

## **EXHIBIT 7**

### **CAMPUS AND BUILDING HISTORY** **(HISTORIC PRESERVATION ELEMENT)**

#### **Main Campus – West and East of Nebraska Avenue**

American University is a private, Methodist, liberal arts university established by an Act of Congress in 1893. Its Main Campus is located along Nebraska and Massachusetts Avenues at Ward Circle. The original plan for the campus, developed by Frederick Law Olmsted, was significantly modified due to financial constraints. Although new buildings have further compromised the spaces of that plan, the northern part of the planned quadrangle (“Quad”) remains as the most important space on the original campus.

Construction of Hurst Hall, designed by Van Brunt and Howe and W. M. Poindexter, began in 1897. It was the only building completed by the University’s official dedication on May 15, 1914. The second building on the Main Campus was McKinley Hall, which dates from 1917 and was designed by Henry Ives Cobb. Both Van Brunt and Howe firm and Cobb were nationally significant, and both had experience designing collegiate buildings. Van Brunt and Howe was based in Boston. With an earlier partner (William Ware) Van Brunt designed Memorial Hall at Harvard. With Howe he designed the Medical School at Harvard and the library at the University of Michigan. Cobb was based in Chicago. He designed such buildings as the Chicago Federal Building, several buildings at the 1893 World’s Columbian Exposition, and buildings for Lake Forest College and the University of Chicago.

The University first offered undergraduate degrees when it established the College of Liberal Arts (now the College of Arts and Sciences) in 1925. As the University gained financial stability, it was able to focus on fulfilling the intentions of the school’s founders that AU take full advantage of its location and proximity to the federal government and the resources available in the national’s capital. The establishment of the School of Public Affairs in 1934 and the School of International Service in 1958 particularly reflected the founders’ intentions.

The history of the University has been greatly affected by and related to activities associated with the two World Wars. During both wars the University allowed the government to use part of the original campus for military purposes. These uses would have long-term implications for the then-undeveloped neighborhood to the southwest of the University.

Relatively little construction occurred during and between the World Wars. Those buildings that were constructed were designed by Peter M. Anderson, an engineer who served for a time as the University’s architect. Anderson’s first building on the Main Campus was the Mary Graydon Center (1920). Although it occupies a prominent location on the Quad, it has been significantly altered over the years. Anderson’s second building on the American campus was the President’s House (1925). This frame structure, now used as offices, sits atop a rise on the south side of Massachusetts Avenue. By material and design it stands in sharp contrast to the other buildings on the Main Campus. Anderson also designed Hamilton Hall (1935), which was built in an area of the Main Campus that was at one time intended for student housing. However, Hamilton is the only building contemplated by that plan that was actually constructed. The design of this stone, vaguely Collegiate Gothic building also stands in sharp contrast to the other buildings on the Main Campus; there is none other like it. The unrealized plan for this part of the campus and its remote location limit the

contribution Hamilton has made to the development and evolution of the Main Campus. Anderson also worked on the 1926 design of Battelle Library.

The University experienced the spirit of optimism and interest in progress that swept the country in the post-World War II years. The middle years of the twentieth century saw significant growth of the University. American formally incorporated the Washington College of Law, founded in 1896 as the first coeducational law school in the city, into the University in 1949. During the 1950s, various departments of the University were reorganized, resulting in the establishment in 1955 of the School of Business Administration, now the Kogod School of Business, and in 1957 the School of Government and Public Administration, now the School of Public Affairs. The addition and growth of these schools resulted in a Mid-Century building boom on the original campus. Buildings from that campaign, even after some of them have been significantly altered and numerous later buildings have been constructed, largely define the character of the Main Campus.

Most of the twenty-eight buildings constructed during the 1950s and 60s were designed by the Washington architectural firm of Faulkner, Kingsbury, and Stenhouse and its successor firm. This architectural firm was noted for its successful designs of numerous buildings on numerous college and university campuses. Particularly important among the Faulkner, Kingsbury, and Stenhouse buildings are the East Quad (1957) and the residential complex of Hughes, McDowell, and Leonard Halls (1959, 1962, and 1967 respectively). The East Quad, for which the architects designed symmetrical side additions that were never built, fronts on the Quad. It is part of the formal, public aspect of the Main Campus, and a significant building from the mid-century building boom. The building's rear elevation fronts Nebraska Avenue, NW. In contrast, the residential complex is located in a less prominent, quieter interior part of the campus. They are part of the aspect of the University that is far more private than the buildings on the Quad, in spite of their size.

The Faulkner firm also designed a complex of smaller residential buildings at the southwest corner of the Campus, west of Nebraska Avenue. These four buildings, Clark, Roper, McCabe, and Gray Halls, the first two dating from 1954 and the latter two dating from 1955, are small two-story buildings. Their stylistic expression is more traditional and less remarkable than typical Faulkner, Kingsbury, and Stenhouse buildings, both on the Campus and elsewhere.

One of the historically more interesting Mid-Century buildings is the Media Production Center (1953). It was designed by the local firm of Porter and Lochie, a firm most noted for its residential work. Its spare, rectilinear elevations are architecturally unremarkable for the period. However, the building was the original home of WAMU, American's National Public Radio affiliate. WAMU played an important role in the development of public radio. It operated out of the Media Production Center from 1961 to 1994, when it moved to a new facility off campus.

Perhaps one of the most interesting buildings on the Main Campus is the Kay Spiritual Life Center. This distinctive, round non-denominational place of worship is unlike anything else on the Main Campus. Its location at the north end of the Quad gives it a remarkable prominence. It was designed in 1965 by Alpha Hensel Fink, a Philadelphia architect who specialized in ecclesiastical buildings. Fink also designed the five buildings constructed between 1957 and 1961 at the nearby Wesley Theological Seminary.

Later buildings on the Campus generally lack the architectural distinction of those early buildings that remain unaltered (Hurst and McKinley) and the best Mid-Century buildings on the Campus. The 1979 Bender Library, while distinctive, does little to enhance the appearance of the Campus, and its location across the south end of the Quad is particularly unfortunate. The Bender Library

was designed by Daniel, Mann, Johnson, and Mendenhall, one of the first combined architecture and engineering firms in the western part of the country; their focus was on transportation-related projects. Elsewhere on the Quad, renovations from the last two decades have altered buildings in a way that appears designed to surround the Quad with “classical” buildings, even though “classical” is not the predominant architectural character of the Campus.

The property across Nebraska Avenue, once part of the Gilbert Grosvenor estate, currently functions as a surface parking lot, adding nothing to the streetscape or the built environment. The 2005 Katzen Arts Center on the north side of Massachusetts Avenue, designed by Einhorn Yaffee Prescott, features an ever-changing display of outdoor sculpture that enlivens the streetscape and softens the long Massachusetts Avenue elevation of the building. Nebraska Hall, the other building on that part of the Main Campus, dates from 1957. The University purchased this undistinguished building in 1984; it is the only building on the Main Campus not constructed by the University.

### Tenley Campus

The University acquired the Tenley Campus, located between Nebraska Avenue, NW and Yuma Street, NW, at Tenley Circle in 1986. There are five primary buildings on the Tenley Campus -- freestanding Dunblane and Congressional Halls and the connected Capital, Federal, and Constitution Halls. These buildings now provide residential, classroom, and office space and include a dining facility for the University. The history and development of these buildings are unrelated to the University.

The mid-nineteenth century house known as Dunblane was built on a very small portion (63 acres in 1858) of what was once part of the southern half of the three thousand plus tract originally known as Friendship. Used as a country house by its various owners, the property changed hands often during the nineteenth century. It was ultimately divided in 1896, along with part of an adjacent property, as part of the Grasslands and Dumblane subdivision. By 1906 the Sisters of Providence owned the two lots that comprise the entirety of Square 1728, where they would build and operate a school for girls – the Seminary of Our Lady Immaculate, known as Immaculata – in various forms until 1984.

The house known as Dunblane, used by Immaculata and the University for institutional purposes, is much-altered from its original appearance. The original square three-bay house remains at the center of several large additions. The two-story addition at the north side of the house is almost as large as the original house. The two-story 1935 institutional addition at the back of the house and the 1974 addition to the south are not compatible with the original house.

Immaculata operated primarily in a large new school building that was dedicated in 1905. This prominent and substantial three-story limestone building, now known as Capital Hall, was designed by A.O. Von Herbulis. The front façade is divided into five parts, with the outermost projecting from the rest of the façade and featuring two-story round bays. The center entrance bay, which also projects slightly from the adjacent plane, features a classically-detailed front entrance and a broken-arch pediment at the top. An overhanging denticulated cornice wraps around the top of the building. The 1921, L-shaped dormitory addition was designed by Murphy and Olmsted to match the appearance of the original building. A chapel was also constructed in 1921, off the back of the original building. The 1950s saw the construction of the two-story Constitution Hall, the three-story Federal Hall, and the four-story, free-standing Congressional Hall. Stylistically, none of these additions to the campus relates to the original building and its 1921 dormitory addition. They are, individually and collectively, remarkably undistinguished. These unarticulated brick boxes are

relieved only by a few decorative details. Congressional Hall was later connected to Capitol Hall. The growth and demise of Immaculata is similar so many girls' schools of its type. The Seminary became The Immaculata Junior College in 1922. The elementary and secondary program was renamed Immaculata Preparatory School in 1965. Both thrived through the 1960s. However, enrollment at the Junior College declined in the 1970s, as it did at many junior colleges across the country; it closed in 1978. The prep school closed in 1984. The property was purchased by American University in 1986 and the buildings have been used for a variety of University purposes since then.

The Immaculata campus is located in the Tenleytown neighborhood of Washington, which has its origins in the late eighteenth century and which grew up along and around what is now known as Wisconsin Avenue, NW. The early road provided access from far rural Maryland, through this rural area of farms and large estates, to the port of Georgetown. The village of Tenleytown developed slowly throughout most of the nineteenth century. It gained prominence and population during the Civil War, particularly with the construction of Fort Reno. However, the area remained predominantly rural; development in the area did not really get started until the arrival of the streetcar in the late nineteenth century.

There were churches -- Methodist, Presbyterian, Episcopal, Baptist, and Catholic -- and schools, both public and private religious, in the area from the mid-nineteenth century. Public services, including a fire house (1900), a post office (by 1903), police call boxes (a few dating from the late nineteenth century but most from after 1900), and a telephone exchange (1908), arrived in Tenleytown around the turn of the twentieth century. There was a proliferation of subdivisions planned and platted from the late nineteenth century through the early decades of the twentieth century. Houses, both architect-designed and from kits houses, were built in these subdivisions.

Commercial development along Wisconsin Avenue began in earnest in the years after World War I. Some existing residential buildings were converted to commercial use and new small-scale buildings were constructed for a bank, a dry-goods store, and other commercial establishments. In the 1930s chain stores such as Giant, Kresge's, and People's drug store opened larger stores along Wisconsin Avenue, NW. In 1940 the largest of the chains, Sears & Roebuck, built the largest store on the avenue, and Tenleytown had a commercial strip that served both the immediate neighborhood and a larger area.

A number of significant buildings in the Tenleytown area, including the Eldbrooke Methodist Church, the Convent of Bon Secours, the Western Union Telegraph Company's Washington Radio Terminal, and the Sears & Roebuck store, are landmarks listed in the DC Inventory of Historic Sites.