

PH0011517

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:
COUNTY:
FOR NPS USE ONLY
ENTRY DATE
JUL 26 1973

1. NAME

COMMON:
Duncanson-Cranch House

AND/OR HISTORIC:
Cranch-Eliot House; Barney Neighborhood House

2. LOCATION

STREET AND NUMBER:
468-470 N Street, S.W.

CITY OR TOWN:
Washington

CONGRESSIONAL DISTRICT: Congressman
Walter E. Fauntroy, D.C.

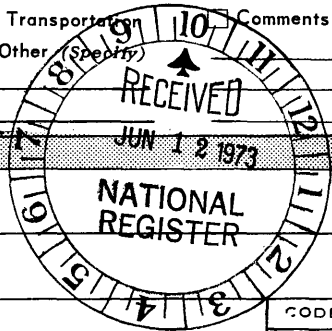
STATE	CODE	COUNTY:	CODE
District of Columbia	11	District of Columbia	001

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"/> Object	<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	Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other	
<input 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:
Harbour Square Owners, Inc.

STREET AND NUMBER:
500 N Street, S.W.

CITY OR TOWN:
Washington

STATE:
District of Columbia

CODE:
11

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Recorder of Deeds

STREET AND NUMBER:
6th and D Streets, N.W.

CITY OR TOWN:
Washington

STATE:
District of Columbia

CODE:
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:
Washington

STATE:
District of Columbia

CODE:
11

SEE INSTRUCTIONS

HABS

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

26 1973

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	<input type="checkbox"/> Unexposed
	(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 Duncanson-Cranch House at 468-470 N Street, S.W., was constructed about 1794. The symmetrical, brick, Federal period double house was built as a unit and its design is attributed to William Lovering, an architect-builder. It has vernacular characteristics typical of early Washington domestic architecture. Noteworthy characteristics include the second story recessed arches of the main (north) facade and the wooden cornice with fluted frieze and paired modillions. The arches are a somewhat sophisticated feature but they have a vernacular quality as the windows within them are awkwardly handled so that their lintels are interrupted by the arches.

The Duncanson-Cranch House is part of the Harbour Square Co-Operative Apts. and is located at the west side of one of the development's main entrances. This development of townhouses and highrise buildings was built in 1964-66 after the almost total clearance of Square 503. Wheat Row and the Edward Simon Lewis House also survived demolition and are part of Harbour Square.

The double house is a three story building with full basement. It has a stone and brick foundation. Its walls are brick laid in Flemish bond. The low gable roof is broken by a large central chimney and by a four window shed dormer on the south. The roof is covered by tin with standing seams.

The main (north) facade is 44' wide and equally divided into six bays. Its arrangement does not suggest that it is the facade of two, three-bay-wide houses, as is actually the case, because it lacks entrances except for a doorway with transom and sidelights in the west corner basement bay. The basement windows are 6/6-lights with brick segmental arches. Other north facade windows have flat splayed stone lintels and stone sills. All window sash was replaced during rehabilitation in 1964-66 and had been changed earlier. The first and second story windows have 9/6-lights. The low, third story has 6/3-light windows. A stone belt course separates the first and second stories. Additional emphasis is given the second story by the white stuccoed recessed areas under semicircular brick arches.

The south (rear) facade is also evenly divided into six bays. There are no basement windows as an underground parking garage under the rear yards abuts the basement wall. There are no recessed arches on this facade.

The east and west facades have been extensively reworked. Victorian row-houses were attached to them until the 1964-66 rehabilitation. At that time a new townhouse was attached at the east. The east facade of the Duncanson-Cranch House extends slightly north of the attached building. The entrance to 468 N Street is located on the east side. The west facade of the Duncanson-Cranch House is three bays wide. Its openings are not aligned horizontally with the openings of the north and south facades. The entrance to 470 N Street is located in the center of the first story of this facade. Its doorway under semicircular fanlight is approached by brick and concrete stairs with a metal railing. The landing of the stairs is carried by semicircular brick arches. This arch motif is repeated by the arched, 15/8-light first story windows in round-headed arched recesses. Other west facade windows have segmental brick arches and stone sills. On the second story

(Continued on Form 10-300a)

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known) C. 1794-1795

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>Early Development</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | <u>of Federal City</u> |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | _____ |

STATEMENT OF SIGNIFICANCE

The Joint Committee on Landmarks has designated the Duncanson-Cranch House at 468-470 N Street, S.W., a Category II Landmark of importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia. The double house is one of the few buildings left in the city which were built during the period of speculation when the seat of government was in the process of being transferred from Philadelphia to Washington. It was the home of William Mayne Duncanson and later of William Cranch and Samuel Eliot, Jr. These men were important early citizens of the city. From 1904 to 1960 it was the headquarters of an important community service organization, Barney Neighborhood House.

Erected about 1794 the building with its planar wall surfaces and additive details is in the tradition of conservative, Washington, Federal period builders' architecture. Its design attributed to William Lovering, an architect-builder who designed other speculative buildings for the Greenleaf Syndicate, has a touch of sophistication due to the recessed arches of the second story.

The lot on which the building is located originally belonged to Notley Young. He deeded it to the Commissioners when the site of the Federal City was determined. In 1794 it was bought by James Greenleaf and became part of the speculative land holdings of the Greenleaf Syndicate. This syndicate of Greenleaf, Robert Morris, and John Nicholson, controlled one-third of the saleable land in Washington. Their failure to develop the land and their bankruptcy in 1797 is a factor which inhibited the early growth of the city.

The Commissioners required the Syndicate to build twenty houses a year for seven years in order to receive title to the property. The Duncanson-Cranch House along with Wheat Row and the Thomas Law House were constructed prior to 1795 in an attempt to fulfill this stipulation of the contract.

The building's first known tenant was Capt. William M. Duncanson who in 1795-96 rented 470 N Street from William Cranch, the Syndicate's Washington agent. Duncanson (d. 1812), a wealthy Anglo-Indian, came to Washington in February 1795, with Thomas Law. He decided to settle in Washington and lived in half of the double house while awaiting the completion of his house, "The Maples" (Friendship House), listed in the National Register of Historic Places. Duncanson invested in property of the Syndicate. Although he was one of Washington's wealthiest early citizens, he lost his fortune.

(Continued on Form 10-300a)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Assessment, Atlas, Directories, Newspaper Clippings, and Photographs. Washingtoniana Collection. D.C. Public Library.

"The Barney Neighborhood House and Social and Industrial Settlement, 1901-1942." Pamphlet.

Bryan, W.B. A History of the National Capital, 1790-1814. Vol. I. New York: MacMillan, 1914.

Clark, A.C. Greenleaf and Law in the Federal City. Washington: W.F. Roberts, 1901.

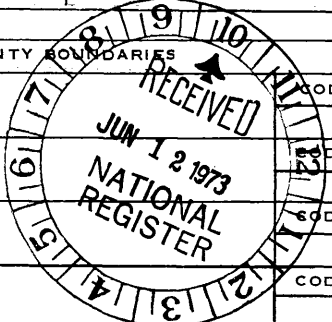
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		38° 52' 28"	77° 01' 09"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.0

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
T. Robins Brown, Architectural Historian

ORGANIZATION: National Capital Planning Commission DATE: April 19, 1973

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: Assistant to the Mayor for Housing Programs

Date: JUN 4 1973

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

[Signature]
Director, Office of Archeology and Historic Preservation

Date: 7/26/73

ATTEST:

[Signature]
Keeper of The National Register

Date: 7/24/73

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(Continuation Sheet)

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(Number all entries)

7. Description - Duncanson-Cranch House

windows are 9/6-light, and on the third story, 6/3-light. In the gable small circular windows flank a 6/6-light window. Above this window there is a narrow 6-light window. A stone belt course separates the first and second stories.

The building is painted light brown and has white trim. The interiors of the houses have undergone alteration over the years and were completely modernized during the 1964-66 rehabilitation.

8. Significance

The next known tenants are Samuel Eliot, Jr., who leased 470 N Street in 1807 and William Cranch who leased 468 N Street between 1807 and 1811. Eliot was Greenleaf's and Mrs. Cranch's nephew. He came to Washington in 1794 as book-keeper for the Syndicate. Later he was cashier of the Bank of Washington. Cranch (1769-1855) was Greenleaf's brother-in-law and the Syndicate's agent. In 1800 he served briefly as a Commissioner. In 1801 he was appointed Assistant Judge of the Circuit Court of the District of Columbia. He became Chief Justice of this court in 1805, and had a long and distinguished judicial career.

During the nineteenth century the houses had a series of owners and were not usually owner-occupied. An important exception is the family of Adolphus Lippard, a shoemaker. His family owned and occupied 470 N Street from the 1860's to 1904. It is probable that Lippard lived in the house as early as 1846.

In the autumn of 1904 the Barney Neighborhood House moved into 468 N Street which had been bought by Mrs. Alice Pike Barney and loaned, rent-free, to the community service organization. The settlement house had been founded by Mr. and Mrs. Charles Weller in 1901. It was originally housed in the Wellers' home, the Edward Simon Lewis House, a Category II Landmark at 456 N Street, S.W. By 1910 Mrs. Barney purchased 470 N Street and loaned it to the Barney Neighborhood House. The double house was left to the city by Mrs. Barney when she died in 1931. The headquarters of the community service organization remained there until 1960 when evicted by an urban renewal project.

The Duncanson-Cranch House was rehabilitated in 1964-66 and now functions as two townhouses in the Harbour Square development, a luxury housing project of townhouses and highrise apartment buildings designed by Mrs. Chloethiel Smith and constructed in 1964-66.



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(Continuation Sheet)

STATE	
COUNTY	
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(Number all entries)

9. Bibliographical References

Columbia Real Estate Title Company. Deed Search File. Case 37609.

D.C. Redevelopment Land Agency. A Brief History of Southwest Washington. Washington, 1957, pp. 5-6.

H.A.B.S., D.C. 128, "Barney Neighborhood House."

National Capital Planning Commission. Landmark Files.

Records of the Columbia Historical Society Vol V, pp. 212-237, 294-310;
Vol. XIV, pp. 1-24.

Reiff, Daniel D. Washington Architecture, 1791-1861: Problems in Development.
U.S. Commission of Fine Arts. Washington: U.S. Government Printing Office,
1971.

