NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

209

National Register of Historic Places Registration Form

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Immaculata Seminary Historic District

Other names/site number: Immaculata Seminary; Seminary of Our Lady Immaculate; Immaculata Preparatory School; Immaculata Junior College; American University Tenley Campus; Dunblane

Name of related multiple property listing:
Tenleytown in Washington, D.C.: Architectural and Historical Resources, 1791-1941
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 4340 Nebraska Avenue, NW

City or town: Washington, D.C. State: District of Columbia County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria.
I recommend that this property be considered significant at the following level(s) of significance: ___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** X **C** ___**D**

DAVID MALONEY, DC SHPO 3/31/2014

Signature of certifying official/Title: **Date**

DC HISTORIC PRESERVATION OFFICE

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Joe Edson N. Beall 5.19.14

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	x
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
4		buildings
		sites
		structures
		objects
4		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/School
EDUCATION/College
DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)
_MID-19th CENTURY/Greek Revival
_20th CENTURY REVIVAL/Italian Renaissance/Baroque Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _Limestone, Stone, Brick, Stucco

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

Summary Paragraph

The Immaculata Historic District—currently undergoing renovation and additions to become the American University Law School campus—occupies all of square 1728 in the Tenleytown neighborhood of northwest Washington, D.C. Historically, the area was part of the early nineteenth-century estate of Dunblane that included a manor house and its associated outbuildings. In the early twentieth century, the Catholic order Sisters of Providence of St. Mary of the Woods purchased approximately eight acres of the former estate including the manor house. Upon this site the Sisters established a school for girls, Immaculata Seminary, erecting an imposing edifice to face Tenley Circle. The open land with mature shade trees between the new school and the former manor house—formerly a carriage drive leading to Dunblane from Wisconsin Avenue—was used as recreational and outdoor play area for the students (while the former allée probably slowly disappeared, early aerial photos suggest that the drive may have been retained as a walk that served as a connection and visual axis between Dunblane and the school buildings at the east end of the property). During the 1920s, the school grew to include the addition of a chapel and a dormitory wing to the main school building, and a garage/laundry building. In the mid-1950s, the campus was developed by three more buildings (connected to the main school building by covered walkways and connectors) that created arms to either side

of the main building and formed a central quad. This complex of buildings served Immaculata Seminary from the school's opening in 1905 until its closure in 1986. In 1986, the Catholic order Sisters of Providence of St. Mary of the Woods sold the property to American University. From 1986 until 2012, the property served as the American University-Tenley Campus.

In 2013, in preparation for new construction on the site to accommodate the American University Law School, the 1950s wings were demolished, leaving the original 1904 school building, its 1921 wing, and the 1921 chapel as they were on the site before the addition of the wings in 1955. The historic buildings are currently being renovated, and new buildings to house the American University Law School will be built at the rear of the 1904 building, essentially on the site of the 1950s wings. The Dunblane House, ca. 1839, and a garage/laundry building also still stand on the site.

Narrative Description

Site

The Immaculata Seminary Historic District sits on a knoll overlooking Tenley Circle in the Tenleytown neighborhood of northwest Washington, D.C. It is just over eight acres in size, and consists of four buildings: the 1904 Immaculata Seminary school building, including its 1921 wing addition; the 1921 chapel connected to this addition but essentially independent from it; a ca. 1839 manor house known as Dunblane, and a 1921 garage/laundry. In 1905, during Immaculata's first year in operation, the Sisters purchased and incorporated the Dunblane manor house into the Immaculata campus as a classroom, later converting it into administrative use. In 1986, the entire campus was purchased by American University and became the American University-Tenley Campus. The campus is currently being renovated for the American University Law School.

Immaculata's principal 1904 school building faces Tenley Circle and is located in front of and on-axis with the older Dunblane house. At the center of the site, between the original Immaculata school building and Dunblane, was a large green space that during the nineteenth century, held a tree-lined carriage lane that led from Wisconsin Avenue to a circular drive in front of Dunblane. In the latter nineteenth century, this open space served as a gathering place for the Dumblane Hunt. During Immaculata's tenure, the former carriage lane provided an open area for recreation and sports such as tennis and archery for the students. Additions made to the school, including the 1955 dormitory wings, were erected to either side of this open area. These wings were demolished in 2013, and new buildings, now under construction, will occupy their general position on the landscape.

Exterior Description: Immaculata Seminary

Built as the Seminary of Our Lady Immaculate, the original Immaculata school building is an imposing educational building located on the northwest side of Tenley Circle. Set upon a rise in topography and looking over a broad green lawn to Wisconsin Avenue at the circle, the former

Catholic girls' school offered commanding views in all directions. Designed by architect A. O. Von Herbulis and constructed in 1904, the academy building is a grand, three-story, five-part, limestone-clad building executed in a restrained Baroque Revival style. The principal block of the building is defined by its rigid symmetry and its spare but exuberant use of classical elements, such as giant-order pilasters, semi-circular projecting bays in the wings, and an oversized central broken pediment. The building is set upon a raised, rusticated granite foundation and is capped by a flat roof with a broad Classical cornice. In 1921, an L-shaped addition, designed by architects Murphy and Olmsted for use as a dormitory, was built at the rear of the school towards the southwest end, continuing the same style, materials and treatment of the original section. At the same time, a sizeable brick chapel was constructed directly behind the main school and connected to the 1921 wing along the chapel's southern side.

The principal elevation of the building faces east and overlooks an ample front lawn to Wisconsin Avenue. The façade is divided into five parts: a narrow central entry pavilion with wider projecting wings connected by long, five-bay, three-story hyphens. The central pavilion projects just slightly from the main plane of the façade and consists of the main entry door on the first story and two stories of windows above framed by giant order pilasters. The actual entry door, raised above ground level and reached by a set of limestone stairs that are buttressed by granite stone walls, is deeply recessed into the façade. The entry surround, in front of the recessed doorway, is formed by flanking pilasters capped with oversized limestone consoles. A wide limestone lintel with a central keystone spans the entryway between the pilasters, and together with the consoles support a projecting cornice above. A solid parapet wall is located atop the cornice, providing a balcony space in front of the second-story window openings. In Baroque fashion, smooth curved walls to either side of the surround make the transition back to the wall plane of the main block of the building. The door itself is a double, multi-paned wood and glass replacement door with a half-round transom above.

Both stories above the central entry have a group of three one-over-one windows—one larger central one flanked by narrow side ones—set within the giant-order pilasters. At the second-story level, all three windows are capped by single-light transoms, while only the central window features a stone keystone decorative cap above the transom. At the third-story level there are no transoms; instead a central limestone keystone caps each of the three windows.

The piers at either end of the main façade are three-bays wide, with a graceful, half-round projecting window bays spanning the first and second stories. The piers are raised slightly above a rusticated granite base, but like the rest of the main block, have smooth limestone walls. The semi-circular bay has four window openings on both the first and second stories, each with one-over-one sash and single-light transoms above. Recessed, blind panels separate the first and second stories, while a projecting stone stringcourse with a balustrade wall above culminates at the top. The third story rises above the projecting bay and has three, wider one-over-one windows separated by plain, limestone pilasters and capped by central keystones.

The connecting hyphens between the central pavilion and end piers extend five bays long and rise the full three-story height of the main block. Each of the five bays consists of a single, narrow window opening. Those on the first and second stories have single-light transoms, while

those of the third story do not. All of the windows across the façade have metal replacement sash that match the original one-over-one, wood windows in size and type, but not materials.

A continuous broad wood cornice with recessed panels and applied bas-relief molding in the frieze extends across the entire facade of the building, stepping out with the end piers. A projecting cornice with modillions runs above the frieze, visually supported at the center and end wings by large wood brackets. A broken pediment rises above the cornice at the central pavilion, while balustraded railings cap the roof above the end piers.

The north side elevation of the main block faces Yuma Street and extends six bays deep. Each of these bays, save three on the first story towards the front of the building, has a single one-over-one window opening defining the bay. Again, the first- and second-story windows have single-light transoms, while the third-story windows do not. The front bays on the first story of this elevation deviate from the rigid window regularity by offering a projecting window bay and a door. This window bay is rectangular, supported by a rusticated granite base, and is capped by a copper-clad, half-onion-dome roof. The smooth limestone walls have a pair of windows in the front wall. Raised above the rusticated foundation, the entry bay is set flush with the main wall plane. It is reached by concrete steps buttressed by granite walls and has a pair of wood and glass replacement doors. A large divided transom surmounts the door, while a large keystone caps the center of the lintel stone above the transom.

The south elevation of the building includes the original end wall of the main block of the building, plus the south side and south end wall of the 1921 L-shaped addition. The addition almost doubles the length of the original main block to the west along the same plane; a shorter bar of the wing then projects forward from and perpendicular to it, forming an L-shaped footprint. The extension of the original end wall is barely noticeable, the limestone of the addition having been toothed into the original and having almost the same warm pinkish-white color. The south end wall of the projecting wing addition similarly merges seamlessly with the original, as the limestone walls match in color, the window openings match in size and symmetrical placement, and the wood cornice continues uninterrupted. An entry is located on this elevation, just at the point where the main block and the addition come together. The entry into this 1921 addition is clearly identified by a pair of double metal-and-glass replacement doors and a flat, metal awning, hung from the wall by diagonal cables. Two stone piers with lamp standards frame this entryway.

The wing of the "L-shaped" addition projects forward from the main block and its extension. Its limestone walls have three principal bays of narrow single openings on the first and second stories. On the third story, single windows at the end bays flank a set of three windows on-center of the wall. Two bas relief panels with shields are located to either side of the central window on the second story of this wall.

The west (rear) elevation of the main 1904 school building is the least articulated of the building's elevations. The walls are constructed of brick (not clad in limestone as are the principal and side elevations) and there is no cornice (the broad and character-defining cornice does not continue across this rear wall. The windows are currently boarded up in preparation for

a rear addition. The west (rear) addition of the 1921 wing is also not as finely detailed. The walls are brick rather than limestone and the cornice does not continue around to this elevation. The windows are long and narrow rectangular openings punched into the brick walls.

Exterior Description: Chapel

The chapel, designed by Frederck Murphy of the architecture firm of Murphy & Olmsted and built in 1921, is a double-height basilican-plan structure set upon a raised basement level, clad with buff brick and covered with a gable roof. It is sited at the rear of the original Immaculata school building, with a service court between them. The building extends northeast to southwest, with the front gable end facing northeast towards the service courtyard and the rear apse-end facing the formerly grassy student quad. In the 1950s, an enclosed walkway at the second story was built to connect the 1904 Immaculata building direct with the sanctuary in the chapel. This walkway has been recently removed, re-exposing the chapel's front facade.

This façade consists of a buff brick transept wing running perpendicular to the building's gable roofline, but rising almost its full height. A slightly projecting bay at the center of this transept has door openings at both the ground level and second story level. The second-story door provides direct access into the sanctuary. A limestone roundel with a cross carved on is located above this door in the gable end of the projecting bay. To either side of the central entry bay are single window openings, most of which are currently boarded up as part of the renovation. The chapel's side elevations both extend five bays long and are characterized by double-height, round-arched stained glass windows. The raised foundation level has square window openings symmetrically placed below the stained glass ones. Each of these gound-level windows features a smooth limestone lintel.

The rear of the chapel has a double-height apse on-center of and projecting from the gable-end of the building, with lower one-story gable-roofed transept wings to either side. The apse itself has arched windows in the side walls, while the lower wings have one-over-one window openings on all three exposed surfaces. Like the front transept, the rear apse has a corbelled brick cornice, but little other ornamentation. At its southern side, the chapel abuts the end wall of the 1921 L-shaped wing to the main school building. Until 2013, the chapel connected to a 1950s building (Constitution Hall) to its north via a two-story, buff-brick arcade. The 1950s wing and this arcade have been removed.

Exterior Description: Dunblane House

The original and principal core of Dunblane is a two-story, three-bay cube-like dwelling constructed circa 1839 and executed in a Greek Revival-style of architecture. It is set upon a raised foundation, has stone walls clad with a smooth stucco finish, and is covered with a pyramidal hipped roof, capped by a central cupola. Photographs dating to the 1930s show a small chimney located to the east of the cupola, no longer extant. Several large additions extend from the original core, notably a mid-19th century, two-story, three-bay, hipped roof block which abuts its northwestern side. On the opposite, southeastern side of the original core, a two-story wing was added to the main block in 1935. Another sizeable, but low-lying, single-story

addition further enlarged the building in the mid-1970s towards the south. Although the main block of Dunblane retains its original massing and its stone walls behind the stucco finish, it has essentially been entirely rebuilt since suffering a major fire in 1997.

The front of the main block of the house faces easterly and is divided into three bays with a wider entry bay on the side and two equal window bays, reflecting the original side-passage, room-behind-room plan. The first story consists of a side entry door with single windows to either side, while the second story has three single windows. All of the windows have original stone sills, six-over-six, double-hung wood replacement sash set within plain wood window trim with no lintels or shutters.

The entry features a robust and relatively plain Greek Revival-style engaged architrave surround. Plain columns with caps that are neither Tuscan nor Doric support a wide and plain frieze board which is in turn surmounted by a projecting cornice visually bolstered by wood modillions. The cornice, divided into four classically inspired parts, includes a plain bed moulding at the bottom, a narrow soffit and a cavetto fascia board on center, and a boxed crown molding at the cap. Much of this door surround, however, is a reproduction, including the pilasters, frieze and cornice, as the original did not survive the 1997 fire. A single, six-paneled "cross and bible" wood replacement door is centered within the door surround with sidelights and a single-light transom. The original paneled entry sides and top have been obscured somewhat by the construction of a new door jamb which intrudes on the extant wood paneling.

The northwestern side of the main block has a two-story wing, clad with stucco, attached to it. This wing, likely dating to the 1850s, is massed similarly to the main block and has hipped roof intersecting with the main roof. Much of this wing was destroyed by the fire, but it was reconstructed. A flat roofed addition from the 1930s abuts the southwest wall of the main core, but is recessed from its façade.

Connected to the 1930s L-shaped addition is a utilitarian 1974 addition, connected to the addition by an enclosed corridor with an aluminum-clad roof. The 1974 classroom addition is clad in pre-cast concrete panels, which have a rough finish similar to the stucco of the main block and 1930s wing. The condition of the stucco is poor on every façade of the building.

Exterior Description: Garage and Laundry

The garage and laundry building, built in 1921, is a one-story hollow tile and concrete block structure clad with stucco and covered with a hipped, slate-clad roof with wide eaves and exposed rafter ends. The service building has a variety of doors and windows, including double garage door openings, single pedestrian doors, and single, double-hung windows with 1/1 replacement sash. According to the original D.C. Permit to Build, the building was constructed by the Sisters of Providence for use as a private garage and laundry.

Interior Description: Immaculata Seminary

The interior of the 1904 Immaculata Seminary is entered directly from the central entrance door on the northeastern façade of the building. The door opens into a gracious reception area with polished beige-colored marble floors, white marble wainscoting, and black marble baseboards. A central archway leads from the reception area directly to a steep, marble stair with a transverse corridor passing to either side and providing access to the length of the building. The central staircase rises to a landing where then two flights to either side, ascend to the second floor. The stair is notable with white marble treads and risers and a distinctive wrought iron railing with the railing balusters forming the letter "I" for Immaculata. This distinctive iron railing continues from the first floor to the landing, and from the landing to the second floor on both flights. At the second floor, the stair changes with wooden railings and turned wooden balusters replacing the iron ones. Historically, the administrative rooms and classrooms were located on the first and second floors, while the dormitory occupied the third floor. The change in the stair treatment from wrought iron to wood was likely done to denote the change in use from institutional to residential. The typical hallways on all three floors have arched openings divding the long walkways, marble wainstcoting with plaster walls above. The ceilings have dropped acoustical tiles and the floors are carpeted.

Interior Description: Chapel

The interior of the chapel is entred from a second-story covered walkway connecting the front school building to the chapel. A pair of double doors opens into the sanctuary, revealing a low-pitched groin vaulted space free of interior columns. Each of the five vaults springs from imposts atop double-story pilasters dividing the interior into five bays that correspond with the exterior bays. Each of these is articulated by the double-height round-arched stained glass windows on the side walls. The stained-glass windows allow for generaous light and air, as each one has operable central-pivot lower sashes. Original light fixtures are located on the pilasters on both sides further illuminating the sanctuary. The apse is located opposite the entry doors leading into the sanctuary, while a balcony level is located directly above the doors. This balcony projects over the door, and is supported by massive carved console brackets with a balustrade above. A broad round arch opening separates the projecting balcony from the balcony seating area.

Interior Description: Dunblane

The interior of Dunblane retains no historic features or elements. After the 1997 fire, the structure was essentially rebuilt save for the stone walls. The house is entered from the central entry door on the northeastern façade. The door opens into a wide hallway with a straight-flight stair against one side wall. The stair has a turned newel post and turned balusters and is historicist, but is not historic. The walls are drywall, the ceiling has dropped acoustical tile, and the floor is carpeted. The interior doors and windows are all modern replacements and there is no surviving historic trim.

INTEGRITY

Immaculata Seminary Historic District retains integrity as an early 20th-century school complex that was built upon a nineteenth century estate, incorporating the original manor house into the campus. The complex is on its original location and retains its historic setting in the heart of Tenleytown. The 1904-1905 Immaculata school building with its 1921 wing and chapel, retains integrity of design, materials, and workmanship. The buildings retain integrity of feeling and association as a school complex.

Dunblane house retains its original massing as a circa 1839 estate house. Although its historic setting—an expansive rural retreat from the port of Georgetown and the burgeoning nation's capital—is no longer intact in this urban neighborhood, Dunblane survives in its historic location and retains a sense of remove from the city. While Dunblane may not retain sufficient integrity of design, materials, and craftsmanship for individual listing, based upon its major post-fire rebuilding, it is a contributing resource within the Immaculata Seminary Historic District due to its important historical associations.

8. Statement of Significance

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

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

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

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

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT
RELIGION
EDUCATION
ARCHITECTURE

Period of Significance
Ca. 1839-1921

Significant Dates
ca. 1839; 1904; 1905; 1921

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
A.O. von Herbulis
Murphy & Olmsted
Simmons & Cooper

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Immaculata Seminary Historic District is eligible for listing in the National Register of Historic Places at the local level of significance under Criteria A and C. The Immaculata Seminary Historic District meets Criterion A because it provides an excellent embodiment of the role that the Catholic Church played in providing education to its members, particularly girls. At the urging of Cardinal Gibbons to establish "an elite school for girls" in the nation's capital, the Catholic order of the Sisters of Providence of St. Mary's of the Woods heeded the call and in 1904, purchased a tract of the former Dunblane estate and began construction of the school's imposing Baroque Revival-style building at Tenley Circle. For the first two decades, the school occupied its new building along with the historic Dunblane house, offering the grassy open space between the two as recreational areas for the girls. In two subsequent phases of development, Immaculata grew to include a chapel and several additions to the school complex.

In addition, Immaculata Seminary Historic District meets Criterion A for its association with the former estate of Dunblane. Before its purchase by Immaculata, Dunblane house was part of a large nineteenth-century estate that was built on the outskirts of the city. Built *circa* 1839 by John Mason, of the prominent Virginia line of Masons, Dunblane is one of only a few surviving country houses from the period. In the late eighteenth and early nineteenth centuries, a series of estates were built around the outskirts of the city. While some of these estates still stand, including Rosedale, the Highlands, and the Rest in the vicinity, most others have been demolished.

Immaculata Seminary Historic District meets Criterion C because it provides a good example of the Baroque Revival style of architecture and is the work of noted architect A.O. Von Herbulis. The design of Immaculata illustrates Roman Catholic influences on architect A.O. Von Herbulis who designed the original school building.

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

Architecture: Constructed in 1905, Immaculata is significant in the Area of Architecture as an excellent example of an educational building constructed by a Catholic order and reflecting an imposing Italian Baroque style of architecture. The building was designed by architect A.O. von Herbulis, an architect known in particular for his designs of ecclesiastical buildings, including the National Register-listed Cathedral of St. Helena in Montana. In addition, the property is significant for its 1921 inclusion of a chapel on the school campus, designed by Frederick V. Murphy. Frederick V. Murphy and his firm, Murphy & Olmsted, had an ongoing relationship with Immaculata, designing the chapel and an additional dormitory in 1921 and three International Style buildings in 1955 (demolished 2013). Murphy was the first Chair of the Department of Architecture at the Catholic University where he designed several of the early buildings. Under his leadership the department grew and flourished, and during the first quarter

of the twentieth century, Murphy's colleagues and students won a number of notable prizes. Like von Herbulis, ecclesiastical architecture was a large part of Murphy's practice.

Community Planning and Development: The establishment of Dunblane *circa* 1839 and Immaculata Seminary in 1904, are significant events in the Area of Community Planning and Development because they provide important information on the history and development of the former village of Tenallytown (now Tenleytown), a neighborhood of northwest, D.C. At the time of the establishment of the federal city, Tenleytown stood at the juncture of two eighteenth-century roads that led from rural Maryland to the port at Georgetown. Originally, the crossroads community was home to a tavern, several small businesses and a scattering of residences, but with the growth of the federal city and improvement in the area's road networks, Tenleytown grew during the nineteenth century into a sizable village replete with residents, businesses, schools, churches, and other amenities.

In about 1839, Georgetown merchant Clement Smith built Dunblane at Tenleytown as a country retreat and refuge from the activity of Georgetown. Throughout the nineteenth century Dunblane served as a second home to several prominent Washingtonians and leading members of the city. In 1885 it became the headquarters of the Dumblane Hunt. The Hunt was, in its day, one of the more important sports and society entertainments in the city. In the first years of the twentieth century, Dunblane and some of its original acreage was purchased by Immaculata Seminary. The establishment of this girls' school contributed to what was becoming a concentration of Roman Catholic institutions near in Tenleytown.

Education and Religion--Immaculata Seminary Historic District is significant in the Areas of education and religion because it reflects an ongoing commitment of the Roman Catholic Church to provide schools for girls. In 1870, St. Ann's Catholic Church opened its first school in the church at Tenleytown before building a purpose-built school south of the church in 1890. With the encouragement of Cardinal Gibbons of the Catholic Church to establish a "select school for girls," the Sisters of Providence opened Immaculata across from St. Ann's in Tenleytown in 1905. The establishment of Immaculata coincided with the opening of other schools for girls city-wide. In the first decade of the twentieth century, the National Cathedral School for Girls, the Holton-Arms School, and the Madeira School joined Immaculata as schools for young women.

The period of significance for the Immaculata Seminary Historic District spans from the *circa* 1839 construction of Dunblane to the completion of the dormitory wing and chapel of Immaculata in 1921. The Period of Significance includes the 1904 construction of Immaculata and its additions, reflecting the early to mid-twentieth-century growth and success of this Catholic Girls' Seminary.

Historic Context

The American University-Tenley Campus in the Tenleytown neighborhood of northwest Washington was established in 1986 on the campus of the former Immaculata Seminary, founded in 1904 as a girls' school by the Roman Catholic Sisters of Providence of St. Mary of the Woods.

The Immaculata boarding school opened in September 1905 in its newly constructed building on part of the historic nineteenth-century Dunblane estate. The school quickly expanded to include the land upon which the former manor house was built *circa* 1839. The Sisters converted the house into classrooms for the school's younger students, making the open land between the house and the 1905 school building ideal for recreational space for the students.

Early History: Dunblane Estate

Dunblane[1] is situated on what was once the 3,124-acre "Friendship" tract granted by Charles Calvert, the third Lord Baltimore, to James A. Stoddert and Colonel Thomas Addison in 1713. The northern half went to Stoddert and the southern half, including what would become Dunblane, went to Addison.[2] In 1753 Anthony Addison left the property to his nephews by John and Addison Murdock, grandsons of the original patentee. By 1860, John Murdock apparently owned all of the Addison portion of Friendship and built a house where the residence of the Chancellor of American University now stands. In 1812, after the death of John Murdock, the trustee of his estate, Thomas Beall of Georgetown, deeded 110½ acres of land near "Tennelys Town" to Charles French.[3] French was married to John Murdock's grandson's widow. After Charles French's death, his widow sold the land, half to Clement Smith and half to Nathan Lufborough.[4]

In 1818, Clement Smith purchased the 55-acre parcel upon which he would construct Dunblane house. Clement and his brothers Walter and Richard were prosperous Georgetown merchants who appear to have been actively speculating on the growth of the city and its environs. After the War of 1812, he and Walter built Smith Row at 3255-3267 N Street in Georgetown.[5] In 1822, Clement purchased Parrott's Woods and renamed it Elderslie (later known as the Montrose Mansion, now razed.)[6] His activities were not confined to real estate. He was a ship owner, banker, treasurer of the Chesapeake & Ohio Canal, and one of the founders of Christ Episcopal

[1] The naming of "Dunblane"/"Dumblane" has not been definitively attributed. It derives from the Gaelic *dun*, sometimes modified to *dum* or *doon*, meaning hill or fort, and Blane from St. Blane. The Dunblane Cathedral in the Scottish town of the same name was named for St. Blane. The earliest knonw mention of the property being referred to as Dumblane is the deed conveying the estate from the heirs of Anastasia Patten to Frank H. G. White in 1894. Prior to that deeds referred to "Friendship" and "Grasslands." Judith Beck Helm suggests that it was named either by Clement Smith, or later owner Harry Blunt, as both are believed to have been related to John Magruder, known as John Magruder "of Dunblane," an estate in Prince George's County, Maryland. But the name's late appearance suggests that it may have originated with the Dumblane Hunt, organized in 1885. Before the Hunt was organized, the property was commonly referred to as "the Carter mansion" and "the old Thomson place." The current spelling, "Dunblane," came to be used by the Sisters of Providence, perhaps to avoid confusion with Dumblane, the Arts and Crafts-style house located across Warren Street in block 14 of Frank White's 1896 subdivision of Grasslands and Dumblane.

[2] Judith Beck Helm, *Tenleytown, D.C.: Country Village into City Neighborhood,* (Washington, D.C. Tennally Press, 1981, reprint 2000), p. 6.

[3] District of Columbia Land Records, Liber AC28, p. 344.

[4] District of Columbia Land Records, Liber AY49, pp. 55 and 57.

[5] Edith Schafer, *Aspects of Georgetown,* (Washington, D.C.: Flaneur Press, 2004), p. 26.

[6] James M. Goode, *Capital Losses*, (Washington, D.C.: Smithsonian Institution Press, 2003), p. 20.

Church in Georgetown.[7] Still, given his penchant for buying property and building houses, it is probable that Clement Smith was the builder of Dunblane prior to his death in 1839.[8] The elevation of Tenleytown, the availability of land, and access from Georgetown *via* the Frederick Road (Wisconsin Avenue) all contributed to a desirable location for a country home.

As constructed *circa* 1839, Dunblane was a Greek Revival-style, two-story, cube-like building with a central cupola. A two-story side wing was added by the mid nineteenth century. Mid-nineteenth-century maps show a long drive and allée running from and perpendicular to Wisconsin Avenue terminating in a roundabout at the house's east-facing front elevation.

After Clement Smith's death, the property passed through a number of owners, most of whom were prominent members of the community and of families that had played significant roles in the development of community and country.

The Dumblane Hunt, 1885-1892

In 1885, the Dumblane Hunt was organized with Dunblane house (then owned by U.S. Navy paymaster William Thompson) serving as the clubhouse. The Dunblane Hunt ranged over the Dumblane estate and adjacent properties, including Grasslands, owned by Secretary of the Navy William Whitney. In September 1889, a certificate of incorporation for the Dumblane Club was recorded in the District of Columbia. The incorporators were Charles C. Glover, E. Francis Riggs, and J. Russell Soley. Tenleytown resident Bob Curran became kennel man and whip while still in his late teens. Curran followed the Hunt to Chevy Chase, serving as Huntsman and ultimately as Master of the Fox Hounds.

During the fall-to-spring season, the Hunt met twice a week and was prominent in the society amusements of their day. The society pages reported the events and lists of the prominent people taking part or observing, such as,: "Dumblane Club Races, A Day of Splendid Sport Enjoyed by a Fine Assemblage, Prominent People at Ivy City." The clubhouse was apparently an attraction in itself: "That evening Walker Blaine and I [A. Louden Snowden, ex-director of the Philadelphia mint] drove out to the Dumblane club-house together...."[9]

By the fall of 1891, the Hunt apparently had some financial issues and had given up Dumblane, temporarily renting Grasslands as a clubhouse. Members at that time included Walker Blaine, Joseph H. Bradley, H. Rozier Dulany, Charles C. Glover, and Arthur Herbert of the British Legation.[10] In 1892 the Chevy Chase Club was organized, and the Dumblane Club, which had many of the same members, was merged with Chevy Chase.

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[7] Grace Dunlop Ecker, *A Portrait of Old Georgetown,* (Richmond:Garrett & Macy, 1933), p. 174.
[8] The November 8, 1839 deed conveying the property from Smith to John Mason, Jr. supports this conclusion, as it reads "together with improvements…" Liber WB76, p. 285.
[9] "In the Hotel Lobbies," *Washington Post,* July 13, 1889, p. 4.
[10] Lynham, *The Chevy Chase Club*, p.5.

Still standing as a reminder of the Dumblane Hunt is the Dunblane Oak, a focal point for Hunt gatherings. The Dunblane Oak is on the grounds of "Under Oak," a twentieth-century property that was part of the original Dunblane estate.

Time of Transition: Estate to School

In November 1894, then owners of Dunblane—the unmarried daughters of former owner Anastasia Patten--sold Dunblane to realtor Frank H. G. White. In February 1896, White subdivided the Dunblane property and part of lot 11 of the Loughborough Estate into blocks, naming his subdivision Grasslands and Dumblane. In January 1897 White committed suicide[11] and the Dunblane property passed through a series of owners before being deeded to the Sisters of the Providence in 1904. Upon gaining ownership, the Sisters immediately established Immaculata Seminary and began construction of the school for girls.

At that time, only the Tenley School was operating in Tenleytown. In 1903, the Jesse Reno School for black children opened on Howard Street on the edge of Reno City. Tenley and Reno Schools were public institutions. The Catholic St. Ann's School, which had opened in 1870, closed in 1896 and did not reopen until 1905.

Roman Catholic orders established schools throughout the United States during the latter half of the nineteenth century. In 1905, there were just under seven hundred Catholic schools for girls.[12] These parochial schools were often the only alternative for girls' secondary education and welcomed non-Catholic students. In 1798 in Washington, D.C., the Poor Clare Sisters opened "the first female academy in the Washington, D.C. area" but it closed just six years later. Georgetown Visitation, successor to this earlier school, opened in 1830.[13] Other Roman Catholic orders, the Holy Cross Sisters and the Dominican Sisters, were operating schools in the diocese by 1878. [14] Among non-Catholic schools, the Sidwell Friends School, independent but founded under the auspices of the Baltimore Yearly Meeting of the Society of Friends, opened in 1883 in downtown Washington.

The turn of the twentieth century brought a flurry of new private schools for girls. In 1900 the National Cathedral School for Girls opened, several years before ground was broken for the Cathedral itself. The Holton-Arms School opened in 1901 on Hillyer Place, NW, later moving to S Street, NW. Immaculata opened in 1905 in Tenleytown, and in 1906 the Madeira School opened on 19th Street near Dupont Circle. Cathedral, Holton-Arms, Immaculata, and Madeira were all organized by women: Phoebe Apperson Hearst (with Bishop Satterlee), Jessie Moon Holton and Carolyn Hough Arms, the Sisters of Providence, and Lucy Madeira Wing, respectively.

[11] "Funeral of Frank White, the Suicide," *Washington Post,* January 23, 1897, p. 8.
[12] Mary Rogers Madden, S.P., "Immaculata Seminary for Young Ladies, 1905," p. 2.
[13] Ibid.
[14] Madden, p. 3.

Nearby, the American University, chartered by Congress in 1893, erected its first building, Hurst Hall, in 1897. The University's second building, McKinley Hall, was begun in 1902 but was not finished until twelve years later. American University was open to both men and women.

Clearly, the last decade of the nineteenth century and first decade of the twentieth was a period of expanding educational opportunities, especially for women.

Sisters of Providence of St. Mary's of the Woods (1906-1986)

Founded in France in 1806 with a focus on education, six members of the order arrived in Indiana in 1840 to an area still forested and sparsely inhabited. Their first tasks were to learn English and clear land for a vegetable garden. They also immediately began constructing a building to be used as an academy for girls. Less than a year after the Sisters' arrival, the first student enrolled. In 1846 the State of Indiana authorized the institution to confer degrees. The school, now known as St. Mary-of-the-Woods College, is the oldest Roman Catholic college for women in the United States. As the Sisters' reputation as educators spread, requests for assistance came from other locations in Indiana and then farther afield. By the time Immaculata opened, the Sisters of Providence had 65 chapters and more than 3,000 members.[15]

Roman Catholicism in Tenleytown

Among the original landowners of the city of Washington were a significant number of Roman Catholics, including David Burns, Robert Peter, Uriah Forrest, Benjamin Stoddert, and Thomas Beale of Georgetown.[16] Consequently, Catholic institutions were numerous in the nineteenth century. In 1789, Trinity Church in Georgetown was organized on land made available by John Threlkeld. It was later referred to as "the Cradle of Catholicism in the District of Columbia."[17] Georgetown University opened in 1791, and the Catholic University of America was formally established in 1887.

Despite a large and even affluent Catholic population in the area, prior to the Civil War there was not a strong Catholic presence in Tenleytown. Methodists and Episcopalians, however, were well established. The Mount Zion Methodist Episcopal Church, later known as Eldbrooke, built its first church in 1840. Episcopalians attended St. Alban's Church which, by 1874, had established a mission in Tenleytown that later became St. Columba's.

The nearest Roman Catholic institution was Georgetown Villa, a 65-acre parcel acquired by Georgetown College in 1847.[18] Located on the west side of Wisconsin Avenue roughly where McLean Gardens is today, Georgetown Villa served as a retreat for the Jesuits and students at

[15] "Immaculata Opened," *The Washington Post*, September 9, 1905, p. A4.
[16] Edwin Melvin Williams, "The Roman Catholic Church in the District of Columbia – Its Institutional History," in John Clagett Proctor et al., eds., *Washington Past and Present: A History,* Vol. II, (New York: Lewis Publishing Company, 1930).
[17] Williams in Proctor, p. 791.
[18] Georgetown Villa was owned briefly by Anastasia Patten who purchased it in 1887. John McLean purchased the property in 1898. Helm pp. 74 and 143.

Georgetown College. The nearest church to Tenleytown was Holy Trinity in Georgetown. In 1867, the cornerstone was laid for the first St. Ann's church, built of wood and located on Wisconsin Avenue.[19] The second church, this time built of stone, was opened in 1903. Two more buildings made up the St. Ann's complex, a rectory and a school. The school, staffed by lay teachers, closed midway through the last decade of the nineteenth century. Its declining enrollment was attributed in part to the superior education available next door at the Tenley School. Thomas Lalley, who has researched St. Ann's history, speculates that the pastor let the school decline because he wanted to establish one staffed by nuns.[20]

By the early twentieth century, however, there was a growing concentration of Catholic institutions just northwest of what is now Tenley Circle: St. Ann's Church, school and rectory, and Immaculata Seminary. This enclave would continue to expand. The old St. Ann's rectory became the home in 1905 of the Sisters of Bon Secours, a nursing order, which occupied it until they built a new convent on an adjoining lot in 1927-1928. The substantial dwelling at 4110 Warren Street, built in 1942, is owned by the Archdiocese and has been home for many years to senior clergy. Currently, 4110 Warren Street is occupied by Cardinal William Baum, formerly Archbishop of the Washington diocese. A convent at 4133 Yuma Street is owned by St. Ann's.

Immaculata Seminary

The growing number of schools might well have spurred Father Mallon, St. Ann's pastor, to plan for the reopening of the parish school. The Sisters had been asked in 1902 to teach at St. Ann's school and to acquire land nearby for an academy. Cardinal Gibbons of the Archdiocese of Baltimore wanted to see the establishment of a "select school for girls" in Washington. Encouraged by Father Mallon, and perhaps Cardinal Gibbons, the Sisters of Providence agreed to locate at St. Ann's. Before plans were underway, however, Cardinal Gibbons approved an expansion of St. Cecelia's school by the Sisters of the Holy Cross near Upshur Street and Connecticut Avenue. When the Sisters of Providence were advised of this, they felt it necessary to cancel their plans. Despite intervention by the Cardinal, they declined to come to Washington. But Gibbons had two first cousins who were Sisters of Providence and that may have influenced him to see that it was the Sisters of Holy Cross who were obliged to cancel their plans.[21]

The Sisters of Providence acquired block 8 of Grasslands and Dumblane for Immaculata in 1904. Just two years later they acquired block 7 as well, including the Dunblane mansion.[22]

In 1904, the Sisters of Providence of St. Mary of the Woods were ready to move forward with their school for girls. Initially, it was to be named St. Ann's, but Cardinal Gibbons, anticipating

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[19] Thomas L. Lalley, "The Early History of St. Ann's Church, Washington, D.C.," *The Catholic Historical Society of Washington Newsletter,* October-December 2003, p. 13.
[20] Lalley, Part 4, July-September 2004, p. 10.
[21] Madden, p. 6.
[22] Father Mallon purchased, for $14,304.20, block 8 of Grasslands and Dumblane in May 1904.[22] He immediately deeded it to the Sisters of Providence.[22] Two years later, in 1906, Patrick Brennan, the builder of Immaculata, acquired block 7 of Grasslands and Dumblane for $36,627.20. He, too, immediately conveyed the property, which included the Dunblane mansion, to the Sisters.[22]

that the school would attract students from outside the parish, suggested that another name be found. As 1904 was the golden jubilee of proclamation of the dogma of the Immaculate Conception, the school was named the Seminary of our Lady Immaculate, shortened over time to Immaculata.[23]

For its main building, the Sisters hired architect A.O. Von Herbulis to design an imposing three-story stone structure with five-part *hôtel particulier* massing with Italian Renaissance and Baroque Revival detailing. The school, sited atop a hill[24] to face Tenley Circle, was laid out at the head of the long carriage *allée* that connected Wisconsin Avenue to the historic Dunblane estate to Wisconsin Avenue. The open area between Dunblane house and the new school preserved the axial relationship previously established by the carriage drive.

The new Immaculata enjoyed views downtown and to the Blue Ridge Mountains, the latter today still visible on a clear day from the Belt Road side of the Fort Reno reservation. The new building boasted electric lights, which according to Lalley, inspired the streetcar conductors to slow down after dark so passengers could see them.[25] The dedication of the academy in September 1905 was filled with pageantry. Cardinal Gibbons gave the formal blessing, and a high mass was celebrated at St. Ann's.

The Washington Post ran the following advertisement for Immaculata on September 14, 1905:

The
Immaculata Seminary
Washington, D.C.
Wisconsin Avenue (Tennallytown)
A very select boarding and day school for young
ladies, under the auspices of the Sisters of Providence, from St. Mary-of-the-Woods, IN.
New and elegantly furnished whitestone structure,
elaborated equipped for educational purposes
All modern improvements and conveniences.
Private rooms, with baths, suites, and dormitory alcoves.
Regular and elective courses of study. Every facility for
the pursuit of music, art, languages, etc.
Terms furnished on application to
SISTER SUPERIOR

Each student was to have her own private space, the number of enrollees would be limited to ensure that each student received personal attention, the curriculum would be of a very high standard, and art and music instruction would be available.[26]

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[23] Lalley, Part 4, p. 14.
[24] The Sisters named this hill Mount Marian in reference to the Virgin Mary.
[25] Lalley, Part 4, p. 14.
[26] "Blessed by the Pope," *The Washington Post,* September 7, 1905, p. 7

The first of the original students to enroll was Tenleytown resident, Gloria Hunt. Gloria lived with her mother on the southwest corner of Brandywine Street and Wisconsin Avenue at what came to be known as Gloria Point. Her father, Alexander Hunt, had been a wealthy speculator, Indian fighter, and judge who died in 1891, the year Gloria was born. She would have been about fourteen years old at the time of her enrollment, and was a member of the first graduating class in 1909.[27] Among the original students were Lena Griffin, Catherine Holbrook, May Kengla, Helen Rockwell and four members of the Walsh family including Charles.[28] Yes, in the very early days, a few boys were accepted, including music students John and Wilbur O'Day. Their parents, Mr. and Mrs. John J. O'Day, operated a grocery store at the corner of Grant Road and Wisconsin Avenue.

The goals of an Immaculata education, described in its 1908-1909 brochure, were "to form good women, accomplished and cultured ladies, to give their pupils an education that will qualify them to fill happily and with justice to themselves and others the position destined for them by Divine Providence." The course of study that year included religion (for Catholic pupils only); five courses of English, including rhetoric, literature, history, and analysis; four courses each of Latin, German and French; three of Greek; four of math; five of science, including botany and physics; and three of philosophy.[29]

Basic tuition for 1909-1910 was $300 to 400 for resident students and $100 to 125 for day students, plus a $10 matriculation fee. Additional fees applied to art and music study: $100 for piano, vocal, or violin; $150 for harp; $70 for water colors; and $60 for crayon drawing. Madden notes that fees varied; a single female parent was sometimes charged less, and in at least one case the fee was paid in groceries.[30]

This brochure also included pictures of the White House and the Library of Congress among other Washington landmarks, celebrating their proximity to the new school as an opportunity for excursions.

The 1910-1911 brochure for Immaculata described its location in glowing terms:

> The Mount Marian grounds, seven acres in extent, are beautifully located on the northwestern crest of the hills surrounding Washington. The building is approached from the east through a terraced lawn. On the west a fine expanse of park and meadow affords ample space for tennis and archery, and for other outdoor games.

[27] Although Madden (p. 13) states that the first graduation took place June 11, 1907 with only one graduate, Anna Murrin, from Carbondale, Pennsylvania.
[28] Madden, p. 9.
[29] Immaculata 1908-1909 brochure, p. 7.
[30] Madden, p. 10.

> Lovers of nature will be charmed by the distant prospect of the valley of the Potomac, and the blue-tinted mountains of Virginia, that spread like a Rhineland panorama to the west of Mount Marian. Beyond the valley to the eastward lie the wooded hills of Maryland.[31]

It also listed the advantages of the city and places to visit, as well as the opportunities for cultural enrichment. For instance, in January 1910, students attended the Metropolitan Grand Opera, visited the Capitol, and attended a trial at the Supreme Court, as well as various dramatic performances, lectures, and teas. Given the extra-curricular activities listed, it is a wonder the students found time to study.

By August of 1910, Immaculata' s success was necessitating plans for an addition, and for the incorporation of the Dunblane mansion into its program.[32] Enrollment in 1911-1912 was forty-seven girls.[33] *The Washington Post* reported in February 1912 that a large addition, including a chapel and an auditorium, was planned, but it was not until 1920 that a permit for a chapel and dormitory was granted.[34] For the first few years, all grades were taught in the new Immaculata building, but the 1914-1915 brochure noted that Dumblane Hall, "an old mansion of historical interest," had been remodeled for use by the youngest students.[35] The same brochure included the following:

> DUMBLANE HALL
>
> In order to afford the younger pupils of The Immaculata special advantages, Dumblane Hall, an old mansion of historical interest, located on the crest of Mount Marian, has been entirely remodeled and fitted up for the exclusive use of the Preparatory Department.
> A homelike living room, cheerful recreation-halls and class-rooms, bright, airy dormitories, and individual bed rooms, thoroughly appointed lavatories and lockers, are among the attractive features of the new department. Large sunny verandas and extensive playgrounds, equipped for outdoor games, are also noteworthy.[36]

The 1916-1917 brochure included a travel course, whose purpose was "to prepare students for the intelligent enjoyment of travel. The history of Art and Architecture is reviewed, the stories of the great artists and their works and read, and illustrated lectures are given that describe in detail interesting and profitable features in travel at home and abroad."[37]

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[31] Immaculata 1910-1911 brochure, p. 6.
[32] "Immaculata Successful," *The Washington Post*, August 28, 1910, p. 6.
[33] Madden, p. 11.
[34] "Plan Larger School," *The Washington Post*, February 18, 1912, p. 11.
[35] Immaculata brochure, 1914-15, p. 6.
[36] *The Immaculata Seminary*, descriptive brochure, 1914-15, p.6, vertical files, Washingtoniana Collection, Martin Luther King Library.
[37] Immaculata brochure, 1916-17, p. 10

The 1921-1922 brochure described the education provided for elementary-age students at Dunblane (now spelled with an "n") Hall:

> The education given at this school is practical, solid and refined. It embraces all that is comprehended in the term education – the well-rounded and symmetrical development of the whole nature, the physical, mental, and moral powers. The Sisters of Providence have the reputation, not only of giving to those entrusted to their care a thorough education, but also of having special success in developing delicacy of feeling, appreciation of the good and beautiful, and the elegance and simplicity of manner essential to cultured women. The motto of the school is *Knowledge and Virtue United.*[38]

In 1921 the new wing opened providing new music and dormitory rooms and a chapel. By 1922, the "seminary" had developed into the Immaculata Junior College, and course offerings were made comparable to those of the first two years of a four-year college. An affiliation with the Catholic University of America followed.[39] This made possible combining the course of study at both institutions thereby earning diplomas from both. In March 1925, just sixteen years after Immaculata' s first graduation, 100 alumnae returned for a reunion. The following May the school graduated seventeen more.

Williams writes that in 1927-1928, enrollment was 116 pupils, and that the staff included 24 nuns and two lay teachers. In 1932 *The Washington Post* reported that Immaculata "will begin the 1932-1933 academic year with its largest enrollment ever – but doesn't provide any numbers![40] In 1935 the first of two additions to Dunblane Hall was built.

A laudatory article in *The Washington Post* describes the advantages of attending Immaculata, noting that physical exercise is a requirement and that both swimming and horseback riding were available. Earlier photographs show tennis courts and women at an archery range. Physical education is the subject of another article in 1929 accompanied by a picture of the field hockey team.[41]

In 1935 a wing was added to Dunblane house. Further expansion of the complex occurred in the mid-1950s with the addition of three new buildings designed by Murphy & Locraft (demolished, 2013): Marian Hall with administrative offices and reception areas on the first floor and dormitory rooms above; Regina Hall, an auditorium and gymnasium; and Loretta Hall, containing the library, classrooms, and laboratories as well as dining facilities.

The Immaculata administration clearly considered itself as serving *in loco parentis*. The 1910 regulations for resident students noted that "Parents and guardians are requested to inform the

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[38] Immaculata brochure, 1921-22, p. 8.
[39] Williams, pp. 786-805.
[40] Ímmaculata Lists Record Pupil Total," *The Washington Post,* September 18, 1932, p. S8.
[41] Immaculata held Ideal for Students," *The Washington Post,* August 19, 1928, p. ES18.
"Seminary Offers Physical Training," *The Washington Post,* September 8, 1929, p. S11.

Sister Superior of their wishes regarding their daughters or wards; such instruction transmitted through the pupils is often unsatisfactory."[42]
The 1959-1960 brochure for the College states: "Training in the social virtues in considered an essential part of the Immaculata program. Theoretical training in good manners and social form are supplemented by opportunities to participate in social affairs sponsored by the various student organizations."[43] Junior College students attracted press attention in 1970 when they wore pants during the day instead of the skirts required by school policy. But the protest did not convince the administration to change policy. Instead the slacks-clad students were denied entrance to the cafeteria, and classes were not taught![44]

By 1960, when Sister Mary Clare Fritsch became principal, the boarding department had closed. Under her leadership, the school developed a challenging college preparatory program. In 1965, its name was changed to Immaculata Preparatory School.

By 1973, elementary-school parents urged the school to provide more space for their children, resulting in another wing being added to Dunblane the following year. But while the elementary and high schools appeared to be thriving, the junior college was not. Enrollment had slipped from a high of 214 in 1970 to 100 students, and the annual tuition of $4,500 for a resident student was increasingly uncompetitive with nearby publicly funded institutions such as the University of Maryland ($784 for instate students) and the University of the District of Columbia ($135 for D.C.-resident day students). Financial difficulties were aggravated by rampant inflation. In February 1978 *The Washington Post* reported that the junior college would close at the end of the school year. [45] The vacated space would be utilized by the elementary and high schools, which had an enrollment of about 600 students. For a few years in the 1970s a Montessori school, which paid rent to Immaculata, occupied space in Marian Hall.

Although enrollment remained steady in the elementary and high school levels, the Sisters of Providence were declining in number. Many of those remaining were advanced in years and in ill health, increasing the costs to maintain the order. The growing number of lay instructors, a consequence of the decline religious vocations, raised labor costs well above the modest stipends for nuns.

The order decided to close the school and sell the property in order to provide care for its members.[46] The announcement was made in October 1984 with closing scheduled for 1986. The order had already shuttered seven of its schools, with only two left in addition to Immaculata. Classes continued through the 1985-86 school year, and the school was officially closed on June 3, 1986. In December 1986, the property was sold to American University.[47]

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[42] Immaculata 1910-1911 brochure, p. 30.
[43] Immaculata 1959-1960 brochure, p. 16.
[44] "Defiant Students Don Slacks so NW College Halts Classes," *The Washington Post* March 21, 1970, p.B5.
[45] Lawrence Feinberg "Rising Costs to Close Immaculata College," *The Washington Post*, February 19, 1978, p. B1.
[46] Feinberg, "AU to Pay $7.6 Million," *The Washington Post*, October 3, 1984, p. 3
[47] D.C. Recorder of Deeds, Document #8600051483.

American University 1986-present

In November 1985, almost a year before the sale was completed, *The Washington Post* reported that Advisory Neighborhood Commission 3E would hold a special meeting for discussion of the University's plan to use the Immaculata campus for its law school.[48] There was strong community opposition to the anticipated long hours of operation and encroachments on a quiet residential area. Within a few months, American University decided not to pursue the idea, noting escalating costs and neighborhood opposition and instead located undergraduate dorms and programs there.

The deed transferring the property to American University was signed on December 2, 1986.[49] American University renamed the Immaculata buildings. The 1905 building became Capital Hall, with classrooms, auditorium, and fitness center. A dance studio occupied the former chapel. Dunblane, the old mansion house that became the elementary division of Immaculata, retained its name and was used for faculty and administrative offices as well as classrooms.

Architects and Builders of Immaculata

A. O. von Herbulis

Albert O. von Herbulis was responsible for the first Immaculata school building. Described in his obituary as "one of the foremost architects of the country," he was born in Hungary in 1861, was educated at the Military Polytechnic Academy in Vienna, and immigrated to the United States after completing his studies in 1881.[50] He worked as an architect with the Indian Office in Falls Church, Virginia from 1897-1901, and then in Brookland (1902).[51]

In addition to Immaculata, von Herbulis designed a number of other buildings in Washington, D.C. for Roman Catholic institutions including a parsonage for St. Anthony's Church (1901), the Marist Seminary on Savannah Street, NE (1902), Immaculate Conception College on Michigan Avenue NE (1903) and a dining hall for Georgetown College in 1904. He also designed two Lutheran churches, dwellings, stables, and even an auto showroom. Most of his District of Columbia commissions date between 1899 and 1909. Further afield, he designed the Cathedral of St. Helena in Montana, listed in the National Register in 1980, Carroll College (formerly Mount St. Charles College), also in Helena, and the Pensacola Hospital (also known as the Old Sacred Heart Hospital), also listed in the National Register. He designed Tabaret Hall at the University of Ottawa as well.

Von Herbulis died suddenly in 1928 of a heart attack on the train on his way home from Washington to Falls Church.

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48 "ANC Actions," *The Washington Post,* November 28, 1985, p. D.C.5.
49 D.C. Recorder of Deeds, Document #860051483, December 2, 1986.
50 "A.O. von Herbulis dies in Falls Church, VA, Car," The *Washington Post,* April 15, 1928, p. 7.
51 Pamela Scott in District of Columbia Historic Preservation Office Database of Architects.

Frederick V. Murphy (Murphy & Olmsted)

Frederick Vernon Murphy, designer of the 1921 dormitory wing and chapel at Immaculata, was born in Fond du Lac, Wisconsin in 1879, studied at the Art Institute of Chicago, taught free-hand drawing in Chicago in 1898, and was a draftsman at the Office of the Supervising Architect (OSA) at the Treasury Department in 1899. Recipient of a Washington Architectural Club travelling scholarship in 1905, he visited Paris where he took the ten-day entrance examination for the École des Beaux Arts and placed first. He attended the school from 1905 to 1909 and then returned for a short time to the Office of the Supervising Architect. In 1911 he entered private practice with W.B. Olmsted, whom he had met at OSA, and in the same year he became the first chair of the newly created Department of Architecture at the Catholic University (CUA). With the rector he planned several of the early buildings including the Mullen Memorial Library. Initially, Murphy was the department's only faculty member and taught drawing, design, painting, history and construction. The department grew, and during the first quarter of the twentieth century Murphy's colleagues and students won a number of distinguished prizes. He was elected to membership in the American Institute of Architects in 1920.

A significant amount of Murphy's work was ecclesiastical. In addition to Immaculata and the buildings at CUA, Murphy designed St. Peter's School in Baltimore, Good Shepherd Convent at Scranton, Pennsylvania, St. Francis de Sales Church in Buffalo, New York, the Shrine of the Sacred Heart and Dumbarton College (Howard University Law School) in Washington, D.C. and St. Ann's School in Washington, D.C. (Tenleytown). One of his most notable commissions was the Vatican Embassy on Massachusetts Avenue, NW. He was active in his field, holding volunteer positions at the American Institute of Architects (AIA) and Catholic University of America, among others.

Among the honors conferred on him were Chevalier of the Legion of Honor from the French government and an appointment by President Truman to serve on the U.S. Commission of Fine Arts.

In 1931 Frederick Murphy was elected a Fellow of the American Institute of Architects. His sponsors included architects well known to Tenleytown: Nathan C. Wyeth (Woodrow Wilson High School), Albert Harris (Janney Elementary School, Alice Deal Junior High School, Fort Reno water tower), and Victor Mindeleff (Under Oak/Buchanan Estate). Frederick Murphy was a resident of Chevy Chase, Maryland at the time of his death in 1958.

Walter B. Olmsted (Murphy and Olmsted)

W. B. Olmsted was born in New York in 1871. He was employed by the Supervising Architect of the Treasury where he met Frederick Murphy. They became friends and in 1911 formed the firm of Murphy & Olmsted. Like his partner, W. B. Olmsted was a member of the American Institute of Architects, his application having been approved in 1920. While the firm received

numerous commissions from Catholic institutions, Olmsted seems to have focused on federal buildings, including the Bureau of Engraving and Printing.[52] Olmsted died in December 1937.

Francis A. Simmons (Simmons & Cooper)

Francis A. Simmons was active from 1911 to 1933, variously described as draftsman, architect, clerk, estimator, superintendent, builder, and building contractor. The partnership of Simmons & Cooper formed by 1915, when named as architect on a permit to build a bakery. In 1920, the year a permit for Immaculata' s addition of a chapel and dormitory was issued, Simmons is listed in the residential directory as construction superintendent for the Weller Construction Company In the same year he is named as architect on a permit for a laundry and garage at Immaculata.

Brennan Construction Company (Patrick J. Brennan)

Born in Ireland, Patrick Brennan came to the United States with his parents when he was about eleven. His first employment was as a water boy with Cranford Paving, the company that employed his father. He rose to president of that company and later started his own firm that did the brick work on the Senate and House of Representatives office buildings. He was prominent in Catholic circles and served on the board of the Commercial National Bank. According to his obituary, he supported the Catholic University of America and Georgetown College.[53] In 1906, he purchased from the heirs of Anastasia Patten block 7 of Grasslands and Dumblane, which included the Dunblane mansion, and immediately deeded it to the Sisters of Providence. Just a few years earlier Brennan Construction Company had built the first Immaculata school building.

Brennan Construction Company was active from 1902-1909. The firm also is identified as the builder on permits for Immaculate Conception College on Michigan Avenue, a dining hall at Georgetown College, Rock Creek Wagon Works, Inc. on Pennsylvania Avenue, NW, Garfield Memorial Hospital on 11th Street, NW, and several houses and stables. Of particular interest is a 1909 project, an academy on Upton Street, NW for the Sisters of the Holy Cross, the project Cardinal Gibbons had earlier cancelled in favor of Immaculata. It ultimately went forward when the Sisters of Providence withdrew their objection, believing that the city could support two Catholic academies for girls.

Patrick J. Brennan died in 1909 from complications resulting from an automobile accident.

Weller Construction Company (Michael A. Weller, Joseph Weller)

Born in the late 1880s, Michael A. Weller was the son of Michael Ignatius Weller,[54] a banker and socially and politically active resident of the District who emigrated from England in 1867.[55]

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[52] "Firm of Architects Marks Anniversary," *The Washington Post*, December 21, 1931, p. 14.
[53] "P. J. Brennan Dead," The *Washington Post,* August 11, 1909, p. 2.
[54] According to his obituary in *The Washington Post* (March 15, 1915, p. 3), Michael I. Weller "was a student of local history, owning probably the largest private collection of publications relating to the District of Columbia in existence, and he was regarded as an authority on local history and history of the States of Maryland and Virginia. He was a charter member… of the Columbia Historical Society…"

Michael A. Weller graduated from Eastern High School and the University of Pennsylvania Department of Engineering, (1910). He served in World War I. From 1917 to 1925 there are 31 permits on which the Wellers (M.A. Weller, Weller Construction, etc.) are identified as builders. Brothers Joseph I. and Francis R. are named on additional permits. Michael served the president of Weller Construction, with which his brother Joseph, an attorney, was also affiliated. Both Michael and Joseph followed in their father's footsteps, serving as bank directors.

Among the buildings erected by Michael A. Weller or the Weller Construction Company are a nursery for Providence Hospital, stores, dwellings, and garages. Weller worked with Murphy & Olmsted on Immaculata and a later project for Providence Hospital, as well as several houses, one for Sisters of St. Mary in northeast Washington.

Michael A. Weller died in 1932 at the age of 46 at the Walter Reed Hospital and is buried at Arlington National Cemetery. Joseph I. Weller passed away in 1955.

[55] James Franklin Hood, "In Memoriam – Michael Ignatius Weller 1846-1915," read before Columbia Historical Society April 20, 1915.

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Diane Tamayo

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Previous documentation on file (NPS):

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

Primary location of additional data:

__X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__X__ Other
Name of repository: _Tenleytown Historical Society_____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property __8.17 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 38.945549 Longitude: -77.080994

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

Immaculata Seminary Historic District occupies the entirety of Square 1728 in the District of Columbia. Square 1728 is bounded by Warren Street, NW on the south and Yuma Street, NW on the north, 42nd Street, NW on the west and Nebraska Avenue, NW on the east.

Boundary Justification (Explain why the boundaries were selected.)

Square 1728 includes all of the buildings historically associated with Immaculata Seminary, and includes the manor house of the 19th-century Dunblane estate. Dunblane historically occupied significantly larger acreage.

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11. Form Prepared By

name/title: Jane Waldmann; President THS and Kim Williams (revised, 2013), Architectural Historian
organization: Tenleytown Historical Society
street & number: 5332 42nd Street, NW
city or town: Washington, D.C. state: DC zip code: 20015

e-mail_jciw-centernet@erols.com
telephone: 202 686-1446
date: March 2014

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: March 2014
Description of Photograph and Number: View looking northwest showing main building of Immaculata Seminary
1 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: March 2014
Description of Photograph and Number: View looking northwest showing northeast elevation
2 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: March 2014
Description of Photograph and Number: View looking north showing southeast elevation of main building and 1921 addition and wing
3 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: March 2014
Description of Photograph and Number: View looking northeast showing southeast and southwest elevation of 1921 wing and 1921 chapel
4 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: February 2014
Description of Photograph and Number: View looking northeast showing southeast and southwest elevation of 1921 wing and 1921 chapel
5 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: February 2014
Description of Photograph and Number: View looking southeast showing northwest elevation of main building and chapel
6 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: February 2014
Description of Photograph and Number: View looking southeast showing northwest and southwest elevations of chapel
7 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia

Photographer: Kim Williams
Date Photographed: February 2014
Description of Photograph and Number: View looking easterly showing northwestern elevation of chapel
8 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Sally Berk
Date Photographed: August 2012
Description of Photograph and Number: View looking southwest at Dunblane House showing northeast elevation
9 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Sally Berk
Date Photographed: August 2012
Description of Photograph and Number: Detail of front entry door of Dunblane
10 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of Immaculata Seminary main building showing principal entry foyer and stair
11 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of Immaculata Seminary main building showing stair
12 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of Immaculata main building showing stair
13 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of Immaculata main building, second floor, showing typical hallway
14 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of chapel looking towards apse end
15 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view of chapel showing two typical stained glass windows with groin vault impost between them
16 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Detail of stained glass window showing lower pivot sash
17 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior view in chapel showing balcony
18 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Detail showing console bracket supporting balcony
19 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior of Dunblane House showing stair hall
20 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior of Dunblane showing stair
21 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior of Dunblane showing first floor corridor
22 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: Interior of Dunblane showing front entry door
23 of 24

Name of Property: Immaculata Seminary Historic District
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: Kim Williams
Date Photographed: May 2013
Description of Photograph and Number: View looking northwest showing garage/laundry building
24 of 24

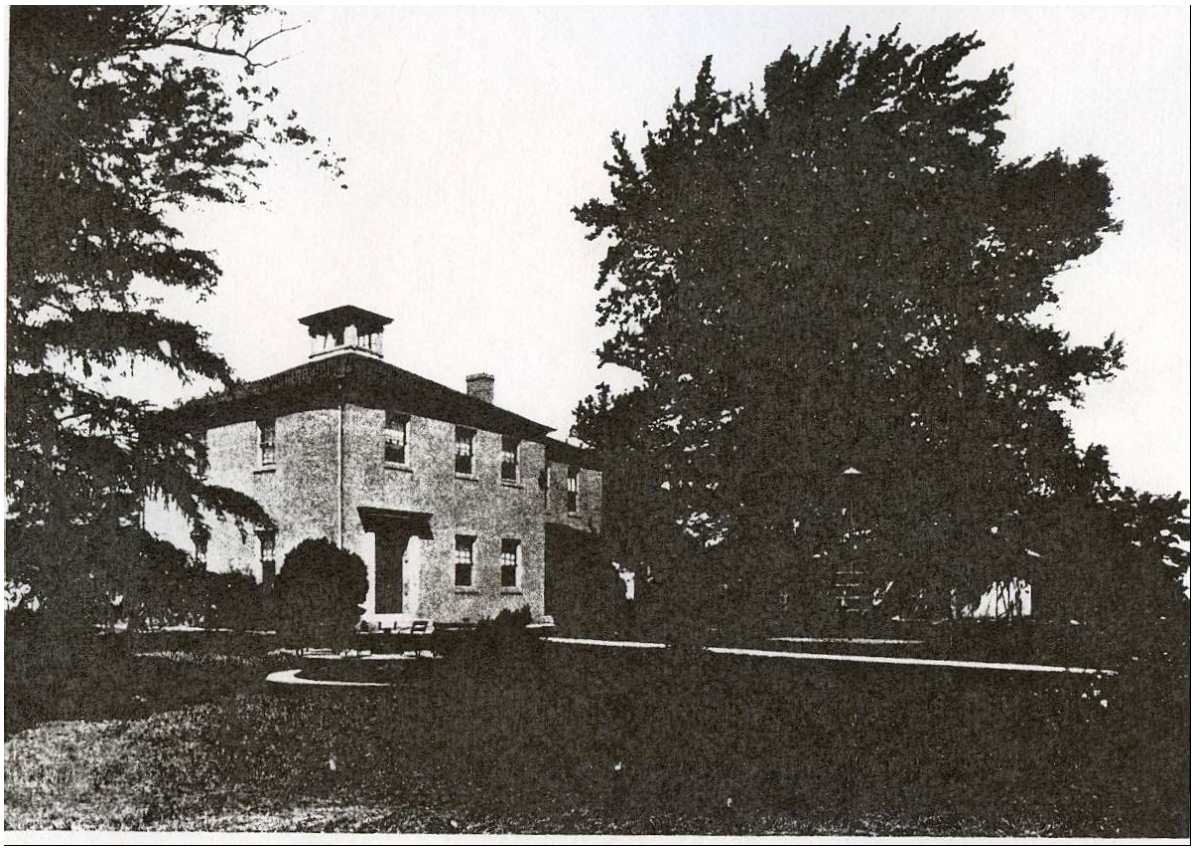
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Historic View of Immaculata from Tenley Circle looking northwest, ca. 1905
(From Tenleytown Historical Society)

Historic View of Immaculata from Tenley Circle looking west, ca. 1925
(From Sisters of Providence of Saint Mary of the Woods website)

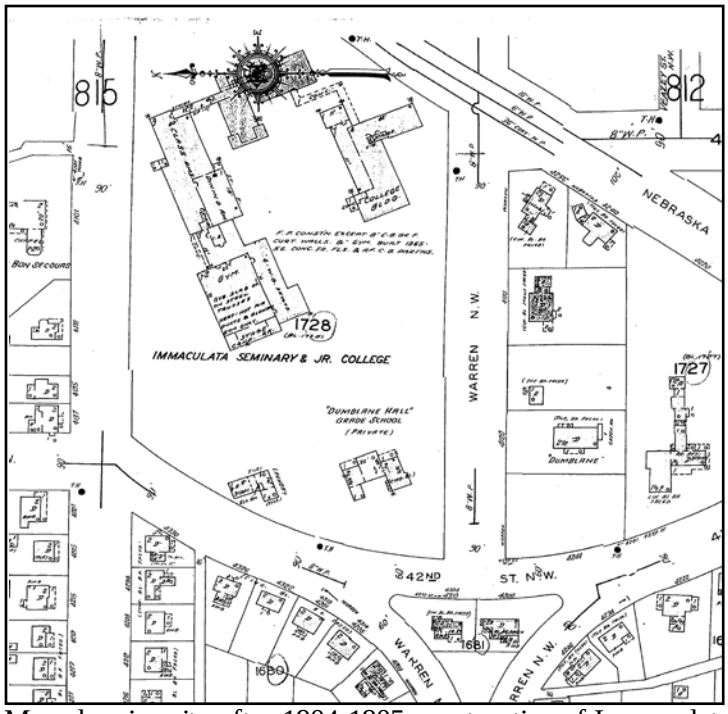
THE IMMACULATA SEMINARY—MAIN BUILDING

Immaculata Seminary (after 1921 addition), ca. 1930
(From *The Book of Washington*, 1930)

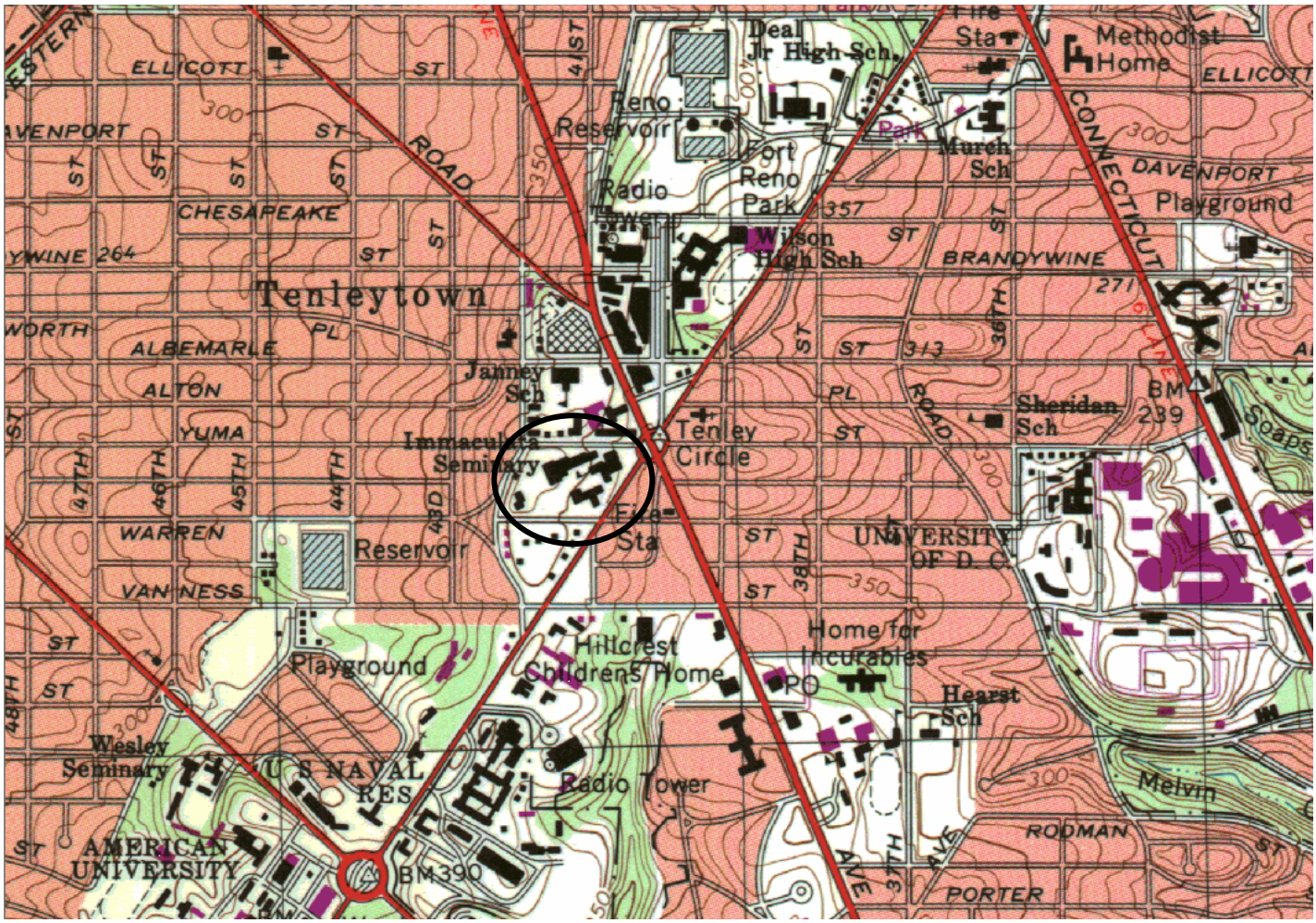


Historic View of Dunblane, ca. 1925
(From Tenleytown Historical Society website)

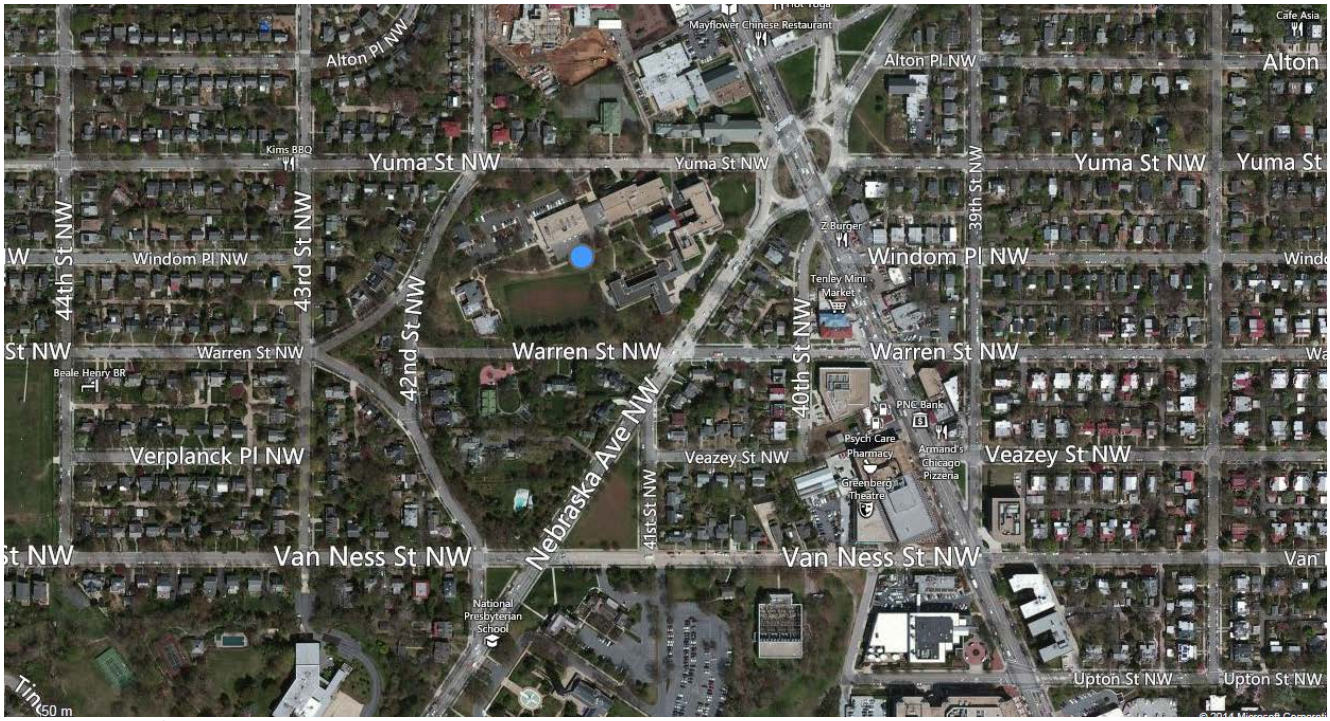
Map showing site of Dunblane Manor House (Heirs of Anastasia Patten) before 1904-1905 construction of Immaculata Seminary
(*G.M. Hopkins Atlas*, Plate 17, 1894)



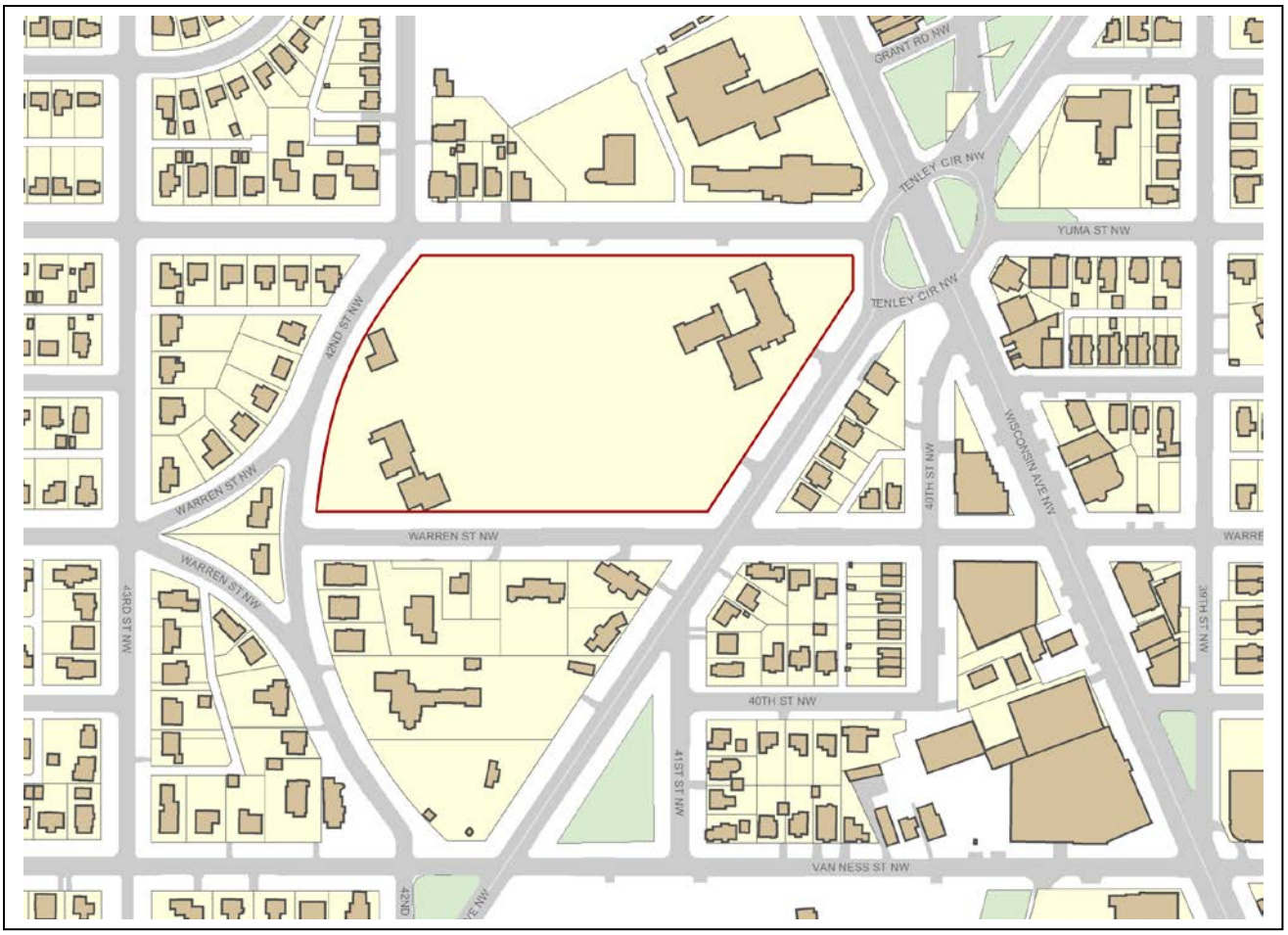
Map showing site after 1904-1905 construction of Immaculata Seminary, including its 1921 and 1955 additions; Dunblane Manor House located at east side of property (note north arrow is pointed to left)
(Sanborn, 1959)



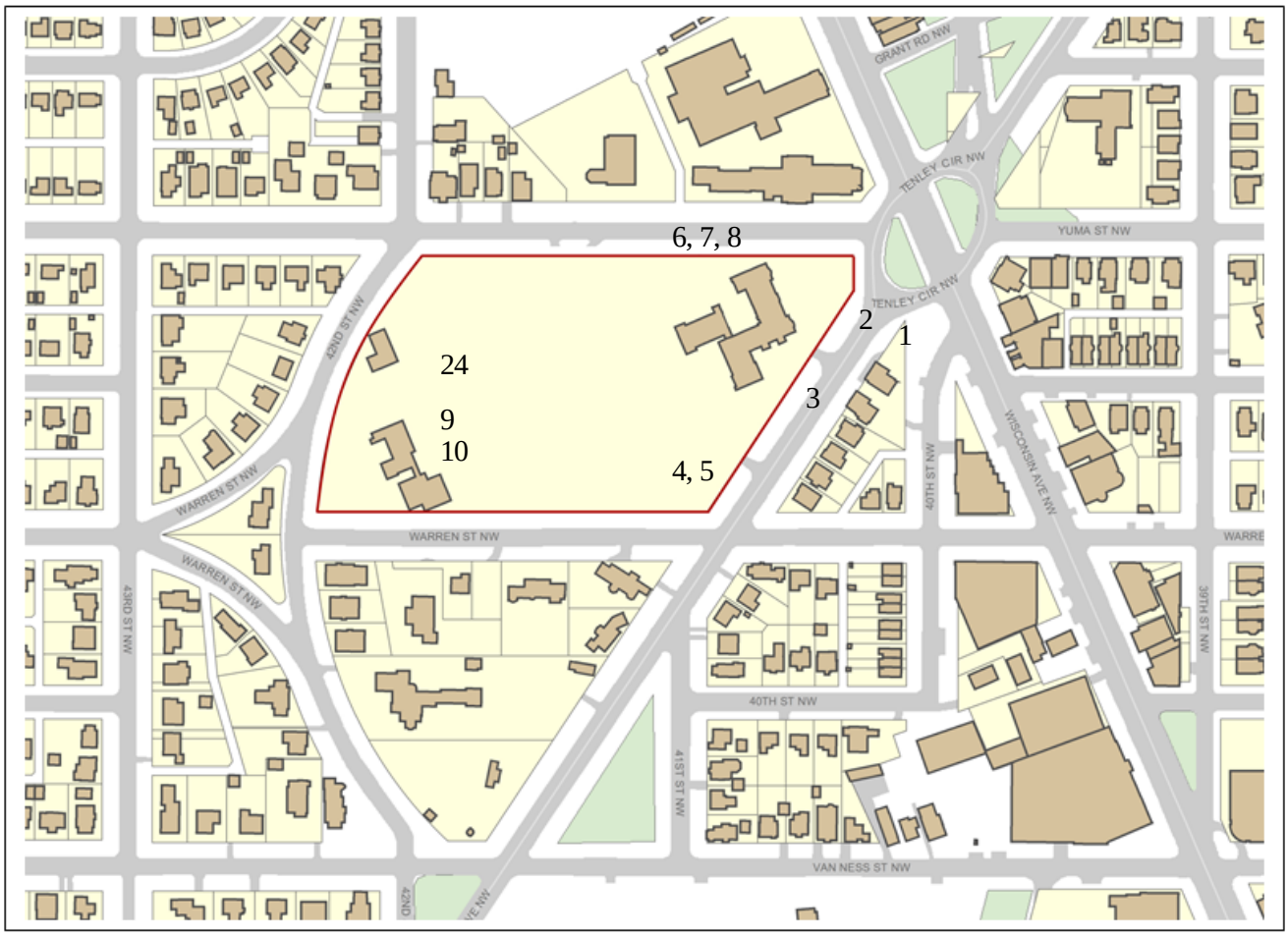
USGS Quad Map showing Immaculata Seminary Historic District
(Note that USGS Quad still shows 1955 buildings on site, demolished 2013)



Aerial View from Bing Maps showing Immaculata Seminary Historic District (note aerial shows 1955 buildings on the site, demolished 2013)
Lat/Long 38.945549,-77.080994



DC GIS Map showing National Register Boundaries of Immaculata Seminary Historic District, 2014
Boundaries correspond with Square 1728



Immaculata Seminary Historic District
Key to Photos 1-10 and 24
Photos 11-24 (Interior)

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DEMOCRAT - U.S. SE

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