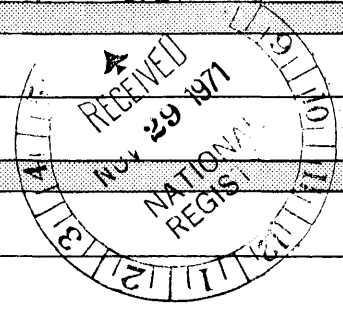


PH0021962

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:  
COUNTY:  
FOR NPS USE ONLY  
ENTRY NUMBER: DATE:  
MAR 16 1972



1. NAME

COMMON:  
The Highlands  
AND/OR HISTORIC:  
Zartman House, Sidwell Friends School

2. LOCATION

STREET AND NUMBER:  
3825 Wisconsin Avenue, N.W.  
CITY OR TOWN:  
Washington  
STATE: CODE: COUNTY: CODE:  
District of Columbia 11 District of Columbia 001

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

4. OWNER OF PROPERTY

OWNER'S NAME:  
Sidwell Friends School  
STREET AND NUMBER:  
3825 Wisconsin Avenue, N.W.  
CITY OR TOWN: STATE: CODE:  
Washington District of Columbia 11

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Recorder of Deeds  
STREET AND NUMBER:  
Sixth and D Streets, N.W.  
CITY OR TOWN: STATE: CODE:  
Washington District of Columbia 11

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Proposed District of Columbia Additions to the National Register of Historic Places Recommended by the Joint Committee on Landmarks.  
DATE OF SURVEY: March 7, 1968  Federal  State  County  Local  
DEPOSITORY FOR SURVEY RECORDS:  
National Capital Planning Commission  
STREET AND NUMBER:  
1325 G Street, N.W.  
CITY OR TOWN: STATE: CODE:  
Washington District of Columbia 11

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

MAR 16 1972

7. DESCRIPTION

CONDITION	(Check One)				
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)			(Check One)	
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Highlands, set back approximately 200' from Wisconsin Avenue on a slight rise, is approached by a semi-circular drive. Facing southwest, this late Georgian, yellow rubblestone country house has a central block 45' (3 bays across the front) by 35' deep with a gabled roof and one large stone and brick chimney at each gabled end. Two lower, modified-gambrel-roofed wings, 19' (one bay across the front) by 48' (3 bays deep) flank the central block and project beyond it in the front and rear so that the house is H-shaped in plan. Another low wing to the northwest of a corresponding rubblestone construction was erected by Admiral Grayson in 1935. Due to the sloping site, the main block stands 2½ stories above grade in front and 3½ in the rear, while the two wings are one-story high in front and two in the rear.

The principal exterior changes to the house since its erection have occurred in the porches on the front and rear and in the raising of the gabled roof over the central block. According to early reports, a 2-story wooden porch with open top story originally sheltered both front and rear facades. Around 1840 the front porch was replaced by the present portico, and the ridge line of the roof was heightened and dormers added, making the third story of the house habitable. It was during this renovation that the 18"-thick stone chimneys, which also had to be raised because of the increased pitch of the roof, were finished off in brick. In 1926 Admiral Grayson raised the pitch of the roof over the central block again, retaining the dormers, and thus gained a full third story. At the same time, Grayson replaced the rear porch with a flagstone terrace, stabilized the deteriorating fabric with new materials, and remodeled the interior.

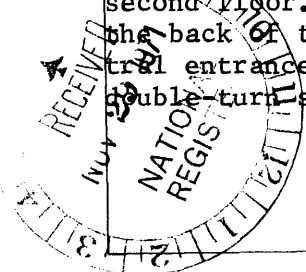
The main block of the front facade is now sheltered by the 1840 portico which consists of four, evenly-spaced, square red-brick columns rising through two stories to a wide wooden entablature. The pitched roof of the portico is continuous with that over the main block. A low gabled wall projecting out at each corner of the main block may be a vestige of the former 2-story porch. The front entrance in the center of the main block is a six-panelled wooden door, with four sidelights on each side, surmounted by a large elliptical fanlight and stone arch. Flanking the door on either side is a 6/6-light double-hung window with flat lintel and green louvered shutters. The second floor has three similar windows, while the two gable-ended wooden dormers in the attic have 8/8-light double-hung wooden sash windows. Each wing has a 6/6-light double-hung, shuttered window on the principal facade.

On the rear facade, an open flagstone terrace projecting out from the first story of the central block has ornamental black cast-iron railings and curving stairs at each end leading down to the basement or garden level. With the exception of two attic dormers, all of the windows on the rear facade have green panelled shutters which predate the 1926 renovation.

Prior to Dr. Grayson's extensive interior alterations in 1926, the central entrance door opened into a small square hall. On either side of the hall there was a small square room; the left room contained the stairway to the second floor. Two doors at the end of the hall led into double parlors at the back of the house. The side wings each contained three rooms. The central entrance door now opens into a long rectangular hall (12' x 34') with a double turn staircase, which dates from 1926, to the left of the door. The

(Continued on Form 10-300a)

SEE INSTRUCTIONS



**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **erected 1817-27**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>National and</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	<u>Local History</u>
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks has designated the Highlands a Category II Landmark of importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia. Erected between 1817 and 1827 by Joseph Nourse, the first Register of the Treasury, the Highlands is one of Washington's few extant late Georgian country homes. The Nourse family who owned and lived in the house for a century were prominent Washingtonians whose friends included Dolly Madison, Thomas Jefferson and other figures of national importance. In the 20th century, the Highlands was the residence of Admiral Grayson, President Wilson's personal physician, and later of Allen Dulles, Director of the CIA. It now serves as the administrative offices of the Sidwell Friends School.

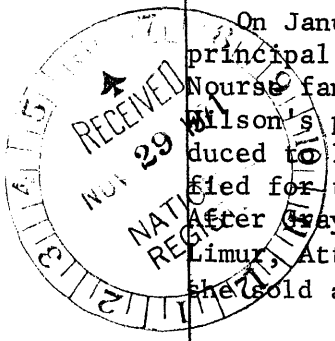
Joseph Nourse emigrated from London in 1769, settled in Virginia, served in the Revolutionary Army and was appointed by President Washington to serve as Register of the Treasury in 1789. After having lived in Dumbarton House (Georgetown) from 1803-13, Nourse moved to the country where the Washington Cathedral now stands, naming the site Mount Alban. In 1817 he is reported to have bought 130 acres north of Uriah Forrest's Rosedale estate in Georgetown Heights (now Cleveland Park) for his son, Charles J. Nourse, as a wedding gift. Sometime between 1817 and 1827, Joseph Nourse built the Highlands-- named after his daughter-in-law's family home in Buck's County, Pennsylvania.

According to tradition, Thomas Jefferson donated the boxwood springs from which a great garden flourished. The wistaria which surrounded the house is reputed to have been a gift of Dr. Caspar Wistar, who brought the sprigs from Japan. In the 1830's Anthony Morris, father of Mrs. Charles Nourse, settled at the Highlands after having served as U.S. Minister to Spain. Dolly Madison was a close friend of the Morris family and frequently visited the house. Charles J. Nourse lived in the house until his death in 1851, when the property passed to his children, Mary, Rosa, and James Nourse. In 1903, a newspaper account described the Highlands estate as a self-sufficient farm in the midst of the fashionable suburbs.

On January 21, 1913, 2 acres of the property were sold to Thomas Sidwell, principal of Sidwell Friends School, with twenty acres remaining with the Nourse family. On January 16, 1920, Admiral Cary T. Grayson, President Wilson's personal physician, purchased the house and property, by then reduced to 19 acres. The house was extensively restored and the interior modified for the Graysons by Peabody, Wilson and Brown, architects, in 1926. After Grayson's death in 1938, his widow leased the house to Count André de Limur, Attaché to the French Embassy, and later to John Hay Whitney. In 1946 she sold another 39,380 square feet to the Sidwell Friends School with eight

(Continued on Form 10-300a)

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Mrs. W.G. Peter and J.D. Southwick. Cleveland Park: An Early Residential Neighborhood of the National Capital. Eberlein & Hubbard: Historic Houses of Georgetown & Washington City, Richmond, Va. The Dietz Press, Inc. 1958. H.A.B.S. data sheet. Records of the Columbia Historical Society, Vol. 5 and 33. "Sidwell Friends School" information pamphlet. Price W. David. "The Highlands," unpublished typescript. "The Sunday Star," April 10, 1932. "The Evening Star," September 25, 1950. Undated newspaper clippings in the Washingtoniana Collection, D.C. Public Library.

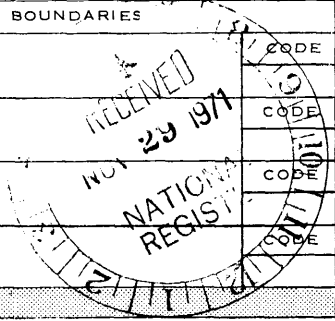
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	77°	04'	27"
NE	°	'	"	°	'	"	38°	56'	23"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



**11. FORM PREPARED BY**

NAME AND TITLE:  
**Nancy C. Taylor, Landmarks Historian**

ORGANIZATION: **National Capital Planning Commission** DATE: **August 12, 1971**

STREET AND NUMBER:  
**1325 G Street, N.W.**

CITY OR TOWN: **Washington** STATE: **District of Columbia** CODE: **11**

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name *[Signature]*

Title Deputy Mayor-Commissioner

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

*[Signature]*  
 Chief, Office of Archeology and Historic Preservation

Date March 16, 1972

ATTEST:  
*[Signature]*  
 Keeper of The National Register

Date \_\_\_\_\_

1/8/80000-741-220

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 16 1972

(Number all entries)

7. Description - The Highlands

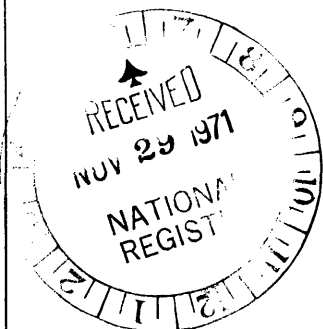
double parlor was converted by Grayson into one large room (18' x 36'). The north wing contains Grayson's dining room, kitchen and powder room, while the south wing contains the library and guest room. The Grayson family living quarters on the second floor consisted of four bedrooms and two baths. The attic story has recently been converted to an apartment used as a residence by the Assistant Headmaster of Friends.

Notable interior details in the parlor include ornamental plasterwork and two identical black marble fireplaces at the north and south ends of the room. These are not original to the house. Two 6/6-light double-hung windows over low double doors flanked by full-length sidelights open onto the rear terrace and can be used as either doors or windows. The dining room has a fireplace with garlands and urns that was added in 1926, while the library has a simple dentilled fireplace surmounted by a large panel, which was moved slightly to the east in 1926. In the basement, the earliest section of the house, an old fireplace, rough stone walls and brick floor have been preserved of the original kitchen.

After the Sidwell Friends School purchased the Highlands in 1955, the house became the administration building for the school. Except for partitioning the dining room for offices and converting the third floor attic into a self-sufficient apartment, the school has made few physical changes to the house.

8. Significance - The Highlands

acres and the house remaining in her possession. Allen Dulles, Director of the CIA, leased the Highlands in 1954. On February 22, 1955, Sidwell Friends School purchased the house and the eight-acre tract for approximately \$750,000. At present, the Highlands, renamed Zartman House by the school, houses the administrative offices of Friends. Much of the land around the house is now used for playing fields.



77°04'50" W. LONG.

77°04'27" W. LONG.

56'33" N. LAT.

56'23" N. LAT.

55'53" N. LAT.



PC6

