



PRELIMINARY INFORMATION FORM FOR HISTORIC DISTRICTS

The Preliminary Information Form (PIF) constitutes an application for preliminary consideration of a historic district for eligibility for the Virginia Landmarks Register and the National Register of Historic Places. The PIF is **not** the same as a nomination to the Registers, but is a means for evaluating the **eligibility** of a historic district for listing. The PIF is evaluated by Department of Historic Resources (DHR) staff and the State Review Board (SRB) based on information available at the time of preparation. Recommendations are subject to change if additional information becomes available. DHR and SRB recommendations regarding the property's eligibility will be provided to the property owner in writing.

Before Preparing a PIF

Contact **DHR's Archivist** for assistance in obtaining any information DHR may have on file about the proposed district, such as a previous architectural survey record or eligibility evaluation. You are welcome to use this information in preparing your PIF. Contact **DHR's Archivist** by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov. Staff at one of DHR's three Regional offices also are available to answer questions you may have as you begin preparing your PIF. Locations and contact information for each office is at <https://www.dhr.virginia.gov/about-dhr/regional-preservation-offices/>. (You also are welcome to ask DHR's Archivist for the contact information.)

Preparing a PIF

A PIF consists of three equally important parts:

1. **Form:** Complete the attached form to the best of your ability, using your own research about the proposed historic district as well as any information that DHR has provided. Remember that DHR's Regional staff also are available to assist you. The form may be completed using Microsoft Word software, typed, or hand-written. If using MS Word, send the electronic file via CD, email, ftp, or other file sharing means to **DHR's Archivist**.
Your PIF will not be evaluated if it is missing the property owner's signature and/or contact information for the person submitting the form (if different from the property owner)
2. **Photos:** Provide color digital images (JPGs are preferred) of the proposed historic district's general streetscape and a sample of individual buildings, sites, and/or structures that are representative of the district's character. Digital images can be submitted on CD, USB drive, or other file sharing means. Contact **DHR's Archivist** if you need assistance working with digital images. For further guidance on how to take photos, please refer to DHR's [Architectural Survey Guidelines](#).
3. **Maps:** A minimum of two maps must accompany your PIF:
 - **Location map:** This map shows the exact location of the proposed historic district. The map can be created using Google Maps, Google Earth, Bing, or other mapping websites. A copy of a road map also may be used as long as the district's exact location and proposed boundaries are shown on the map. If you need assistance, **DHR's Archivist** can provide you an example of an acceptable location map that shows boundaries.
 - **Sketch map:** This map shows the proposed boundaries and locations of all resources within the proposed historic district as well as major landscape features such as a stream, formal gardens, roads, and parking areas. The sketch map can be drawn by hand; or an annotated aerial view, tax parcel map or survey map may be used. For large historic districts, the local government may be able to provide a base map that includes roads, tax parcel boundaries, and other information. Contact staff at the local government's planning and permitting office for assistance.

Submitting a PIF

Once you have completed the PIF, submit it to **DHR's Archivist** at the mailing address at the top of this page or via email at Quatro.Hubbard@dhr.virginia.gov. The PIF will be forwarded to the Regional staff member who will review your PIF and will answer any questions you may have about the evaluation process. Do not include materials for other DHR programs, such as easements or tax credits, with your PIF.

Note: All submitted materials become the property of DHR and will be retained in our permanent Archive. In addition, the materials will be posted on DHR's public website for a period of time during the evaluation process.

Thank you for taking the time to prepare and submit a Preliminary Information Form to DHR!



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) _____

1. General Information

District name(s): Marymount University Historic District

Main Streets and/or Routes: 2807 N. Glebe Road and North 26th Street

City or Town: Arlington VA

Name of the Independent City or County where the property is located: Arlington County

2. Physical Aspects

Acreage: 4 acres

Setting (choose only one of the following):

Urban _____ Suburban X Town _____ Village _____ Hamlet _____ Rural _____

Briefly describe the district's overall setting, including any notable landscape features:

The historic core of the University is located on the east side of North Glebe Road. It consists of a varied group of academic and residential buildings of different styles and dates of construction, several of which are connected to each other. It is located at street grade set behind a grass lawn and parking lots. There is landscape planting around each of the buildings. The property drops off dramatically immediately to the north.

3. Architectural/Physical Description

Architectural Style(s): Colonial Revival, International

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here: Frank C. Upman and Percy C. Adams, Architects (Main House and Lodge), Frank Martinelli, Architect (St. Joseph Hall and the Chapel), and John M. Walton and Assocs., Architects (Rowley, Gerard, and Berg Halls).

If any builders or developers are known, please list here:

Date(s) of construction (can be approximate): 1921 (Main House), 1928 (Lodge), 1951 St. Joseph Hall and Chapel Wing), 1953-55 (College Hall, now Butler Hall), 1961 (Gerard Phelan Hall), 1967 (Rowley Hall), 1969 (Berg Hall)

Are there any known threats to this district? None

Narrative Description:

In the space below, briefly describe the general characteristics of the entire historic district, such as building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district, as well as typical updates, additions, remodelings, or other alterations that characterize the district.

The central position on the Glebe Road front is the former Rixey house known as Netherfauld (now the Main House, built in 1921), adapted as the focal point of the original campus of Marymount College with a series of low-profile, linked, stuccoed masonry buildings constructed from 1950 to 1955. All of these halls are linked and surround a quadrangle open to the south. The buildings are related to the materials and style of the Main House. The ground drops away to the east toward the river. A large, reinforced concrete, U-shaped International-Style Academic/Administrative/Residential building called Rowley Hall was added to east of the quadrangle in 1966. The second building grouping in the proposed district is centered on the Lodge, a one-1/2-story stone residential building built in 1928 and renovated in 1938. The grade also drops off to the east here and that spot has been occupied by Gerard Phelan Hall, an International-Style residential/dining facility built in 1962. With its similar annex to the east, it is linked to the Lodge by a semi-circular lobby with stone piers designed to complement the walls of the Lodge. All of the buildings are linked by a carefully landscaped hillside set of gardens and plazas.



Main House, early 1950s? (Marymount University).



Main House, before 1953 (Marymount University).

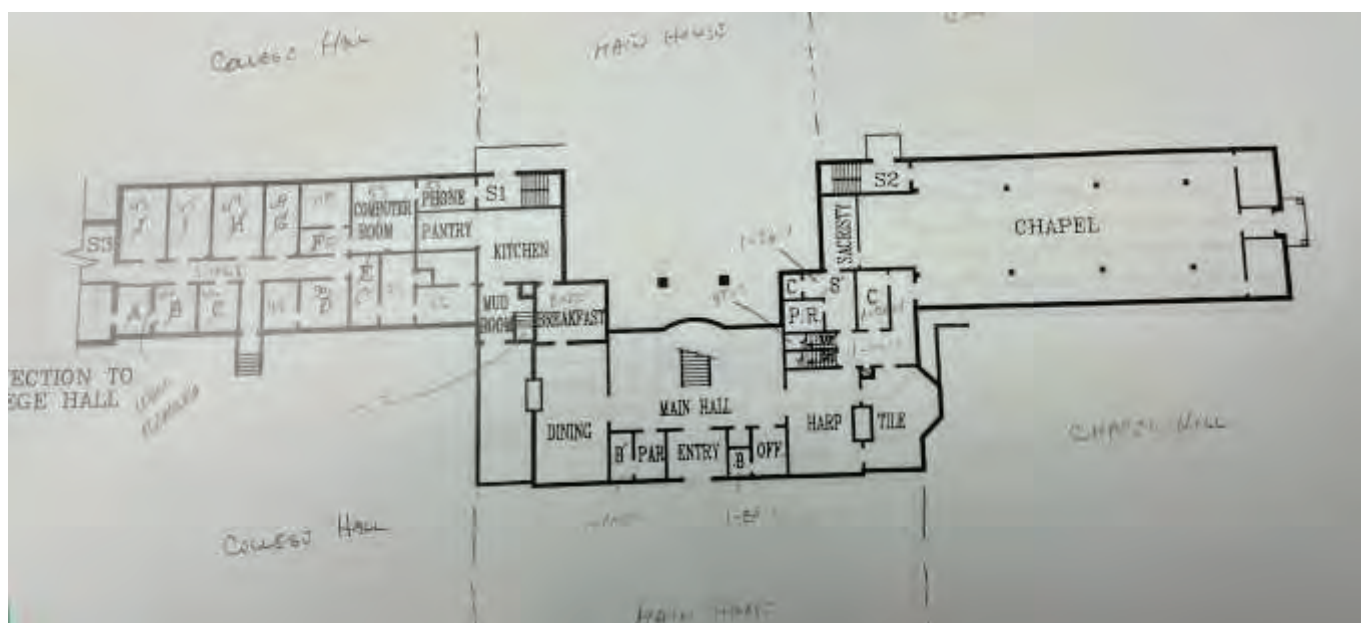
The Main House

The Main House is a masterful example of a Colonial Revival residence in keeping with the American Country House movement with a French academic character. The two ½-story, nine-bay, stuccoed brick house has a colossal five-bay Ionic portico on the main front with a tile floor and undiminished antae against the wall behind each column. The order is a simplified Roman Ionic seemingly following French precedents in closely resembling Claude Perrault's version of the order in his *Le Cinq Ordres D'Architecture*, except that in having only two fascias in the architrave they followed the English tradition as shown in William Chambers'

Treatise on the Decorative Part of Civil Architecture. The house also features a deep gabled roof clad with terra-cotta tiles, exterior chimneys at each end, and an inset full-height loggia supported on two Ionic columns flanked by projecting service wings. The loggia, seen below, is topped by projecting rafter ends to resemble an enormous pergola.



The east front of the Main House showing the Rixey Stable/Garage at the bottom of the hill (Marymount University). The house had a pair of sun porches on the second floor overlooking the distant river, which apparently could also be viewed from the terrace on the garage roof.



Main House, St. Joseph Hall, and Chapel Wing, First Floor Plan as of 1988.

The front door has a Beaux-Arts frontispiece with a transom and sidelights. The door has been replaced but the transom retains an interlocking circular pattern. The west front of the house features nine-light casement windows under the front porch. These are set into inset arches on the first floor. The two outer bays of the second floor contain six-over-six sash windows placed over triple first-floor windows lighting the Dining Room and Living Room. The stair landing projects in a shallow elliptical bay centered under the loggia on the east front. It is flanked by double six-over-six sashes placed over French doors under the loggia. Wide multiple-pane windows in the flanking wings originally overlooked the river. The Chapel and St. Joseph Hall wings are set back to each side of the house and overlap the east side on the outer ends. An open one-story Tuscan porch is located on the north and a glazed sun porch on the south.

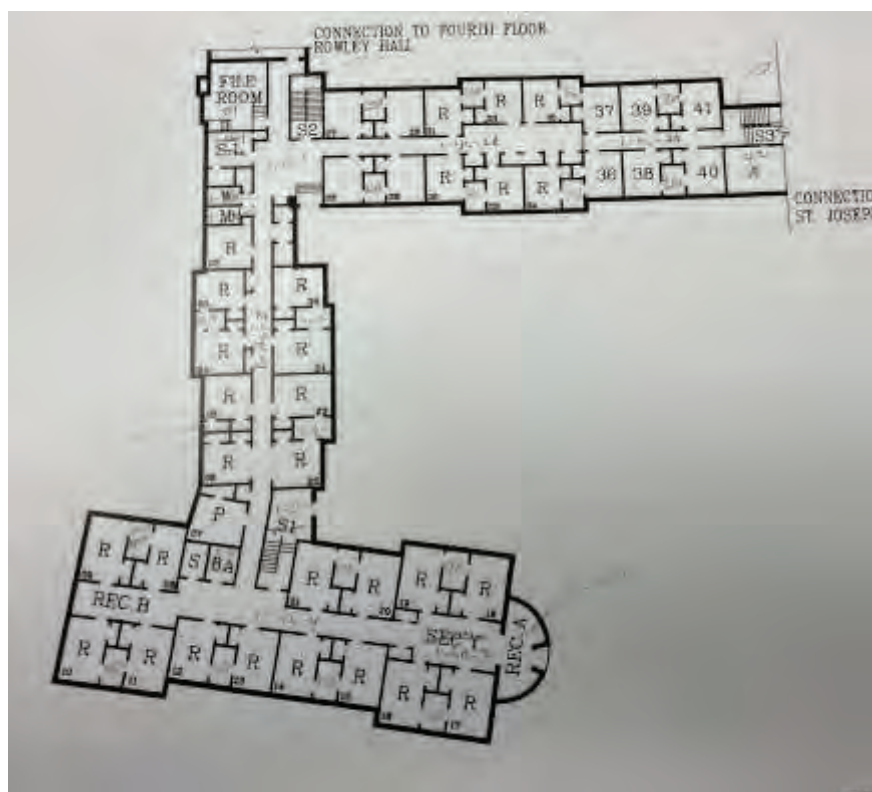
The plan includes a magnificent stair hall that occupied the center of the house, flanked by an architecturally distinguished living room on the north and dining room on the south. The main rooms have deliberately understated Federal mantels and plaster cornices. The stair hall, which opens onto the east loggia, is entered through a small foyer flanked by small reception rooms. The entry is centered on a stair with three turned baluster per tread that rises in two symmetrical upper flights. The hall is subdivided by a grid of fluted Ionic columns and antae that create a transverse corridor and support an elaborate Beaux-Arts cornice. The kitchen appears to have been in the basement. The architectural detailing of the first floor has been carefully preserved by the University. The second floor, which serves as the administrative center of the school, has been sensitively altered to accommodate office use.

Chapel

The Main House is flanked by corresponding two-story wings that were designed in 1951 to complement the architecture of the Main House. The south wing contains the Sacred Heart of Mary Chapel on the first floor and convent bedroom rooms on the second. The two-story building has a flat roof, a stucco cornice, and a stucco belt course below the paired replacement one-over-one second-floor bedroom windows. The Chapel was fully renovated in 2013, at which time the semi-circular porch on the south end was rebuilt and pointed-arch stained-glass windows were inserted in place of small sash windows. The bedrooms have been converted into offices but retain their original materials and form.

St. Joseph Hall

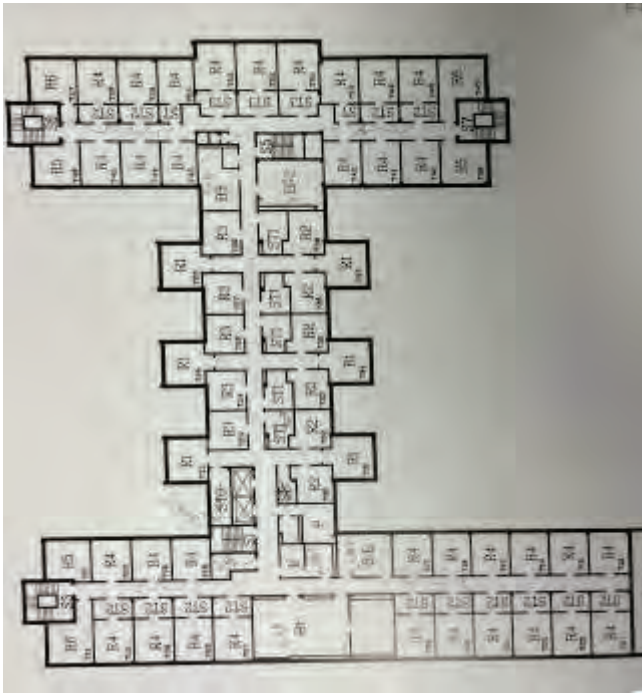
The addition to the north, St. Joseph Hall, originally contained the school's dining room and kitchen on the first floor and more convent rooms on the second, with classrooms in the basement. Like the Chapel, the wing has a flat roof set off by a stucco cornice. The stuccoed concrete block walls include a stucco belt course just below the double one-over-one sash upper windows. The basement rooms had large windows that looked out toward the Potomac River. The first- and second-floor windows were replaced in a general rehabilitation in 2015. Today the first floor contains added offices, while the second floor retains the convent bedrooms, now used as offices, intact. The basement classrooms and the original six-over-six sash west windows are unaltered.



Butler Hall First Floor Plan

Butler Hall

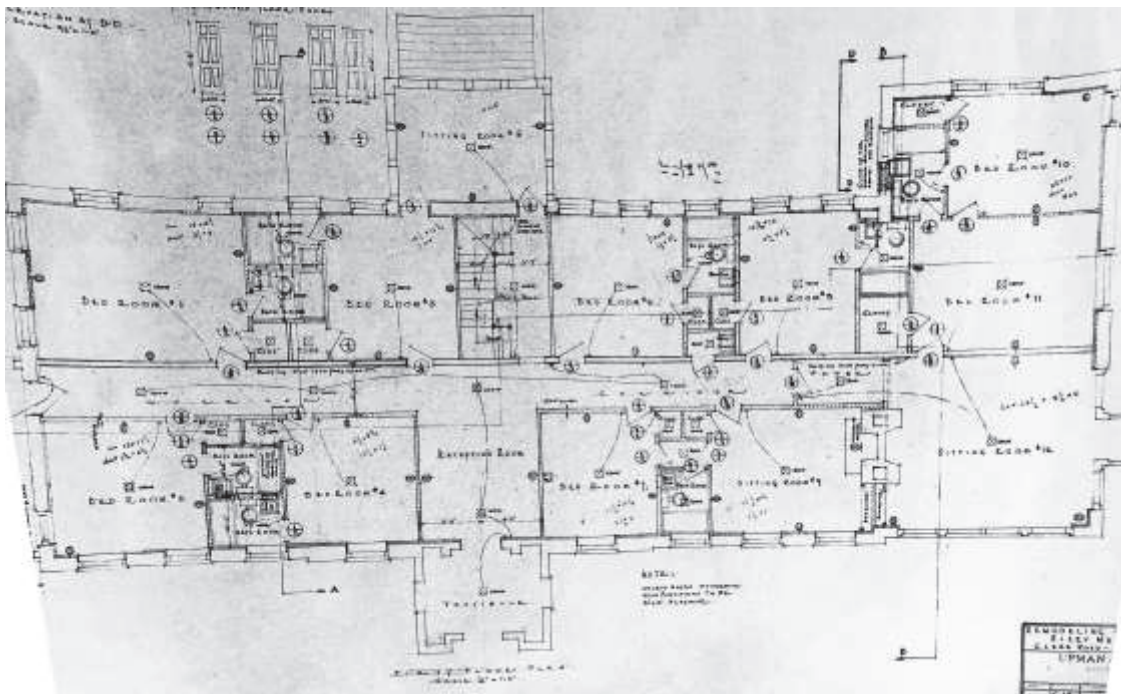
The quadrangle to the north, now called Butler Hall (formerly College Hall), was built in two phases from 1953 to 1955. The building matches the previous St. Joseph Hall and are linked to it by an inset hyphen containing a stair. It embraces a quadrangle open to the south and is entered through two-bay arch-headed loggias in each of the reentrant angles. The east and north side of the quadrangle incorporates projecting central pavilions. The west side of the quadrangle is placed at an angle to the rest of the building in order to align its façade with Glebe Road. This portion has advanced partitions at each end and a semi-circular porch on the south end containing a porch on the upper floor and a glazed sun porch on the first. The building contains dormitory rooms and the first and second floor. These had a bathroom shared by every two dorm rooms. A basement containing residential accommodations was included under the east range. The building still contains dormitory rooms in the north section and has been used to house the Admissions program in the west and south. These sections have not been altered and the Admissions section retains original floor and bathroom finishes.



Rowley Hall Third Floor Plan

Rowley Hall

Rowley Hall is a six-story, H-shaped wing to the north of Butler Hall. Rowley Hall has a pedestal-like, two-story, brick base that contains the academic and administrative elements. The four-story upper residential portion has an inset third floor. It incorporates an unusual form in which the structural bays project alternately to form a serrated roofline. The flat roof projects to form a deeply overhanging soffit. It is distinguished by cast stone clad columns that subdivide the cream brick walls and are flanked by vertical window panels. The metal sash windows are connected by vertical stucco panels. It remains largely unaltered other than a 1983 residential addition to the second floor. An internal courtyard at the third-floor level contains a landscaped plaza overlooked by three projecting bays on the east.



Upman and Adams, Architects, Renovation of the Annex to the Rixey Mansion, First Floor Plan, 1939 (Marymount University Facilities). This plan from 1939 is very similar to the current plan. It is clear from the plan that the central wall and the fireplaces predate the alterations. Everything else dates from 1939.

The Lodge

The one-1/2-story Colonial Revival building, originally dating from 1928, consists of a long rectangular main section built of coursed rock-faced rubble granite backed by concrete block. It incorporates a slightly lower one-story wing at the south end that is slightly recessed on the front and projects as much as twelve feet to the rear. The building has a continuous modillion cornice that is returned in the gables. The plain modillion blocks have a very shallow depth. The hipped roof is covered with asphalt shingles.

The center of the front (west) façade is defined by a slightly projecting central pavilion with a gabled roof. A projecting entry lobby stands out from the pavilion, flanked on each side by a large, original 12-over-12 sash window. The lobby has an original arch-headed 9-over-9 sash window on each side wall. The main entry has a Federal-style surround incorporating sidelights and an elliptical traceried fanlight carried on a Federal cornice with carved interlaced frieze ornament with interspersed rosettes. It appears to have been flanked by pilasters that are now missing. The door is a modern aluminum insert.

The 12-over-12 windows continue on each side of the pavilion for three more regularly spaced bays to the east and west in the main body of the building. The first-floor windows have molded wood frames and are headed have cast stone sills and stone jack arches with keystones. The pavilion gable contains two 6-over-6 sash windows. A hipped dormer centrally located in the roof to each side of the pavilion gable. These contain replacement 4-over-4 sash windows.

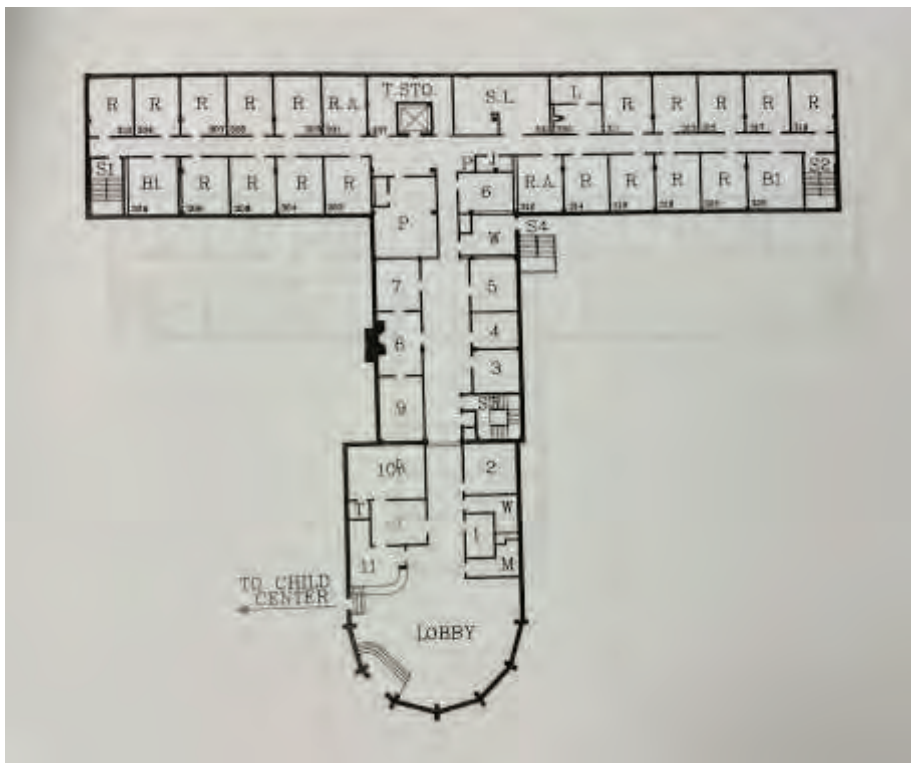
The rear (east) wall is different from the north wall in several respects as befits a secondar elevation. It has the same walls and modillion cornice, but only the low basement windows feature the jack arches and keystones. A glazed sun porch with rows of 6-over-6 sash windows occupies the center of the east wall. The walls to each side contain arrangements of pairs of original 12-over-12 sash windows interspersed with small 6-over-6 sash windows, also original with high sills indicated a bathroom behind.

The interior is organized around a long double-loaded corridor running from the west end to a large room located in the east wing. The building features plastered walls and ceilings, molded baseboards, floors covered with carpet or vinyl tiles, except in the entry bay, which has a modern stone floor. First-floor ceilings are mostly intact but have been concealed behind dropped lay-in ceilings. Above the ceiling the original plaster is mostly intact, with the plaster applied to a form of “plaster board” or rock lath as a substrate. Most historic door openings remain, with a few former door locations marked by seams in the baseboards. It features molded, two-part Colonial Revival architrave trim at historic interior door and window frames with quirked ogee outer moldings. A few doors survive, including two six-panel doors on the upper floor with historic Colonial Revival bronze knobs and escutcheons. Much of the trim and plaster seems to date from the 1938 rehabilitation.

The eight bedrooms on the first floor were arranged in pairs, each of which was served by an intervening pair of baths. Each of the baths on the south side of the corridors have been connected to form a single ADA accessible toilet room. They open directly into the corridors through added doors. The baths in the northwest quadrant have been removed and the baths in the northeast quadrant have been heavily altered.

The south wing contains two nearly equal sections, a nearly square room with a Arts-and-craft-influenced Colonial Revival stone fireplace flanked by elliptical arches. The rock-faced granite fireplace features a segmentally arched firebox with a stone jack arch with voussoirs of alternating heights and a central keystone, a cast stone shelf resting on curved stone corbels, surmounted by a flush arched motif in the stone. The room has a dropped ceiling. There is no crown molding, but the four windows on the south wall have historic molded wood cornices to contain curtains. The south portion of the wing forms part of a continuous open space that extends to the east wall, which contains a triple sash window. It is separated from the rest of the space by sections of plastered wall that extend to the ceiling. A kitchenette has been added at the east end and toilets are located along the north side of the space.

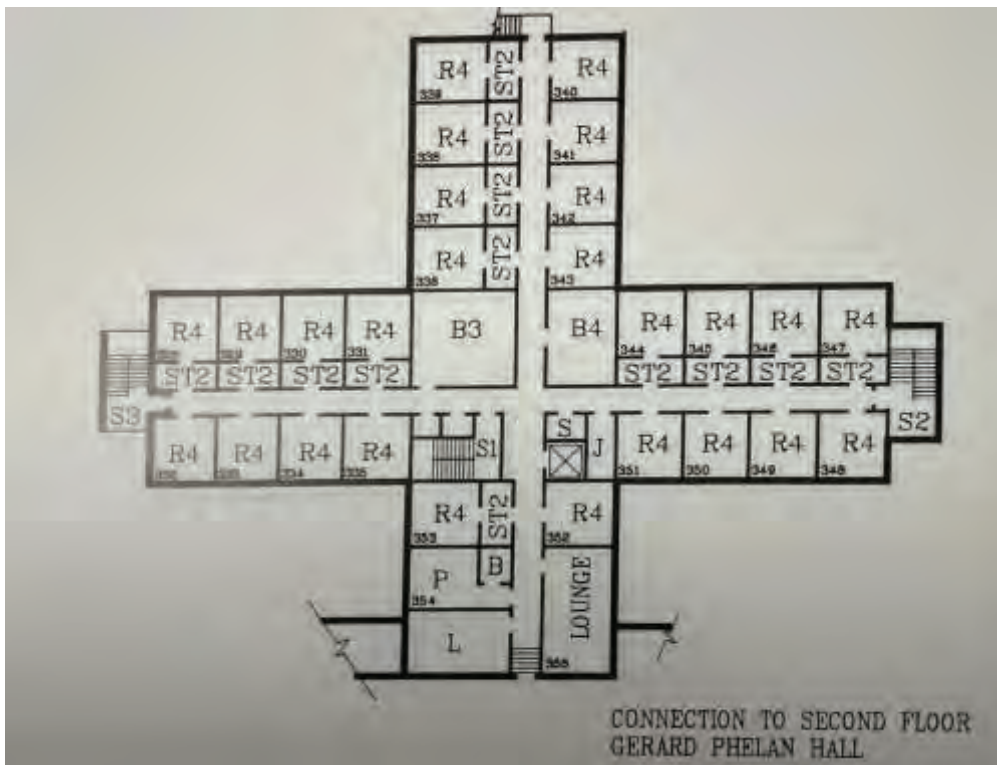
The second floor contains eight bedrooms in the main section and two more in the south wing. The rooms on the south are lit by two dormers and by windows in the central gable. The rooms on the east are accommodated within and lit by large dormers lining the roof. Two shared baths opening off the corridor are located between the bedrooms on the south. A third bathroom is located next to the rooms in the south wing. All three baths retain historic black-and-white tile floors and tile walls. Each room has a closet, some with built-in drawers and/or washstands. The plaster finishes on the walls and ceilings of the second floor are largely intact. The opening to the stair is protected by a historic sliding metal fire door. The basement is mostly characterized by exposed brick and concrete block walls and plastered ceilings. Some of the walls are covered with twentieth-century wood veneer panels.



Gerard Phelan Hall Third Floor Plan

Gerard Phelan Hall

The six-story Dining Hall/Residential Building originally known as Gerard Phelan Hall (and now simply as Gerard Hall) was built in 1962 in the first major expansion of the college after the early 1950s. Built into the sloping site, the lower two floors contained kitchens and dining hall at the level of the basement in the Lodge. The four upper floors of the building, which contain dormitory rooms, take a T-shape with a projecting west wing ending next to the Lodge in a semi-circular glazed lobby designed to complement the Lodge to which it is attached. The exterior of the steel framed building is clad with cream brick. The roof is flat. The single and paired windows are placed in bands linked by continuous lines of dark brick at the head and sill level. The windows were replaced in 2015, when the dining room was fully rehabilitated. The dorm room floors retain their original form and appearance.



Berg Hall, Second Floor Plan

Berg Hall

The Annex to Gerrad Hall, now known as Berg Hall, was built in 1969. It is a three-story, T-shaped wing to the north with a flat roof that projects to form an overhanging soffit. Closely resembling its predecessor at Rowley Hall, it features cast stone clad columns next to vertical window panels divide the cream brick walls into bays. The metal sash windows are connected by vertical stucco panels.



Early 1950s photo of Ireton Hall (Marymount University).

Ireton Hall

Ireton Hall is a one-story concrete block building which may have housed an early version of the student center. It took the form of a small gable structure with a Colonial Revival porch in the south front and a

Department of Historic Resources

Preliminary Information Form 12

9/15/2023

Rev. July 2020

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delicate cupola on the gable roof with a long wing to the rear with large sash windows. The building was built over the former garage/stable of Dr. Rixey that was built into the hill below the house. Some of the vehicle bays of the older structure are built into the basement of the current building. Today it has been stripped of its EIFS cladding added in a previous renovation and is undergoing a rehabilitation to serve as a retail center for students. The building is not a contributing element to the district.

Discuss the district's general setting and/or streetscapes, including current property uses (and historic uses if different), such as industrial, residential, commercial, religious, etc. For rural historic districts, please include a description of land uses.

The proposed site is a polygonal tract located at the northwest corner of the intersection of Glebe Road and 26th Street N and consisting of the front portion the 21-acre Marymount University campus. It presents an academic streetscape to Glebe Road, with low residential scale buildings backed by larger academic structures. The area between the campus and the road is partly occupied by asphalt-paved parking lots. The core campus buildings are a diverse collection of dormitories, academic buildings, and support structures focused on the Main House and a central open green on the north side of Glebe Road. The immediate setting slopes dramatically from west to east so that the grade level on the buildings facing the road descends to the basement grade at the rear. The oldest buildings consist of the brick Main House (the former Rixey Mansion), corresponding wings to each side, and an attached open quadrangle (originally College Hall, now Butler Hall) to the north. Butler Hall is connected to Rowley Hall, a large dormitory/academic building to the east. Another group, located south of the Main House is the Lodge, a one 1/2-story stone structure built in 1928 and originally used by the university as a dormitory. It is directly connected to Gerard Hall, a dormitory complex that also contains the university dining hall, by means of a semi-circular lobby. A cross shaped dormitory, Berg Hall, was added to the east face of Gerard Hall in 1969. The buildings are interconnected on the exterior by concrete walks, stairs, and covered breezeways. The area between Butler and Rowley Halls is occupied by a landscaped plaza several stories below Butler Hall. The rear (east) of the Lodge and Gerard Hall is accessed by a service drive at the basement level. The site is landscaped with trees, shrubs, and ground covers.

4. District's History and Significance

In the space below, briefly describe the history of the district, such as when it was established, how it developed over time, and significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.) Normally, only information contained on this form is forwarded to the State Review Board.

If the district is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Significance

The property is significant under Criterion A as the state's first Catholic college, founded in 1950 and as a significant set of structures documenting the context of women's education in the Washington metropolitan area and of Catholic higher education at the state level in the mid-twentieth century. The district is significant under Criterion C as a well-designed example of the Colonial Revival style built in the 1950s for a small Catholic women's college and of the International Style, which became increasingly popular for academic clients in the 1960s. The district is constructed around the substantial country estate of Dr. (Admiral) Presley Marion Rixey (1852-1928), who worked with architects Upman and Adams to build the central structure in 1921. The period of significance is from its original construction in 1921 to 1973, by which time the district had assumed its present form as the central part of the Marymount University campus.

Historical Narrative

The historic context of Presley M. Rixey's Netherfauld and of Marymount University as a whole is wrapped up in the larger history of the section of Arlington where it is located. The area across the Potomac from Georgetown was divided into small farms and woodlands. Little Falls Road, originally an Indian path, extended from the Alexandria area to the fisheries at the Little Falls. was originally a trail from the Indian villages at the head of Four Mile Run in Alexandria to the Potomac River fisheries just below the Little Falls. Later it was developed as a wagon road from Falls Church to Thomas Lee's landing and warehouse. James Robertson received a grant from Lord Fairfax in 1724. His grandson, Caleb Birch, built a log house on the northeast side of the Little Falls Road about 1800 on the waters of Donaldson Run. After 1836, that house was replaced after a fire by a single-pen log house. That house, called Birchwood, was joined a decade later by a second pen to form a dogtrot house, which still survives, relocated to another tract in 1936.

An adjoining 80-acre tract formerly owned by the Birches on the northwest side of the road was purchased in 1853 by Mary Ann Hall (c1815-1886), a notorious and very successful prostitute in the District of Columbia. She operated an "upscale brothel" at the foot of Capitol Hill from the late 1830s until her death in 1886. One account called it one of the "upper ten style of houses in this class." The farm, which she seems to have called Maple Grove, was used by her as a summer retreat. It was the site of a large frame house with Italianate details, including an off-center tower [Willard J. Webb, "Mary Ann Hall's notorious Washington DC house," *Arlington Historical Society Magazine*, 4, 2004]. It was Mary Ann Hall's property that Dr. Rixey acquired in 1888.

If she built or enlarged the Maple Grove house, as seems likely, Mary Ann Hall, was a sophisticated consumer of fashionable architectural trends. Her house was based on the newly published and very popular Design 27 in A. J. Downing's 1850 book *Architecture of Country Houses*, illustrating the Edward

King House in Newport RI, designed by Richard Upjohn. The builder or architect of the Maple Grove house is unknown.



Military Map of Northeast Virginia, 1865 (Library of Congress). The Farm of Mary Ann Hall is shown circled in red.



The Italianate house, photographed c 1905, belonging to Mary Ann Hall and occupied by the Rixey family until it burned c1907 (left) and secondary house nearby (right) (Doptis, Jean S., "Presley Marion Rixey." *Arlington Historical Magazine* 3, 1977).

Rixey was trained as a physician at the University of Virginia and pursued a career as surgeon in the U.S. Navy. He had a large private practice among the Washington leadership. In 1902, Rixey was appointed as Surgeon General of the United States Navy. He served as Chief of the Bureau of Medicine and Surgery until he retired in 1910. Rixey, who, as a member of the Navy Medical Corps, received the rank of Rear Admiral, was personal physician to Presidents William McKinley and Theodore Roosevelt and personal

friend of the Roosevelt family, who regularly visited the Rixey's' summer place in Arlington, which he called Netherfauld. According to one source:

The Roosevelts and their children were fond of visiting the Rixeys at their Virginia home, nestled high above the Potomac. Rixey and the President would ride from the farm, then called Netherfauld and now known as Marymount College of Virginia, to one of Rixey's other farms in Falls Church, or perhaps take the four Roosevelt boys on a pony ride and for a picnic. Mrs. Roosevelt would • lead ladies' walking tours from the White House out to Netherfauld for luncheon with Mrs. Rixey before returning to the city [Jean S. Doptis, "Presley Marion Rixey." Arlington Historical Magazine 3, 1977].



The Rixey House at Netherfauld (left) and Dr. Rixey at Netherfauld (no date, Arlington Historical Society, 2011).

The house the Roosevelts visited during most of his term as president (1901-1909) was the 1852 Italianate building. This structure burned in 1907. The Rixeys moved to the smaller house on the property (see above right). Just after World War I, Rixey built a much larger and grander house on the site of the old one. It was designed by Frank Upman and Percy C. Adams, DC-based architects who designed schools and other buildings in Arlington. The new house was a grand, Colonial Revival mansion where the Rixey's could entertain on a larger scale.

Rixey sold 70 acres of the farm in 1908 to the Washington Golf and Country Club when it moved from its original location near the Alexandria County Courthouse. He retained the twenty-one-acre section containing the house. In 1928 Rixey built a substantial stone-clad structure now known as the Lodge to the south of the house. According to a biographical sketch of Rixey, he was engaged in supervising the construction of the building on the day of his death in 1928: "The morning of his death he supervised the building of what was known in later years as The Lodge, and in the afternoon went for an outing" [Doptis, Jean S., "Presley Marion Rixey." *Arlington Historical Magazine* 3, 1977]. The question remains of the original purpose Rixey had in mind for this expensive addition to his property. Research has uncovered the drawings by Upman and Adams for the "Remodeling of the Annex to the Rixey Mansion" in 1939. The drawings show an "added second floor" and a room arrangement similar to what is there now, as well as a "Guest Recreation Room" in the basement. This seems to confirm that Rixey's project was never completed and that the building was adapted to serve as guest accommodations at the Rixey Mansion Tea Room operated after 1936 by Ida K. Pollen. This arrangement was ideally suited to the Marymount requirements for a dormitory.

Rixey was aware that the area was becoming more suburban in the 1920s and former farms were being platted as subdivisions. In 1925, he gave away some land for the construction of St. Mary's Episcopal Church, which held its first service in early 1926 [Anuj Khema, "Estate of First Presidential Physician had Enduring Arlington Legacy," [ARLnow](#), 25 Aug. 2021]. It is apparent that the Lodge was placed on its

own tract facing the road and that Rixey planned some purpose for it apart from his residential use of the property. It also seems clear from the physical evidence that the building was intended for residential or office occupation- by a commercial or institutional owner. Perhaps he was intending to develop it as a small inn. The fact that its remodeling was done by Upman and Adams, Rixey's preferred architects, would seem to indicate that it was originally designed by them as well. Original plans for the building have not yet been discovered.

According to the Arlington County historic resource survey,

Like much of northern Arlington County after the Civil War, Donaldson Run was home to area farmers who sold their produce in Washington, D.C. Additionally, by the turn of the twentieth century, wealthy Washingtonians in search of cooler locations during the summer months had summer homes constructed in the Donaldson Run area. Among these was Dr. Presley M. Rixey, the personal physician of President William McKinley and later Surgeon General. Rixey bought the property on the periphery of Donaldson Run now occupied by Marymount University and the Washington Golf and Country Club. When the Washington and Old Dominion Railway line was built along what is now Old Dominion Drive, Rixey built a whistle stop for his family and guests. It was "the flossiest on the line" with a sign in foot high brass letters that said 'Rixey Station'. . . .

Growth of the Federal City during the First World War brought more newcomers to the area. Better roads and the advent of private automobiles soon began to shape North Arlington. The scattering of rural communities and summer residences was becoming suburban neighborhoods whose residents lived in Arlington year round and commuted across the river to work in Washington, D.C. Despite the urbanization on its periphery, the immediate neighborhood still retained its rural character. Except for Military Road and Lorcom Lane, few roads cut across the neighborhood. Yet change was coming. In 1927, a public water supply connecting Arlington with the District of Columbia water system was turned on. Prior to that Arlington's water had come from springs and wells. Among those who campaigned most avidly for the water bond were real estate developers who were buying farms and properties in the neighborhood. . . .

[EHT Traceries, Inc., *Second Half of the Seventh Phase of an Architectural Survey in Arlington County, Virginia, Final Survey Report for the Department of Community Planning, Housing, and Development*, 2004].



Virginia Title Co., Map of Alexandria, 1900. The tracts assembled by Presley M. Rixey are labelled at the center. Both the Rixey house (shown in red) and the Lodge were built on the 12-acre tract circled in red.

After Rixey's death in 1928, his wife retained the property for another eight years, renting it to diplomats and other prominent people, such as a secretary of the German Embassy. It was sold in 1936 to Ida K. Pollen, who operated a tea house called "Rixey Mansion" in the main house. She kept the tea house for the next twelve years.



Tea House advertisement. Ida Pollen "served bridge lunches, afternoon tea and hosted dinner parties and dances for "a discriminating clientele who appreciate the best in food, service and environment" (Anuj Khema, "Estate of First Presidential Physician had Enduring Legacy," ARLnow, 25 Aug. 2021).



The Rixey property in 1935, showing the growth of suburban development in the area (*1935 Arlington County Franklin Insurance Property Atlas*).

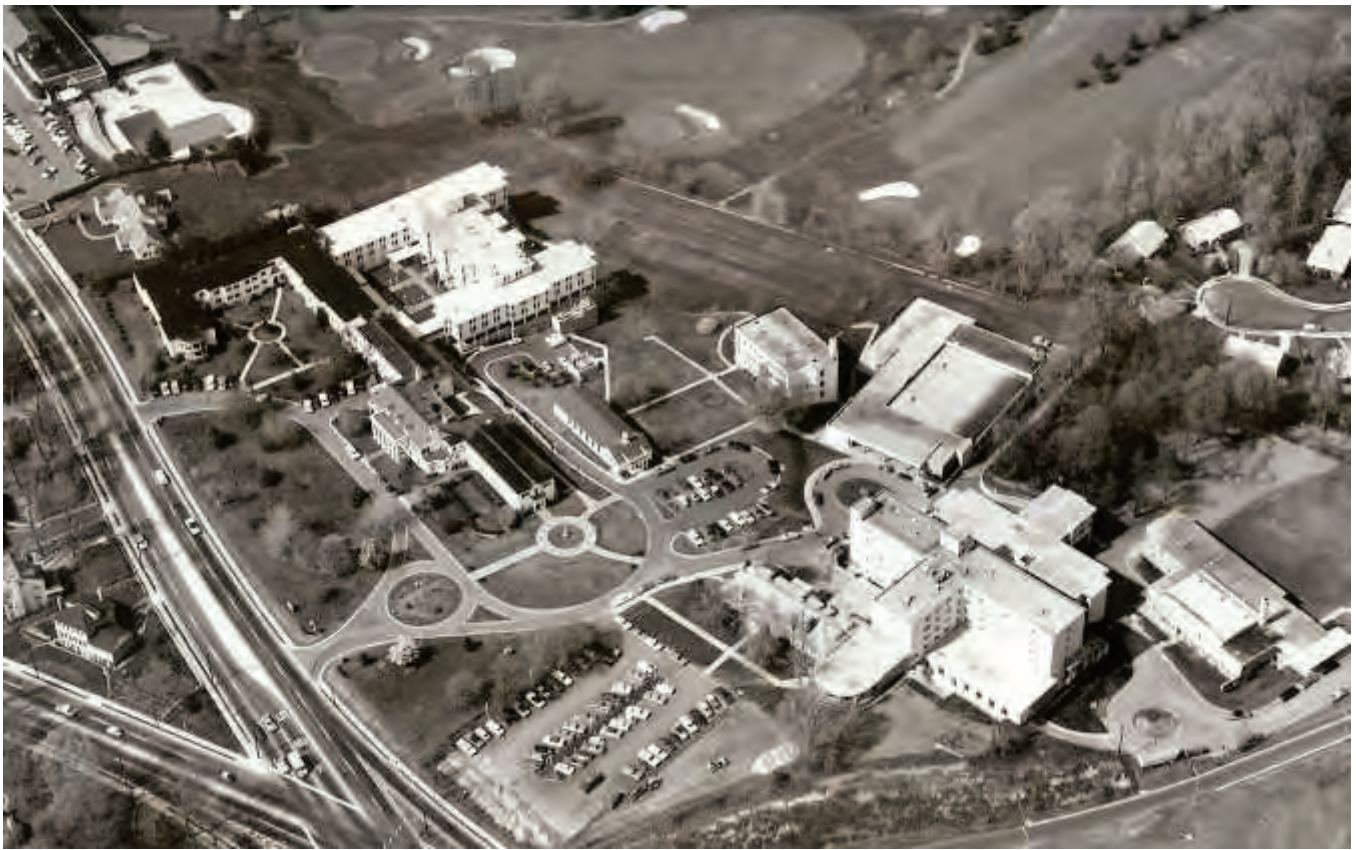
In 1948, with the encouragement of Bishop Peter Ireton of Richmond, the sisters of the Institute of the Religious of the Sacred Heart of Mary acquired the 21-acre property, including the main house, the Lodge, and two other buildings for more than \$250,000. The sisters established a girl's high school, which was transformed in 1950 when Marymount College was founded with a two-year program. It is Virginia's first and oldest Catholic college. It was part of the Marymount Colleges, a network of colleges operated by the order. It became an independent college in 1960. By 1986 it had grown to become a coeducational university. The RSHM was founded in Béziers, France to care for distressed women and orphans and later to operate girl's schools. The rapidly expanding order came to the United States in 1877. The order eventually opened a series of colleges, beginning with Marymount College in Tarrytown NY in 1907. Other schools opened in Los Angeles (1933), Arlington (1950), Manhattan (1961), Boca Raton,(1962), and Palos Verdes (1973).



First historic photograph of the Lodge. Photograph from c1950, showing what appears to be a parking lot and a diagonal path from the Main House to the Lodge (Washington Golf and Country Club). It was taken just before the Main House was enlarged in 1951.

Over the years the school has expanded dramatically on the 21-acre site and expanded onto other locations in the County of Arlington. The first additions, made in 1951, were a chapel wing at the south end of the Main House, as the Rixey house came to be called, as well as St. Joseph Hall, a dining hall and classroom wing at the opposite end of the Main House. The dining hall was later subdivided into the business office for the college. The wings housed the sisters' convent on the second floor of each until the 2010s. The Main House was enlarged and renovated from designs by Washington DC-based architect Frank Martinelli. The wings were set back from the front of the Main House and wrapped around to each side of the Loggia to the rear. The college's classrooms and library were located in the basement of St. Josephs Hall. College Hall, the first dedicated dormitory (now Butler Hall) was built in two phases from 1953 to 1955. The first section was connected to the end of St. Joseph Hall. It eventually formed an open-ended quadrangle at the northwestern corner of the tract adjoining the golf club property. Like the wings of the main house, the new dormitory was detailed to match the Main House.

A small noncontributing educational building called Ireton Hall was added, probably in the 50s, north of the Main House near the site of the cottage which appears in a c1950 aerial photo. It was built over the garage/stable building of the Rixey family, which appears to have been designed with a rooftop terrace and built into the bluff east of the house. The stable is gone, except for a portion that is located in the basement of Ireton Hall. Ireton has been altered several times and its Colonial Revival character has been compromised several times.



Marymount University, 1969 (Dieter-Thomas Collection).

Later, in the 1960s, the newly independent college constructed several facilities to take care of a growing student population. Instead of the conservative, low-key Colonial Revival character of the 1950s, the college employed the Modernist language that had largely replaced traditional designs at regional institutions of higher education. The new building, a dining hall with a low residential tower, called Gerard Phelan Hall was connected to the south end of the Lodge by a compatible semi-circular lobby. Gerard Hall was modestly updated with compatible new windows and doors. The dining hall interior was substantially altered but the rest of the interior retains substantial integrity based on the period of significance. Gerard Hall was further expanded with an infirmary and residential annex, now called Berg Hall, in 1968. It is mostly intact on the interior and exterior other than the replaced, but compatible windows and doors of 2016.

In 1966, Rowley Hall was added at the rear of Butler Hall and connected to it at the third floor. The new brick-clad building was almost identically detailed to Berg Hall using a very conventionalized form of the international style, with a glazed first floor supported on clad steel columns that resembled “*piloti*.” Both were designed by John M. Walton Associates, Architects. The columns were tightly flanked by vertical window panels and supported a deeply overhanging flat roof. The U-shaped Rowley surrounds an open plaza at the first-floor level, several stories below the basement of Butler Hall. Its upper floors were residential and the lower floors used for academic and administrative purposes. Rowley Hall was expanded to match the original detailing in 1983 at the second-floor level with residential accommodations.

Gailhac Hall was first built as an academic building in 1952. It was rehabilitated and expanded in 1985. Lee Student Center (originally built as Butler Hall), rebuilt in 1999) and Gailhac Hall. Both have been substantially altered and will require more study to determine if they are no longer potentially contributing structures.

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- EHT Traceries, Inc., Second Half of the Seventh Phase of an Architectural Survey in Arlington County, Virginia, Final Survey Report for the Department of Community Planning, Housing, and Development, 2004 [https://www.dhr.virginia.gov/pdf_files/SpecialCollections/AR-058_2nd_Half_Seventh_Phase_AH_Survey_Arlington_2004_Traceries_report.pdf].
- Doptis, Jean S., "Presley Marion Rixey." *Arlington Historical Magazine* 3, 1977 [<http://arlingtonhistoricalsociety.org/wp-content/uploads/2020/02/1977-3-Presley.pdf>].
- Khema, Anuj, "Estate of First Presidential Physician had Enduring Arlington Legacy," *ARLnow*, 25 Aug. 2021
- Willard J. Webb, "Mary Ann Hall's notorious Washington DC house," *Arlington Historical Society Magazine*, 4, 2004.
- Personal Communication, Bill Wilkes, Director of Facilities, Marymount College, September 8, 2023.
- Drawings in the Facilities Office, Marymount University.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local Public\State Public\Federal

6. Applicant/Sponsor (Individual and/or organization sponsoring preparation of the PIF, with contact information. For more than one sponsor, please list each below or on an additional sheet.)

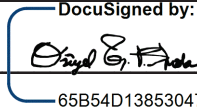
name/title: Oñyel Bhola, Assistant Vice President Facilities, Planning and Operations

organization: Marymount University

street & number: 2807 N. Glebe Rd.

city or town: Arlington state: VA zip code: 22207

e-mail: obhola@marymount.edu telephone: (703) 284-1491

Applicant's Signature: 
Date: 9/19/2023

DocuSigned by:

65B54D13853047F...

•• **Signature required for processing all applications.** ••

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: Oñyel Bhola

Daytime Telephone: (703) 284-1491

Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: Gibson Worsham

organization: Glavé & Holmes Architecture

street & number: 2101 E. Main St.

city or town: Richmond state: VA zip code: 23223

e-mail: gworsham@glaveandholmes.com telephone: (804) 898-5852

Date: 9/18/2023

7. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

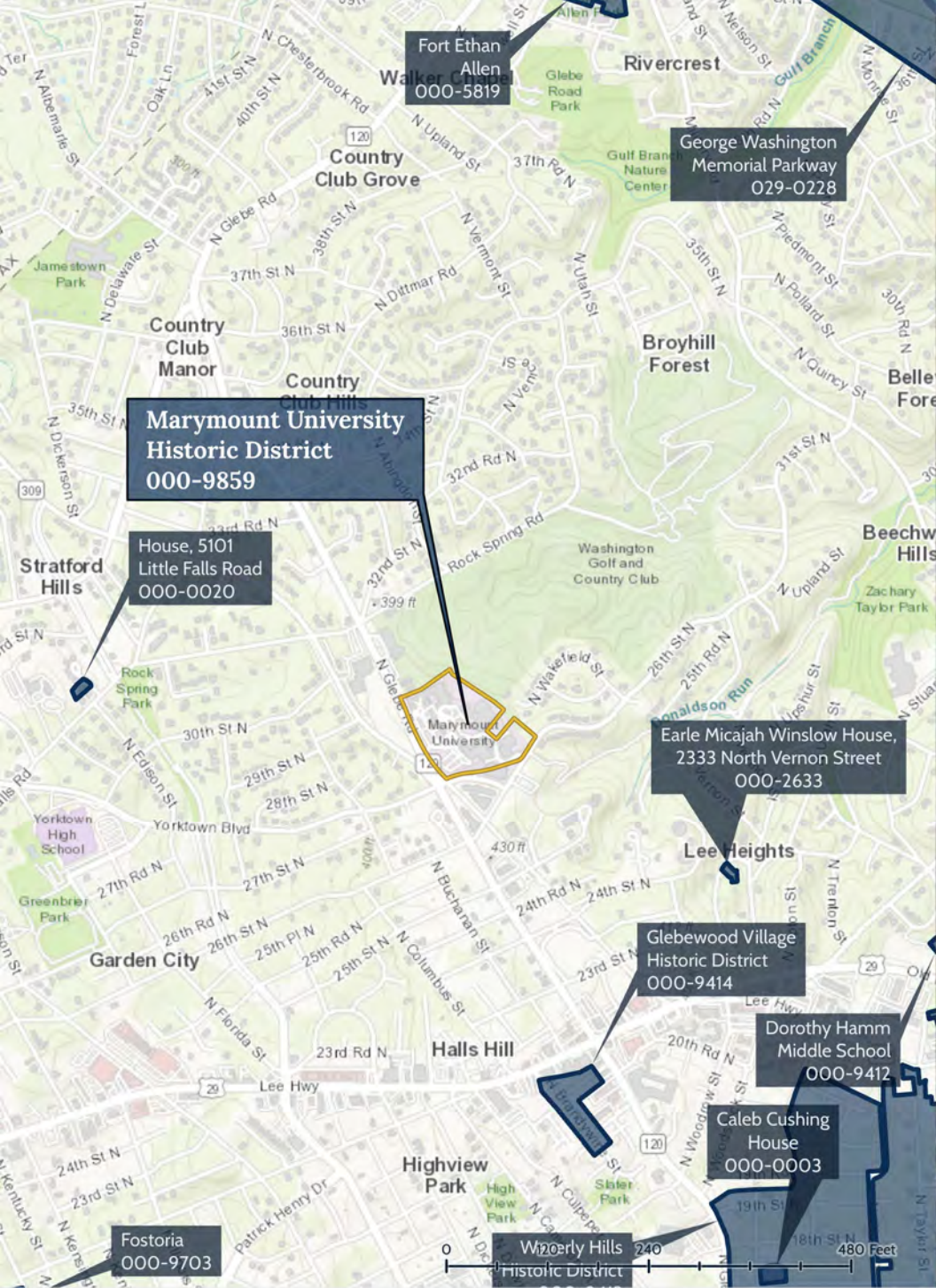
name/title: Mark Schwartz, County Manager

locality: Arlington County

street & number: 2100 Clarendon Blvd., Suite 318

city or town: Arlington state: VA zip code: 22201

telephone: 703-228-3120



Marymount University Historic District

Arlington County, Falls Church Quad

DHR ID: 000-9859

Cherrydale Historic District 000-7821

Legend:

- Listed Resources
- 000-9859

Created By: D. Bascone 11/3/2023
 Sources: VDHHR 2023, ESRI 2023, VDOT 2023, VGIN 2023
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is." Contact DHR for the most recent information as data is updated continually.

DHR VIRGINIA DEPARTMENT OF HISTORIC RESOURCES





West Front, Main House Looking E



West Front, Main House, Looking NE

Marymount University HD Photos



East Front, Main House looking NW



West Porch, Main House, Looking W

Marymount University HD Photos



Main House, Stair Hall Looking NE



Main House, Original Living Room, Looking W

Marymount University HD Photos



Main House, Original Dining Room Looking S



Main House, Sun Room looking NW

Marymount University HD Photos



Main House, Second Floor Corridor looking N



Chapel Wing looking E



Chapel Interior, Chapel Wing looking S

Marymount University HD Photos



CHapel Wing looking N



St. Joseph Hall West Front from W.

Marymount University HD Photos



St. Joseph Hall, Second-Floor Corridor looking W



St. Joseph Hall, First-floor Hyphen stair looking NE

Marymount University HD Photos



Butler Hall, North Range, Second-Floor Corridor looking W



Butler Hall, North Range, Typical Second-Floor Bathroom looking W

Marymount University HD Photos



Butler Hall, quadrangle, north range looking N



Butler Hall, quadrangle, west range looking NW

Marymount University HD Photos



Rowley Hall, west front looking NE.



Rowley Hall, east front looking S.

Marymount University HD Photos



The Lodge, West Front Looking NE



The Lodge Looking SW

Marymount University HD Photos



The Lodge, First Floor, Sitting Room fireplace looking NE



The Lodge, Second Floor, Room in E side of S wing looking SE.

Marymount University HD Photos



The Lodge, Second Floor, Center Bathroom looking W



The Lodge, Secnd Floor, NW corner Bedroom with original closet.

Marymount University HD Photos



Gerard Phelan Hall from N.



Gerard Phelan Hall Lobby Entry from W.

Marymount University HD Photos



Gerard Phelan Hall, Interior of Lobby from E.



Berg Hall from NW.

Marymount University HD Photos



Ireton Hall from SW.



Ireton Hall from NW.

Marymount University HD Photos