

Section 3

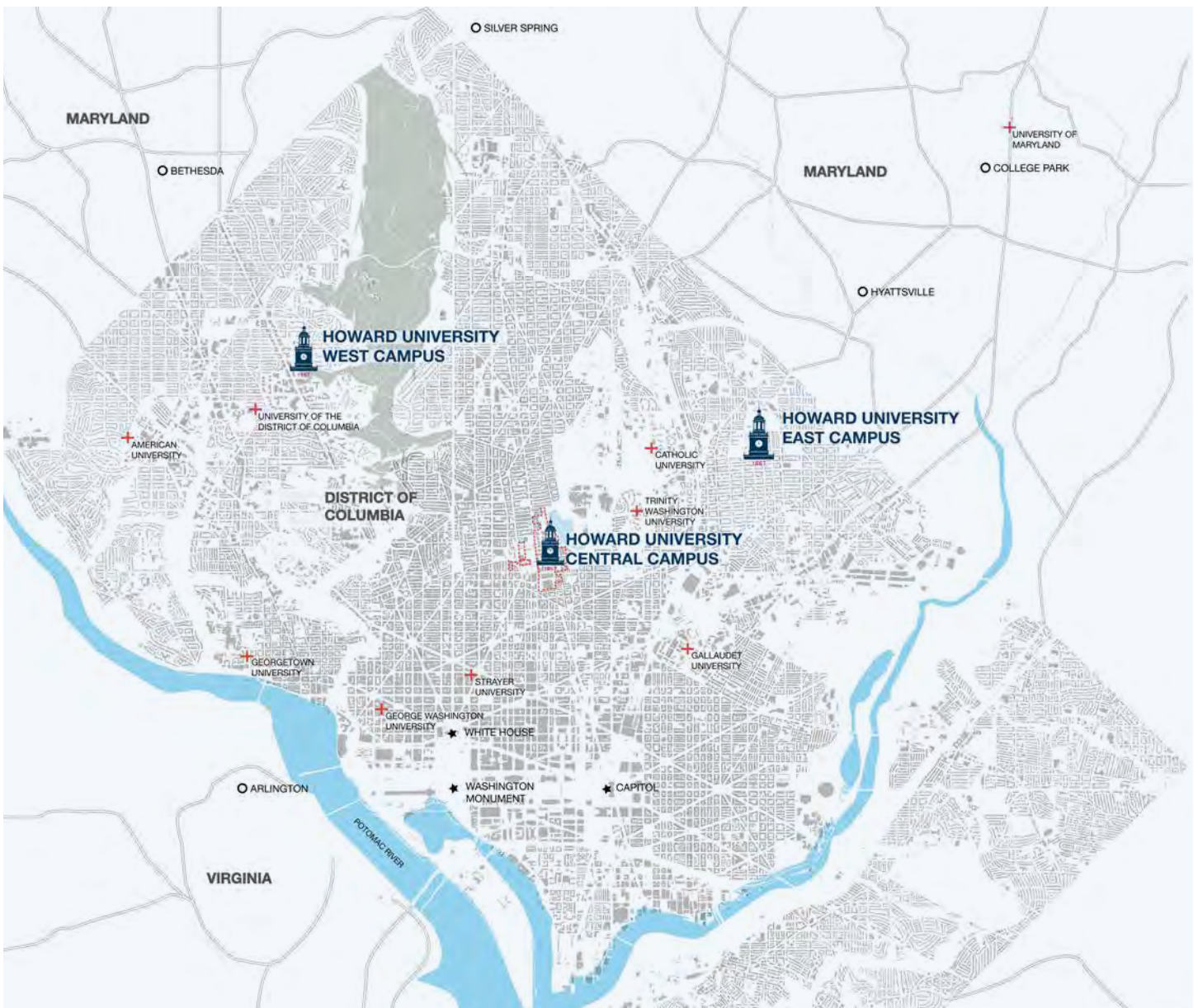
Existing Central Campus

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3.1 Central Campus Context

Howard University has three Campuses in the District of Columbia: East, West, and Central. The Central Campus has occupied its current location since 1867 when the Freedmen’s Bureau purchased the first three acres. Later that year, Howard purchased an additional 150 acres that includes much of the present Central Campus. This land was purchased from Mr. John A Smith and was originally part of Effingham Farm. The West Campus, located at 2900 Van Ness Street in northwest DC, approximately four miles from the Central Campus, was acquired in 1976. The West Campus is currently the home of the University’s Law and Divinity programs. The East Campus is approximately 3 miles from the Central Campus at 1400 Shepherd Street in northeast DC.

The 85-acre Central Campus is in Ward 1 within the northwest quadrant of the District. The northwest quadrant is the largest of the District’s four quadrants (NW, NE, SW, and SE) and is north of the National Mall and west of North Capitol Street. The Northwest quadrant includes the central business district, the Federal Triangle, and the museums along the National Mall’s northern side. The quadrant is home to numerous neighborhoods, including Petworth, Dupont Circle, LeDroit Park, Georgetown, Adams Morgan, Embassy Row, Glover Park, Tenleytown, Foggy Bottom, Cleveland Park, Columbia Heights, Mount Pleasant, Palisades, Shepherd Park, Crestwood, Bloomingdale, and Friendship Heights.



Howard West Campus

Howard Central Campus

Howard East Campus

Figure 3.1: Howard University DC Campuses



3.1.1 Anacostia Watershed

Figure 3.2: Anacostia Watershed

The Anacostia River watershed is home to 43 species of fish, some 200 species of birds, and more than 800,000 people. The river flows through Montgomery and Prince George’s Counties in Maryland and past the Capital in the District.

At 176 square miles, the watershed is one of the most urbanized in the United States. Over centuries, it lost over 70% of forestland and 6,500 acres of wetlands. Impervious surfaces now cover 25% of the watershed. Although the watershed has historically suffered from trash, toxins, sewage, runoff, oil, heavy metals, and more due to adjacent agricultural, industrial and urban land uses, the Anacostia River and its watershed are steadily improving.

The river and its surrounding parklands hold enormous potential to provide abundant open space, beauty, wildlife habitat, and recreational amenities.

Many government agencies and non-profit organizations are involved in various activities to improve and plan for the Anacostia River’s future. Some agencies collaborate through various partnerships, including the Anacostia Watershed Restoration Partnership, the Leadership Council for a Cleaner Anacostia, and the Urban Waters Federal Partnership.

3.1.2 DC Comprehensive Plan

Under the DC Code, the Comprehensive Plan is the one plan that guides the District’s development, both broadly and in detail. Thus, it carries particular importance in that it provides overall direction and shapes all other physical plans that the District government adopts. As a result, all plans relating to the city’s physical development should take their lead from the Comprehensive Plan, building on common goals and shared assumptions about the future.

In 2016, the District commenced an ambitious process to amend the Comprehensive Plan, involving public hearings, engagement, and dialogue and was submitted to City Council for review in 2020. What follows are relevant excerpts from the current Comprehensive Plan and what has been proposed by the Office of Planning to the Council as part of the ongoing amendment process.

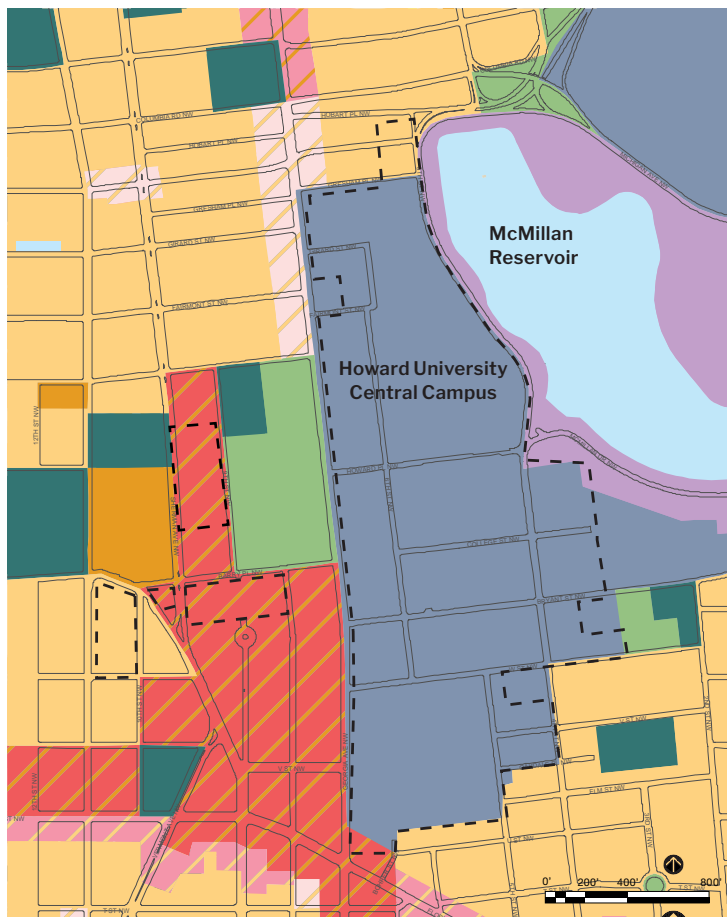


Figure 3.3: DC Comprehensive Plan Future Land Use Map

3.1.2.1 Three Tiers of Planning

The District maintains a three-tiered system of city planning comprised of:

1. Citywide policies (The Citywide Elements);
2. Ward-level policies (The Area Elements); and
3. Small Area policies (The Small Area Plans).

The Citywide elements each address a topic that is citywide in scope, followed by an Implementation Element.

The Area Elements focus on issues that are unique to particular parts of the District. The Small Area Plans are not part of the Comprehensive Plan but supplement the Comprehensive Plan by providing detailed direction for areas.

The Land Use Element

Land use is meant to ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs, and to: help foster the Districts goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the many activities that take place within the District boundaries.

Institutional Uses (LU-3.2)

Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential

LEGEND

- Campus Boundary
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution and Repair
- Federal
- Local Public
- Institutional
- Parks and Open Spaces
- Mixed Land Use
- Water

areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities.

The Mid-City Element

Policy MC-2.1.4: Howard University

Encourage and strongly support continued relationship-building between Howard University and the adjacent residential neighborhoods. Work with Howard University to abate any outstanding community issues such as the redevelopment of vacant property, façade/building enhancements, and buffering issues associated with campus expansion. Stimulate joint development opportunities with the University that benefit students and surrounding residents.

The “DUKE” Small Area Plan

In 2004, the District completed a Strategic Development Plan for the Uptown Destination District (called “DUKE”), focusing on the area along U Street between 6th Street and 13th Street and along 7th Street/Georgia Avenue between Rhode Island Avenue and Barry Place.

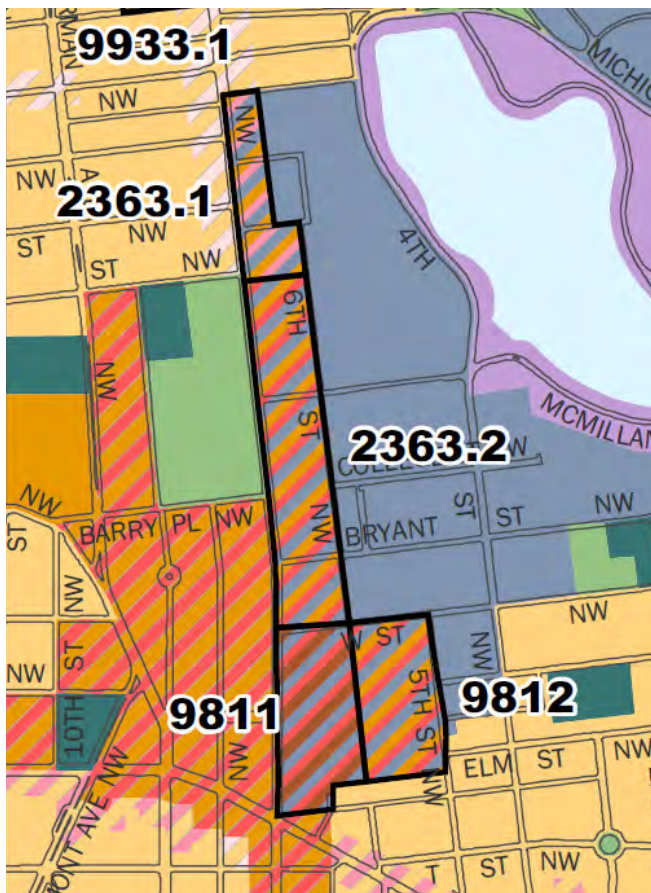


Figure 3.4: OP Proposed Future Land Use Map Amendment

DC Historic Preservation Office - Historic Preservation Plan

The District of Columbia Historic Preservation Office (HPO) 2020 DC Historic Preservation Plan, Preserving for Progress, was released in 2019 by the DC Office of Planning to outline major preservation initiatives for the city through 2020. The plan includes multiple goals to improve the recognition of historic resources on campuses, including Howard University. Goal D3: “Preserve Campuses and Landscapes” aims to “protect and sustain historic and cultural landscapes through sensitive management, planning, and development.” With regard to universities, the objective is to “increase the identification and protection of historic resources in campus master plans and on institutional sites with significant open landscape.”

Comprehensive Plan Maps

The Comprehensive Plan is summarized into two maps – the Generalized Policy Map (GPM) and the Future Land Use Map (FLUM). The two documents together are intended to provide a generalized guide for development and conservation decisions. Both maps represent a generalized depiction of anticipated changes through the horizon year of the comprehensive plan.

Future Land Use Map

The color-coded categories of the future land use map express public policy on future land uses across the city. This map’s preparation is required by DC Law to “represent the land-use policies outlined in the proposed Land Use Element,” using “standardized colors for planning maps.”

Land use patterns reveal a large city “core” surrounded by an inner ring of moderate to high density residential and mixed-use neighborhoods, extending west to Georgetown, north to Capitol Heights and Petworth, east across Capitol Hill, and south to the Anacostia River and Near Southwest.

Many of the District’s jobs are associated with federal facilities and institutional uses, which together make up about 13 percent of its land area. Institutional lands appear throughout the city but are especially prevalent in the three Northwest Planning Areas and Upper Northeast.

This document includes vignettes of the OP proposed FLUM, which shows multiple land-use types within the Central Campus boundary.

Generalized Policy Map

The generalized Policy map should guide land-use decision-making in conjunction with the Comprehensive Plan text, the Future Land Use Map, and other Comprehensive Plan maps.

Policy LU-2.3.7: Non-Conforming Institutional Uses

This policy's purpose is to carefully control and monitor institutional uses that do not conform to the underlying zoning to ensure their long-term compatibility. If such a use area is sold or ceases to operate as an institution, the policy encourages conformance with existing zoning and continued compatibility with the neighborhood.

3.1.3 Campus Zoning and Land Use

The Howard University property within the Central Campus Boundary lies within a variety of zone classifications. The majority of the campus's underlying zone is the Residential Apartments-2 (RA-2) Zone that allows all university uses as a

special exception to the Zoning Regulations. Large institutions, such as colleges and universities, are required to prepare and submit a plan to the DC Zoning Commission for approval.

A campus plan is treated in the same manner as a special exception. Amendments to the campus plan are submitted as necessary, as the plan is expected to evolve over time.

The adjacent Existing Zoning Map (Fig. 3.7) depicts the various zoning classifications within the Howard University campus boundary and areas adjacent to the campus. Each zoning classification found within the campus boundary is described in the following charts.

Residential Apartment-2 (RA-2) The underlying RA-2 zone allows moderate density residential uses and is intended to permit flexibility of design by permitting all types of urban residential development as well as compatible Institutional uses. Universities and Colleges are permitted in the RA-2 zone by special exception. Such institutions are to be located so as not be objectionable to neighboring properties.

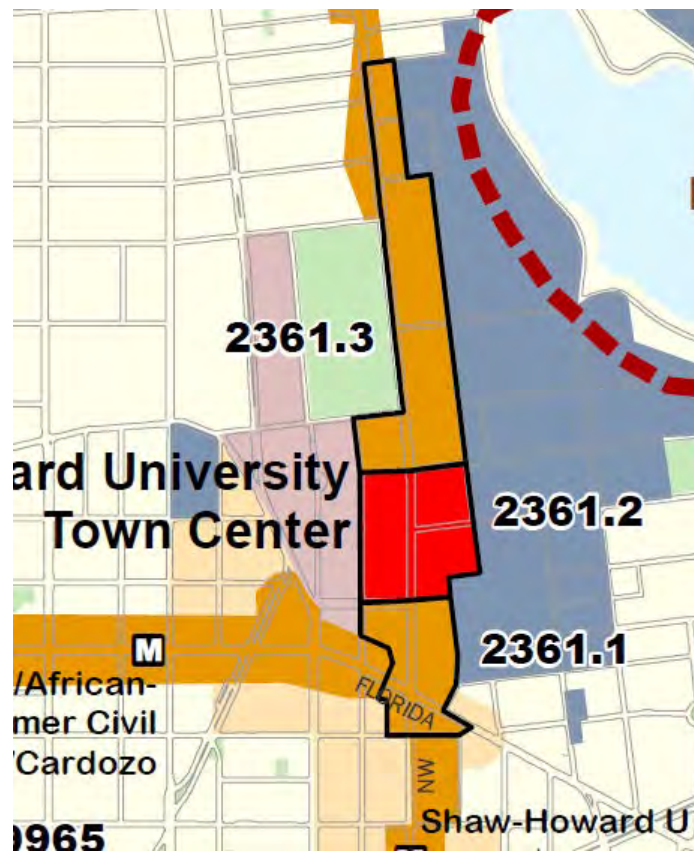


Figure 3.5: OP Proposed Generalized Policy Map Amendment

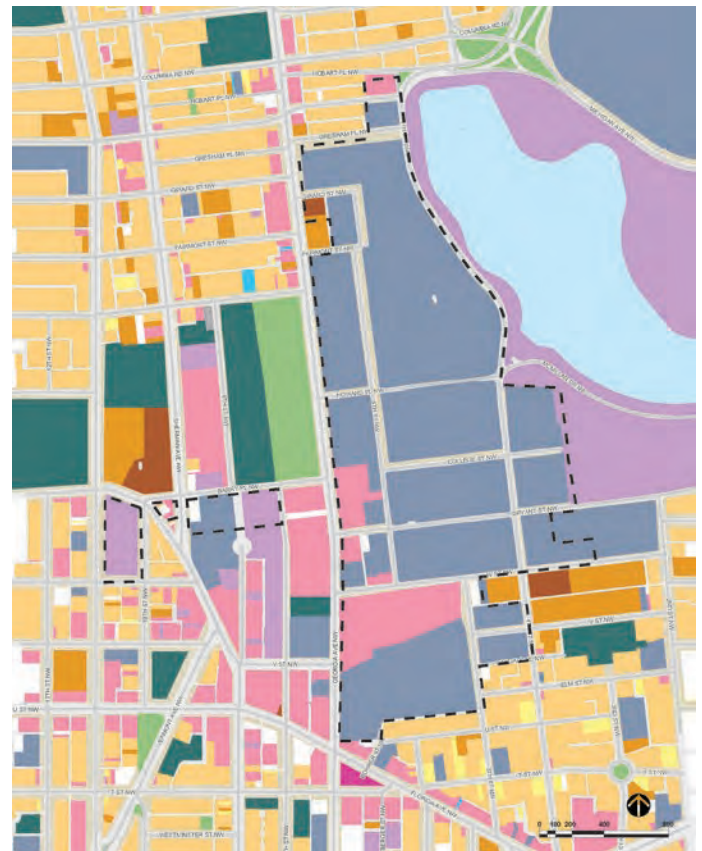


Figure 3.6: Existing DC Land Use Map

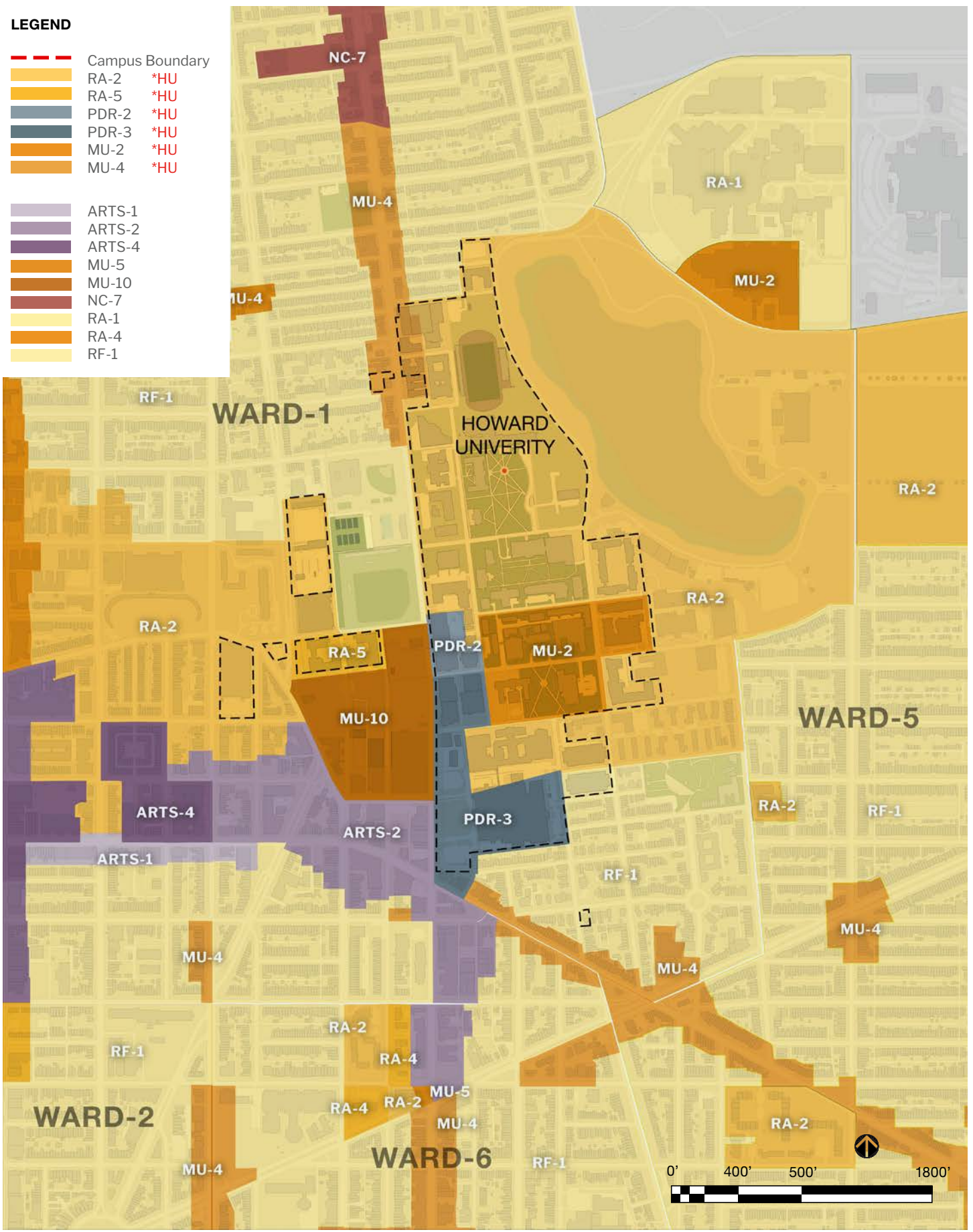


Figure 3.7: Existing Zoning Map

Residential Family-1 (RF-1) There is a one-block area located in the southern part of the campus occupied by a parking structure that is a RF-1 category zone. The block is bound to the north by V street NW, to the east by 4th Street NW, to the South by Oakdale Place NW, and to the West by 5th Street NW. RF-1 zone allows for areas with low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.

Residential Apartment-5 (RA-5) There is a RA-5 zone located within the two-block area within the boundary, but west of the core campus. The area is occupied by Howard Plaza East and West Towers. The RA-5 zone allows for areas with predominately high-density residential development.

Mixed-Use-2 (MU-2) This zone is located within the boundary, east of 6th Street NW, south of College Street, and north of W St, NW. The area includes the following building: School of Communication, WHUT, WHUR-FM, the Graduate School, College Hall North, Bethune Annex, Mental Health Clinic,

the College of Nursing & Allied Health Sciences, and the Stokes Health Sciences Library. The MU-2 Zone permits predominately medium-density areas with mostly residential development, but also non-residential uses.

Mixed-Use-4 (MU-4) The area bearing this designation within the boundary is located in the northwestern part of campus along Georgia Avenue. This classification includes parts of the Burr Gymnasium, and the Bank Building. The MU-4 Zone: permits moderate-density mixed-use development, provides shopping and business needs, housing outside the DC central core, and; shall be located in low- and moderate-density residential areas with access to main roadways or transit stops, employment centers, shopping, and moderate bulk mixed-use centers.

Production, Distribution, and Repair-2 (PDR-2) A small area along Georgia Avenue, east of 6th Street NW, and south to Bryant Street NW bears this zoning. The area includes the Wonder Plaza, Bunche Center, and Power Plant buildings.



RA-2 Residential Apartment (RA) Zone

The purposes of RA-2 zone are to:

- Permit flexibility of design by permitting all types of urban residential development if the conform to the height, density, and area requirements established for this district, and;
- Permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive zones.
- An institutional building or structure may be erected to a height not exceeding 90 feet, not including the penthouse, provided the building or structure shall be removed from all lot lines of its lot a distance of not less than 1 foot for each 1 foot of height in excess of that authorized in the district in which it is located above natural grade. (see Subtitle F §§ 203.2 and 203.3 for exceptions)

The RA-2 Zone provides for areas developed with predominately moderate-density residential

RA-2 Residential Apartment Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
RA-2	1.8	50' (90' Institutional)	60%	0.40	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.1: RA-2 Zones



RA-5 Residential Apartment (RA) Zone

The purposes of RA-5 zone are to:

- Permit flexibility of design by permitting all types of urban residential development if the conform to the height, density, and area requirements established for this district, and;
- Permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive zones.

The RA-2 Zone provides for areas developed with predominately high-density residential

RA-5 Residential Apartment Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
RA-5	5.0 / 60 (apartment house or hotel)	90'	75%	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.2: RA-5 Zones



MU-2 Mixed-Use (MU) Zones

The Mixed-Use zones provide for mixed-use development that permits a broad range of commercial, institutional, and multiple dwelling unit residential development at a varying densities.

The purpose of the MU-2 zone are to:

- Act as a buffer adjoining non-residential and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of this zone;
- Preserve and protect areas adjacent to non-residential uses or zones that contain a mix of row houses, apartments, offices, and institutions at a medium to high density, including buildings of historic and architectural merit; and
- Permit new residential development at a higher density than new office or institutional developments.

The MU-2 Zone is intended to permit medium-density areas predominantly developed with residential buildings but also permitting non-residential buildings.

MU-2 Mixed-Use Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
MU-2 Mixed-Use Zone	6.0 / 3.5 (non-residential)	90' (90' Institutional)	80%	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.3: MU-2 Zones



MU-4 Mixed-Use (RA) Zone

The Mixed-Use zones provide for mixed-use development that permits a broad range of commercial, institutional, and multiple dwelling unit residential development at a varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

The purposes of MU-4 zone are to:

- Permit moderate-density mixed-use development;
- Permit facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.

The MU-4 Zone provides for areas developed with predominately high-density residential

MU-4 Mixed-Use Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
MU-4	2.5 / 1.5 (non-residential)	90'	60%	0.30	Subtitle U, Chapter 502.2 (e) General Institutional

Table 3.4: MU-4 Zones



PDR-2 Production, Distribution, & Repair (PDR) Zones

The PDR-2 zone is intended to permit medium-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

PDR-2 Production, Distribution & Repair Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
PDR-2	4.5 / 3.0 (restricted uses)	60' (90' Institutional)	NA	0.30	Subtitle U, Chapter 201.2 (K) Institutional, religious-based uses, but not including mission or temporary revival tents;

Table 3.5: PDR-2 Zones



PDR-3 Production, Distribution & Repair (PDR) Zone

The PDR-3 zone is intended to permit high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

PDR-3 Production, Distribution & Repair Zone

Zone	Floor Area Ratio (Max)	HEIGHT	Lot Occupancy	Green Area Ratio	Use Permission
PDR-3	6.0 / 4.0 (max for restricted uses)	90'	NA	0.30	Subtitle U, Chapter 801 Matter of Right Uses (PDR): Arts, design, and creation uses; College or University uses; Community-based institutional facilities; Health Care; Institutional uses, general and religious.

Table 3.6: PDR-3 Zones

The PDR -2 Zone permits medium-density commercial and PDR activities employing a large workforce and some heavy machinery under controls that minimize adverse impacts on adjacent, more restrictive zones.

Production, Distribution, and Repair-3 (PDR-3) This zone occurs in a larger area within the boundary, along Georgia Avenue and immediately south of the PDR-2 zone. The area includes the Howard University Center, PFM Storage, Cancer Research Center, HU Hospital, Hospital Tower, and the Medical Arts buildings. The PDR-3 zone permits high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.

3.1.4 Central Campus Boundary

The Central Campus Boundary is described as follows: beginning at the northeastern edge 2827 Georgia Avenue, the boundary line runs east along Gresham Place to the western edge of 511 Gresham Place, north to Hobart Place, and continues east to 5th Street. It then turns south, continuing along 5th Street, past 4th Street and Howard Place to the northern edge of a quadrangle of dormitories located on 4th Street and runs behind the dorms until it reaches Bryant Street.

The boundary line continues west to 4th Street, then runs south to W Street and west to the church at 5th and W Streets. It continues south along the church property to the alley paralleling V Street. From that point, it runs east to 4th Street. After running south on 4th Street, to Oakdale Place, it turns west to 5th Street and then south past Elm Street to the alley beyond the Hospital site. It turns west for approximately 600 feet and then southwest to the U Street and Bohrer Street intersection. At this intersection, it continues northwest to Georgia Avenue.

The boundary line continues north on Georgia Avenue to Fairmont Street, where it turns east and runs to the alley that bisects the block. It turns north at the alley and runs along the alley until it turns west at the southern edge of 654 Girard Street, to Georgia Avenue. The boundary continues north on Georgia Avenue for



Figure 3.8: Current HU Central Campus Boundary

Square Number	Lot(s)
3075	0807
2885	0889
3058	0834, 0835
2882	0950, 0951, 0952, 0953, 1037
3094	0800
2872	0266, 0267, 0268, 0269, 0270, 0217, 0275, 0803, 0820, 0822, 0823, 0824
2877	0930, 0933
3064	0044, 0045, 0826, 0837
3055	0015, 0821
3057	0092
3080	0073
0330	0800
3060	0041, 0830, 0839
3065	0033, 0036, 0829, 0830, 0831, 0833
2873	1109, 1110
3068	0809, 0810
3074	0011
3063	0801
3069	0065, 0066
3072	0052, 0818



Figure 3.9: HU Campus Boundary with Squares / Lots

Existing	Square	Lot Sqft	Footprint	GSF	Existing FAR	Allowed FAR
Existing	0330	42,646	36,063	22,173	0.52	1.8
Existing	0394	5,750	0	0	0.0	1.8
Existing	2872	9,915	0	0	0.0	1.8
Existing	2873	113,401	57,645	573,687	5.06	5.0
Existing	2882	138,616	12,623	12,623	0.09	1.8
Existing	3055	52,670	16,243	88,979	1.69	1.8
Existing	3057	1,329,765	337,306	1,143,031	0.86	1.8
Existing	3058	59,860		75,000	1.25	1.5/1.8*
Existing	3060	227,132	78,743	341,886	1.51	1.8
Existing	3063	107,553	46,587	216,319	2.01	1.8
Existing	3064	217,762	109,087	318,583	1.46	1.8/4.3**
Existing	3065	89,432	65,904	219,897	2.46	6.0
Existing	3068	99,145	57,353	138,829	1.4	3.5
Existing	3069	491,255	163,688	322,294	0.66	1.8
Existing	3072	52,457	34,083	136,332	2.6	1.8
Existing	3074	9,057	10,123	30,396	3.36	6.0
Existing	3075	641,070	296,087	1,168,647	1.82	6.0
Existing	3080	44,340	34,327	137,308	3.1	
	3,731,826	1,355,862	4,945,984		1.33	

Table 3. 7: Existing Central Campus Square/Lot/FAR Data

approximately 520 feet and then eastward along the southern edge of 2827 Georgia Avenue. The boundary line then runs north along the eastern edge of 2827 Georgia Avenue to Gresham Place.

The Central Campus has an official mailing address of 2400 6th Street, N.W., Washington, D.C. 20059.

Included in the Central Campus boundaries are several satellite properties: the Howard Plaza Towers at 2251 Barry Place, NW; the Howard University Service Center at 2244 10th Street, NW; the Banneker Lots at 2345-2525 Sherman Avenue, NW; the Parsonage at 420 T Street, NW; a surface parking lot at the northwestern intersection of Georgia Avenue and Girard Street; and a triangular surface parking lot bounded by Barry Place to the north, Sherman Avenue to the east, and Florida Avenue to the west.

3.2 Campus History & Historic Resources

Founded in 1867, Howard University was created to expand educational opportunities for all races and genders, but particularly African Americans, at a time when the country was undergoing an unprecedented political and social reconstruction following the Civil War. Originally named for the Civil War General and head of the Freedmen’s Bureau Oliver Otis Howard, the 1867 Congressional charter created a private university with six academic departments: Normal, Collegiate, Theological, Medical, Law, and Agriculture. By 1870, the University had been materially established.

The original campus was sited on 150 acres of open and hilly, pasture land in the northwest section of the District of Columbia, beyond the boundaries of the Federal City. Early buildings were concentrated on a plateau at the highest point on the campus that eventually became

known as the “Upper Quadrangle,” and is today known as “The Yard.” Much of the life of the Campus took place on the Yard as residence halls for students and houses for professors lined the green open space.

As the university moved into the twentieth century, leadership of several prominent university presidents brought expansion of its academic and physical offerings. Although developed independently from the University, between 1905 and 1908, the original Freedmen’s Hospital was replaced by a new modern complex located at the southern end of the Howard University campus, on land that Howard leased to the U.S. government for 99 years. The government continued its support of Howard when, in 1919, the Department of Agriculture published the first formal Master Plan for the University. In 1926 Mordecai Johnson was named the University’s first Black president. During his 32-year tenure, President Johnson’s established Howard as a school of excellence for African Americans. Early in his administration, Johnson appointed notable Black architect Albert Irving Cassell as the first University Architect. Cassell’s 1932 Campus Master Plan established an enduring campus framework, including many iconic landscapes and buildings that remain today, and is considered by many to be the foundational master plan for the University. Since 1932, Howard has developed eight (8) comprehensive master plans and one (1) interim master plan since 1932.

3.2.1 Campus Development History and Architectural Character

The prevailing architectural character of Howard University’s central campus is largely the result of five distinct phases of development. In many instances, these development periods were influenced by University Leadership, campus master plans, and prevailing architectural styles of the period. The primary campus development periods include:

- 1867-1919 – Founding of the University, and Early Campus Development
- 1920s-1949 – Early Twentieth Century and New Deal-Era Buildings; Influence of Mordecai Johnson and Albert Irving Cassell’s 1932 Master Plan
- 1950-1965 – Modern Era Buildings; Influence



The Main Building and Miner Hall (both demolished)



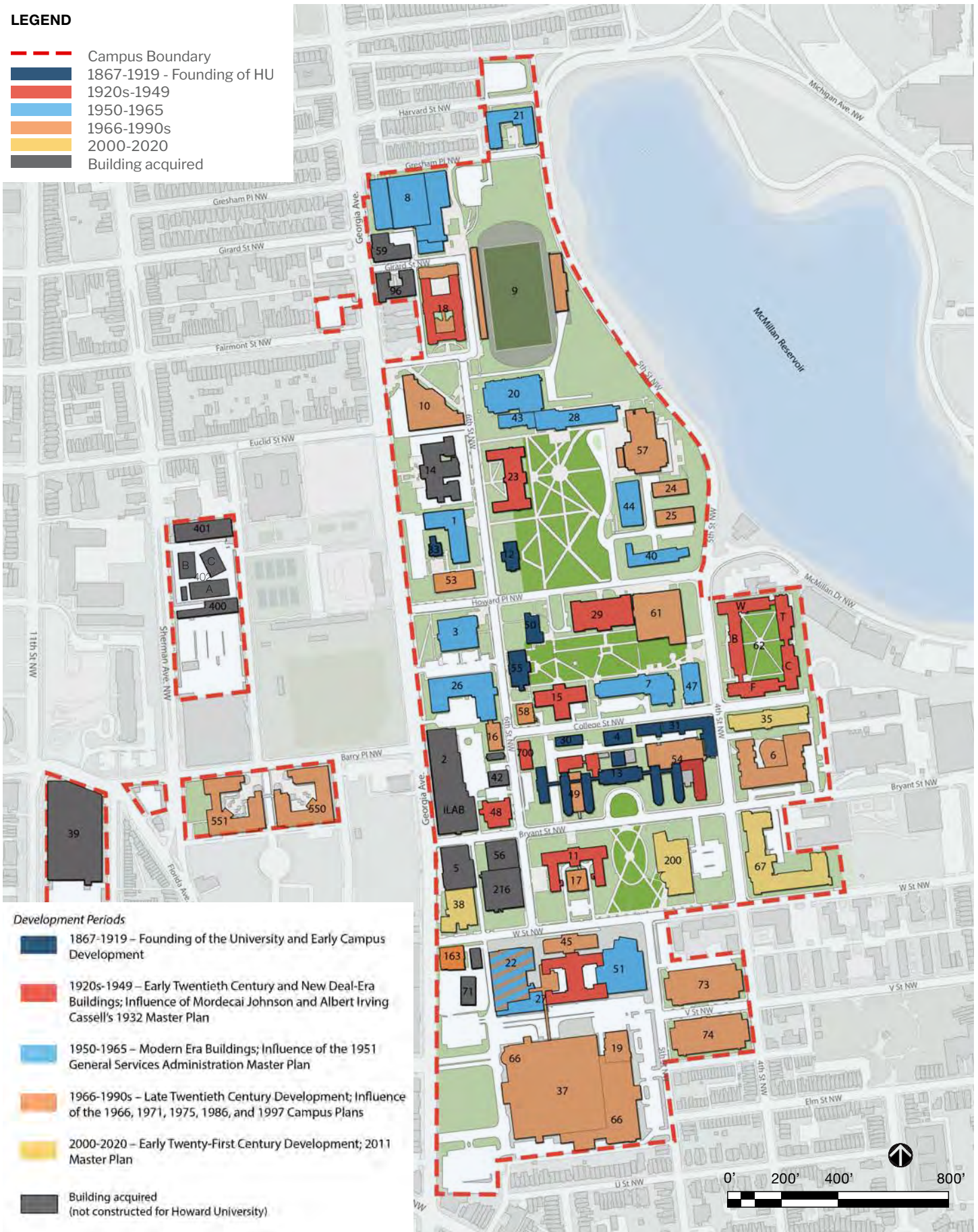
Early View of North Eastern Campus and McMillan Reservoir



Aerial View of Howard University & Freedmen’s Hospital, 1931

LEGEND

- - - Campus Boundary
- 1867-1919 - Founding of HU
- 1920s-1949
- 1950-1965
- 1966-1990s
- 2000-2020
- Building acquired



Development Periods

- 1867-1919 – Founding of the University and Early Campus Development
- 1920s-1949 – Early Twentieth Century and New Deal-Era Buildings; Influence of Mordecai Johnson and Albert Irving Cassell's 1932 Master Plan
- 1950-1965 – Modern Era Buildings; Influence of the 1951 General Services Administration Master Plan
- 1966-1990s – Late Twentieth Century Development; Influence of the 1966, 1971, 1975, 1986, and 1997 Campus Plans
- 2000-2020 – Early Twenty-First Century Development; 2011 Master Plan
- Building acquired (not constructed for Howard University)

Figure 3.10: Campus Development Periods

of the 1951 General Services Administration Master Plan

- 1966-1990s – Late Twentieth Century Development; Influence of the 1966, 1971, 1975, 1986, and 1997 Campus Plans
- 2000-2020 – Early Twenty-First Century Development; 2011 Master Plan

College Establishment and Early College Buildings (1867-1919)

Following its establishment in 1867, classes were held in a large frame building at Georgia Avenue and Eleventh Street, NW, but University enrollment quickly increased. The need to secure a more permanent campus for the university compelled the Freedmen’s Bureau to purchase 153 acres of a tract known as “Effingham Farm” from local judge John A. Smith. The property, which includes the present main campus, extended roughly from Hobart Street to Florida Avenue and from Georgia Avenue to Second Street. The Freedmen’s Bureau was responsible for constructing the first buildings on the campus which included the “University Building” (the main academic building), Miner Hall (a women’s dormitory), and a residence for General Howard (now known as Howard Hall). In the early

1870s, two additional buildings were constructed in accordance with the Second Empire style: Clark Hall (1870), a men’s dormitory, and Spaulding Hall (1872).

In 1872, the Freedmen’s Bureau’s operations ceased. The loss of the University’s primary financier, coupled with the onset of the Panic of 1873, resulted in the temporary termination of Howard’s physical growth. In 1879, in an effort to relieve the University’s financial dire straits, Congress granted the University an annual subsidy; however, the development program remained dormant until 1890, when a house was built for the new University president, Rev. Jeremiah E. Rankin. In addition to constructing the new president’s house, Rankin was also responsible for overseeing the construction of a new chapel, known as Andrew Rankin Memorial Chapel, completed in 1895 and named in his brother’s honor.

Howard University’s physical growth during the latter half of the nineteenth century was not guided by a larger campus plan. Buildings were sited on a plateau overlooking Washington to the south, around an area which is now known as the Main Quadrangle.



Howard Hall



Miner Building

Rankin served as University president until February 1903. He was followed by a succession of presidents who reformed the institution administratively and fiscally, while overseeing a significant expansion of its physical plant that created many of its enduring architectural landmarks.

Chief among them was Wilbur P. Thirkield, who served as president of the University from 1906 to 1912. During the early 1900s, donations and Congressional appropriations funded a building campaign. Buildings constructed during Thirkield's presidency include Thirkield Hall (1909) and Carnegie Library (1910). These buildings were designed in the Colonial and Neoclassical Revival styles by architects Jules Henri de Sibour and Henry D. Whitfield, respectively.

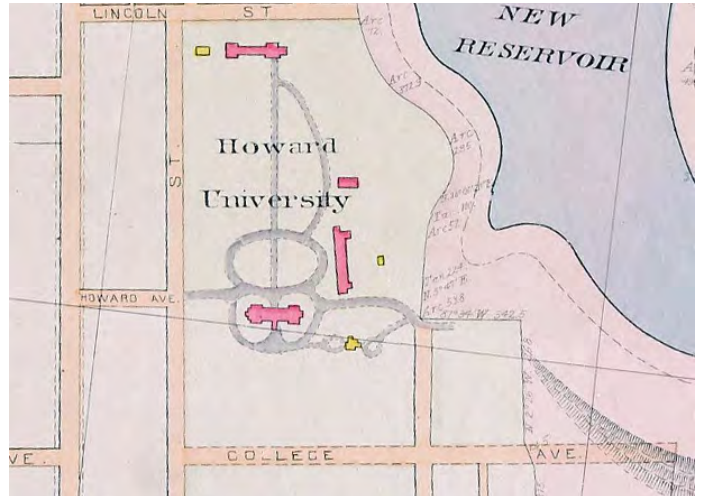
Also contributing to the growth and development of Howard University, the federal government constructed a new Freedmen's Hospital between 1905 and 1908. The new hospital replaced the civil-war-era Hospital located on a site south of the University, the location of the Howard University Medical School. The new hospital was built on the northern half of an 11-acre park located south of College Street that was leased to the U.S. Government by the University for one dollar a year for a 99-year period. The new Freedmen's Hospital was built through a \$300,000 appropriation from Congress to the Department of the Interior, which oversaw the construction of the facility. The hospital was designed by the architectural firm of Bruce Price & de Sibour of Washington and New York with architect John Russell Pope as the firm's associate. Work began in August of 1905 and the hospital was completed and opened in 1908.

Early Twentieth Century and New Deal-Era Buildings (1920s-1940s); Influence of Mordecai Johnson and Albert Irving Cassell's 1932 Master Plan.

By the early nineteenth century, it became apparent to the Department of the Interior, the agency responsible for oversight of the campus, that many of Howard's facilities were in poor condition. In 1919, the U.S. Department of Agriculture was tasked with creating a development plan for the University. The plan maintained the campus' pastoral character and sought to reorganize the informal organization, with a formal unified development pattern with



Rankin Chapel



1894 Hopkins Map



Thirkield Hall



Carnegie Building



Freedmen's Hospital (C. B. Powell Building)

enclaves of academic buildings around vast open spaces. The plan was never implemented.

In 1926, Mordecai Wyatt Johnson was named the University's first Black president, a position he held until 1960. During his 34-year tenure, President Johnson established Howard as a school of excellence for African Americans. His influence extended beyond academia and included interest in improving the University's physical environment. For the first time in the campus' history, Johnson called upon Black design professionals to design for and implement campus improvements. During the early years of Johnson's tenure, Howard University benefited from strong federal support under the administration of President Herbert Hoover (1928-32).

The Department of the Interior helped the University attain an annual appropriation from Congress in 1928, and during the following year organized a conference to develop a ten-year plan for the University. In 1928, Johnson established the position of University Architect, hiring Albert Irving Cassell for the job. Cassell, an African American graduate of Cornell's School of Architecture, joined Howard in 1919 as an assistant professor. In his role as University Architect, Cassell lead efforts to prepare a comprehensive survey and new plan for the campus and its facilities. The resulting 1929 and subsequent 1932 "Plan for the Proposed Development of Howard University" envisioned a much more formal arrangement of buildings and landscapes. The campus would be transformed into a more architecturally cohesive unit, reflecting the symmetry, formal elegance, and classical appeal of the Beaux Arts, Neoclassical Revival, and Colonial Revival styles. The buildings would be designed in the Georgian Revival style and would be symmetrically arranged around the Main and Lower quadrangles. Cassell collaborated

with the country's first licensed Black landscape architect David Williston in designing a scheme of formal plantings and gardens at key locations.

Congress was largely supportive of Howard University during the pre-New Deal years and the school's budget more than tripled during the Hoover administration. As outlined in Cassell's plan, the Hoover administration approved funding for a new Women's Dormitory (1931), a new heat-light-power plant (1936), the Chemistry Building (1936), Douglass Hall (1935), and Founder's Library (1937), all designed by Cassell.

In 1938 amid disagreements with the administration, Cassell was removed from his position. In 1938, prominent Black architects Hilyard R. Robinson and Paul R. Williams were commissioned to design Cook Hall, a new men's dormitory sited and styled in accordance with Cassell's plan. The last major building to be developed during this period with funds from the Public Works Administration was a tuberculosis annex to the Freedmen's Hospital, designed by white Washingtonian Waddy Wood and completed in 1941.



Cassell drawing for Founders Library

LEGEND

- Campus Boundary
- Existing Buildings
- Open Space
- Formal Landscape
- Athletic Field

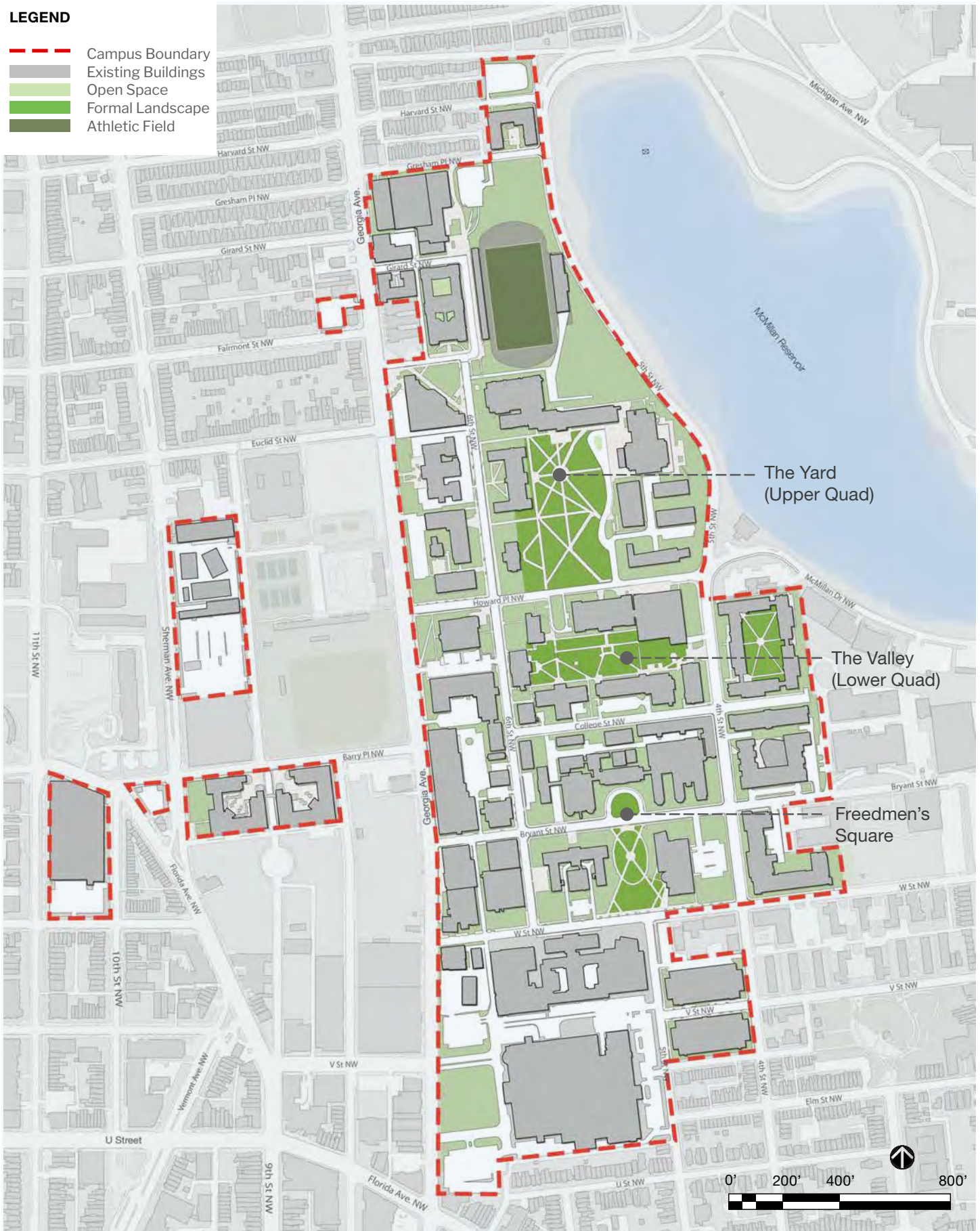
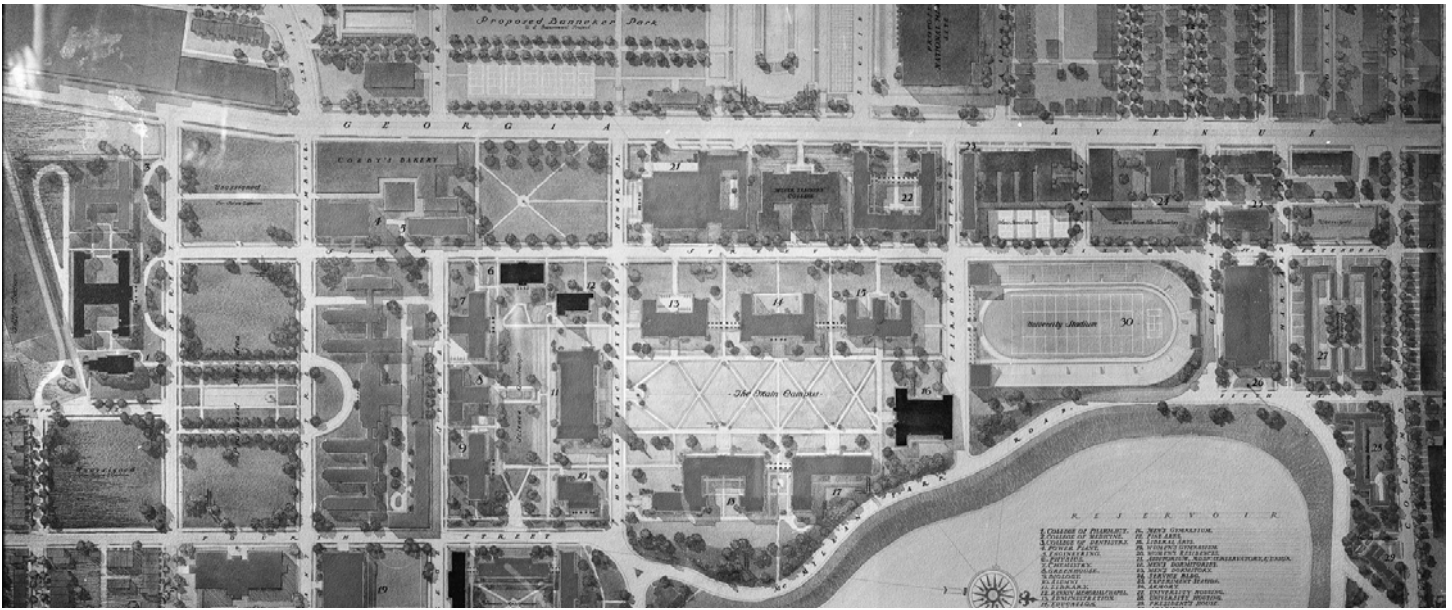


Figure 3.11: Existing Campus



1932 Plan for Development Cassell

1950-1965 Modern Era Buildings

In the early 1950s, the General Services Administration (GSA) was tasked with developing another master plan for the campus. GSA was established in 1949 to consolidate the government’s building management and procurement functions. Specifically, this new agency was formed to achieve standardization, direct purchase, mass production, and fiscal savings as it related to the design, construction, and management of civilian federal buildings.

The resulting 1951 Master Development Program proposed an ambitious construction program to accommodate an explosion in student enrollment. The 1951 plan embraced and continued the general framework and organization established in Cassell’s earlier plans for the University; however, in line with GSA’s Federal Architecture program, the new buildings constructed were Modernist in their concept, form, and styling, reflecting GSA’s goals of efficiency and economy. Building forms were much larger and deferential to a rational geometry rather than the larger context and classically-derived styles, altering the spatial relationships on the campus established by Cassell.

The buildings, which were specifically suggestive of the International style, were flat-roofed, utilized rectilinear form and massing, and employed minimal exterior treatments, all of which starkly contrasted with the classical revival styles

instituted by Cassell. Beyond the contrasting architectural style, the buildings constructed during this period decreased the feeling of openness and connection by limiting the visual impact of the surrounding community and creating a sense of disconnection with areas beyond the Main Quadrangle.

Between 1951 and 1961 – the last decade of President Mordecai Johnson’s administration – over \$24.6 million was appropriated for the construction of new buildings. Sixteen buildings were constructed between 1951 and 1969.

Ten of the sixteen buildings constructed as a result of the 1951 development plan were designed by prominent Modernist Black architects Hilyard Robinson and Paul Revere Williams. Robinson, who moved to Europe following his service in World War I to study the great masters of Bauhaus, believed that Modern architecture could foster



Downing Hall

social reform. Upon his return to the United States, he became the country's leading Black authority on public housing and was responsible for several large defense housing programs throughout the country.

As a practicing architect, he hired and trained many students from Howard University. Williams is well recognized as a master architect who practiced largely in Southern California during his lengthy and productive career. In 2017, Williams became the first African American architect to (posthumously) receive the American Institute of Architects Gold Medal. In 1931, Williams participated in a Howard University campus exhibition highlighting the work of licensed, practicing African American architects. A few years later, in 1935, Williams and Robinson established the Washington D.C.-based firm, Hilyard Robinson and Paul R. Williams. The Williams and Robinson partnership resulted in significant projects in Washington D.C., including Langston Terrace (1936), the first federally funded post-World War II public housing project. Robinson and Williams work on the Howard University campus during this period includes the School of Architecture and Engineering (Downing Hall, 1952), the School of Dentistry (Dixon Building, 1954), School of Pharmacy (Cooper Building, 1955), the Biology Department (Just Hall, 1956), Charles Drew Hall (1957), the Fine Arts Complex (1960), and the School of Human Ecology (now the HU Middle School, 1960).

Louis Justement, a prominent post-war Washington architect, was also actively engaged on campus, and his firm designed six university buildings during this period. They include the Medical School (Numa Adams Building, 1955),

Administration Building (1956), School of Law (now Mackey Building, 1956), John Burr Building for Physical Education (1964), and the College of Arts and Sciences (Locke Hall, 1964).

Late Twentieth Century Development (1966-1990); Influence of the 1966, 1971, 1975, 1986, and 1997 Campus Plans

In 1961, Dr. James Nabrit assumed the role of Howard University president. Under his leadership, an analysis of the University's existing conditions was conducted to determine how best to accommodate a sizable increase in the student population. Howard Mackey, head of Howard's Architecture Department, was engaged by the University to study GSA's 1951 Master Plan and propose alternatives to the physical development of the campus. The resulting 1966 Campus Plan, prepared by the firm of Justement, Elam, Callmer & Kidd, departed from earlier plans significantly in that it called for buildings to be built in accordance with the need for new space as opposed to grouping academic divisions and departments together. By doing this, Mackey claimed, facilities would be more flexible. In 1969, Dr. Nabrit stepped down as Howard University's president, and the Howard University Board of Trustees appointed Dr. James Cheek to assume the role.

Beginning with the 1966 plan, subsequent Campus Master Plans of the late-twentieth century (1971, 1975, 1981, 1986, 1997) departed from earlier plans significantly as the campus assumed a more urban rather than insular character, ignoring the hierarchy of spaces and cohesive collegiate architecture presented in Cassell's plans. The buildings developed during the late 1960s and 1970s continued to reflect a range



Burr Gymnasium



Lindsay Hall

of late-Modernist influences. This is reflected by the School of Social Work designed by Justement, Elam, Callmer and Kidd (Lindsay Hall, 1970) the Chemical Engineering building designed by Leroy Brown (1976), and The Blackburn Center (1978), designed by Dalton, Dalton, Little & Newport. Other buildings developed during this period were designed to be temporary, including Annex 2 (1970), the Early Learning Center (1970) and Academic Support Buildings (1975).

In 1967, the federal government transferred jurisdiction of the Freedmen’s Hospital to Howard University. In 1975, Howard closed the 1908 hospital upon the opening of the new and modern Howard University hospital located at the southern end of the campus on the site of Griffith Staidum (demolished 1965). The new hospital was designed by Smith, Hinchman and Grylls and Associates. The College of Medicine, which occupies the block between the former Freedmen’s Hospital and the current Howard University Hospital underwent significant renovations following the construction of the new hospital, including the addition of a connecting bridge, the addition of the Seely G. Mudd College of Medicine by Sulton Campbell and Associates (1979), and addition to the school of Dentistry in 1981.

Construction throughout the campus continued at a steady pace throughout the last quarter of the twentieth century. Additions to extant academic buildings and new construction continued in order to accommodate the University’s increased research and communications offerings. As with the previous development period, additions and new construction morphed to reflect a range of

late-modern and post-modern influences. This is reflected by three large buildings designed by Black Washingtonian architects: the School of Business designed by Sulton Campbell Associates (1984) , and Howard Plaza Towers designed by Bryant and Bryant (1989).

During the last two decades of the twentieth century the University acquired numerous properties on the periphery of the campus and west of Georgia Avenue including, among others, a former PEPCO Service Station (now Howard University Service Station), the former Harambee House/Howard Inn (now Howard University Center), the former Corby Bakery Complex (now iLab/ISAS Building, Ralph J. Bunche International Affairs Center, and Physical Facilities Management Building), the former Miner Normal School, and Warehouse Service Building #2. Over the years, these buildings have been renovated and adapted for University uses.

2000-2020 - Early Twenty-First Century Development

Campus buildings developed during the twenty-first century include Louis Stokes Health Sciences Library (designed by Hillier Group and Amos Bailey Arnold Associates, 2001), College Hall North and South (designed by McKissack and McKissack, 2016), and the Interdisciplinary Research Building (designed by HDR Architecture and Lance Bailey & Associates, 2016).

These developments reflect influences of contemporary design and sustainability. They feature use of modern materials, including glass and metal, along with masonry in an effort to relate to the historic character of the campus.



School of Business



HU Hospital