission for Completion of the Washington Monument, to Horatio King, Secretary of the Washington National Monument Society. 7 May 1887; E 436; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati, doing business as Lane and Malnati. Articles of Agreement. 23 May 1888; E 436; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Vice President Washington National Monument Society. 30 November 1888, E 436; RG 42; NAB.

LETTERS RECEIVED, ENTRY 484; RECORDS OF THE JOINT COMMISSION FOR COMPLETION OF THE WASHINGTON MONUMENT (E 484)

Corcoran, W. W., Chairman of Joint Commission for Completion of the Washington Monument, to Horatio King, Secretary of the Washington National Monument Society. 7 May 1887; E 484; RG 42; NAB.

Lane and Malnati to Lt. Col. John M. Wilson, Engineer in Charge of the Washington Monument. 9 May 1888; E484; RG 42; NAB.

Lane and Malnati to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 30 November 1888; E 484; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chairman of Building Committee, Chief of Engineers. 15 May 1888; E 484; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Brig. Gen. J. C. Duane, Chairman Building Committee, Chief of Engineers. 18 May 1888; E 484; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. "Report of Operations Upon the Completion of the Washington Monument During the Month of September 1888." 1 October 1888; E 484; RG 42; NAB.

PRESS COPIES OF LETTERS SENT, ENTRY 488; RECORDS OF THE JOINT COMMISSION FOR THE COMPLETION OF THE WASHINGTON MONUMENT (E 488)

Bingham, Col. Theodore A., Engineer in Charge of the Washington Monument, to Brig. Gen. John M. Wilson, Chief of Engineers. 13 September 1898; E 488; RG 42; NAB.

LETTERS SENT, ENTRY 495; RECORDS OF THE JOINT COMMISSION FOR THE COMPLETION OF THE WASHINGTON MONUMENT (E 495)

Casey, Col. Thomas Lincoln, Engineer in Charge of the Washington Monument, to W. M. Poindexter and Co. 8 June 1887; v. 4, p. 391; E 495; RG 42; NAB.

Green, Bernard R., Assistant Engineer of the Washington Monument, to Brig. Genl. James Duane, Chairman Building Committee, Chief of Engineers. 8 September 1887; Vol. 4, p. 409-410; E 495; RG 42; NAB.

Thomas, George M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 27 August 1888; v. 5; E 495; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument. 14 April 1888; v. 5 entry 4410; E 495; RG 42; NAB.

Wilson, Col. John M. Engineer in Charge of the Washington Monument, to George W. Thomas, Custodian of the Washington Monument. 23 April 1888; vol. 5, entry 4424; E 495; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Joint Commission for the Completion of the Washington Monument. "Report of Operations for April 1888." 1 May 1888; v. 5, p. 13-14; E 495; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 17 May 1888; v. 5 p. 20-21; E 495; RG 42; NAB.

- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 23 May 1888; vol. 5, p. 23; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument, "Report of Operations Upon the Completion of the Washington Monument During the Month of May 1888." 1 June 1888; v. 5, p. 27; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 7 June 1888; v. 5, p. 30; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 12 June 1888; v. 5, p. 30-31; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. "Report of Operations Connected with the Washington Monument During the Month of June 1888." 2 July 1888, v. 5 p. 35; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman of Joint Commission for Completion of the Washington Monument. 4 July 1888; v. 5 p. 36; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 16 July 1888; v. 5 p. 37-38; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. 3 August 1888; v. 5; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. "Report of Operations Upon the Completion of the Washington Monument During the Month of August 1888." 1 September 1888; v. 5 p. 52; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. 5 September 1888; v. 5, p. 53-54; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to W. M. Poindexter & Co. 10 September 1888, v. 5; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 10 September 1888; v. 5, p. 57; E 495; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. 27 September 1888; v. 5 p. 62; E 495; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati. 15 October 1888; v. 5 p. 81; E 495; EG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Hon. John Sherman, Chairman, Joint Commission for Completion of the Washington Monument. 24 October 1888; v. 5 p. 91-92; E 495; RG 42; NAB.

Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Edward Clark, Architect of the Capitol. 29 October 1888; v. 5, p. 96-97; E 495; RG 42; NAB.

CONTRACTS, ENTRY 512; RECORDS OF THE ENGINEER IN CHARGE, 1876 - 1892; RECORDS OF THE JOINT COMMISSION FOR THE COMPLETION OF THE WASHINGTON MONUMENT, 1876 - 1892 (E 512)

Casey, Col. Thomas Lincoln, Engineer in Charge of the Washington Monument, and John Lane and Antonio Malnati. Articles of Agreement. 20 March 1888; E 512; RG 42; NAB.

Poindexter, W. M. and J.A. Henry Flemer. "Specifications for Labor and Materials for the Erection and Completion of a Building at the Washington Monument at Washington, D.C." 18 February 1888; E 512; RG 42; NAB.

SCHEDULES AND LETTERS RECEIVED RELATING TO BUILDING MATERIALS FOR THE COMPLETION OF THE MONUMENT AND LODGE AND TO THE DISPOSITION OF MEMORIAL STONES NOT PLACED IN THE MONUMENT, ENTRY 530; RECORDS OF THE CUSTODIAN, 1879 - 1929; RECORDS OF THE ENGINEER IN CHARGE OF THE MONUMENT, 1879 - 1929 (E 530)

Green, Bernard R., to [John M. Wilson]. 15 November 1888; E 530; RG 42; NAB.

Green, Bernard R., to John M. Wilson, Engineer in Charge of the Washington Monument. 16 January 1889; E 530; RG 42; NAB.

Price, William to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 7 May 1888; E 530; RG 42; NAB.

Price, William, Inspector, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. "Report of Inspection of Cut Stonework as Prepared by the Contractors for Lodge House." 28 July 1888; E 530; RG 42; NAB.

Thomas, George M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument, 20 July 1888; E 530; RG 42; NAB.

Thomas, George M., Custodian of the Washington Monument, to Lane and Malnati. 2 August 1888; E 530; RG 42; NAB.

Thomas, George M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 22 September 1888; E 530; RG 42; NAB.

- Thomas, George M., Custodian of the Washington Monument, to Col. Wilson, Engineer in Charge of the Washington Monument. 15 November 1888; E 530; RG 42; NAB.
- Thomas, George M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 8 January 1889; E 530; RG 42; NAB.
- Thomas, George M., Custodian of Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. 22 January 1889; E 530; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to Lane and Malnati, via George M. Thomas, Custodian of the Washington Monument. Memorandum. 8 May 1888; E 530; RG 42; NAB.
- Wilson, Col. John M. Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument. 7 August 1888; E 530; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to George M. Thomas, Custodian of the Washington Monument. 15 November 1888; E 530; RG 42; NAB.
- Wilson, Col. John M., Engineer in Charge of the Washington Monument, to G. M. Thomas, Custodian of the Washington Monument. 2 July 1889; E 530; RG 42; NAB.

MONTHLY REPORTS OF OPERATIONS, ENTRY 538; RECORDS OF THE CUSTODIAN, 1879 - 1929; RECORDS OF THE ENGINEER IN CHARGE OF THE MONUMENT, 1879 - 1929 (E 538)

- Craig, William A., Custodian of the Washington Monument, to Col. Theodore A. Bingham, Engineer Officer in Charge of Washington Monument. "Report of Operations on the Washington Monument for the Month Ending November 30th, 1902." 1 December 1902; E 538; RG 42; NAB.
- Craig, William A., Custodian of the Washington Monument, to Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument. "Report of Operations at the Washington Monument for the Month of December 1902." 1 January 1903; E 538, RG 42; NAB.
- Craig, William A., Custodian of the Washington Monument, to Col. Theodore A. Bingham, Engineer in Charge of the Washington Monument. "Report of Operations at the Washington Monument for the Month of January 1903." 1 February 1903; E 538, RG 42; NAB.
- Craig, William A., Custodian of the Washington Monument, to Col. Thomas S. Symons, Engineer in Charge of the Washington Monument. "Report of Operations at the Washington Monument for Month of June 1903." 1 July 1903; E 538, RG 42; NAB.
- Thomas, G. M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. "Report of Operations Upon the Washington Monument for the Month of November 1888." 30 November 1888; E 538; RG 42; NAB.

Thomas, G. M., Custodian of the Washington Monument, to Col. John M. Wilson, Engineer in Charge of the Washington Monument. "Report of Operations upon the Washington monument for the Month of January 1889." 31 January 1889; E 538; RG 42; NAB.

NATIONAL PARK SERVICE PUBLICATIONS

Allaback, Sarah. *Mission 66 Visitor Centers: the History of a Building Type*. Washington, D.C. Department of the Interior, National Park Service, 2000; accessed at http://www.cr.nps.gov/history/online_books/allaback/vct.htm on 26 February 2003.

Greene, Linda W. *Crater Lake Historic Resource Study*. Denver, CO: Branch of Cultural Resources, Alaska/Pacific Northwest/Western Team, Denver Service Center, National Park Service, United States Department of the Interior, June 1984; <http://www.nps.gov/crla/hrs/hrs.htm>, accessed April 14, 2003.

Mackintosh, Barry. *The National Parks: Shaping the System*. Washington, D.C.: National Park Service, Washington, D.C., 2000, web-only edition, http://www.cr.nps.gov/history/online_books/mackintosh1/index.htm, accessed 16 April 2003.

National Capital Parks, National Park Service, Department of the Interior. *Environmental Impact Assessment, Interim Development Plan for Washington Monument Grounds*. Washington, DC, May 1974.

National Park Service, Department of the Interior. *Decision Notice and Finding of No Significant Impact, Washington Monument Permanent Security Improvements Environmental Assessment*. Washington, D.C.: Department of Interior, National Park Service, July 2002.

National Park Service, Department of the Interior. *Development Concept Plan: Washington Monument Grounds (Revisions to the 1981 Development Concept Plan)*. Washington, D.C.: Department of Interior, National Park Service, April 1989.

National Park Service, Department of the Interior. *Our Heritage: a Plan for its Protection and Use: Mission 66*. Washington, D.C.: National Park Service, Department of the Interior, 1956.

National Park Service, Department of the Interior. *Process of Implementation for Grounds Improvement and Accessibility, Washington Monument Grounds*. Washington, D.C.: Department of Interior, National Park Service, May 1993.

National Park Service, Department of the Interior. *Washington Monument: Permanent Security Improvements Environmental Assessment*, Washington, D.C.: Department of Interior, National Park Service, April 2002.

Visitor Facility for the Washington Monument, Washington D.C. Comprehensive Design Program and Engineering Feasibility Design Program, prepared by Hartman-Cox Architects for National Park Service, September 20, 1973.

NATIONAL REGISTER OF HISTORIC PLACES

Phanz, Donald C. "Washington Monument." *National Register – Documentation of Existing National Register Property*. Washington, D.C.: Department of the Interior. National Park Service, 1980.

HISTORIC AMERICAN BUILDING SURVEY

Noble, Bill. *James Y. Davis' Sons Building, HABS No. DC-312*. Washington, D.C.: Department of the Interior. National Park Service. Historic American Buildings Survey, 1979.

PRIMARY SOURCES

16 United States Code (USC) 1-4; August 25, 1916, ch. 408, 39 Stat. 535.

16 USC 1a-1 et seq.; PL 91-383, 94-458, 95-250.

Americans with Disabilities Act of 1990 (ADA) (42 USC 12101-12213; PL 101-336).

Antiquities Act of 1906 (16 USC 431-433; June 8, 1906, ch. 3060, 34 Stat. 225).

Architectural Barriers Act of 1968 (42 USC 4151-4157; PL 90-480).

Energy Policy Act of 1992 (42 USC 13201-13556; PL 102-486).

Executive Order 11593, May 13, 1971, 36 Federal Register (FR) 8921 (Protection and Enhancement of the Cultural of the Cultural Environment); Executive Order 13287, March 5, 2003 (Preserve America).

Executive Order 13123, June 3, 1999, 64 FR 30851 (Greening the Government Through Effective Energy Management).

Historic Sites, Buildings and Antiquities Act (16 USC 461-467; August 21, 1935, ch. 593, 49 Stat. 666).

International Building Code, International Code Council (2000).

National Capital Planning Act of 1952 (40 USC 71).

National Capital Planning Commission "Design Concept (Visitor and Security Improvements) Washington Monument Grounds Washington, D.C., Report to the National Park Service, NCPC File No. 1303/6152," 7 February 2002.

National Capital Planning Commission "Washington Monument Grounds, Revised Design Concept Plans for Visitor and Security Improvements (Washington Monument Lodge Addition), NCPC File Nos. 1303/6152," 4 April 2002.

National Capital Planning Commission. "Washington Monument Grounds, Revised Preliminary Site and Building Plans for Visitor and Security Improvements – Lodge Addition, Between 14th and 17th Streets, NW and Constitution Avenue, NW and the Tidal Basin,

Washington, D.C., Submission by the National Park Service, NCPC File Nos. 1303 and 6152," 1 May 2003.

National Capital Planning Commission "Washington Monument Grounds, Revised Development Concept Plan and Preliminary Site and Building Plans for Visitor and Security Improvements, NCPC File Nos. 1303/6152," 9 January 2003.

National Capital Planning Commission, "Commission Actions Taken at June 5th Meeting." Washington, D.C.: National Capital Planning Commission, 2003. <http://www.ncpc.gov/commission.html>, accessed June 18, 2003.

National Environmental Policy Act of 1969 (NEPA) (42 USC 4321-4370d; PL 91-190).

National Historic Preservation Act (NHPA) (16 USC 470-470x-6; PL 89-665, 96-515).

Occupational Safety and Hazard Administration Standards (29 CFR 1910).

Public Buildings, Compliance with Nationally Recognized Codes (40 USC 619).

The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

Section 504 of the Rehabilitation Act of 1973 (29 USC 701-797b; PL 93-112, 105-220).

Standards and Guidelines for Federal Agency Historic Preservation Programs Pursuant to the National Historic Preservation Act (63 FR 20497-508).

Uniform Federal Accessibility Standards (UFAS) (41 CFR 19.6; 49 FR 31528).

U.S. Department of the Interior, National Park Service. "Management Policies 2001." December 2000.

U.S. Department of the Interior, National Park Service, "NPS-28: Cultural Resource Management Guideline" (August 2002).

U.S. ARMY CORPS OF ENGINEERS, ANNUAL REPORTS

Bingham, Col. Theodore A. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix CCC of the Annual Report of the Chief of Engineers for 1898.* Washington, D.C.: GPO, 1898.

Bingham, Col. Theodore A. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being Appendix CCC of the Annual Report of the Chief of Engineers for 1899.* Washington, D.C.: GPO, 1899.

Bingham, Col. Theodore A. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Theo. A. Bingham, Capt., Corps of Engineers, Col. U.S.A., being*

- Appendix HHH of the Annual Report of the Chief of Engineers for 1900.* Washington, D.C.: GPO, 1900.
- Bromwell, Capt. Charles S. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1905.* Washington, D.C.: GPO, 1905.
- Bromwell, Capt. Charles S. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1906.* Washington, D.C.: GPO, 1906.
- Bromwell, Maj. Charles S. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Chas. S. Bromwell, Major, Corps of Engineers, U.S.A., being Appendix GGG of the Annual Report of the Chief of Engineers for 1908.* Washington, D.C.: GPO, 1908.
- Cosby, Maj. Spencer. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix FFF of the Annual Report of the Chief of Engineers for 1910.* Washington, D.C.: GPO, 1910.
- Cosby, Maj. Spencer. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument and the Highway Bridge Across the Potomac River, Washington, District of Columbia, by Spencer Cosby, Major, Corps of Engineers, U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1911.* Washington, D.C.: GPO, 1911.
- Symons, Maj. Thomas W. and Capt. Charles S. Bromwell. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Thomas W. Symons, Major, Corps of Engineers, U.S.A., and Chas. S. Bromwell, Captain, Corps of Engineers, U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1904.* Washington, D.C.: GPO, 1904.
- Symons, Maj. Thomas W. and Col. Theo. A. Bingham. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by Thomas W. Symons, Major, Corps of Engineers, U.S.A., and Theo. A. Bingham, Major, Corps of Engineers, Col. U.S.A., being Appendix EEE of the Annual Report of the Chief of Engineers for 1903.* Washington, D.C.: GPO, 1903.

Wilson, Col. John M. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds and Care and Completion of the Washington Monument in the District of Columbia, by John M. Wilson, Lieut. Col. of Engineers, Col. U.S.A., being Appendix AAA of the Annual Report of the Chief of Engineers for 1889.* Washington, D.C.: GPO, 1889.

Wilson, Col. John M. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by John M. Wilson, Lieut. Col., Corps of Engineers, Col., U.S.A., being Appendix DDD of the Annual Report of the Chief of Engineers for 1895.* Washington, D.C.: GPO, 1895.

Wilson, Col. John M., Col. Theodore A. Bingham, and First Lieut. John S. Sewell. *Annual Report upon the Improvement and Care of the Public Buildings and Grounds, and Care and Maintenance of the Washington Monument in the District of Columbia, by John M. Wilson, Col. (now Brig. Gen), Corps of Engineers, U.S.A., T. A. Bingham, Capt, Corps of Engineers, Col., U.S.A., and John S. Sewell, First Lieutenant, Corps of Engineers, U.S.A., being Appendix BBB of the Annual Report of the Chief of Engineers for 1897.* Washington, D.C.: GPO, 1897.

OFFICE OF PUBLIC BUILDINGS AND PUBLIC PARKS OF THE NATIONAL CAPITAL (OPB&PP), ANNUAL REPORTS

Office of Public Buildings and Public Parks of the National Capital. *Annual Report of Director of Public Buildings and Public Parks of the National Capital.* Washington, D.C.: GPO, 1917.

Office of Public Buildings and Public Parks of the National Capital. *Annual Report of Director of Public Buildings and Public Parks of the National Capital.* Washington, D.C.: GPO, 1918.

Office of Public Buildings and Public Parks of the National Capital. *Annual Report of Director of Public Buildings and Public Parks of the National Capital.* Washington, D.C.: GPO, 1919.

Office of Public Buildings and Public Parks of the National Capital. *Annual Report of Director of Public Buildings and Public Parks of the National Capital.* Washington, D.C.: GPO, 1931.

LETTERS AND MEMORANDA

Andrae, C. W., Mechanical Engineer, to H. T. Thompson, Assistant Superintendent. 3 March 1945; NPS-NCR Collection.

Associate Director, to Director, National Park Service, Chicago. Memorandum. 18 November 1942; NPS-NCR Collection.

- Gartside, Frank T., Assistant Superintendent, to Mr. Thompson. 29 January 1945; NPS-NCR Collection.
- Grant, U.S., 3d. "General Order No. 62. Office of Public Buildings and Public Parks." 10 April 1926; Department of the Interior Library.
- Hagen, Harold H., pre-construction Conference minutes. 26 August 1976; NPS-NCR Collection.
- Hausmann, W. M. to H. T. Thompson. 7 February 1945; NPS-NCR Collection.
- Hoover, F. W., General Manager, to Irving C. Root, Superintendent, National Capital Parks. 24 November 1943; NPS-NCR Collection.
- Root, Irving C., Superintendent, to Hon. Sol Bloom, Chairman, Military Affairs Committee, House of Representatives. 2 December 1942; NPS-NCR Collection.
- Stevens, Rebecca, Regional Chief Historical Architect, National Capital Region, and Chief, Division of Resource Management, National Capital Parks – Central to Superintendent, National Capital Parks – Central. Memorandum. 19 July 2002; NPS-NCR Collection.
- Thomas, John B. to William M. Hausmann, Chief, National Capital Office of Design and Construction, NPS. 15 August 1962; NPS-NCR Collection.
- Thomas, John B. to William H. Hausman, Chief National Capital Office of Design and Construction, NPS. 11 September 1962; NPS-NCR Collection.
- Thompson, Harry T., National Capital Parks, NPS, to Superintendent, NCP, NPS. Memorandum. 9 October 1942; NPS-NCR Collection.
- Unknown to Mr. Thompson. 24 September 1942; NPS-NCR Collection.

MAPS, PLANS, DRAWINGS AND PHOTOGRAPHS

1887

- William M. Poindexter & Co., Architects. "Building for Public Comfort &c for the Washington National Monument Society, Set B." 8 August 1887; [Architectural Drawing] File 74-20-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.
- William M. Poindexter & Co., Architects. "Building for Public Comfort &c for the Washington National Monument Society, Set A, Front Elevation." 1887; [Architectural Drawing] File 74-20-7; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.
- William M. Poindexter & Co., Architects. "Building for Public Comfort &c for the Washington National Monument Society, Set A, First Floor Plan." 1887; [Architectural Drawing] File 74-20-4; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

William M. Poindexter & Co., Architects. "Building for Public Comfort &c for the Washington National Monument Society, Set A, Rear Elevation and Sections." 1887; [Architectural Drawing] File 74-20-6; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

1888

W. M. Poindexter & Co., 2 April 1888; [Architectural Drawing] File 74-20-3; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

1890

View of the Monument Lodge and the Washington Monument, looking west, c. 1890; [Photograph] File 8942; Historical Society of Washington, D.C.

1910

Plan of Marble Mosaic and Marble Wainscoting for Waiting Room, Washington Monument Lodge. 31 May 1910; [Architectural Drawing] File 74-20-13; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Division, National Archives at College Park, College Park, Md.

1911

"Settees for Washington Monument Lodge." 26 April 1911; [Architectural Drawing] File 74-20-22; RG 79; Cartographic and Architectural Records LICON, Special Media Archives Services Division, National Archives at College Park, College Park, Md.

1931

"Monument Lodge Planting Plan." 9 October 1931; [Architectural Drawing] File 807_84077; Technical Information Center; Denver Service Center; National Park Service.

"Washington Monument Lodge Floor Plans and Sections, showing enlargement of men's and women's toilets." January 1931; [Architectural Drawing] File 807_80062; Technical Information Center, Denver Service Center, National Park Service.

Washington Monument Lodge New Doors and Transoms. 13 January 1931; [Architectural Drawing] File 807_80063; Technical Information Center, Denver Service Center, National Park Service.

View of the southeast corner of the Monument Lodge. [Photograph] 26 August 1931; NPS-NCR Collection.

1932

View of the northeast corner of the Monument Lodge; [Photograph], 1 September 1932; NPS-NCR Collection.

1942

"Alterations to the Public Room, Lodge Building Washington Monument." Approved 5 November 1942; [Architectural Drawing] File 74-20-31-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

"Floor Plan, Washington Monument Lodge, Proposed Alterations & Additions, Preliminary Drawing." 31 March 1942; [Architectural Drawing] File 74-20-34; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

1948

"Concession Stand, Monument Grounds." Approved 14 January 1948; [Architectural Drawing] File 74-20-38-1; NCP 807; RG 79; Cartographic and Architectural Records LICON, Special Media Archive Division, National Archives at College Park, College Park, Md.

1953

"Aluminum Awning, Sink etc. Lav. Concession Stand, Washington Monument Lodge." Approved 9 December 1953; [Architectural Drawing] File 807_80067; Technical Information Center, Denver Service Center, National Park Service.

1955

"Expansion Plan, Concession Stand, Monument Grounds - W.P.P." 12 July 1955; [Architectural Drawing] File 807_80069; Technical Information Center, Denver Service Center, National Park Service.

1961

Frank William Cole, AIA. "Sketch, Concession Building, Washington Monument Lodge, Scheme One." 26 December 1961; [Architectural Drawing] File 807_80070; Technical Information Center, Denver Service Center, National Park Service.

1963

"Redesign of planting, Washington Monument Lodge, Washington Monument, U.S. Res. 2." August 1963; [Architectural Drawing] File 807_80075; Technical Information Center, Denver Service Center, National Park Service.

1971

"Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 1 of 2 (Men's)." 4 April 1971; [Architectural Drawing] File 807_40001; Technical Information Center; Denver Service Center; National Park Service.

"Rehabilitation of Comfort Station, Washington Monument Lodge, Working Drawings, Drawing 2 of 2 (Women's)." 4 April 1971; [Architectural Drawing] File 807_40001; Technical Information Center; Denver Service Center; National Park Service.

1995

"New Floor Plan, Mechanical and Engineering Layout (Men's), Lodge - Comfort Station Rehabilitation." 4 August 1994; [Architectural Drawing] File 807_89056, Sheet 5 of 8; Denver Service Center, National Park Service.

"New Floor Plan, Mechanical and Engineering Layout (Women's), Lodge - Comfort Station Rehabilitation." 4 August 1994; [Architectural Drawing] File 807_89056, Sheet 6 of 8; Denver Service Center, National Park Service.



