



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Matt Strickler
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
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www.dhr.virginia.gov

January 17, 2019

**City Manager's Office
City of Alexandria, Virginia**

JAN 23 2019

Mark B. Jinks
City Manager
Alexandria City Hall
301 King Street, Room 3500
Alexandria, VA 22314

Re: Swann-Daingerfield House, City of Alexandria

Dear Mr. Jinks:

The Department of Historic Resources, Virginia's historic preservation office, has received a completed nomination for the above referenced resource. The DHR is planning to present the proposed nomination to the Virginia State Review Board and the Virginia Board of Historic Resources for recommendation to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register.

Because this resource is within your Certified Local Government, the Architectural Review Board (ARB) is entitled to a sixty-day comment period during which the ARB may review the draft nomination and relay any comments or concerns to the DHR. For your review and comment, **enclosed** is a copy of the draft nomination as it is to be presented to the Boards on **Thursday, March 21, 2019**. A copy of the nomination has also been sent to your local CLG coordinator. Your comments will be forwarded to the SHPO Director and the Boards along with the nomination for consideration. Should you have any questions regarding the nomination or the register process, please call me directly at 804-482-6445.

Sincerely,

James Hare
Director, Survey and Register Division

cc: Mayor Justin Wilson; Al Cox

Enclosure

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

COMMONWEALTH of VIRGINIA

Department of Historic Resources (DHR), 2801 Kensington Avenue, Richmond, Virginia 23221
(804) 482-6446; www.dhr.virginia.gov

Rights of Private Property Owners to Comment and/or Object to a Nomination for Listing in the Virginia Landmarks Register and/or the National Register of Historic Places

The Department of Historic Resources (DHR) is Virginia's State Historic Preservation Office (SHPO). DHR administers the Virginia Landmarks Register on behalf of the Commonwealth of Virginia and, as the SHPO, administers Virginia's participation in the National Register of Historic Places, which is managed by the National Park Service. DHR is your primary point of contact for all matters related to the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP).

Supporting and/or Commenting on a Nomination

A private property owner who supports a nomination for listing in either or both the VLR and the NRHP is invited to send a letter of support but is not required to do so in order for the nomination to proceed. Private property owners also are welcome to comment on a nomination even if they do not seek to go on record with either a vote of support for or an objection to a nomination. Copies of letters of support and/or comment are provided to the State Review Board (SRB) and the Board of Historic Resources (BHR) for review, along with the nomination to which they refer, and are included with the nomination if the SRB has recommended it to proceed to the NRHP.

Objecting to a Nomination

A private property owner has the right to object to listing in either the VLR or the NRHP, or object to listing in both registers. For a private property that is being individually nominated, each owner or partial owner of the private property may object to listing regardless of the portion of the property that party owns. For a historic district that is being nominated, each owner of private property in the proposed historic district is counted as one individual regardless of how many properties that party owns, and regardless of whether the properties contribute to the significance of the district.

The private property owner's objection to listing must be provided to DHR in writing. Any owner or partial owner of private property who chooses to object to listing shall submit to DHR a written statement of objection that has been attested and notarized by a notary public and that references the subject property by address and/or parcel number and certifying that the party is the sole or partial owner of the private property, as appropriate. Only upon such submission shall such objecting owner be counted by DHR in determining whether a majority of private property owners has objected to a nomination. An objection to both the VLR and NRHP designations can be submitted in the same letter. However, in order for an objection to listing in the VLR to be counted, it must be submitted to DHR a minimum of 7 business days prior to the scheduled Board meeting listed in the notification letter. An objection to NRHP listing will stand even if the letter arrives too late for consideration of the VLR listing.

For an individually nominated private property, if a **majority** of the private property's owners object according to the process described herein, the nomination will not proceed. For a historic district nomination, if a **majority** of the private property owners within the historic district boundary object according to the process described herein, the nomination will not proceed. In both types of cases, as the SHPO, DHR shall submit the nomination to the National Park Service's Keeper for a determination of eligibility of the property for listing in the NRHP. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

Letters of objection must be addressed to the State Historic Preservation Officer at the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221.

Letters of objection received a minimum of 7 business days prior to the Board meeting will be copied to the members of the SRB and BHR for review, along with the nomination to which they refer. If, at the Board meeting, the nomination is approved to proceed to the NRHP, all letters of objection will be forwarded to the National Park Service to consider with their review of the nomination, along with any letters of support or comment that DHR has received. Letters of objection to listing in the National Register of Historic Places may be submitted to DHR even after the Board meeting at which the nomination is approved. DHR will forward any letters of objection to the National Park Service. The National Park Service continues to accept letters of objection up to the date of listing in the NRHP. The National Park Service typically concludes review and approval of a nomination within approximately 55 days of receipt of the nomination from DHR.

COMMONWEALTH of VIRGINIA

Department of Historic Resources (DHR), 2801 Kensington Avenue, Richmond, Virginia 23221

Key Points about the National and State Register Process for Property Owners

- Listing in the national and state registers is honorary. It recognizes a historic property's importance to its community, the State, and/or the Nation as well as encouraging good stewardship of the historic property.
- National and state register listings do not place restrictions on private property owners. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so.
- Under Federal and State laws, private property owners can do anything they wish with their Register-listed property, provided that no Federal or State license, permit, or funding is involved.
- If a listed property is destroyed or its integrity is greatly altered, it is removed from the registers.
- To ensure public participation in the nomination process, property owners and local officials are notified of proposed nominations to the National Register and provided the opportunity to comment. In addition, once a nomination is submitted to the National Park Service another public comment period is published in the *Federal Register*. Further details about the public participation process are available at http://www.dhr.virginia.gov/register/GuidanceMaterials/LegalNotificationForm_2016.pdf
- Federal agencies whose projects affect a listed property must give DHR (Virginia's State Historic Preservation Office) an opportunity to comment on the project and its effects on the property. Further details are provided below.
- Federal and State Investment Tax Credits for rehabilitation and other provisions are available, should a property owner choose to use them. Further details are provided below.
- Owners may also qualify for Federal grants for historic preservation when funding is available. Refer to the National Park Service web site for Federal grant information. Currently, Virginia has no grants available for privately owned properties.

National Register of Historic Places (NRHP)

Established under the National Historic Preservation Act of 1966 (NHPA), as amended, the national historic preservation program is a partnership between the Federal, State, Tribal, and local governments; private organizations; and the public. The Act and its provisions establish the framework within which citizens plan, identify, evaluate, register, and protect significant historic and archeological properties throughout the country. Central to this framework is the NRHP--the Nation's official list of historic properties worthy of preservation, administered by the National Park Service (NPS), Department of the Interior. Properties listed in the NRHP include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Historic places are nominated to the NRHP by nominating authorities: the State Historic Preservation Officer (SHPO), appointed by the Governor of the State in which the property is located; the Federal Preservation Officer (FPO) for properties under Federal ownership or control; or by the Tribal Historic Preservation Officer (THPO) if the property is on tribal lands. Anyone can prepare a nomination to the NRHP, at which time the SHPO, FPO or THPO reviews the proposed nomination, and notifies property owners and local officials of the intent to nominate. Nominations submitted through the State must first be approved by a State Review Board (SRB) before being reviewed by the NPS. The members of the SRB, who are appointed by the SHPO, use the same criteria as the National Register to evaluate properties and then recommend them to the NPS for listing in the NRHP.

The NRHP continues to reflect the desire of Americans, as expressed in the NHPA, that "the historical and cultural foundation of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people."

Virginia Landmarks Register (VLR)

In 1966, the Virginia General Assembly established the Virginia Historic Landmarks Commission, now the Department of Historic Resources (DHR). DHR is the State Historic Preservation Office responsible for managing

the VLR, the state's official list of properties important to Virginia's history. The Historic Resources Board (HRB), appointed by the Governor of Virginia, is responsible for listing properties to the VLR. Just as the same evaluation criteria are used for the National and State registers, the same register form is also used for both the VLR and the NRHP. Nearly 2300 historic properties are listed in the VLR. This number does not include the tens of thousands of properties within each listed historic district.

Federal and State Tax Provisions

The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and, as of January 1, 1987, provides for a 20% Investment Tax Credit (ITC) with a full adjustment to basis for rehabilitating historic commercial, industrial and rental residential buildings. The former 15% and 20% ITCs for rehabilitations of older commercial buildings are combined into a single 10% ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner.

Owners of properties listed in the VLR may be eligible for a 25% ITC for the certified rehabilitation of income-producing and non-income producing certified historic structures such as commercial, industrial, or rental or non-rental residential buildings. Owners who rehabilitate an income-producing building listed in both the National and State registers may use both Federal and State ITCs. Tax Credits are only available if a property owner chooses to use them and individuals should consult the appropriate local IRS office for assistance in determining the tax consequences of the above provisions. Refer also to 36 CFR 67 at the Heritage Preservation Services web site or to the Tax Credit Program on the DHR web site.

Results of Federal and State Listing

Property owners, historic district sponsoring organizations, and/or local governments may purchase an attractive official plaque noting designation for properties in historic districts and individually listed properties. Owners of recognized historic properties are also eligible for the Virginia Preservation Easement Program, as well as technical assistance from the staff of DHR. Professional architects, architectural historians, and archaeologists are available to provide technical guidance in the care and maintenance of buildings and sites.

Planning for Federal, federally licensed, and federally assisted projects includes consideration of historic properties. Section 106 of the NHPA requires that Federal agencies allow the SHPO an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the NRHP. The Advisory Council on Historic Preservation (www.achp.gov) oversees and ensures the consideration of historic properties in the Federal planning process. Buildings listed in the VLR may also be considered as part of a state-funded project, such as highway planning. Register listing also requires consideration in issuing a surface coal mining permit. In accordance with the Surface Mining Control and Reclamation Act of 1977 (30 U.S.C. 1201-1328; 91 Stat. 445), there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. Staff at DHR are available to provide more information about these requirements.

Local governments may have laws to encourage the preservation of their historic places. Such programs are established at the local level and therefore are entirely separate from the Register process managed by DHR. Some local governments have enacted their own identification procedures; some use listing in the National and State registers as an indicator of historic significance. Local historic preservation programs can provide some protection against the possible harmful effects of State-funded, -licensed, or -assisted projects. Some provide limited financial assistance to owners in the form of grants, loans, or tax benefits. They may establish other protections or reviews for preservation purposes. Your local government's planning department can provide more information.

Websites with Additional Information

www.nps.gov/history - National Park Service's main website for Historic Preservation and History programs

www.nps.gov/nr/ - National Register of Historic Places main website

www.cr.nps.gov/local-law/nhpa1966.htm - Provides the full text of the National Historic Preservation Act of 1966

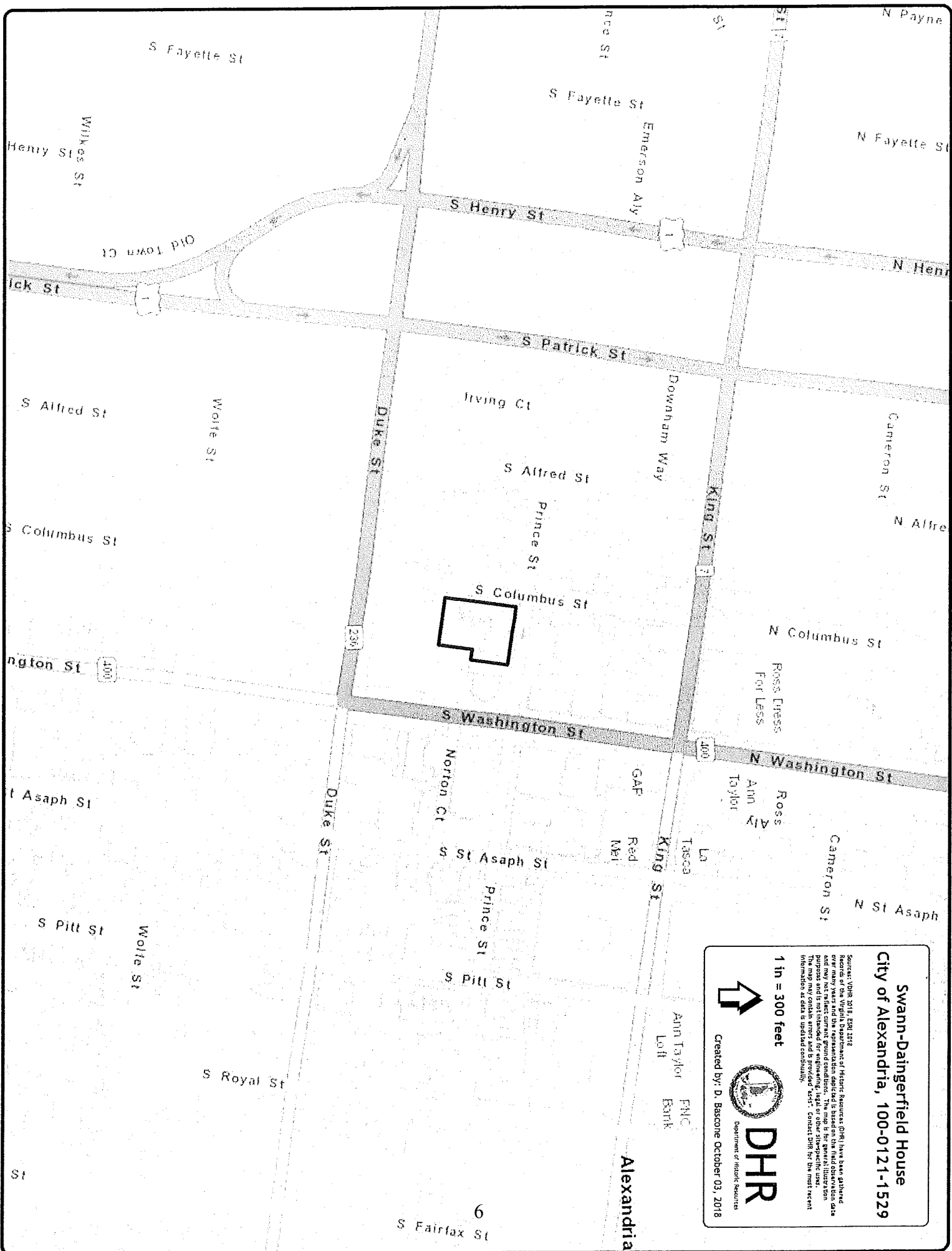
www.dhr.virginia.gov - Department of Historic Resources (DHR) main website

www.dhr.virginia.gov/register/register.htm - Registers Homepage of DHR's website

Swann-Daingerfield House, City of Alexandria, DHR #100-0121-1529

The Swann-Daingerfield House is a private residence in Old Town Alexandria. Situated on the southeast corner of Prince and Columbus streets, the original two-story, rectangular, brick house was constructed ca. 1800 as a three-bay, side-hall plan with an east (kitchen) wing in the Federal style. The house was enlarged to a five-bay center-hall plan after 1832, and the exterior was remodeled in the Second Empire style ca. 1880, when a third floor under the mansard roof was added. In 1899, the house was converted into a private Catholic preparatory school for girls. That same year, the ca. 1800 east ell was expanded and remodeled in the Second Empire style; a similarly styled south wing was added along Columbus Street in 1906. Distinctive features include the wooden front porch and the slate mansard roof covering the main house and wings. Despite its various alterations and additions over the course of two centuries, the house retains its historic integrity and some of its early Federal-style interior.


The Swann-Daingerfield House is a rare example of high-style Second Empire in Alexandria, a city known primarily for its Colonial, Georgian, and Federal architecture, and is therefore locally significant under Criterion C for Architecture. Originally built in 1800 for Thomas Swann, a U.S. Attorney for the District of Columbia (1821-1833), the Swann-Daingerfield House housed three generations of the Daingerfield family, notable Alexandrians who remodeled the Federal-style house into the Second Empire style. From 1899 until 1941, it served as the locus of St. Mary's Academy, a private Catholic secondary school for girls founded in Alexandria by the Sisters of the Holy Cross in 1869. The Sisters were responsible for expanding the house with two large Second Empire-style annexes. Its role as an educational facility continued for three decades from 1943, when the Alexandria Hospital School of Nursing purchased the school and converted it into a dormitory for nurses-in-training. Given its decades-long history and evolution in service of two notable educational institutions, the Swann-Daingerfield House is also locally significant under Criterion A for its role in Education. The house's preserved and restored Federalist and Greek Revival-style interiors and its Second Empire exterior tell a complex narrative of Alexandria's built evolution over the span of two centuries. The period of significance spans from 1800, the original date of construction, until 1968, encompassing the continually evolving role of the house within Old Town Alexandria throughout the 19th and 20th centuries.




Swann-Daingerfield House
City of Alexandria, 100-0121-1529

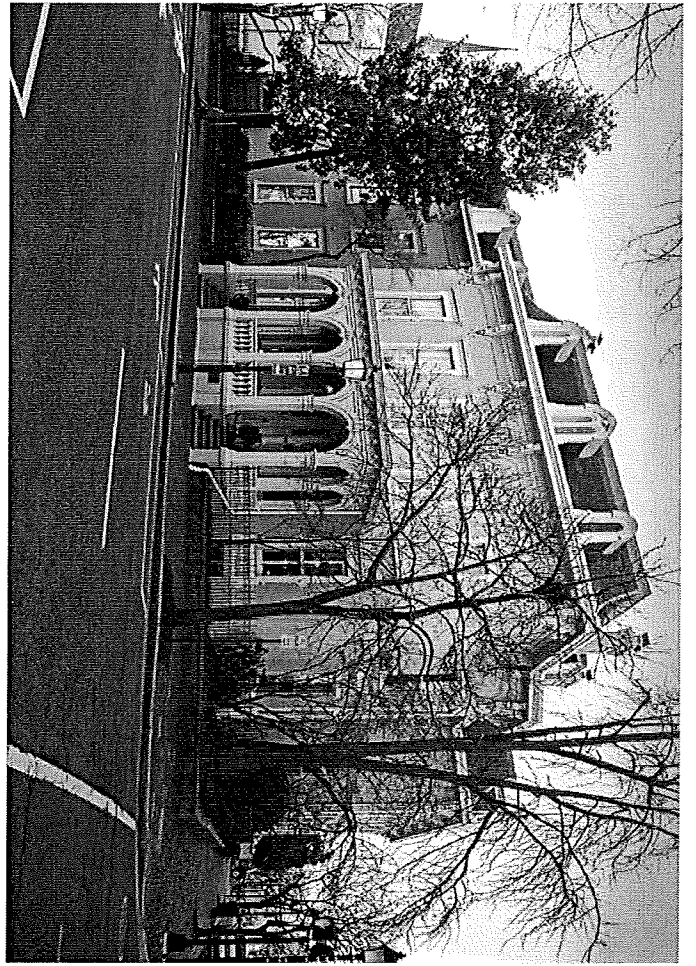
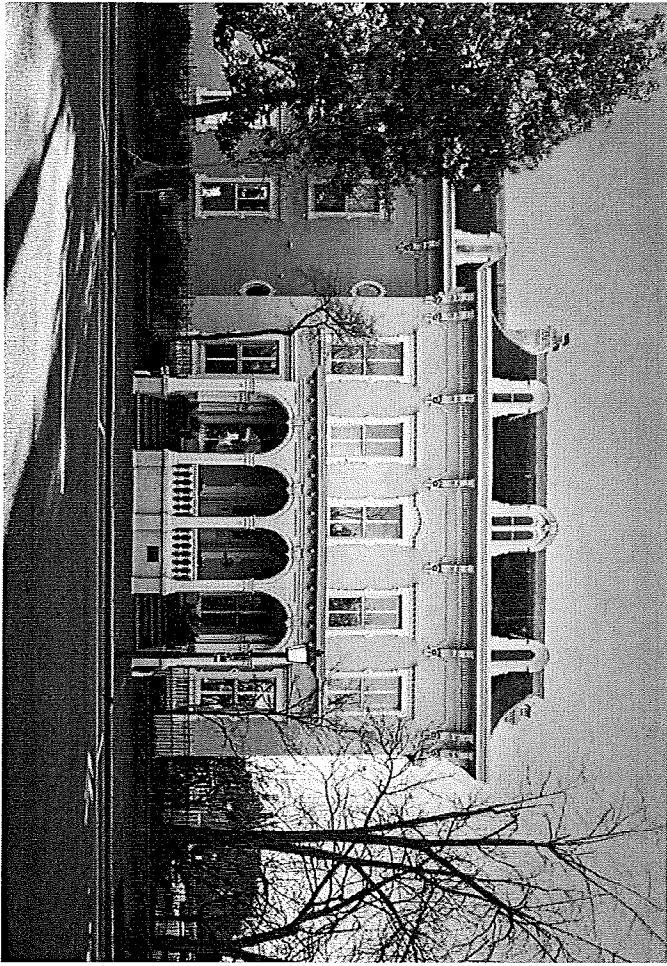
Source: VDH 2018, EDR 2018
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 over many years and the representation depicted is based on the field observation data
 and may not reflect current ground conditions. The map is for general illustration
 and does not constitute a warranty. The map may contain errors and is provided "as is".
 Information as data is updated continually. Contact DHR for the most recent

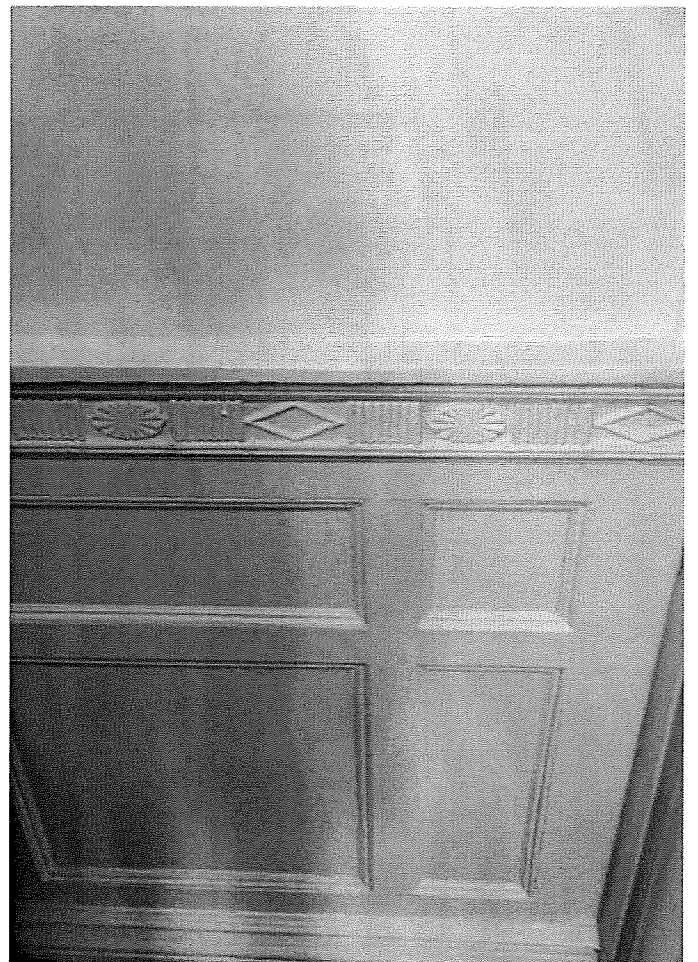
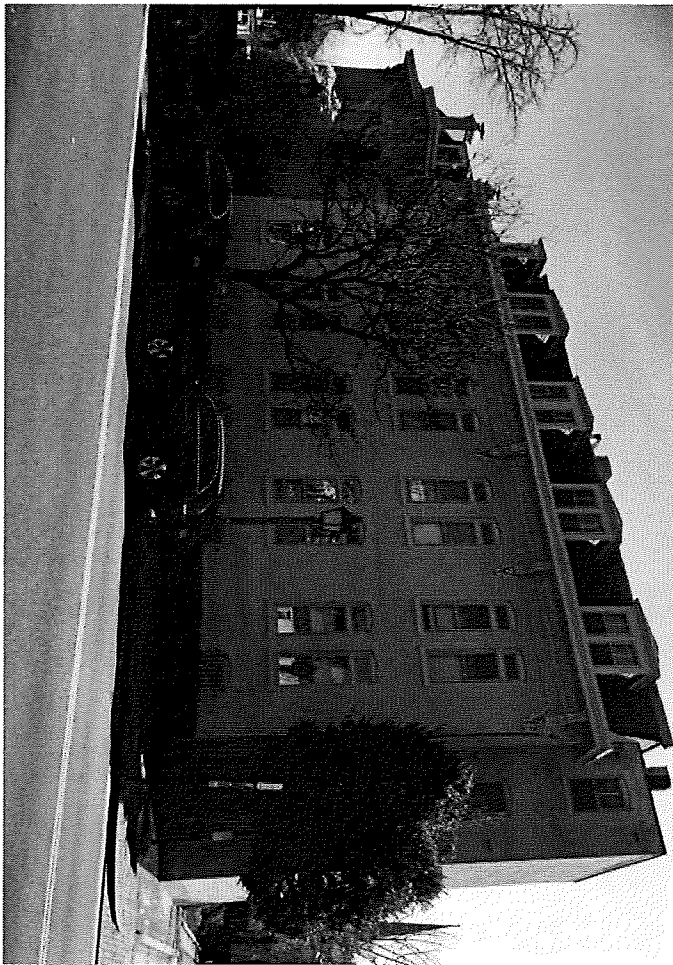
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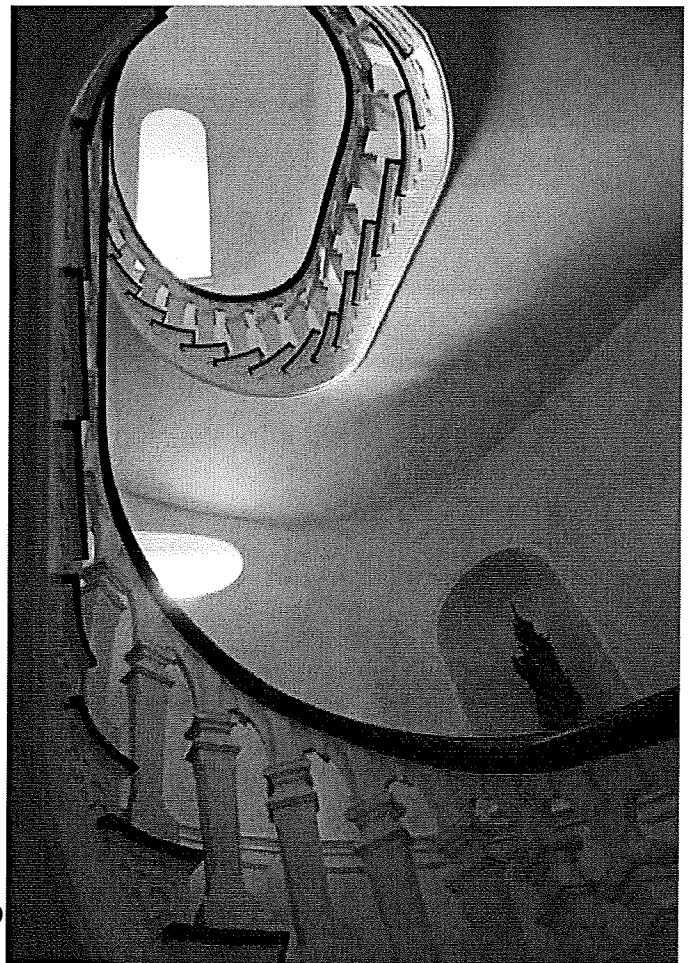
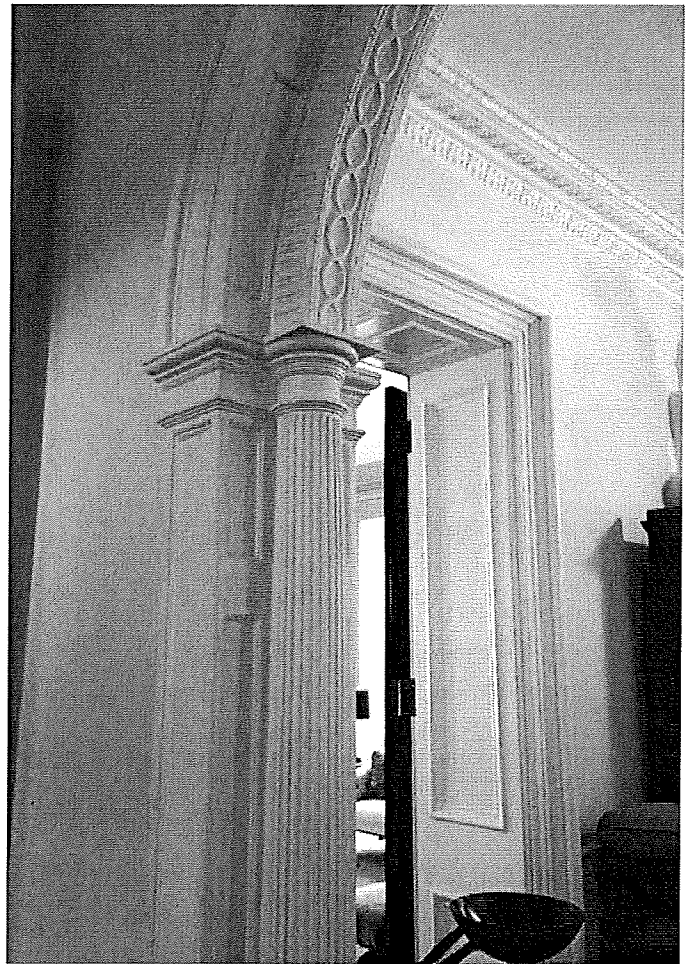


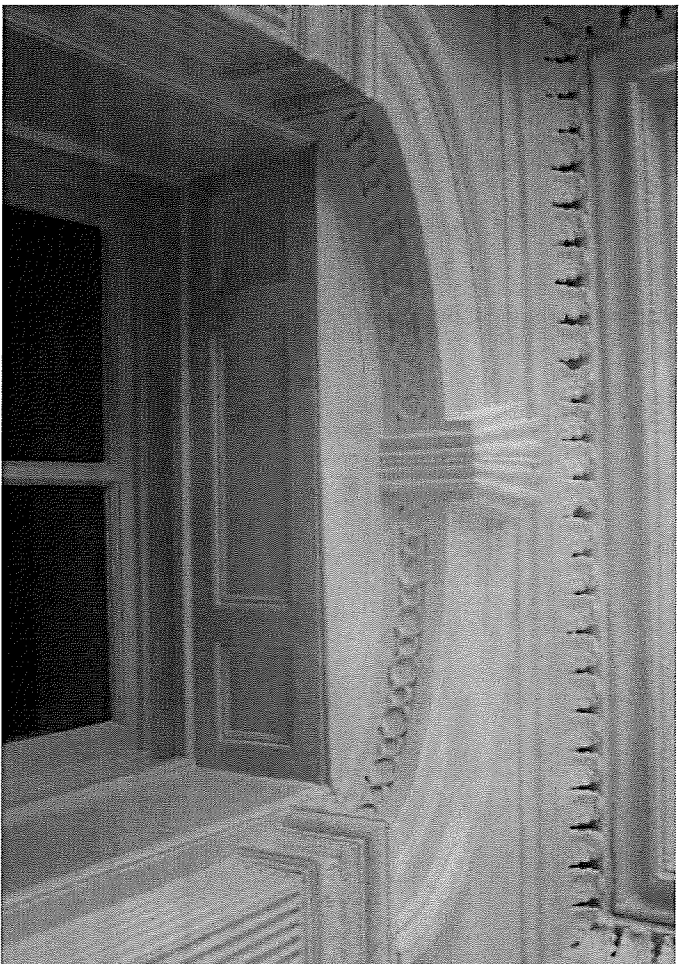
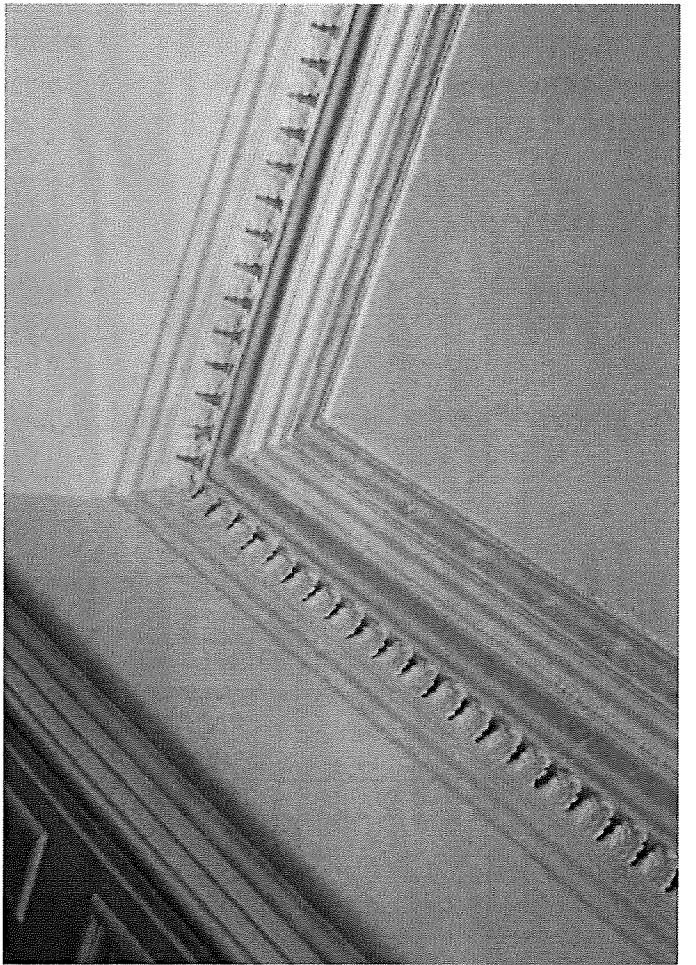
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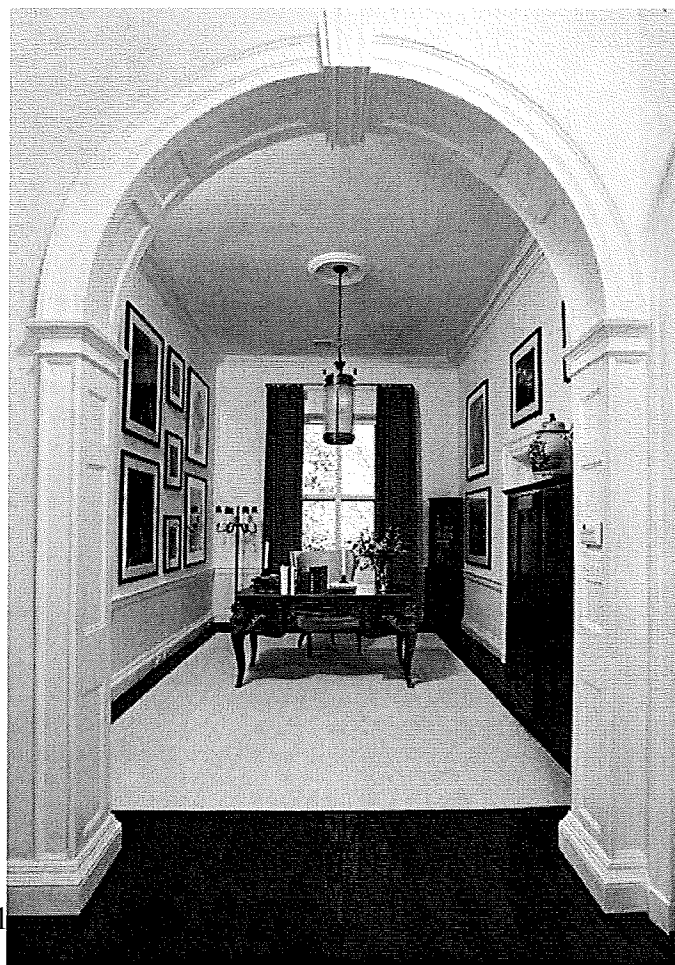
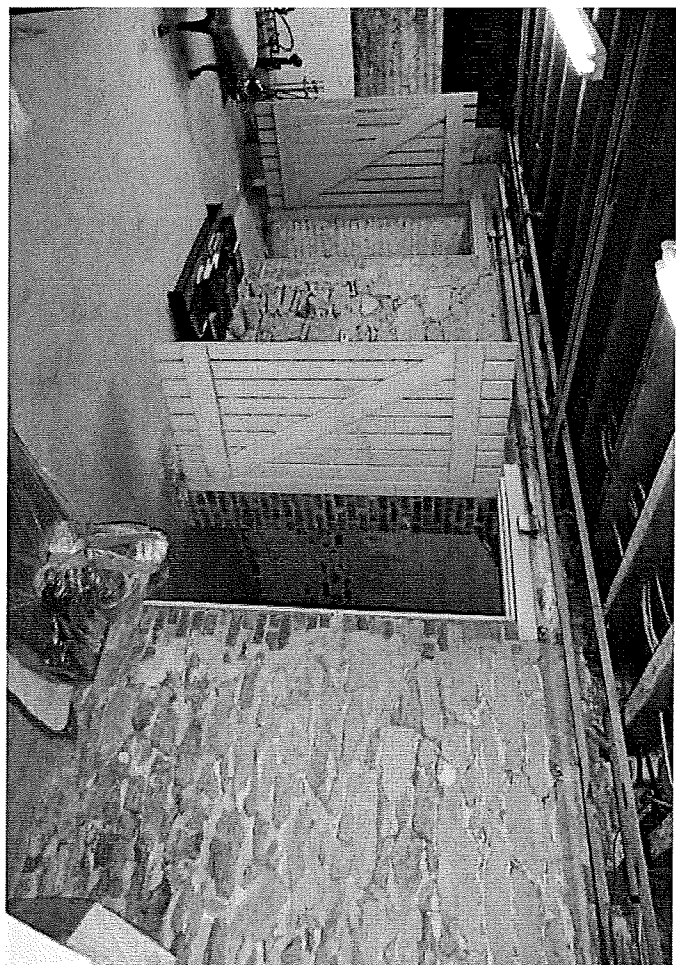
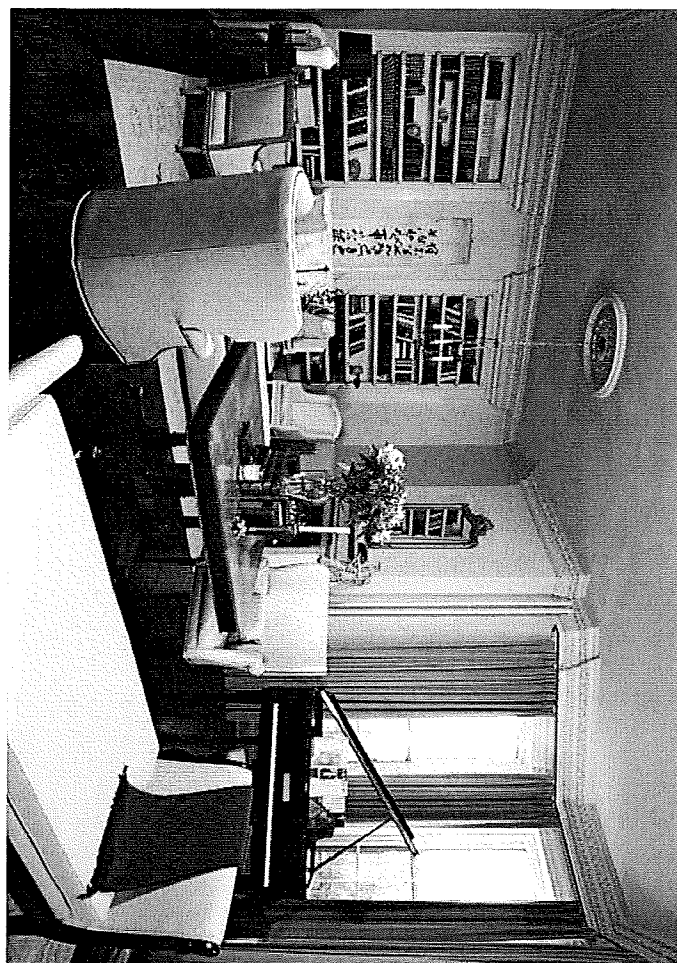
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 Department of Historic Resources



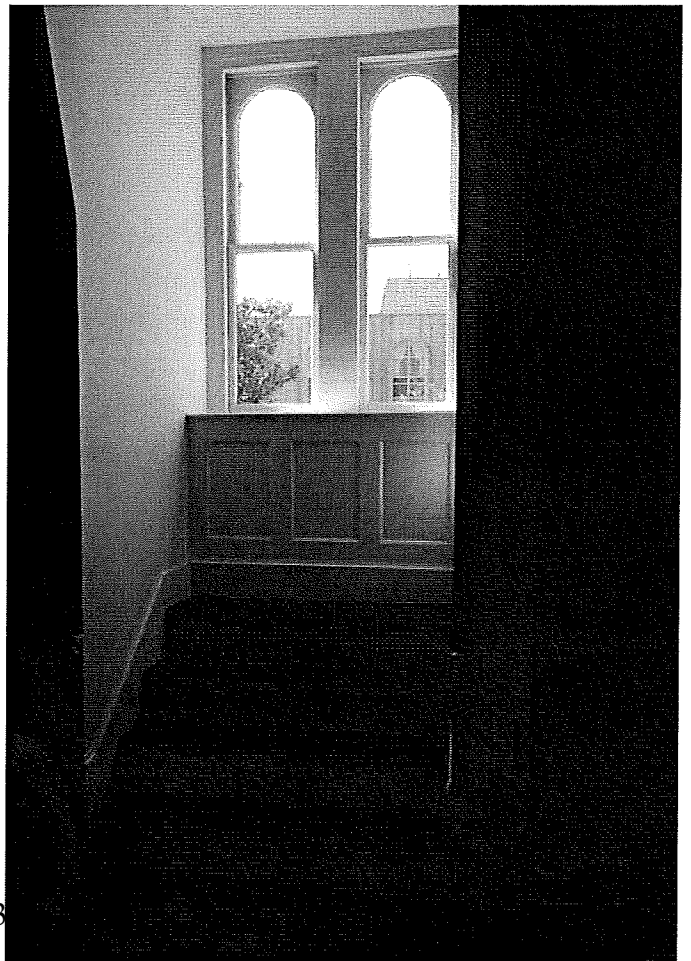
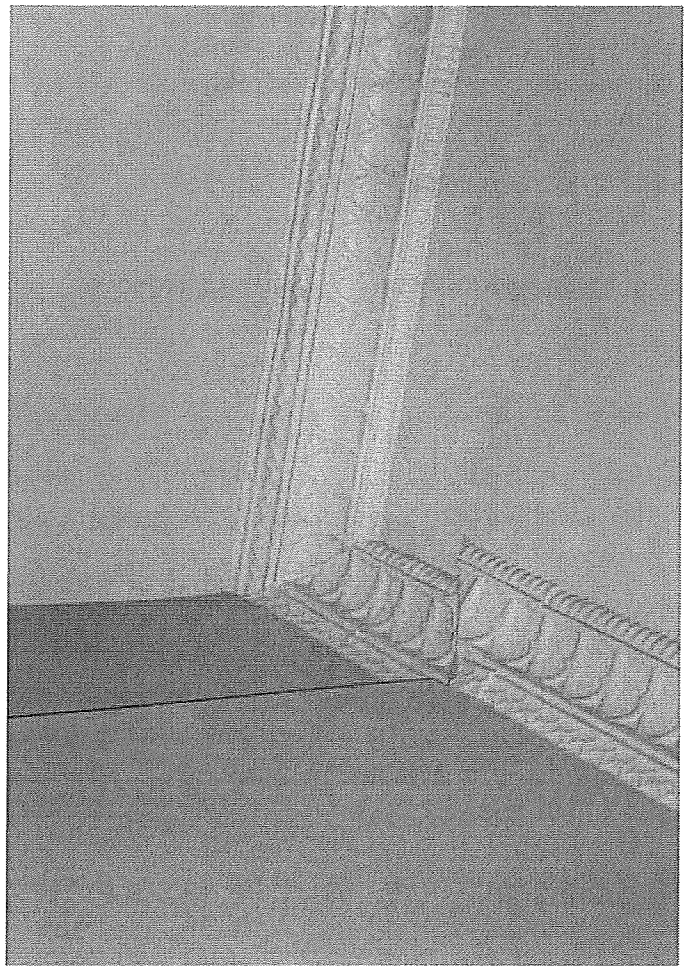


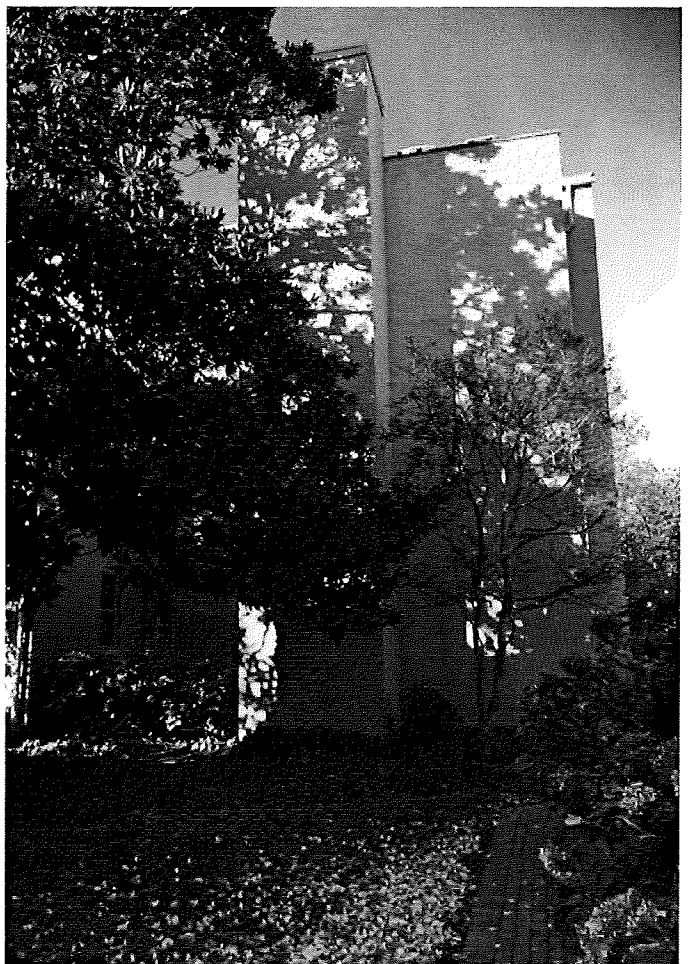
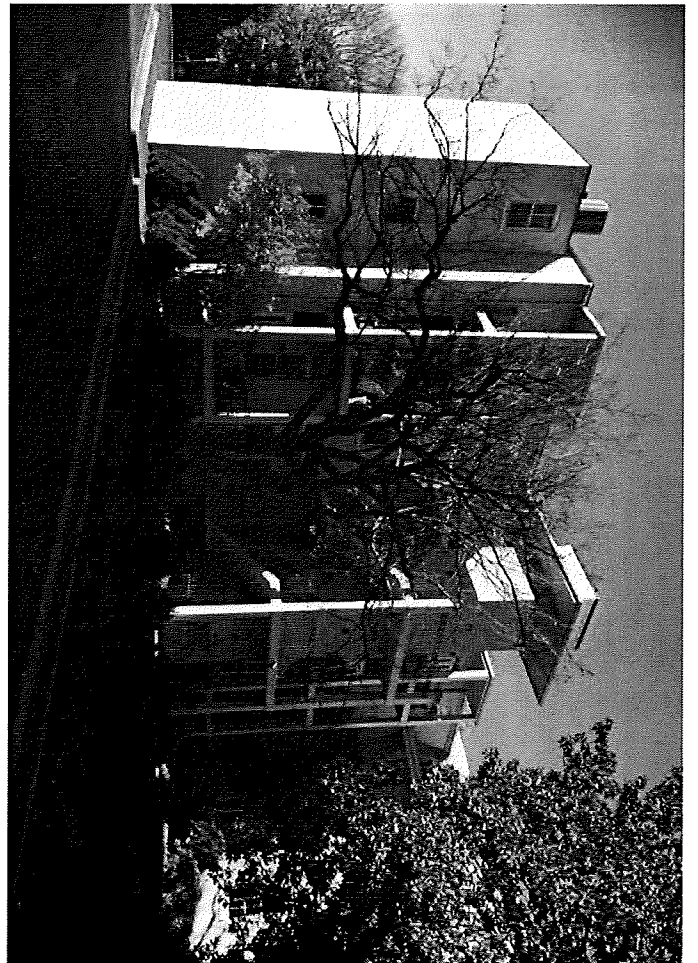


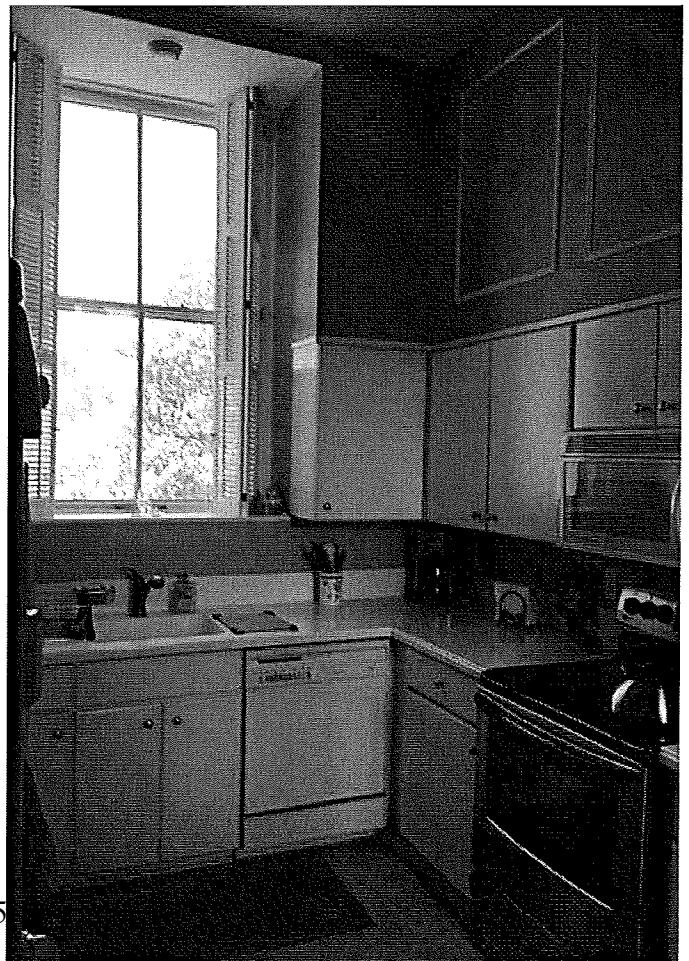
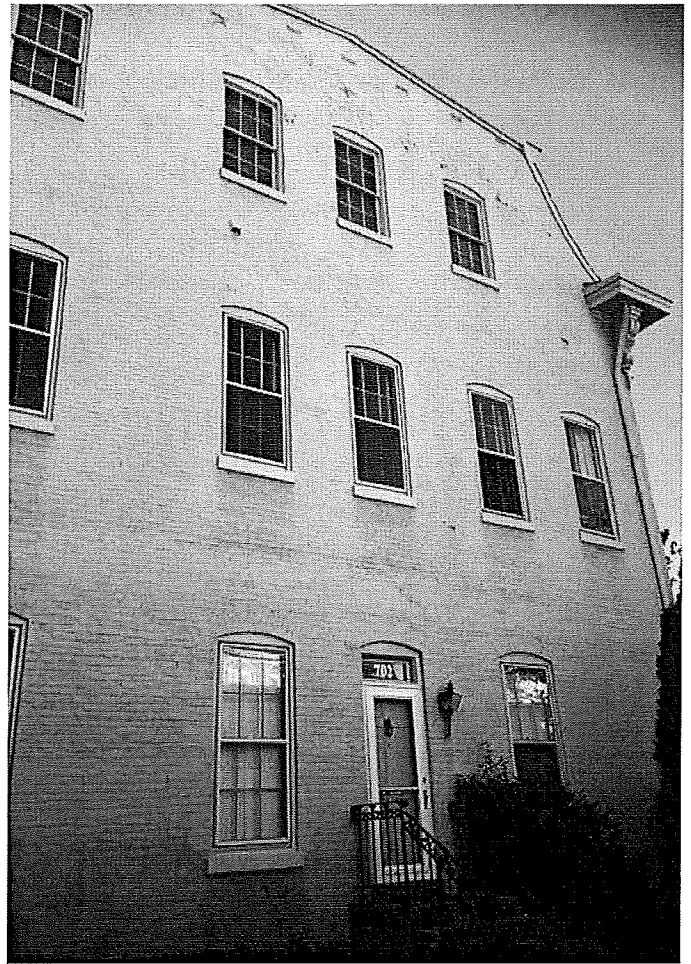
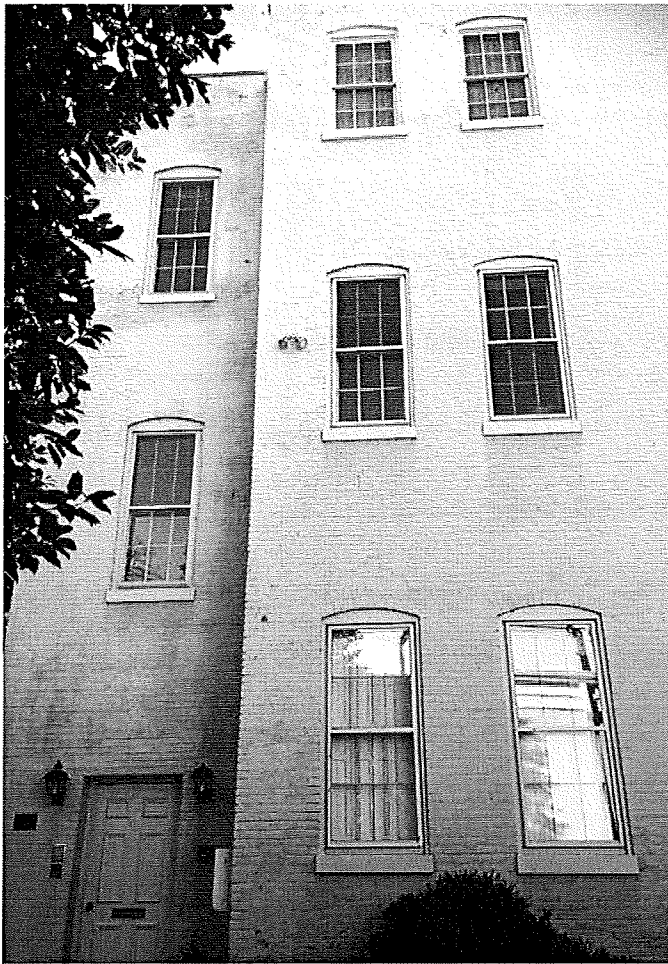


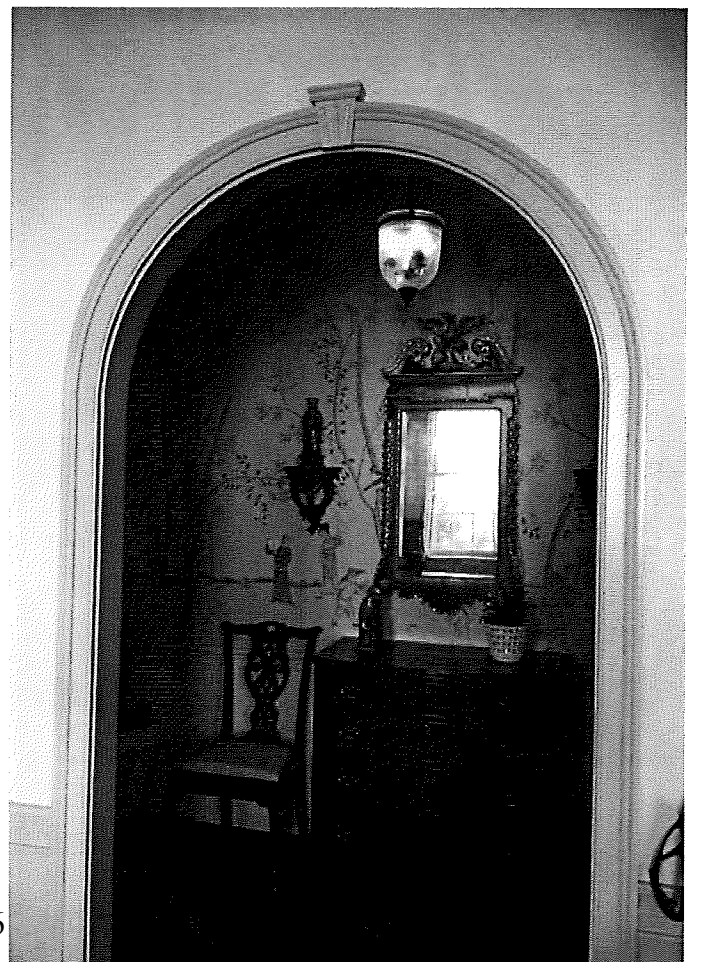
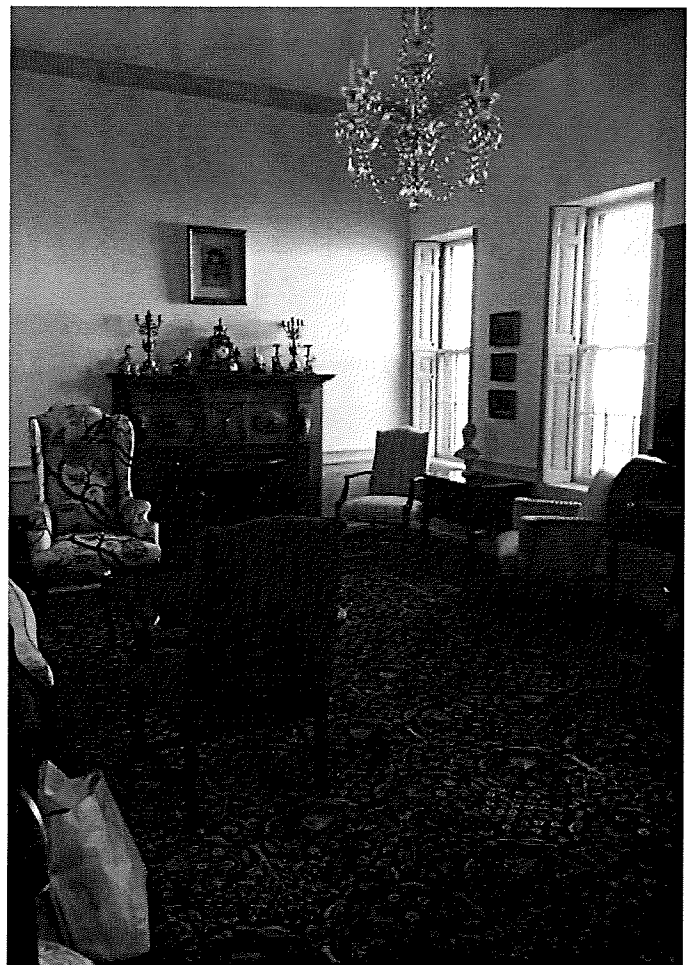
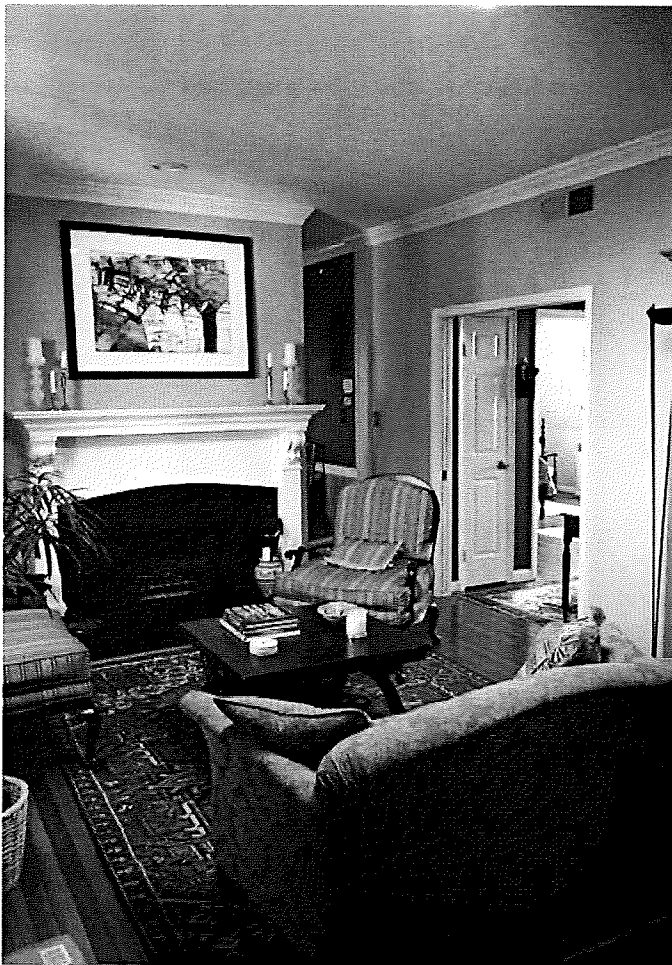












United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Swann-Daingerfield House

Other names/site number: St. Mary's Academy, Carter Hall; DHR #100-0121-1529

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 712 Prince Street (formerly/historically 706 Prince Street)

City or town: Alexandria State: VA County: Independent City

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Swann-Daingerfield House
Name of Property

City of Alexandria, VA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Swann-Daingerfield House
Name of Property

City of Alexandria, VA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

LATE VICTORIAN: Second Empire

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE, BRICK; Walls: BRICK; Roof: STONE: Slate; Other: CONCRETE,
WOOD

Narrative Description

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

Summary Paragraph

The Swann-Daingerfield House is a private residence in Old Town Alexandria. Situated on the southeast corner of Prince and Columbus streets, the original two-story, rectangular, brick house was constructed ca. 1800 as a three-bay, side-hall plan with an east (kitchen) wing in the Federal style. The house was enlarged to a five-bay center-hall plan after 1832, and the exterior was remodeled in the Second Empire style ca. 1880, when a third floor under the mansard roof was added. In 1899, the house was converted into a private Catholic preparatory school for girls. That same year, the ca.-1800 east ell was expanded and remodeled in the Second Empire style; a similarly-styled south wing was added along Columbus Street in 1906. Distinctive features include the wooden front porch and the slate mansard roof covering the main house and wings. Despite its various alterations and additions over the course of two centuries, the house retains its historic integrity and some of its early Federal-style interior.

Narrative Description

ARCHITECTURAL DESCRIPTION

The Swann-Daingerfield House occupies the southeast corner of Prince and Columbus streets in the "Old Town" neighborhood of Alexandria, Virginia, a locally-designated historic district listed on the National Register of Historic Places. The detached dwelling is set back from the north and west property lines and is situated in a garden enclosed by a low masonry (brick coped in stone) wall topped with decorative wrought-iron pickets.

Swann-Daingerfield House
Name of Property

City of Alexandria, VA
County and State

The house consists of a rectangular, three-story core and two three-story wings appended to the east and south elevations. The core is a five-part, center-hall plan building of brick construction. When it was built ca. 1800, the house had two stories and a side-hall plan with a two-story kitchen ell to the east; both the house and ell had side-gable roofs. The three eastern bays of the house (the original portion) sit atop a Potomac River granite fieldstone foundation, while the two western bays, which were built after 1832, have a brick foundation. Bricks laid in a Flemish bond pattern compose the exterior walls on the two eastern and central bays of the façade, while a four-course common bond pattern composes the two western bays of the façade. The façade is punctuated by a single-story entry porch in the Italianate style. The porch is the most expressive feature of the façade, abutting the northern property line and capsulating the three central bays, including the double-door entrance. The poured concrete-mix and encaustic-tile floor of the porch is set atop a foundation of brick vaults. The open-sided porch comprises a series of wooden arches, four on the north front and two on each side; the two end arches on the front are slightly larger than the middle two, and each holds steps consisting of four risers. Each ribbed arch springs from a decorative pilaster with a squared capital and holds an escutcheon-like keystone at its apex. The porch is capped by a flat roof and a simple cornice with brackets.

The core's façade is fenestrated with four windows on the first floor and five windows on the second floor. Each are two-over-two lite, double-hung sashes with decorative surrounds capped by dentilated cornices. An elaborate architrave includes a sinuous rope molding, a deep eave supported by brackets, and a dentilated frieze separating the second and third stories. The core and the two wings are capped in mansard roofs clad in square-butt, monochrome, charcoal-gray slate shingles on the vertical sides. The north elevation of the core's mansard roof is punctuated by three dormer windows (a centralized double window flanked by two single windows) while the west (side) elevation of the core's mansard roof holds one dormer window flanked by two chimney stacks. The arched dormers on the façade hold two-over-two lite arched windows, while the dormer on the west elevation is hipped.

The west (side) elevation is laid in a six-course common bond pattern and is three bays deep; the central bay holds a two-story, three-sided projecting bay. While the north bay of the west elevation is blind, the central and south bays are fenestrated with two-over-two and four-over-four lite double-hung windows. The east (side) elevation is largely capsulated by an addition, the façade of which is set back from the core (only the northernmost bay of the core's eastern elevation sees daylight and is fenestrated). The south (rear) elevation is fenestrated with four-over-four and six-over-six lite windows as well as a bull's-eye window in the central hall, above the back entry. The rear elevation's westernmost bay is capsulated by an addition that is 34 feet wide and extends 63 feet along Columbus Street.

The central-hall floor plan begins with a rectangular vestibule that terminates in a decorative archway, beyond which lies the stair hall, staircase, and rear door. To the east of the hall lie the (northeast) parlor and (southeast) dining room; to the west is one large drawing room. The room configuration is mirrored on the second floor, in which the west bedroom is one suite while two bedrooms lie east of the stair landing. Smaller bedrooms occupy the third floor. Many of the main house's interior architectural elements and features date to the Federal period, especially in

Swann-Daingerfield House

Name of Property

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County and State

the public rooms on the first floor. In the high-ceilinged hall, the curving stairwell in plan, the elliptical arch separating the foyer from the hall, and the chair rail all suggest the Federal period. Similarly, the eastern window in the northeast parlor and the windows, window surround, and door trim in the southeast dining room date to the first period of construction. Greek Revival-style interior elements dating to the mid-19th century include the north window's built-in shutters and trim and the plaster crown molding in the northeast parlor; the fireplace and built-ins flanking the hearth along with the arches on the door trim in the southeast dining room; the crown molding in the northeast bedroom on the second floor; and the door and trim on the northeast bedroom on the third floor.

The original ca. 1800 house experienced three periods of expansion during the 19th century through the first decade of the 20th century. The first major expansion (between 1832 and 1863) was the enlargement of the house westward and the addition of the porch. The Greek Revival interior elements date to this period of remodeling. The second was the remodel of the house into the Second Empire style, ca. 1880. Between 1877 and 1885, the house's western wall was rebuilt with a three-sided, projecting bay; a full third story sheltered under a mansard roof was created, and the original windows on the street-facing elevations were replaced with Victorian-style two-over-two lite sash windows, though most of the replacements were installed in the original-period frame and the molding and interior shutters from the Federal period were retained. The third period of expansion (1899-1906) began with the alteration of the original two-story kitchen ell into a three-story wing. In 1899, local contractor Thomas N. Scott designed the new east wing to match the main house, treated with a curved mansard roof punctuated by three rounded dormers. The deep eave and support brackets of the core roof and the sinuous architrave molding were carried over to the new wing's north face, and the window surrounds were faithfully repeated on the new addition so that it appeared an almost mirror image of the core. The only design variation was the addition of four elliptical bull's-eye windows to the north elevation, flanking four two-over-two lite sash windows. Similarly, in 1905-1906, a second addition was added to the rear of the house. The three-story annex, which functioned as a dormitory with an auditorium, was also rendered in a matching Second Empire style with a mansard roof.¹

The east and south wings underwent significant alterations in the mid-20th century, first when the property became the residential dormitory for the Alexandria School of Nursing (1941-1972) and again when the property was converted to private residences (1973-1977). Exterior stairwells and an elevator tower were added to the east elevation of the south wing, while an interior elevator was added to the south elevation of the east wing. In 1954, a south annex (now demolished) was built on the south (rear) façade of the south wing, extending eastward; it functioned for less than twenty years as the City Health Center & Clinic. Between 1973 and 1977, the developer Rodger Digilio and the architectural firm of OTV, Incorporated (which included architect Carroll C. Curtice, who was also architect for the contemporaneous restoration of the Lyceum, adjacent to the Swann-Daingerfield House, on the southwest corner of Prince and Washington streets) demolished the one-story City Health Center building and converted the east and south additions

¹ *100 Years of Saint Mary's Academy*. Repository: Sisters of the Holy Cross Congregational Archives & Records, Bertrand Hall, Notre Dame, IN. Ethelyn Cox, *Historic Alexandria, Virginia, Street by Street: A Survey of Existing Early Buildings* (Alexandria, VA: Historic Alexandria Foundation, 1976) p. 133.

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into 11 condominiums. Little of the original layout or original interior finishes remain in the renovated east and south wings, although most of the original windows are in situ and some original hardwood flooring was salvaged and repurposed. While the condominiums were created, the main house was restored and sold as a private residence, which is how it presently functions.²

The three-and-a-half-bay-deep east elevation of the east wing exhibits three fenestrated floors under the profile of the mansard roof. The walls of the three-bay core are laid in a seven-course common bond pattern and are punctuated by 15 apertures, arranged in pairs, that hold double-sash, six-over-six lite windows beneath segmental arches. The elevation holds two entrances that were likely introduced in the late 20th century: the northernmost is placed in the middle bay within a segmental-arched opening, suggesting it was enlarged from a former window. The second entrance is on the southernmost half-bay, which is recessed slightly from the three-bay core and has exterior brick walls laid in five-course common bond. The half-bay is an interior stairwell with two double-sash, segmental-arched, six-over-six lite windows on the second and third floors. The southern elevation is primarily blind: the eastern half holds a blind elevator shaft added in the mid-20th century. The western half of the south elevation of the east wing is irregularly fenestrated and holds a balcony on the third floor and an enclosed, glassed porch on the second floor which was constructed circa 1980. The west elevation is irregularly fenestrated and holds an entrance on the first floor that accesses the modern kitchen of the main house. The interior is divided into three condominiums (units 2-4) on the three levels. The interiors retain original windows and some hardwood flooring that may be original. Details, such as archways and molding, were copied in the late 20th century to mirror those in the main house.

The south wing extends five bays down the east side of Columbus Street. Four full bays on the west elevation are demarcated by paired windows under segmented arches. From Columbus Street, the building reads as three levels with an English basement: the ground level has small, paired (in the middle three bays) or single apertures (on the end bays) with two-over-two-lite, double-sash, segmental-arched windows. The first and second stories hold larger fenestration with one-over-one-lite, double-sash windows and transoms, while the third story, beneath the mansard roof, has four paired dormer windows atop the four full bays that hold two-over-two-lite, double-sash windows beneath hipped roofs. The half bay on the north end has single windows on all levels and a single dormer. The half bay on the south end is recessed and has a flat roof; it is punctuated by a single window with two-over-two lites at all four floors. This half bay was a stairwell which has since been converted into kitchens for three of the condominium units in this wing. Above the windows on the second floor, the deep eave, cornice, and sinuous architrave molding present on the house and east wing are continued. The north elevation of the south wing is blind save for one window on the first floor. The south elevation is blind, while the east elevation is obscured by three exterior stairwells, an elevator tower, and balconies that access the eight condominiums (units 5-12).

² OTV, Incorporated, "The Swann-Daingerfield Condominium, 706 Prince St., Alexandria, Va." Final permit drawings prepared by Carroll C. Curtice, Architect, March 25, 1977.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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

The Swann-Daingerfield House is a rare example of high-style Second Empire in Alexandria, a city known primarily for its Colonial, Georgian, and Federal architecture, and is therefore locally significant under Criterion C for Architecture. Originally built in 1800 for Thomas Swann, a U.S. Attorney for the District of Columbia (1821-1833), the Swann-Daingerfield House housed three generations of the Daingerfield family, notable Alexandrians who remodeled the Federal-style house into the Second Empire style. From 1899 until 1941, it served as the locus of St. Mary's Academy, a private Catholic secondary school for girls founded in Alexandria by the Sisters of the Holy Cross in 1869. The Sisters were responsible for expanding the house with two large Second Empire-style annexes. Its role as an educational facility continued for three decades from 1943, when the Alexandria Hospital School of Nursing purchased the school and converted it into a dormitory for nurses-in-training. Given its decades-long history and evolution in service of two notable educational institutions, the Swann-Daingerfield House is also locally significant under Criterion A for its role in Education. The house's preserved and restored Federalist and Greek Revival-style interiors and its Second Empire exterior tell a complex narrative of Alexandria's built evolution over the span of two centuries. The period of significance spans from 1800, the original date of construction, until 1968, encompassing the continually evolving role of the house within Old Town Alexandria throughout the 19th and 20th centuries.

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

ARCHITECTURAL SIGNIFICANCE

Founded in 1748, Alexandria thrived as an international seaport and commercial center through the late 18th and early 19th centuries. As a result, the majority of its historic fabric reflects the Georgian, Federalist, and Greek Revival styles popular in these eras. However, following the Civil War, the city experienced an economic renaissance that was unseen in other parts of the Commonwealth of Virginia, and although Alexandria's "Old Town" is best known for its Colonial- and Early-American periods in architecture, myriad late-19th century Italianate townhouses and Victorian edifices abound.

The Second Empire was a Picturesque, romantic style popular in the Victorian era, particularly between 1855 and 1885 in the United States. This style is most easily identified by the distinctive mansard roof form (a dual-pitched hipped roof), named for the 17th-century French-Renaissance architect Francois Mansart but often associated with the reign of Napoleon III (1852-1870), also known as the French Second Empire. International expositions in Paris in 1855 and 1867 helped spread the Second Empire style to England, and eventually to America, finding a following in the Northeast and Midwest primarily. It was largely employed in civic architecture through the 1860s; its popularity was short-lived, however, as the economic downturn that began with the panic of 1873 made the costly opulence characteristic of the style less appealing. Characteristics of the style include dormer windows on the mansard roof's steep pitch with decorative surrounds

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that commonly feature scrolls; brackets below deep eaves; molded cornices; bracketed windows; paired entry doors; and patterned roofing tiles.³

In Alexandria, the Second Empire style is best exemplified by the monumental City Hall designed by Adolf Cluss in 1871 and completed in 1873. In terms of residential architecture, however, the style is less frequent than (albeit closely akin to) the contemporaneous Italianate Style (1840-1885); the defining feature between the two is the use of a mansard roof, which was a functional design choice that made attic space habitable. This can be seen in the townhouses at 417 and 419 Prince Street (constructed ca. 1883). With segmental-arch windows and a bracketed entry architrave, the only features that separate these examples from like Italianate townhouses (such as the Bayne-Fowle house, built 1854, at 811 Prince Street) is the mansard roof with patterned slate shingles and rounded dormers with scrolled surrounds. The Lambert House (1872) at 407 Duke Street is a high-style Second Empire townhouse compared to the former examples, with an ornate entry architrave, decorative window surrounds, and a mansard roof with a straight-with-flare profile and polychrome patterned slate shingles.

Another Second Empire-style edifice in Alexandria is the Odd Fellows Hall at 411 South Columbus Street. This building began as a modest, one-story church constructed in 1864; it was enlarged into a two-and-a-half-story building with a straight mansard roof by local carpenter George Seaton in 1870. The quality of Second Empire-style residences in Old Town varies widely, from vernacular interpretations such as the Odd Fellows Hall to high-style examples. The Swann-Daingerfield House is one of the best examples of the style in the city, and one of the few that is high-style in its level of detail. Its porch is the most visually-arresting feature on the elaborated façade; furthermore, front porches were not common in Alexandria, which was modeled on another 18th-century Quaker town, Philadelphia: a 1752 ordinance required that Alexandrian buildings be constructed on the front lot line to create an urban streetscape. The Swann-Daingerfield's front porch is not only unique in Old Town Alexandria, but its elaborate architectural design and construction is of the highest quality.

The Swann-Daingerfield House is most akin to the Delany House at 131 North Washington Street, with which it shares a similar building evolution: the Delaney House began as a Federal-style edifice built in 1820, which is still evidenced by the single-entry, six-panel door with side lights and fanlight. The Delany House was extensively remodeled into a Second Empire-style house ca. 1870, complete with a concave mansard topped with wrought-iron cresting, dormer windows with scroll-shaped surrounds, a deep eave with brackets and dentils, a bull's-eye window, and two-over-two lite sash windows with curved, decorative surrounds. While little evidence of the Swann-Daingerfield House's Federal-period origins exist on the exterior, the three public rooms on the interior of the first floor exhibit ornate plasterwork and woodwork of the highest quality. A letter written by Thomas Swann on January 20, 1809, states that Martin Wanshire had previously completed crafting the cornices in his Alexandria house before traveling to "Mr. Jefferson's seat – Monticello – and did perform some services in his line for him." Whether those services were plasterwork, wood carving, or both is uncertain, but it can be ascertained that Wanshire was a master craftsman whose services grace both the Swann-

³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984) pp.241-3.

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Daingerfield House and Monticello, in Charlottesville, Virginia.⁴ Equally, the house also exhibits Greek Revival-style interior elements dating to the mid-19th century. These retained interior elements testify to the house's built evolution as well as to the thrifty nature of Alexandrians, who were not wont to discard expensive décor just because it was no longer in fashion. The house's Federalist and Greek Revival-style interiors have been placed under a preservation easement and are as equally important as its Second Empire exterior in telling the story of Alexandria's built history over time.

HISTORICAL SIGNIFICANCE

The Swann-Daingerfield House has functioned as a residence of locally notable personages as well as two educational institutions over its two-century history. Its occupation history, which contributes to a local significance for the building, can be broken into five distinct periods:

1. *Thomas Swann Era (1800-1832)*. Thomas Swann, Esq. (1765-1840) was born in Charles County, Maryland to Edward and Nancy Swann. He came to Alexandria in 1785 to study law with Colonel Charles Simms, becoming a prominent lawyer in the region with ties to the Bank of Alexandria.⁵ Vestiges of Swann's correspondence⁶ suggest he moved in Virginia's elitist circles, further evidenced by his marriage in 1794 to a member of one of the Commonwealth's oldest families, Jane Byrd Page (1771-1812). Like other prominent men in his time, Swann dabbled in entrepreneurial opportunities: he established the Fairfax Turnpike Company with his brother-in-law, Charles Alexander, Jr. in 1813 and co-founded the Fire Insurance Company of Alexandria in 1814.⁷ Swann was appointed the U.S. Attorney for the District of Columbia in 1821 and served in that role until 1833.

In 1797, Swann purchased a half acre lot on the south side of Prince Street between Columbus and Washington streets, on which he built a house with kitchen ell and a detached smokehouse ca. 1800.⁸ When Jane Byrd died in 1812, she left her widower with seven

⁴ Thomas Swann, "Letter, Alexandria, introducing Martin Wanshire, as a good workman, who did much of the plaster work at Monticello. 1809 Jan." MSS 6587. Repository: Albert and Shirley Small Special Collections, University of Virginia, Charlottesville, VA.

⁵ Wesley E. Pippenger, "Index to City of Alexandria Personal Property Tax Lists, 1787-1800," 2001. Kate Waller Barrett Branch of the Alexandria Public Library, Local History/Special Collections.

⁶ Original letters held at the Library of Congress and the University of Virginia's Albert and Shirley Small Special Collections from Thomas Swann have addressees that include, among other notables, three U.S. Presidents: James Madison, James Monroe, and Andrew Jackson.

⁷ Mike Klein, Danae Peckler, Joseph R. Blondino, Marco Gonzalez (Dovetail Cultural Resources Group), "Phase I archaeological survey of 2811 King Street, Alexandria, Virginia," Prepared for 2811 King Street LLC, December 2015. "A Bill: to incorporate a Fire Insurance Company in the town of Alexandria in the District of Columbia," House Bill No. 22, 13th U.S. Congress, January 18th, 1814. Kate Waller Barrett Branch of the Alexandria Public Library, Local History/Special Collections, Vertical File "Insurance Companies – Early." Heather K. Crowl, "A History of Roads in Fairfax County, Virginia: 1608-1840." Masters in Arts thesis, submitted to the Faculty of the College of Arts and Sciences, American University, Washington, D.C. 2002.

⁸ Alexandria tax records lists Thomas Swann as having a "House & Lott" in 1800. In March 1803, Swann purchased a Mutual Assurance policy on the property, at which time the dwelling house and wing were appraised at \$12,000 and the smokehouse \$100. See Business Records, Mutual Assurance Society, Accession 30177 volume #62, Policy #258, Policy of Thomas Swann, Box 5, Library of Virginia (Richmond, VA).

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children,⁹ one of whom was Thomas Swann, Jr. (1809-1883), a lawyer, president of the Baltimore and Ohio Railroad (1845-1853), the 19th Mayor of Baltimore (1856-1860), the 33rd Governor of Maryland (1866-1869), and a U.S. Representative for Maryland's 3rd Congressional district (1869-1879).¹⁰ Swann resided with his family at 706 Prince Street¹¹ in Alexandria until 1825, when he moved to Washington, D.C. Seven years later, in 1832, Swann conveyed the Prince Street house to Henry Daingerfield for \$6,250.¹² Swann spent his later years at Morven Park, a Loudoun County country estate he acquired in 1800, and is buried there.¹³

2. *Daingerfield Era (1832-1899)*. Three generations of Daingerfields lived at 706 Prince Street, greatly expanding the Swann home and changing its exterior appearance from a Federalist-style townhouse to a Second Empire Victorian-style manor. Henry Daingerfield (1802-1866) was a successful shipping magnate, a director of the Marine Insurance Company, a board member for the Bank of the Potomac, and was elected a councilman for the 3rd Ward of Alexandria in 1829. He was the son of Captain Bathurst Daingerfield, a surveyor of Alexandria's port who had landed there the same year Henry was born and stayed. The Daingerfields were long associated with Virginia, however: Henry's ancestor, William Daingerfield, patented land on the Rappahannock River in 1667.¹⁴ The surname still marks Alexandria's topography in the form of Daingerfield Island, located just south of the outlet of Four Mile Run into the Potomac River.

The Daingerfields were plagued by personal tragedy. Henry married Susan J.B. Sewell in 1823 and had two daughters who survived infancy. Susan died in 1837, at the age of 34, and Henry married Rosalie Taylor the following year; she died in 1841 without issue. In 1847, Henry married a third time, Eliza Ridgley Johnson (1823-1897). The couple had three sons, only two of whom survived into adulthood: Henry Daingerfield, Jr. (1848-1894) and Reverdy Johnson (1850-1896). The family's primary residence was their Alexandria townhome, but they also owned several outlying farms, such as Springfield, a 920-acre plantation in Fairfax County. By 1860, Henry Sr.'s combined landholdings in Virginia and Maryland were worth \$180,000. After Henry Sr.'s death in 1866, Eliza and her sons continued to dwell in the Prince Street house. Both sons eventually married and brought their wives to live there. Henry Jr. had five children, while Reverdy had four; the 1880 census reported 13 inhabitants

⁹ Mary Selden Kennedy, *Seldens of Virginia and Allied Families* (New York: Frank Allaben Genealogical Society Company, 1911) p. 530. Alternate sources give her birthdate as 1774 and her marriage to Thomas Swann as 1795.

¹⁰ Frank F. White, Jr., *The Governors of Maryland 1777-1970* (Annapolis: The Hall of Records Commission), pp. 165-170, in "Thomas Swann (1809-1883)," *Biographical Series*, MSA SC 3520-1464 in the Archives of Maryland (Annapolis).

¹¹ The house and lot were historically addressed as 706 Prince Street but is currently addressed 712 Prince Street.

¹² Cox, p. 133. Lonnie J. Hovey, *Lafayette Square* (Mount Pleasant, SC: Arcadia Publishing, 2014). Alexandria Deed Book T: 177, 23 October 1832.

¹³ Karen Kennedy [2009 William D. Rieley Fellow], "Morven Park: A Landscape Legacy, Leesburg, Virginia," Prepared for the Garden Club of Virginia, 2009.

¹⁴ "The Daingerfeild Family," in *William and Mary College Quarterly Historical Magazine*, Vol. VIII, Lyon G. Tyler, M.A., LL.D., Editor (Richmond, VA: Whittet & Shepperson, General Printers, 1900) p. 96. Kate Waller Barrett Branch of the Alexandria Public Library, Local History/Special Collections, Vertical File "Daingerfield Family."

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(not including three servants) under one roof. In 1894, Henry Jr. committed suicide; Reverdy followed suit exactly two years later, and their mother, Eliza, died in 1897. The scandal was exacerbated when the widows of Henry Jr. and Reverdy contested Eliza's will in a lawsuit that gained much attention for its acrimony.¹⁵

3. *St. Mary's Academy (1899-1942)*. The dissolution of the Daingerfield family resulted in the divestment of the Prince Street house. In 1899, the Sisters of the Holy Cross, based in Notre Dame, Indiana, purchased the property for \$10,500.¹⁶ The Holy Cross order first came to Alexandria in 1869 to open a parochial school upon the invitation of Father Peter Kroes of St. Mary's Parish, who was impressed with the order's nursing at St. Aloysius Hospital in Washington, D.C. during the Civil War. Six nuns relocated to Alexandria, two to open a free elementary school and four to operate a private girls' secondary school out of a ca.-1749 townhouse at 211 North Fairfax Street.

Private education in 18th and 19th-century Alexandria was *de rigueur*, and St. Mary's Academy joined the ranks of other private and religious-based institutions in the county, starting with the Alexandria Academy (founded 1785); the Alexandria Boarding School (an elite boys' school also known as the Hollowell School, founded in 1824); and the Episcopal High School (founded 1839). In fact, Alexandria distinguished itself by offering several educational opportunities for young women in the first half of the 19th century. The bustling seaport, despite an economic stagnation resulting from the War of 1812 which lasted through the 1830s, continuously attracted educators from afar who advertised their skills in local newspapers. These teachers offered private tutoring or small, in-home classes to middle-class girls, while free schools were established for the working-class girls, orphans, and free African-Americans. The first example of the latter was the Female Lancastrian School, established in 1812 in the 200 block of North Columbus Street. This was supplemented by the private schools, or female seminaries, such as the Alexandria Female Academy (founded 1828) and the Academy for Young Ladies (founded by the Sisters of Charity in 1832). While schools for girls proliferated in the antebellum period, there was also pedagogical reform: whereas girls in the late 18th and early 19th centuries had been taught reading (typically scriptures from the Bible) and plain needlework, by the 1840s Alexandrian girls could expect a wider array of coursework that would contribute to their *refinement* and *accomplishment*, such as foreign languages, music and dancing lessons, drawing and painting, as well as grammar, writing, arithmetic, bookkeeping, history, and geography.¹⁷

By 1869, when St. Mary's Academy was founded, it was just one of many institutions providing education to adolescent women of Alexandria. *Chataigne's Alexandria City Directory* of 1876-1877 listed Miss Powell's School for Young Ladies on the northeast corner of Duke and Washington Streets; the Mount Vernon Institute for young ladies at 12

¹⁵ Jack Lewis Hiller, "Henry Daingerfield and the Origin of Springfield," in *Yearbook*, Vol. 29, p.1-42.

¹⁶ City of Alexandria Deed Book 42, page 542, 30 May 1899: J.K.M. Norton, appointed commissioner for the sale, sold the property to St. Mary's Academy, Notre Dame Indiana, for \$10,500. Alexandria Clerk of the Court - Court of Records.

¹⁷ Gloria Seaman Allen, "Equally Their Due: Female Education in Antebellum Alexandria," in *Historic Alexandria Quarterly*, Vol. 1, No. 2, Summer 1996.

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South Washington Street; and the Belle Haven Institute for young ladies at 117 Queen Street in addition to St. Mary's Academy at 211 North Fairfax Street. St. Mary's offered a Catholic education to local girls for a modest tuition, and within three decades, the reputation of the school had grown. An advertisement on the front page of the *Alexandria Gazette* on 27 August 1892 described the school as "boarding and day school for Young Ladies and Little Girls, conducted by the sisters of the Holy Cross," where "courses of education in Primary Preparatory and Academic Departments, thorough" were taught. Class subjects included a musical course with vocal, piano, and guitar lessons; art; elocution; and type-writing. Other courses offered included Astronomy, Literature, Rhetoric, Natural Philosophy, Algebra, and History, among others.

By 1892, larger accommodations for the growing student body were being sought. Mother Mary Cyriaca purchased the house on Prince Street and undertook an extensive remodeling campaign over the next decade. The new school opened in September of 1899 and the nuns relocated from their home on North Fairfax Street in November. In 1902, the school boasted 130 day students (22 of whom were boys) and 25 boarders. Within three years, the enrollment had increased to 230 students, which led to the addition of the large south wing, fronting Columbus Street. One of the school's more notable graduates was Sister M. Vincentia (Eleanor) Fannon, an Alexandria native, who returned to the school as a mother superior (1913-1919). During her tenure, she eliminated any outstanding debt, affiliated the preparatory school with Catholic University of America, and had St. Mary's Academy accredited by the Virginia State Board of Education. Sister Fannon later became the Superior General of the Sisters of the Holy Cross.¹⁸

In 1934, St. Mary's Academy absorbed the high-school-aged boys from the dissolved Xavierian Brothers school, and St. Mary's remained a co-educational institution until 1944, when it reverted to single-sex instruction. Because of increasingly crowded conditions, the sisters sought a new location and purchased the Mt. Ida estate on Russell Road, upon which a new school building was erected and the school relocated in 1942. For the four decades St. Mary's Academy occupied the Swann-Daingerfield House, it offered a quality, private education to local girls (and some boys) of middle- and high-school age while providing dormitory housing to several boarding students. Until it relocated in 1942, the academy was associated with the oldest Catholic parish in Virginia, founded in 1795. St. Mary's Academy continued to operate until 1991, when it merged with Bishop Ireton, a boy's Catholic preparatory school, and sold its school building at 2400 Russell Road to Alexandria Country Day School.

¹⁸ St. Mary's Catholic Church, *St. Mary's: 200 Years for Christ, 1795-1995* (Alexandria, VA: St. Mary's Catholic Church, 1995) pp. 152-154. *100 Years of Saint Mary's Academy*, n.d. Repository: Sisters of the Holy Cross Congregational Archives & Records, Bertrand Hall, Saint Mary's, Notre Dame, IN. *Our Provinces: Centenary Chronicles of the Sisters of the Holy Cross, 1841-1941*, Saint Mary's of the Immaculate Conception, Notre Dame, Holy Cross, Indiana (1941), Repository: Sisters of the Holy Cross Congregational Archives & Records, Bertrand Hall, Saint Mary's, Notre Dame, IN. Linda Buseti, "Holy Cross Sisters to Leave St. Mary School," *The Arlington Catholic Herald* (Arlington, Virginia), 21 June 2001; accessed 21 August 2018: https://www.catholicherald.com/News/Holy_Cross_Sisters_to_Leave_St_Mary_School/

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4. *Alexandria Hospital School of Nursing (1943-1973)*. One year following America's entry into World War II, the Sisters of the Holy Cross sold their property on Prince Street to the neighboring Alexandria Hospital, which was situated on the south end of the block, fronting Duke Street, for \$100,000.¹⁹ The hospital acquired the adjacent property to the north because it needed to expand its nursing facilities in preparation for wartime. Renamed "Carter Hall" in honor of Miss Fanny Carter, superintendent of nursing and a director of the Alexandria School of Nursing for two decades (1916-1937), the facility was used as a training center (with classrooms and laboratories) as well as dormitory for nursing students. The Class of 1976 was the last to live in the dormitory, which was returned to private residential use in 1973.²⁰

The fourth nursing school founded in the Commonwealth of Virginia, the Alexandria Hospital School of Nursing was established as a two-year training program in 1894. It was founded by Marjorie Adamson, a physician who attained her degree from the Glasgow Royal Infirmary, and was overseen by the Board of Lady Managers that governed the Alexandria Hospital, considered the second oldest hospital in the state, founded in 1873.²¹ The curriculum – which covered such topics as anatomy, hygiene, obstetrics, and surgery, among others – required its students participate in practicums as well as attend lectures. By 1911, the course was expanded to a three-year clinical diploma program and required graduating students to pass the State Board examination for licensure. Between 1928 and 1944, pediatric nursing was added to the curriculum through an affiliation with the University of Virginia Hospital. The school was closed between 1933 and 1936 and again from 1938 until 1941 due to decreased enrollment and financial malaise during the Great Depression; but between 1943 and 1945, during the height of America's involvement in World War II, it was awarded a contract to train Cadet Nurses. The Nursing Cadet Program was initiated with the Congressional passage of the Bolton Act on June 15, 1943. Its aim was to accommodate a growing need for both military and civilian nurses through the creation of the U.S. Nurse Cadet Corps. The bill provided \$160 million in federal monies to 1,125 nursing schools nationwide, which in turn offered students the funding for tuition and text books for the student's first nine months of enrollment.²² At the time, it was considered the greatest federal undertaking in subsidized education. The act's greatest significance is that it mandated a policy of nondiscrimination at a time when American students were racially segregated.²³ By 1945, some 80 percent of practicing nurses in American hospitals were members of the U.S.

¹⁹ City of Alexandria Deed Book 197, page 577, 28 December 1942: St. Mary's Parish sold the property to Alexandria Hospital for \$100,000. Alexandria Clerk of the Court - Court of Records.

²⁰ Diane Dippold MacIntosh, "Alexandria: Swann-Daingerfield Hosts Nursing School's 40th Reunion," in *The Connection Newspapers*, 22 September 2016.

²¹ While the Alexandria Hospital was in a few converted houses around Old Town between 1873 and 1916, from 1916 until 1974 it was in a purpose-built edifice on Duke Street between Columbus and Washington streets, on land donated to the hospital by Dr. Edward L. Daingerfield, member of the Daingerfield clan which owned the Swann-Daingerfield house and property for the majority of the 19th century.

²² Lucille Petry, "U.S. Cadet Nurse Corps: Established under the Bolton Act," in *The American Journal of Nursing*, Vol. 43, No. 8 (August 1943) pp. 704-708.

²³ Christine Phelan Kueter, "At MLK Observance, Panel Recalls how WWII Internment Camps Advanced Nursing," in *UVAToday*, 30 January 2014. Accessed 26 December 2018 at: <https://news.virginia.edu/content/mlk-observance-panel-recalls-how-wwii-internment-camps-advanced-nursing>.

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Cadet Nurse Corps.²⁴ The Alexandria Hospital School of Nursing's inclusion in the Nursing Cadet Program in 1943 coincided with the hospital's purchase of the former St. Mary's Academy building, on the hospital's abutting parcel to the north, to use as a dormitory for female nursing students.

Also during the war, in 1944, the school created a curriculum in psychiatric nursing via a relationship with Washington, D.C.'s St. Elizabeth's Hospital. The school achieved full accreditation from the National League of Nursing in 1958, the same year it became the first nursing school in the state to admit males. In 1974, when the hospital moved from Duke Street to Seminary Road, the school closed all its dormitories and became a commuter campus. After a decade of decreasing enrollment, the Alexandria Hospital School of Nursing closed in 1987.²⁵

During its tenure as a residence hall for female nursing students, the Swann-Daingerfield House was used for administrative and classroom purposes, while the east and south wings were utilized as practicum laboratories and bedrooms. Carter Hall served as the home for multiple classes of young women, while most of training occurred in the hospital and at a facility at 801 Duke Street. Generations of graduates have returned to the Swann-Daingerfield House, whose owner has opened it for reunions and other functions.

5. *Private Residence (1977-present)*. In 1971, the City of Alexandria purchased the 706 Prince Street property, although the Alexandria Hospital School of Nursing continued to occupy the building for two more years. In 1973, the City of Alexandria accepted bids for the redevelopment of the Swann-Daingerfield property. Vello Oinas, a local architect and planner, developed a restoration and redevelopment proposal that involved a mixed-use of commercial and residential,²⁶ but the City selected Rodger Digilio's proposal to invest one million dollars to restore the main house and convert the wings to condominiums. Beginning in 1973, the architectural firm OTV, Inc. with architect Carroll C. Curtice converted the east and south wings (which included over 50 bedrooms and classrooms) into 11 condominium apartments. The first units were sold in 1977 for prices ranging from \$95,000 to \$122,500.²⁷ The main block of the Swann-Daingerfield house was not compartmentalized or subdivided but was restored and sold as one unit. It has remained in private ownership and used as a residence since.

²⁴ Thelma M. Robinson, *Your Country Needs You: Cadet Nurses of World War II* (Bloomington, IN: Xlibri 2009) p. 112. See also Thelma M. Robinson and Paulie M. Perry, *Cadet Nurse Stories: The Call and Response of Women during World War II* (Indianapolis, IN: Nursing Center Press, 2001); and Doris Weatherford, *American Women During World War II: An Encyclopedia* (New York: Routledge, 2009).

²⁵ Historical Collections Staff, *A Guide to the Alexandria School of Nursing Collection 1894-1987*. Repository: Historical Collections, Claude Moore Health Sciences Library, University of Virginia Health System (Charlottesville, VA). Accession number MS-14.

²⁶ Vello Oinas, "Development and Restoration Proposal: Carter Hall, City of Alexandria, Virginia," Prepared for the Carter Hall Preservation Partnership, ca. 1973.

²⁷ James Morrison, "Condo Project Rich in History," *Alexandria Gazette* 16 November 1977.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☒ Other

Name of repository: Kate Waller Barrett Branch, Alexandria Public Library; Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR ID #100-0121-1529

10. Geographical Data

Acreage of Property 0.5438 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 38.803600

Longitude: -77.047250

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2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The boundaries of the property correspond directly to City of Alexandria tax parcel number 074.02-0A-00, as indicated on the tax parcel map provided.²⁸

²⁸ Attained from the City of Alexandria Real Estate Assessment office. Accessed 23 August 2018;
<https://realestate.alexandriava.gov/detail.php?accountno=50148400>

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they are the historic and current parcel boundaries.

11. Form Prepared By

name/title: Heather N. McMahon
organization: Architectural Historian (independent consultant)
street & number: 1406-A Gentry Lane
city or town: Charlottesville state: VA zip code: 22903
e-mail hnmcmahon@gmail.com
telephone: 434-249-3454
date: December 28, 2018

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Swann-Daingerfield House

City or Vicinity: Alexandria

County: Independent City

State: VA

Photographers:

1. Greg Hadley Photography (1-3, 7, 9, 13, 17-18, 20, 23)
2. Heather N. McMahon (4-6, 8, 10-11, 22, 24-25, 28-40)
3. Mary Catherine Collins, City of Alexandria Historic Preservation staff (12, 14-16, 19, 21, 26-27)

Dates Photographed:

1. December 20, 2013 (12, 14-16, 19, 21, 26-27)
2. January 5-6, 2016 (1-3, 7, 9, 13, 17-18, 20, 23)
3. April 14, 2018 (4-6, 8, 10-11, 22, 24-25, 28)
4. November 11, 2018 (29-40)

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 40. VA_Alexandria City_Swann-Daingerfield_0001

View: Façade (north elevation), camera facing south

2 of 40. VA_Alexandria City_Swann-Daingerfield_0002

View: Façade (north elevation), camera facing southeast

3 of 40. VA_Alexandria City_Swann-Daingerfield_0003

View: Façade (north elevation) porch and entry, camera facing east

4 of 40. VA_Alexandria City_Swann-Daingerfield_0004

View: west (side) elevation, camera facing southeast

5 of 40. VA_Alexandria City_Swann-Daingerfield_0005

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View: west (side) elevation of Columbus Street annex, camera facing northeast

6 of 40. VA_Alexandria City_Swann-Daingerfield_0006

View: south (rear) elevation, camera facing north

7 of 40. VA_Alexandria City_Swann-Daingerfield_0007

View: interior, foyer, camera facing north

8 of 40. VA_Alexandria City_Swann-Daingerfield_0008

View: interior, foyer, detail chair rail, camera facing east

9 of 40. VA_Alexandria City_Swann-Daingerfield_0009

View: interior, central hall, camera facing south

10 of 40. VA_Alexandria City_Swann-Daingerfield_0010

View: interior, central hall, detail arch, camera facing southeast

11 of 40. VA_Alexandria City_Swann-Daingerfield_0011

View: interior, central hall, detail stair balustrade and rail, camera facing southwest

12 of 40. VA_Alexandria City_Swann-Daingerfield_0012

View: interior, central hall, detail stairwell, camera facing south

13 of 40. VA_Alexandria City_Swann-Daingerfield_0013

View: interior, northeast parlor, camera facing northeast

14 of 40. VA_Alexandria City_Swann-Daingerfield_0014

View: interior, northeast parlor, detail cornice, camera facing southeast

15 of 40. VA_Alexandria City_Swann-Daingerfield_0015

View: interior, northeast parlor, detail dado, camera facing southeast

16 of 40. VA_Alexandria City_Swann-Daingerfield_0016

View: interior, northeast parlor, detail east door arch, camera facing east

17 of 40. VA_Alexandria City_Swann-Daingerfield_0017

View: interior, southeast dining room, camera facing southeast

18 of 40. VA_Alexandria City_Swann-Daingerfield_0018

View: interior, west parlor, camera facing southwest

19 of 40. VA_Alexandria City_Swann-Daingerfield_0019

View: interior, basement, detail stone foundation walls, camera facing northeast

20 of 40. VA_Alexandria City_Swann-Daingerfield_0020

View: interior, second floor, central hall, camera facing north

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21 of 40. VA_Alexandria City_Swann-Daingerfield_0021

View: interior, second floor, central hall, detail door to southeast bedchamber, camera facing east

22 of 40. VA_Alexandria City_Swann-Daingerfield_0022

View: interior, second floor, central hall, detail stair to third floor, camera facing south

23 of 40. VA_Alexandria City_Swann-Daingerfield_0023

View: interior, second floor, northeast bedchamber, camera facing east

24 of 40. VA_Alexandria City_Swann-Daingerfield_0024

View: interior, second floor, northeast bedchamber, detail mantelpiece, camera facing east

25 of 40. VA_Alexandria City_Swann-Daingerfield_0025

View: interior, second floor, southeast bedchamber, detail mantelpiece, camera facing east

26 of 40. VA_Alexandria City_Swann-Daingerfield_0026

View: interior, second floor, southeast bedchamber, detail cornice, camera facing northeast

27 of 40. VA_Alexandria City_Swann-Daingerfield_0027

View: interior, third floor, central hall, camera facing south

28 of 40. VA_Alexandria City_Swann-Daingerfield_0028

View: interior, third floor, central hall, detail dormer, camera facing north

29 of 40. VA_Alexandria City_Swann-Daingerfield_0029

View: south (rear) elevation of Columbus Street annex, camera facing north

30 of 40. VA_Alexandria City_Swann-Daingerfield_0030

View: east (side) elevation of Columbus Street annex, camera facing southwest

31 of 40. VA_Alexandria City_Swann-Daingerfield_0031

View: west (side) elevation of east wing, camera facing southeast

32 of 40. VA_Alexandria City_Swann-Daingerfield_0032

View: south (rear) elevation of east wing, camera facing north

33 of 40. VA_Alexandria City_Swann-Daingerfield_0033

View: southeast (side, partial) elevation of east wing, camera facing west

34 of 40. VA_Alexandria City_Swann-Daingerfield_0034

View: northeast (side, partial) elevation of east wing, camera facing west

35 of 40. VA_Alexandria City_Swann-Daingerfield_0035

View: interior, unit 10 of Columbus Street annex, second floor, camera facing northwest

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36 of 40. VA_Alexandria City_Swann-Daingerfield_0036

View: interior, unit 10 of Columbus Street annex, second floor, camera facing west

37 of 40. VA_Alexandria City_Swann-Daingerfield_0037

View: interior, unit 11 of Columbus Street annex, third floor, camera facing southwest

38 of 40. VA_Alexandria City_Swann-Daingerfield_0038

View: interior, unit 3 in east wing, second floor, camera facing northeast

39 of 40. VA_Alexandria City_Swann-Daingerfield_0039

View: interior, unit 3 in east wing, second floor, detail window and interior folding shutter, camera facing northeast

40 of 40. VA_Alexandria City_Swann-Daingerfield_0040

View: interior, unit 3 in east wing, second floor, detail archway, camera facing west

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.