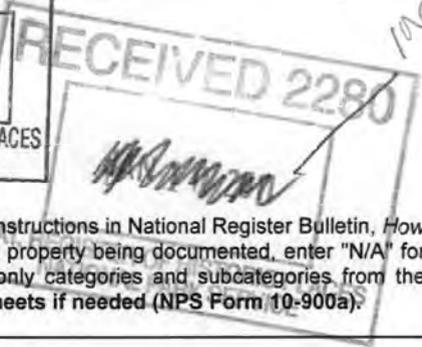


466 incorrect

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Linnaean Hill (expanded nomination) BI-AD

other names/site number Peirce-Klingbe Mansion

2. Location

street & number 3545 Williamsburg Lane, N.W. not for publication

city or town Washington vicinity

state District of Columbia code DC county District of Columbia code 001 zip code 20008

3. State/Federal Agency Certification

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

I hereby certify that this 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 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 local

DAVID MALONEY, DC SHPO
Signature of certifying official

12/23/2010
Date

DC HISTORIC PRESERVATION OFFICE
Title

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

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:) boundary increase, name change, and additional documentation accepted

Patrick Andrews
Signature of the Keeper

7/26/2011
Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

Pierce--Klingbe Mansion (Boundary Increase)
(Linnaean Hill)

Washington, DC

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

I hereby certify that this 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 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 local

Robert A. Motta, Chief Historian, Designated EPO
Signature of certifying official/Title _____ Date *6/6/2011*
National Park Service

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

CAPITOL BOND
BANK OF AMERICA

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5. Classification

Ownership of Property
 (Check as many boxes as apply)

Category of Property
 (Check only one box)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input checked="" type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
0	0	buildings
2	0	sites
0	0	structures
1	0	objects
3	0	Total

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

Number of contributing resources previously listed in the National Register

NA

4 (mansion, carriage house, utility & potting sheds)

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

DOMESTIC/Single Dwelling (Mansion)

DOMESTIC/Secondary Structure

AGRICULTURE/SUBSISTENCE/Horticultural
 Facility (Greenhouse and Garden)

LANDSCAPE/Garden

GOVERNMENT/Government Office

LANDSCAPE/Park (National Park)

7. Description

Architectural Classification
 (Enter categories from instructions)

Materials
 (Enter categories from instructions)

EARLY REPUBLIC/Federal (vernacular)

MID-19th CENTURY/Greek Revival

MID-19th CENTURY/Gothic Revival

foundation: STONE: Granite

walls: STONE: Granite

roof: WOOD: Shingle

other: METAL: Iron

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Linnaean Hill, which is located within Rock Creek Park at 3545 Williamsburg Lane, is one of the most intact country estates set along Rock Creek in what had historically been Washington County (now part of Washington, D.C.). Originally a bucolic setting of 82 acres, Linnaean Hill is composed of 31.82 acres at the crest of a terraced bluff created by a large bow in Rock Creek. The creek runs along the eastern perimeter of the property, which has been marred (largely unobtrusively) to the southwest by suburban residential construction dating primarily from the mid- to late 1930s. The property was first improved in 1823 by Joshua Peirce, an innovative horticulturalist who oversaw the construction of the related dependencies circa 1826. Today, Linnaean Hill contains a single-family country house, carriage house, utility shed, potting shed, trough, and notable remnants of the early-nineteenth-century natural and picturesque landscape design. The landscape also includes the sites of the greenhouse (razed in the 1930s) and other associated outbuildings related to the property's use as a commercial nursery and country estate by Peirce. The centerpiece of Linnaean Hill is the Peirce-Klinge Mansion, an imposing granite structure that is a vernacular interpretation of the Federal style. Presumably designed under the direction of Joshua Peirce, the two-and-a-half-story mansion was constructed in 1823 and presents many of the character-defining features of high-style architecture. Yet, the coupling of the basic I-house form, use of granite native to the area as the construction material, and modest ornamental detailing are common of vernacular buildings like this country house. The structure is composed of randomly coursed granite and is capped by a side-gabled roof covered in square-butt wood shingles. Detailing at the roofline, although minimal, includes the overhanging eaves, molded wood cornice, narrow frieze, front-gabled dormers, and interior-end brick chimneys with plain caps. The house is symmetrically fenestrated with double-hung, wood-sash windows stylized by granite lintels and a double-leaf wood door that accesses the center passage from the north façade. This main entry, which is mirrored by a single-leaf entry on the south façade, was enhanced by the addition of a two-story projecting pavilion sometime between 1866 and 1869; the addition of the pavilion, a vernacular interpretation of the Gothic Revival style, is presumed to have been influenced by the architectural philosophy espoused by Andrew Jackson Downing in his book, *Cottage Residences* (1842). Also reflective of the Gothic Revival style is the highly ornate, cast-iron porch on the south façade. Also added sometime between 1866 and 1869, the porch presents the first story as a *piano nobile* because of its raised principle story, providing access from the main floor of the dwelling to the primary horticultural buildings of Linnaean Hill.¹ The main block of the mansion was enlarged in 1843 by the construction of a one-story wing on the side elevation. Reflecting the high-style architecture of the period when it was erected, the wing is a vernacular interpretation of the Greek Revival style, replete with pedimented gables with enclosed tympanums and jib doors accessing cast-iron balconies.

¹ *Piano nobile* describes a principal story of a house that is one flight above the ground story.

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Narrative Description

Site Description

Linnaean Hill is situated at the southern end of Rock Creek Park, on 31.82 acres of property owned and maintained by the National Park Service-Rock Creek Park. The property consists of a high open knoll on which the Peirce-Klinge Mansion, carriage house, utility shed, potting shed, trough, landscape plan, and sites of the razed horticultural outbuildings rest. The land slopes significantly downward away from the mansion. The northern and eastern vistas from the mansion are heavily wooded, being part of Rock Creek Park.

An asphalt-paved drive extends eastward from the northern end of Williamsburg Lane, N.W., a street lined with large suburban mid- to late-1930s dwellings set within the Coleman Park and Klinge Gardens subdivision. Added in the 1930s, the drive follows the natural topography of the site, meeting the paved drive and parking area to the north of the mansion. This internal road is part of the reconfigured drive that Joshua Peirce created most likely in conjunction with the 1866-1869 construction of the projecting pavilion on the north side of the mansion; the road was slightly reconfigured when the property was rehabilitated in the 1930s to reflect the Colonial Revival style. The paved drive, which provides limited parking on the south side (added 1998), meets the circular gravel drive to the immediate north of the mansion; this drive was reconfigured in the late nineteenth century.

The carriage house is located to the west of the mansion, divided from it by a secondary parking area that has asphalt paving. A stone retaining wall, approximately four feet high, bounds the southern edge of the parking area and extends westward to adjoin the south foundation wall of the carriage house.

The southern half of the remaining acreage of Linnaean Hill was historically devoted to the horticultural endeavors of Joshua Peirce in the nineteenth century. It consists of a steeply terraced lawn with three levels. The first level of the terrace contains two small horticultural buildings, a utility shed and potting shed, which sit parallel to each other. Remnants of a stone retaining wall that once united the two buildings on their south side remain to add support to the terraced lawn. This eight-foot-high wall also formed the northern wall of the shed-roofed greenhouse. The second terrace was the site of the 1826 greenhouse, which is known to have been in a severe state of deterioration by 1906 and gone by the 1930s. The third terrace, which is not as clearly defined, is edged with shrubs and vegetation as it cascades into the woods of Rock Creek Park.

A service area located immediately to the west of the mansion is paved with numerous materials that include bluestone, sandstone, and concrete pavers. A walkway of brick laid in a herringbone pattern extends along the southern side of the mansion, forming a patio beneath the Gothic Revival-style porch and creating paths that lead to the two horticultural buildings. The stone trough is located to the west of the porch on the patio. A stone walkway extends southward from the brick walkway, along the west side of the potting shed and down the terraced lawn. Mature trees and vegetation south of the house obscure the residential development located to the southeast and southwest of the property.

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Peirce-Klinge Mansion: Exterior

*See attachments for historic photographs and HABS drawings

The Peirce-Klinge Mansion was constructed for owner Joshua Peirce in 1823, a date supported by tax assessment records as well as the inscribed date stone placed as a quoin on the northwest corner. The building stands two-and-a-half stories in height and is five bays wide. It has an I-house form with a central-passage, single-pile (one room deep) plan. Banked into the naturally sloping topography, the building has a *piano nobile* on the southern façade; this is created by the Gothic Revival-style porch added sometime between 1866 and 1869 to reach the raised first story. The structure, finished with unequally sized granite quoins, is constructed of randomly coursed blue and grey granite native to the area. The exterior walls are two feet thick.

The structure sits on a solid granite foundation set approximately eight feet below ground. Two stone retaining walls are located approximately four feet north of the mansion's foundation on its north façade. The walls were erected to hold the slope away from the north corners of the structure, resulting in a narrow area between the retaining wall and the foundation of the mansion. The retaining walls are topped by non-historic metal railings. The Peirce-Klinge Mansion is capped by a side-gable roof covered with square-butt wood shingles. The overhanging roof is dressed with a wood cornice composed of bowtell bed molding along the square-edged frieze and drip corona molding at the soffit. The cornice is partially obscured by copper gutters and downspouts. A raking board with beaded edge frames the upper gable ends. Interior-end chimneys of all stretcher-bond brick rise from the side elevations. Both chimneys have plain caps composed of two-course, stretcher-bond bricks. Two front-gabled dormers are located on the northern slope of the roof, providing illumination for the half-story attic space. Both the roofs and cheeks of the dormers are covered with square-butt wood shingles. The dormers, enhanced by open pediments, are ornamented with a square-edged wood cornice that returns and ogee bed molding that sits atop the wood corner boards to read as Tuscan pilasters. Each dormer holds a 6/6, double-hung, wood-sash window.

The mansion is symmetrically fenestrated on the north and south facades with 6/6, double-hung, wood-sash windows with solid granite lintels and square-edged, cut granite sills. The surrounds are finished with torus and quirk moldings. The upper gable ends on the east and west side elevations hold paired two-light casement windows of wood set to either side of the chimney stacks. Basement windows are located in the outer two bays of the façade because of the retaining wall at the foundation level. These modest windows have six-inch surrounds with a narrow bowtell molding and are set flush to the concrete paving at ground level. The main entry to the mansion, located in the center bay of the north façade, holds a single-leaf, metal-frame glass door (circa 1990). It is topped by a one-light metal-frame transom. This non-historic security door shelters the original double-leaf, paneled wood door, which has three recessed panels per leaf. The opening has a six-inch wide, square-edge wood surround with a narrow cyma reversa-molded cornice above a wide frieze. The surface of the wall framing the entry opening within the projecting pavilion has been parged. The pavilion is a two-story projecting bay added sometime between 1866 and 1869 to the center of the north façade. The modest style of this pavilion is in keeping with the Gothic Revival, which was very popular in the mid-nineteenth century. Constructed of granite to properly marry with the main block, the pavilion is one bay wide and two stories high. Like the main block, the stones are set at the corners of the structure and around the window openings to read as quoins. Four granite buttresses are located at the northern corners to visually and physically anchor the addition.² Each buttress has a beveled cap. The front-gable roof of the pavilion is covered with square-butt wood

² Some of the stones used in the construction of the buttresses are inscribed with the numbers 1, 4, or 7. This numbering may have been related to the assembly of the buttresses, or may just be graffiti of some kind.

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shingles and has overhanging eaves, an ogee-molded wood cornice with returns, and a square-edged frieze. The raking cornice has an ogee profile with narrow beaded bed molding; the cornice is a perfect match to that of the main block. The pavilion is pierced on its three sides by semicircular arches formed by gauged stones and a keystone. The arches provide access to an inset porch that shelters the main entry. The second story is fenestrated with 6/6, double-hung, wood-sash windows with stone lintels and square-edge, cut granite sills similar to those of the main block. The surrounds are narrow and square-edged, lacking a molded profile. The window opening on the west (side) elevation has been infilled with stone, providing discretion for the added bathroom.

The south façade of the mansion is a mirror image of the north façade, which was typical of the Federal style. Yet, the basement level is fully exposed because the building is banked into the sloping topography. It is pierced by secondary entries in the foundation. The westernmost entry opening contains a single-leaf, metal-frame glass door, while the easternmost opening has a double-leaf, paneled wood door, each leaf pierced by eight fixed lights. The center bay of the first story contains a single-leaf, paneled wood door with four fixed lights. Because of the *piano nobile*, the first-story entry is reached by a three-bay-wide porch that was added sometime between 1866 and 1869. This Gothic Revival-style porch, based on on-site investigations, may have replaced a two-story porch.³ Constructed of cast iron, the replacement porch sits on a raised (full-height) foundation of cast-iron columns with bell capitals. The columns have scrolled metal brackets with arabesque ornamentation. The one-story porch is capped by a half-hipped roof with standing-seam metal, which is supported by cast-iron supports with ogee arches incorporated into the design. Brackets at the top of the posts are composed of clusters of grapes, leaves, and vines. The cast-iron balustrade incorporates ogee arches with quatrefoils. The ogee-molded wood cornice of the porch is highlighted by cast-iron lozenge-shaped trim hanging from scrolling vines. The porch has a wood floor with square-edged wood frame, which appears to have once been painted. The floor is supported by the original joists, which were sistered in 2010. A straight-flight, cast-iron stair accessing the porch was replicated in 2010 from historic photographs to reflect its original appearance; the stair is known to have been replaced twice based on historic photographs. The porch was also restored with 85% of the original fabric is intact and the missing cast iron pieces were replicated.

The mansion was enlarged in 1843 by the construction of a one-story wing on the west (side) elevation. The rectangular wing projects beyond the plane of the main block on both the north and south facades. It sits on a solid granite foundation and is constructed of granite laid in random courses like the main block. Because the addition, like the main block, is banked into the sloping topography, the foundation is fully exposed on the south façade. The side-gabled roof is covered with square-butt wood shingles and has an interior-end brick chimney with a simple two-course cap centered on the west end. This addition is evocative of the Greek Revival style with its high-style entablature and pedimented front gables that have a shallow pitch and enclosed tympanum with ornate raking cornice and bed molding. The overhanging boxed wood cornice, which is not similar to that of the main block, has cyma recta molding with torus corona molding, a square-edged frieze, cyma recta bed molding, and a plain architrave. The wing has cornice returns and stepped raking cornice in the upper gable end. Both the north and south facades are fenestrated on the first story with a jib door composed of a single 6/6, double-hung, wood-sash window over a double-leaf spandrel composed of wood panels. The openings are ornamented with granite lintels and quoins, and cut granite sills. The lintel above the opening on the north façade is inscribed with "1843." The wood surrounds have thumb profile and show ghosting of shutter hardware. Small cast-iron balconies supported by cast-iron brackets are accessed through the jib doors. The exposed basement level of the south façade has a 6/6, double-hung, wood-sash window and an entry opening that has been infilled by paired three-light, wood casement windows set over a paneled spandrel. A single-leaf,

³ National Park Service-Linnaean Hill, Rock Creek Park, Cultural Landscapes Inventory, 1998, revised 2003 and 2009, 64.

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paneled wood door is located in the basement level of the west (side) elevation; this was added sometime between 1870 and 1892.⁴ A window opening located on the northernmost bay of the west elevation has been infilled with stone; the lintel and sill are still extant.

Peirce-Klinge Mansion: Interior

The interior of the Peirce-Klinge House has a center-passage, single-pile plan. The mansion contains a basement level, first and second floors, and a half-story attic. All of the interior spaces are finished, many with their original architectural features. Alterations to the interior largely reflect changes that occurred in the early 1990s, when the mansion was rehabilitated to serve as the administrative headquarters of the National Park Service-Rock Creek Park. The building no longer provides residential functions, as all the rooms are now used for office space and storage. The walls and ceilings, which are either the original plaster or replacement drywall, are painted an off-white color and have a smooth texture. The floors have typically been covered with a low-pile, carpet over the original hardwood boards. Areas without carpet are hardwood boards with varying widths, measuring approximately three-and-a-half to five inches wide. Recessed areas flanking the fireplaces on the first and second floors have been rehabilitated to hold HVAC and/or built-in bookshelves.

Basement Level

The basement of the Peirce-Klinge Mansion consists of four rooms in the main block and one room in the 1843 wing. Now used as office space, the basement originally housed the kitchen and possibly a summer dining room or dry storage area. The straight-flight stair is located in the center of the main block. The open stair has a vertical-board wall stringer that lacks a baseboard, square balusters supporting the squared rail, and square landing newel with ogee-molded cap. Paneled boards finished with a square-edged baseboard ornament the head of the stairs and landing on the first floor. The main newel post may have been replaced as it lacks a molded cap and is now crowned with a torus-edged cap with shallow knob. The risers and treads of the stairs are now covered in carpeting. The walls of the basement are covered in plaster and the suspended ceiling is drywall with florescent light fixtures. Because of its original use as a kitchen, the basement originally lacked decorative moldings such as baseboards, window and door surrounds, and cornices. It was finished with three-and-a-half-inch stock replacement baseboards and entry surrounds. The window openings do not have any surrounds. The most significant feature of the basement is the large cooking fireplace located along the west wall of the main block's west room. Set on a projecting chimney breast that extends almost the full depth of the room, the chimney has a tall segmental-arched opening, a plain wood mantel board, and a rectangular opening with granite hearth. Discovered only recently, as it had been covered previously, the chamfered chimney breast also includes two semicircular-arched ovens at the northern end. The 1936 HABS drawings do not indicate the existence of the ovens and show an entry door in this approximate location. A square-edged wood shelf has been added to the chimney breast, well above the openings. A bathroom, likely added in the mid-1930s, is located to the immediate east of the stair. The floor and lower portion of the walls are covered with white octagonal and square black ceramic tiles. The basement has single-leaf replacement doors with six raised panels. The 1843 wing is similarly finished with a carpeted floor and stock baseboards and entry surrounds. A secondary stair, depicted on the 1936 HABS drawings along the east wall of the wing, once provided access from the basement level to the first story, though there are no visible indications that the straight-flight stair existed.

⁴ Cultural Landscapes Inventory, 64.

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First Floor

The first floor of the main block contains a center passage with a stair flanked by two parlors, and one room located in the wing. The wide center passage runs the depth of the mansion, with entry doors piercing both the north and south facades. The dog-leg stair, which is open, has a stair stringer with raised panels edged by bowtell molding, stringer brackets, turned balusters, molded gripper rail (typical of 1870s to 1930) with half-cylinder crook at the landing, and fancy-turned main newel with easement. The wall stringer is composed of the five-inch high baseboards with a bowtell cap. The risers and treads are covered in carpeting. The walls of the landing, which is also covered in carpeting, have curved plaster corners. An entry opening under the stair provides access to the basement level. This opening lacks a door though evidence of the location of the lock box is visible. A storage closet is located on the wall opposite the basement entry which has paired doors, each with three panels and four-inch square-edged surrounds. The floors of the center passage are covered in carpeting, edged by five-inch high baseboards with a bowtell cap and kick molding.

The main entry, located on the north wall of the passage, is framed by a five-and-three-quarter-inch surround with a square-edged back band, ogee-molded casing, and bowtell molding. The base blocks meet the five-inch high baseboards with a bowtell cap. The double-leaf doors have three panels each, with brass knobs and paneled reveals. The entry on the south wall of the passage, the same as those leading to the flanking parlors, is framed by a five-and-three-quarter-inch surround with ovolo-molded back banding, stepped casing, and narrow bowtell molding. The base blocks, although protruding about a half inch, are identical to the baseboards. The four lights over two paneled door, framed by paneled reveals, is a replacement. The floor is covered in carpeting and the walls are plaster.

The center passage opens onto the two parlors, both now used as office space. The rooms, marked as the drawing room and dining room on the 1936 HABS drawings, are similarly finished. The interior walls of the parlors are narrow, formed by thin plaster walls rather than supporting granite walls. The east parlor has carpeted floors, while the west parlor has five-inch floorboards. A flush wood replacement door secures the east parlor, while the west parlor does not have a door in the opening from the center passage. The rooms have five-inch high baseboards with a chamfered cap; five-and-three-quarter-inch surrounds with ovolo-molded back banding, stepped casing, and narrow bowtell molding; deep torus-molded sills; and base blocks. The east parlor has a high-style marble mantel with marble hearth. The mantel has Ionic columns set on high plinths. The columns support fluted blocks that frame the reeded architrave. The square opening exposes the chamfered brick fireback. The mantel, rising approximately four feet high, has a narrow shelf with cyma recta profile. The mantel of the west parlor is strikingly less ornate, constructed of slate with a granite hearth. The face of the mantel is scored with an ornate design and finished with a lotus-inscribed keystone set over the segmental-arched opening. The shelf has a cyma reversa profile.

The single room within the 1843 wing is the most ornately finished, reflecting the Greek Revival style. Accessed by a tall wood door with six molded panels, the room has five-inch wood floorboards laid north to south, which is opposite of the main block. The deep entry opening is ornamented with paneled reveals. The nine-inch baseboards and slightly projecting base blocks have a chamfered cap and kick molding. The elaborate surrounds are ten-and-a-half inches wide, complete with raised and sunken fillets that are stylized to mimic fretwork and suggest corner blocks. The room is surrounded by a four-inch chair rail that is two inches deep. It has a wide fillet supported by a bowtell molding and stepped frieze. The 1936 HABS drawings indicate a stair was located, although "boarded," along the east wall of the room. There is no indication in the replacement flooring or ghosting on the wall or baseboards to indicate the presence of a stair. The jib doors, consisting of a

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6/6 sash over double-leaf doors of one panel each, have retractable paneled shutters in the chamfered reveals. The marble mantel, located on the squared wall breast, is set on a marble hearth with chamfered brick firebox. The rectangular opening is framed by chamfered pilasters set upon plinths. The corner blocks have recessed quatrefoils that frame the shallow trefoil carved into the architrave. The shelf has a square-edged profile.

Second Floor

The second floor consists of a transverse center passage flanked by two rooms, originally used as bedrooms. The passage is illuminated by an elongated window that extends from the second floor to the third floor; the landing of the dog-leg stair crosses the opening but does not interrupt it. This 6/6 window has five-and-three-quarter-inch surrounds with an ogee back band, stepped casing, and bowtell molding. The deep reveals flanking the opening are chamfered. The baseboard surrounding the carpeted floor of the hall, as well as within the former bedrooms, is five inches high with a bowtell cap. The hall opens onto the former bedrooms at its east and west sides and, within the added pavilion, onto a 1930s-style bathroom and small room. The bedrooms, now used as office space, are identically finished. Accessed through six-paneled doors with brass knobs, each room has five-and-three-quarter-inch entry surrounds with an ogee back band, stepped casing, and bowtell molding; five-inch high baseboards with a bowtell cap and kick molding; carpeted floors; and plaster walls. The windows have one-and-a-half-inch surrounds with an ogee profile and deep sills finished by a torus molding. The marble mantels located on the outer walls of each room are approximately four feet high with marble hearths. The mantels have a semicircular-arched opening ornamented by a scrolled volute with an upside-down scallop. Triangular-shaped panels with bowtell edges are carved into the face of the mantels, which have molded shelves. The bathroom has yellow and black ceramic tiles on the floor and wainscoting. It is reached through a six-paneled door with four-inch square-edged surrounds. The room in the pavilion, secured by a six-paneled door, is entered through a small vestibule. Although added in the mid-nineteenth century, the vestibule and pavilion room are finished similarly to the transverse hall.

Half-story Attic

The finished half-story attic of the mansion is currently used for storage space. The plan is similar to that of the second floor, providing two bedrooms joined by a transverse hall. The rooms have painted hardwood floors of varying three-and-a-half to five inch widths, and the floors appear to be replacements. The plaster walls, repaired and furred out in areas, are nearly flush with the two-and-a-half-inch high baseboard, which has a square edge. The window openings within the dormers and upper gable ends do not have surrounds, nor do they reveal any ghosting of surrounds. Openings in the knee walls allow access to the roof structure, where the bird's mouthed false plates and hand-hewn rafters are visible. The openings, which hold non-historic flush board doors, have a three-and-a-half-inch surround with ogee back banding and ovolo molding. The bedrooms are entered through vertical-board doors that have lock boxes with ceramic knobs and strap hinges. The openings have narrow one-and-a-half-inch surrounds with bowtell molding. The floors of the transverse hall are carpeted.

Utility and Potting Sheds

The utility and potting sheds were constructed circa 1826 for Joshua Peirce as part of the horticultural operations at Linnaean Hill. Two one-story dependencies, located approximately forty feet south of the mansion, were likely used as seed sheds. The nearly identical sheds, set parallel to each other, were constructed into the upper terrace of the south lawn. The sheds were rehabilitated in the mid-1990s for use as office and storage spaces. The buildings are banked into the natural sloping topography, partially exposing the foundations and

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allowing for access from the upper and lower terraces. Although repeatedly altered, the dependencies retain their original early-nineteenth-century form as square with pyramidal hipped roofs and granite structural systems. The Cultural Landscapes Inventory (Part 3b) documents the connection between the mansion and the two dependencies:

...they were constructed with methods and in styles similar to the house. Interestingly, the main house and stone dependencies were also connected through their heating systems and possibly through their plumbing systems. For instance, in the late nineteenth-century [*sic*], the heating system for the main house was located in the eastern horticultural dependency. Site evidence suggests that the buildings may have also shared a plumbing system. Currently, in the southwest corner of the original 1823 house section [main block], there is a low stone ledge and an opening in the stone wall of the south façade. The configuration of the opening suggests the use of a pipe or sluice which would have transported water from the interior of the first story of the house, to the greenhouse to the south.⁵

Both sheds sit on solid foundations and are constructed of randomly coursed granite like the mansion. Granite quoins ornament the corners of both buildings with stone buttresses supporting the lower part of the southern elevations. Pyramidal hipped roofs covered with square-butt wood shingles cap the buildings. The roofs are finished with narrow wood friezes and have small square caps at the apex of the roof. According to the 1936 HABS photographs and drawings, urn-shaped finials, since removed, once rested on top of the caps. Each of the window and door openings has a solid granite lintel and sill, framed by a square-edged surround of wood. Nineteenth-century millstones, likely from nearby Peirce Mill that was owned by Joshua Peirce, serve as steps to the main entries of these buildings.

The utility shed, located at the eastern end, is pierced by an interior chimney of brick topped by a plain cap. Located on the western slope of the roof, the chimney appears to have been added circa 1940 as supported by historic photographs. This building is fenestrated with a replaced single-leaf, paneled wood door with four lights on the west elevation and single 6/6, double-hung, wood-sash windows on the west and east elevations. The window opening on the lower level of the south elevation holds a rectangular, louvered metal vent. A single-leaf, flush metal door pierces the lower level of the east elevation.

The potting shed, located at the western end, has a single-leaf, paneled wood door with four lights on the east elevation. The west elevation has paired three-light wood casement windows in the first story. The partially exposed basement level has a replaced single-leaf, paneled wood door and a rectangular, louvered wood vent on the west elevation. The window opening on the exposed basement of the south elevation contains a rectangular, louvered metal vent.

Carriage House

This one-story, two-bay carriage house was constructed circa 1826 for Joshua Peirce. It is located approximately seventy-five feet west-southwest of the mansion. Three bays deep, the building sits on a solid granite foundation of random rubble. The carriage house, like the mansion and sheds, is banked into the sloping topography. This allowed Peirce to utilize the partially exposed lower level as a stable while the upper level housed the carriages. During the 1920s, the upper level was used as a garage.⁶

⁵ Cultural Landscapes Inventory, 65.

⁶ Cultural Landscapes Inventory, 65.

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As part of the building's rehabilitation, the wood-frame carriage house was reclad with vertical wood siding sometime between 2000 and 2006. It is covered by a gabled roof with wide overhanging eaves and exposed triangular-cut rafter ends. The gable ends of the roof have an unadorned raking board. The roof is covered with square-butt wood shingles. The north and south sides of the carriage house are identically fenestrated with six-light, wood awning replacement windows. Each opening has a narrow, square-edged surround of wood and wood sill. The east elevation, accessible from the paved drive, has a double-leaf, carriage door of vertical wood boards that swings out and is secured with strap hinges. A single-leaf, pedestrian opening, secured by a vertical-board door, is located in the northern end bay of the east elevation. Both doors are a product of the restoration. The west elevation has two six-light wood casement windows with narrow square-edged surrounds and wood sills. The openings are set very close together and read from a distance as a paired opening, although, each opening has its own surrounds and sills. The exposed basement level of the building is fenestrated on the south elevation by two 6/6, double-hung, wood-sash windows. The north elevation is similarly fenestrated with a single 6/6 window. The openings have square-edged surrounds with back banding and narrow wood sills. The west elevation of the building, which is fully exposed, has a wide, single-leaf opening at the center. This opening holds a replaced wood Dutch door composed of vertical boards and framed by a narrow, square-edged surround. The interior of the lower level of the building still contains two stalls divided by a low wood wall. A wood trough is situated against the east wall. The wood posts that help support the floor joists have been sistered temporarily with metal I-beams and posts to provide additional structural support.

Trough

The stone trough is located to the immediate west of the Gothic Revival-style porch on the south façade. Set within the patio, which was laid around it, the trough is constructed of stone. It is rectangular in plan, with the longer sides on the east and west. The sides of the trough are about eight inches high and smooth cut. The date of the trough has not positively been determined but it is noted in photographs dating from the early twentieth century.

Landscape Design

The landscape of Linnaean Hill, as part of the Rock Creek watershed, reflects the geology, pedology (scientific study of soils), and hydrology of the creek and its tributaries within the jurisdiction of the District of Columbia, as stated in the Cultural Landscapes Inventory. This document states:

The large scale topography of the site has been formed by the hydrological and erosion of Rock Creek, located to the north and east of the estate. The house itself sits on a high point created by an ox-bow in the course of the creek. The topography immediately surrounding the house is rolling, created both by artificial grading and by natural forces. The central area of this component landscape is covered by turf with various plantings of ornamental vegetation, both exotic and native species. In contrast, successional forest growth, characterized by oak, maple and beech comprises the vegetation on the long north and eastern facing slopes of the primary knoll. To the south of the house, down an artificially terraced slope, is an irregularly oval-shaped meadow.

...Linnaean Hill acquires significance for its use as an altered horticultural and aesthetic landscape of the nineteenth and early twentieth centur[ies]. The natural systems—the forest

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growth, large scale topography and creek alignment—influenced the development and orientation of the site. For instance, the evolution of the mid-nineteenth-century Picturesque-style garden, took advantage of the existing steep topography and vegetative patterns to control views into and out of the garden. In the early twentieth century, these same natural systems helped to define the areas of hiking trails and park visitor passive recreation. The major topographic and hydrological features that existed during the nineteenth century, such as the alignment of Rock Creek, remain essentially extant. Such continuity contributes to the integrity of the natural systems on the site.⁷

The Cultural Landscapes Inventory continues regarding the spatial organization of Linnaean Hill:

The current spatial organization...reflects the evolution of the landscape from an early-nineteenth-century utilitarian, horticultural enterprise through its design as a Picturesque garden to its current use as the administrative offices for Rock Creek Park. Remnants of these previous land adaptations are visible in the circulation systems, in the structural orientations and in the ratio of enclosed to open spaces existing on site.⁸

The landscape is defined by the use of the high, open knoll where the mansion is sited. Two nineteenth-century horticultural outbuildings are located between terraced levels of the south-facing slope, south of the main house. This forms the core use area of the component landscape. A drive running parallel to the western boundary follows the natural topography to meet with the front circular drive to the north of the mansion. Serving as a visual boundary in the northwest section of the property, this road alignment is a product of the 1930s Colonial Revival-style design created by the National Park Service and therefore not part of Joshua Peirce's landscape designs. Williamsburg Lane, from which the entrance drive extends, is also a product of the early twentieth century, created for a small enclave of suburban development erected in the 1930s. A parking lot is located perpendicular to the south edge of the entrance drive, west of the front circular drive. Another is located between the mansion and the carriage house. "The landscape surrounding the mansion is open to the immediate south; however, vegetation screens extended views. To the immediate west the landscape is also generally open with occasional plantings of shrubs and trees. Vegetation at the property boundaries prevents clear views into surrounding residential areas. Views to the north toward the creek valley, beyond the circulation drive, and views to the east are also blocked by vegetation."⁹

...the main residence and the horticultural dependencies associated with the former greenhouse do remain to assist in the delineation of the historic relationships between the built environment and the landscape. Terracing, although altered during the 1930s Colonial Revival design, remains to suggest the formality and utilitarian nature of the early nineteenth century phase of development. Circulation systems dating to the nineteenth century are also evident in the landscape through topographic change and material variety.¹⁰

Currently, the area around the mansion is fairly sparsely vegetated compared to previous eras. To the north of the house, annuals have been recently planted in beds lining the perimeter of the area. Until recently this was the location of mature foundation plantings dating to the 1930s. The Cultural Landscapes Inventory continues:

⁷ Cultural Landscapes Inventory, 40.

⁸ Cultural Landscapes Inventory, 42.

⁹ Cultural Landscapes Inventory, 42.

¹⁰ Cultural Landscapes Inventory, 42-43.

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In the northwest corner two yews are planted which may date to the 1933-1950...period. North of the house, within the central bed created by the circular drive, specimen trees including a *Cryptomeria* may date from the late nineteenth century. Beyond the drive, down the northern slope towards the creek, little non-native vegetation is readily apparent. However, in the space created by the northern circle drive and the abandoned road bed which leads from Porter Street, are extensive plantings of flowering bulbs such as daffodils. Ornamental shrubs and a (non-native) magnolia were also identified in this area through field research. Along the abandoned drive that extends from Porter Street are enormous mature specimens of sugar maples. The trees remain from the Picturesque landscape designs of the nineteenth century. In addition, large fallen trees help to mark the original rhythm of the roadside planting. These trees retain integrity to the nineteenth century...for [both] Rock Creek Park and the Peirce-Kling Estate. Also along this road are several Norway spruces, which may have significance relating to the nineteenth-century development as well. Along the route which leads from this abandoned entry drive down to the ford at Rock Creek, are the remnants of a cedar hedgerow most likely planted during the nineteenth century. A planting of holly, to the immediate northeast off the lower terrace and a double row of boxwood also in this area may date to the implementation of the Colonial Revival style design.

Along the southern edge of the lowest terrace [on the south side of the mansion] are plantings of hollies and yew. Due to the large size of the hollies and their placement in the landscape, they probably date to the nineteenth century. The yews are more likely a later introduction, part of the 1930s redesign of the site. The plantings of hemlock, along the western edge of the lower terrace, most likely are the remnants of an overgrown hedge installed in the Colonial Revival style landscape. The hedge of mock orange, on the western edge of the steps leading down to the second terrace, probably pre-dates the 1930s. Wisteria currently climbs up the southern façade of the western greenhouse dependency. Although it is not known whether this particular vine is historic, wisteria was known to have been grown on the ornamental ironwork of the south facing veranda during the early Rock Creek Park period of development (1890-1933). Scattered trees on the lawn to the southwest of the house include mulberry, golden rain tree, black walnut, and cedar. Although the individual trees have not undergone dendrology to determine their exact age, the mature size of some of the specimens suggests a nineteenth century planting date. To the immediate west of the carriage house/stable are plantings [of] mulberry and cherry. Their size and geometric placement suggest the possibility of having been part of a nineteenth century orchard arrangement.¹¹

The property retains much of the historic circulation alignment as established and manipulated by Joshua Peirce in the second quarter of the nineteenth century. An essential element of his landscape design, the circulation alignment includes access roads that linked the core use area with barns, fields, and orchards. Pedestrian and vehicular passage was possible in the area between the south façade and the two horticultural sheds; however, after the addition of the porch on this elevation, the area was most likely restricted to only pedestrian traffic. A circular drive in the core area was eventually enhanced with an arrangement of loops that are still evident on the north side of the property. The Cultural Landscapes Inventory describes the current circulation alignment:

Currently the main entrance to the [property]...is from a drive heading north from the end of Williamsburg Lane. Williamsburg Lane, an early twentieth-century suburban street, extends

¹¹ Cultural Landscapes Inventory, 52.

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northeast from Porter Street. A Circular bed located in the center of the road, identified the transition from the public street to that of the estate entrance drive. This circular bed was installed in 1988, following the asphalt paving of the entrance drive to the circular drive located to the north of the house. The section of the drive that extends from Williamsburg Road to a point where the drive curves to the east dates from the 1930s and was part of the Colonial Revival redesign of the site. A parking lot, expanded with the 1998 changes, is located to the south of the eastern running section of this road. The curved loop graveled drive dates to the 1890s, part of the circulation simplification that occurred under Joshua Peirce Klinge's stewardship. Historic circulation, including the entrance drive north from Klinge Road, the circulation associated with the horticultural nursery and that of the Klinge era are incorporated into hiking trails.¹²

Equally important are the views, which were panoramic when the property was relatively cleared in the nineteenth and early twentieth centuries. The "current views and vistas are abbreviated by overgrown vegetation. The view to the south from the main residence is restricted by a thick growth of trees and understory at the edge of the garden terrace. Yet once above the tree line, from a third floor window on the south side of the house, it is possible to see the Washington, DC skyline."¹³ The Cultural Landscapes Inventory addresses the other current views of Linnaean Hill:

From the entrance drive off of Porter Street, views down the hillside towards the creek are also greatly limited due to the forest vegetation of the north slope. The principle creek view, although it too is almost blocked, is apparent at the first bend in this abandoned entry drive. Views to the house from the western entrance drive off of Williamsburg Lane encompass the house and rolling western lawn. There are only very restricted views onto the property from the adjacent houses along Williamsburg Lane.¹⁴

Potential Archaeological Sites

Although only three outbuildings related to the tenures of Joshua Peirce and Joshua Peirce Klinge remain at Linnaean Hill, the property once included a greenhouse, several barns, a springhouse, and gatehouse.

The large greenhouse, dating from 1826, stretched between the utility and potting sheds on their south side, incorporating the eight-foot-high retaining wall as its northern elevation. A brick foundation comprised the lower two feet of the greenhouse's southern elevation. Supporting posts and joists framed the glass panes of the roof and walls. The wood-frame greenhouse was covered by a shed-style roof, slanted to hold panes of glass. The building is described in detail in the Cultural Landscapes Inventory:

Peirce incorporated the retaining wall at the rear of the greenhouse and constructed a wood frame to form a shed-style roof and one long wall along the front. He fitted the slanted roof with panes of glass. For the south-facing front of the greenhouse, Peirce constructed a low brick foundation wall that secured the framed façade of the glass panes. Stone [granite] buttresses from the two smaller buildings acted as wing walls on the sides. The surface of the stone retaining wall may have been faced with bricks, either stuccoed or [parged], and then white-washed to create a light-

¹² Cultural Landscapes Inventory, 59.

¹³ Cultural Landscapes Inventory, 71.

¹⁴ Cultural Landscapes Inventory, 71.

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colored, and therefore reflective, surface.... He began construction of this structure in 1826, first "...by the quarrying and hauling of the stone, digging out the foundation and when it will be finished I know not [sic] it is to be 72 ft. long...." Greenhouse technology was at a fairly rudimentary state in the early nineteenth-century [sic], with the mechanics of providing consistent levels of heat during the winter months not fully developed until after 1826.... The oil burner, found in one of the paired utility buildings, may have been installed in Peirce's later years to help heat the greenhouse....¹⁵

The greenhouse is known to have been in a severe state of deterioration by 1906, as documented by historic photographs.¹⁶ Any remaining elements of the greenhouse structure were gone by the late 1930s.¹⁷

On the terrace level, well below the greenhouse, at the base of the long slope, stood three additional structures related to the years during which Peirce owned Linnaean Hill: a springhouse, "immense stone [granite] barn," and gatehouse. The springhouse was constructed of granite, and one of the stones was inscribed with the initials of Peirce. It was located to the southwest of the mansion. An historic resource study completed in 1990 suggests that the outbuildings to the south of the mansion were the springhouse and barn at the southeast, and "in the southwest corner of the estate was a large outbuilding which may have been used as a gate house [sic]."¹⁸

Boschke's 1856-1859 Topographic Map of the District of Columbia depicts a total of seven outbuildings on Linnaean Hill. The paired sheds and greenhouse were represented as a single structure because they each abutted the retaining wall. Three of these buildings, including the carriage house, were located immediately to the northwest/west of the mansion. The uses of the other two buildings, which are not specified on the 1856-1859 Boschke map, are not known. These two do not appear on the Nathaniel Michler's 1866 Topographic Sketch of the vicinity of Rock Creek, suggesting that they were razed by 1866.

Between 1870 and 1892, the land on which the granite barn and springhouse were located was sold separately and is currently not associated with Linnaean Hill. The buildings are believed to have been dismantled, although they were most likely razed, when the property was developed in the early twentieth century. The granite from the barn may have been used in the construction of the twentieth-century house on Porter Street.¹⁹

The archeological identification and evaluation study of the larger Rock Creek Park prepared by the Louis Berger Group, Inc. in 2008 included Linnaean Hill (Site 51NW156). The study did identify the site of the nineteenth-century greenhouse.²⁰ Further, based on their findings, the property was recommended as eligible under Criterion D for its association with the Farmsteads and Mills context of Rock Creek Park.²¹

¹⁵ Cultural Landscapes Inventory, 19.

¹⁶ John A. Saul, "Tree Culture or a Sketch of Nurseries in the District of Columbia," *Records of the Columbia Historical Society*, vol. 10, (Washington, DC: Columbia Historical Society, 1907), Plate VI.

¹⁷ Cultural Landscapes Inventory, 65-66.

¹⁸ William Bushong, *Historic Resource Study*, Rock Creek Park, District of Columbia (Washington, DC: National Park Service, August 1990), 29-30.

¹⁹ Cultural Landscapes Inventory, 66.

²⁰ Louise Berg Group, Inc., "Bold, Rocky, and Picturesque: Archeological Identification and Evaluation Study of Rock Creek Park," volume II, prepared for the National Capital Region, National Park Service, (August 2008), 183.

²¹ Berger, 224 and 228.

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INVENTORY

NAME	DATE	TYPE	CONTRIBUTING/ NON-CONTRIBUTING
Peirce-Klinge Mansion	1823 (additions in 1843 and 1866-1869)	Building	Contributing
Utility Shed	circa 1826	Building	Contributing
Potting Shed	circa 1826	Structure	Contributing
Carriage House	circa 1826	Building	Contributing
Landscape Design with Circulation System	1823-1933 (alterations in 1933-1936)	Site	Contributing
Greenhouse Site	circa 1826	Site	Contributing
Trough	pre-1934	Object	Contributing

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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)

Property is:

- 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

ARCHEOLOGY: Historic Non-Aboriginal

LANDSCAPE ARCHITECTURE

CONSERVATION (original AOS)

COMMERCE

OTHER:HORTICULTURE

Period of Significance

1823-1933

Significant Dates

1823

1869

1890

1933

Significant Person

(Complete only if Criterion B is marked above)

Peirce, Joshua

Cultural Affiliation

N/A

Architect/Builder

Peirce, Joshua

Period of Significance (justification)

The period of significance for Linnaean Hill is 1823 to 1933. The 1823 date signifies the gifting of the property by Isaac Peirce to his son, Joshua Peirce, and the construction that same year of the Peirce-Klinge Mansion. The 1933 date reflects the renovation of the mansion for occupancy by C. Marshall Finnan, the superintendent for the National Capital Parks who oversaw the rehabilitation of the property to inappropriately illustrate a Colonial Revival-style landscape design.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

Linnaean Hill, which is located within Rock Creek Park, is one of the most intact nineteenth-century country estates set along Rock Creek in what had historically been Washington County, now Northwest Washington, D.C. The centerpiece of this historic property is the Peirce-Klingling Mansion, an imposing granite dwelling that is a vernacular interpretation of the Federal style. The mansion, which was built in 1823, and the contemporaneous carriage house, trough, utility shed, and potting shed, as well as other horticultural-related buildings that are no longer extant, were presumably designed and constructed under the direction of property owner Joshua Peirce. The first horticulturalist to operate a general nursery in the District of Columbia, Peirce established himself by collecting native plants, purchasing seeds from respected wholesalers, and using innovative propagating and grafting techniques. Peirce was greatly influenced by the philosophies espoused in the early nineteenth century by Andrew Jackson Downing and Alexander Jackson Davis in his design and placement of the buildings and landscape features at Linnaean Hill. The bucolic property is believed to have originally presented an early formal neoclassical garden design that was altered by Peirce into a picturesque landscape after the primary activities of the nursery were relocated. Remnants of these notable landscape designs, perpetuated by Peirce's grandnephew and namesake, Joshua Peirce Klingling, remain in part at Linnaean Hill alongside the Colonial Revival-style landscape implemented misguidedly in the 1930s. A part of Rock Creek Park since 1890 and under the direction of the National Park Service since 1933, Linnaean Hill possesses a distinct character that cannot be found elsewhere within Rock Creek or Washington, D.C. The buildings, structures, historic circulation systems, materials and organization all contribute to the historic horticultural and picturesque-designed landscapes associated with Joshua Peirce and his Linnaean Hill Nursery. Locally significant, Linnaean Hill is eligible under Criteria A, B, C, and D with a period of significance extending from 1823 to 1933.

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

Linnaean Hill is eligible for listing in the National Register of Historic Places under Criteria A, B, C, and D and is significant in the areas of **Architecture, Landscape Architecture, Archeology (Historic, Non-Aboriginal), Commerce, Horticulture, and Conservation.**

Linnaean Hill is significant in the area of **Architecture (under Criterion C)** for the Peirce-Klingling Mansion, carriage house, trough, utility shed, and potting shed. The centerpiece of Linnaean Hill is the Peirce-Klingling Mansion, an imposing granite structure that is a vernacular interpretation of the Federal style. Presumably designed under the direction of Joshua Peirce, the two-and-a-half-story mansion was constructed in 1823 and presents many of the character-defining features of high-style architecture. Yet, the coupling of the basic I-house form, use of granite native to the area as the construction material, and modest ornamental detailing are common of vernacular buildings like this country house. The north façade was enhanced by the addition of a two-story projecting pavilion sometime between 1866 and 1869. Drawing attention to the main entry, the pavilion is a vernacular interpretation of the Gothic Revival style and is presumed to have been influenced by the architectural philosophy espoused by Andrew Jackson Downing in his influential book, *Cottage Residences*

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(1842). Also reflective of the Gothic Revival style is the highly ornate, cast-iron porch on the south façade. Also added sometime between 1866 and 1869, the porch presents the first story as a *piano nobile*, providing access from the main floor of the dwelling to the primary horticultural buildings of Linnaean Hill. The main block of the mansion was enlarged in 1843 by the construction of a one-story wing on the west (side) elevation. The wing manifests the evolving emphasis on the picturesque Peirce strove for in the mid-nineteenth century. Although not a proper example of the Greek Revival style, the vernacular wing bears the mantle of classicism with its temple form, ornate pedimented entablature with enclosed tympanum, and elaborate interior detailing, being the most ornate room in the house. The associated carriage house and two horticultural sheds are dressed more for functionality; yet, these buildings respect the landscape by being banked into the sloping topography, constructed of granite, and finished with little stylistic ornamentation.

Linnaean Hill, which is located within Rock Creek Park, is one of the most intact country estates set along Rock Creek in what had historically been Washington County (now Northwest Washington, D.C.) and is therefore eligible for listing in the National Register under **Landscape Architecture (under Criterion C)**. Originally a bucolic setting of 82 acres, Linnaean Hill is composed of 31.82 acres at the crest of a terraced bluff created by a large bow in Rock Creek. The creek runs along the eastern perimeter of the property. The property is significant as an early-nineteenth-century horticultural nursery and country estate, and as a mid- to late-nineteenth-century picturesque landscape, both created by Joshua Peirce and the latter perpetuated by Joshua P. Klinge. Linnaean Hill retains the primary features such as the major buildings, vehicular (carriage) circulation, some vegetation, and the south terrace, to define its nineteenth-century location and setting as chosen and thoughtfully altered by Peirce. Although the horticultural landscape has been degraded by changes in land use functions and patterns, removal of historic buildings and structures, and a lack of extensive historic vegetation, some of these changes were undertaken directly by Peirce as he relegated the horticultural activities of the Linnaean Hill Nursery to Square 207 in the city of Washington. The picturesque landscape, which was also created by Peirce and maintained by his nephew, has been compromised by the lack of existing historic vegetation and the obstruction of historic views by invasive and overgrown vegetation. Yet, elements of both these eras are still evident in the landscape, including the circulation design, terracing, and location of some vegetation. Nearly all of the nineteenth-century plant growth is no longer extant; however remnant species exist to suggest previous design intent and land use. Most significantly, Linnaean Hill possesses a distinct character than cannot be found elsewhere within Rock Creek Park or Washington, D.C. The buildings, structures, historic circulation systems, materials and organization all contribute to the historic horticultural and picturesque designed landscape associated with the Peirce Nursery.

Significance for **Archeology (under Criterion D)**, Linnaean Hill has the potential to yield information related to the 1790-1822 buildings razed to allow for the construction of the Peirce-Klinge Mansion. Historians speculate that the terraced landscape on the south-facing slope of Linnaean Hill may have been part of an early formal neoclassical garden design implemented by Joshua Peirce soon after he acquired the property. A commercial nursery, the property had numerous horticultural-related outbuildings including the circa 1826 greenhouse (abandoned/deteriorated by 1906 and gone by the 1930s). The acreage of Linnaean Hill has been notably reduced, thus compromising the association of information from the sites of such buildings as the barn and gatehouse (both no longer extant); however, the uses and construction periods of two outbuildings on the north side of the mansion, as noted on the 1856-1859 Boschke Map, has not been determined. Additionally, Peirce, like his father who owned the land before him, was known to have been a slave owner; archeology may to reveal some aspects their indenture at Linnaean Hill, possibly including the location of slave quarters, although this is highly speculative. Because the landscape has been altered by the 1930s Colonial Revival-style

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redesign and the successional forest and vegetation growths, the circulation system of Linnaean Hill should be examined to determine if it yields information of the relationship Joshua Peirce maintained with the topography of Rock Creek valley and/or the ever-evolving design fashions of the nineteenth century that he appears to have studied and implemented. Thus, Linnaean Hill has the potential to offer insight into the function and layout of a general nursery set within designed landscape in the first half of the nineteenth century and the workings of a picturesque country estate of the mid- to late nineteenth century.

As a commercial nursery with orchards and gardens, the property is significant for **Commerce (under Criterion A)** and **Horticulture (under Criterion B)**. Linnaean Hill was used throughout the nineteenth century as a commercial nursery by Isaac and Joshua Peirce. As one of the area's first horticulturalists, Joshua Peirce would establish the first general nursery in the District of Columbia at Linnaean Hill. The young horticulturist established his reputation by collecting native plants, by purchasing seeds from respected wholesalers, by employing innovative propagating and grafting techniques, and by establishing regular correspondence with such noted botanists as William Prince of Long Island, New York. As a general gardener, Peirce's national reputation was enhanced by his expertise with camellias, a rare flower at the time. In 1824, Peirce published a catalogue that advertised his large selection of fruit trees, which included tropical species such as oranges and lemons raised in his greenhouse at Linnaean Hill. The catalogue also provided essays on planting and cultivation as well as horticultural advice, which was designed to encourage sales. By 1825, he had agents in downtown Washington, Philadelphia, Baltimore, Fredericktown, Rockville, and Leesburg accepting orders from his catalogue of plant specimens and seeds. In addition to Linnaean Hill, Peirce owned a number of lots (totaling about 54 acres at one time) in the District of Columbia along Boundary Street (now Florida Avenue), including Square 207 bounded by R, S, 14th and 15th Streets, N.W., upon which he raised nursery stock. Joshua Peirce's legacy as the first horticulturalist to operate a general nursery in the District of Columbia can be seen throughout Washington, D.C. today, including at Congressional Cemetery and the ground of the United States Capitol.

As stated in the previous National Register nomination, the Peirce-Klinge Mansion is recognized for its significance for **Conservation (under Criterion A)**. Located in Rock Creek Park, which is part of the National Park Service, Linnaean Hill

Developmental history/additional historic context information (if appropriate)

The Isaac Peirce Estate

Linnaean Hill, the 82-acre country estate belonging to Joshua Peirce, was once part of a larger tract of land owned by Isaac Peirce (1756-1841), the patriarch of the prominent Peirce family.²² A native of Chester County, Pennsylvania, Isaac Peirce married Elizabeth "Betsy" Cloud, the daughter of a Georgetown miller, in 1779 and moved to Washington, D.C. sometime before 1790. Peirce, who was a Quaker, followed his father-in-law into the milling business. In 1794, he acquired a 150-acre parcel of land called "The Gift" from real estate speculator William Deakins, Jr., who had purchased the land in 1792 along with Uriah Forrest and Benjamin Stoddert from Ninian Beall. In addition to The Gift, which encompassed a house and farm, Peirce purchased an adjacent ten-acre parcel that contained a grist mill. The mill, which he replaced in 1829 with the building now known as

²² The Peirces were cousins to Jacob and Samuel Peirce, who created the arboretum that later became Longwood Gardens in Pennsylvania; see Steve Dryden, *Peirce Mill: Two Hundred Years in the Nation's Capital*, (Washington, DC: Bugamot, 2009), 27.

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Peirce Mill, became the center of the family's agricultural-industrial complex that by the 1850s included a springhouse, a potato house, a cow barn, a saw mill, a carriage house, a miller's house, and a distillery.²³

From his initial 150-acre tract, Isaac Peirce expanded his landholdings to encompass more than 1,200 acres in northwest Washington by the time of his death in 1841. In addition to the milling complex, the enterprising Peirce operated a commercial nursery on portions of his estate. In 1805, Uriah Forrest ordered nearly 700 thorn bushes from Isaac Peirce and Thomas Main (who had a nursery at Little Falls in Maryland). These were planted as replacements for livestock barriers and fences at Rosedale, a country estate and self-sufficient farm located in what is now the Cleveland Park neighborhood. Peirce is also known to have supplied Rosedale with hay, barley, flaxseed, and other grains.²⁴ With the growth of his nursery by 1814, Peirce placed advertisements in the *Daily National Intelligencer* announcing the sale of 20,000 fruit trees:

On moderate terms, at the Nursery of the subscriber on Rock Creek, three miles from Georgetown, 20,000 ENGRAFTED APPLE trees of different sizes, consisting of nearly one hundred kinds, selected from some of the best orchards in Pennsylvania, Maryland and Virginia.²⁵

An advertisement from 1818 reveals that in addition to apple trees, Peirce grew "American Hedging" and "Evergreen Thorn Plants" at the nursery.²⁶ Historic documentation presents Peirce as one of three men simultaneously operating nurseries in the Washington metropolitan area. Ironically these nurseries were located on neighboring tracts of land along Rock Creek.²⁷ John Adlum, owner of The Vineyard (1810, demolished), was the "first acknowledged horticulturalist in the District of Columbia." Although his work was pioneering, Adlum was a viticulturalist and did not maintain a general nursery like Peirce but rather specialized in the growing of grapes and making of wine at The Vineyard (southeast corner of Connecticut Avenue and Klinge Road).²⁸ Thomas McGrath was a noted gardener, advertising that he had shade trees, flowers, and poplar trees for sale.²⁹

Isaac and Betsy Peirce had nine children. The eldest, Abner C. Peirce (1785-1851), inherited the family farmstead. But Peirce also provided generously for his youngest son, Joshua Peirce (1795-1869). On October 10, 1823, the elder Peirce deeded 82 acres of land south and east of his own dwelling along Rock Creek to his son in consideration "for natural love and affection."³⁰ Joshua Peirce was born in 1795 in Pennsylvania, and was educated in Philadelphia and Rockville, Maryland. He married Susan Ann Coates, the daughter of a Philadelphia bank cashier, in 1861.³¹ His grandnephew, Louis P. Shoemaker, later described Joshua Peirce "as being below medium height and stout."³²

²³ Bushong, 25-27.

²⁴ Cultural Landscapes Inventory, 17.

²⁵ "For Sale," *Daily National Intelligencer*, 14 December 1814, 1.

²⁶ "Fruit Trees," *Daily National Intelligencer*, 7 March 1818, 1.

²⁷ Cultural Landscapes Inventory, 17 and 23.

²⁸ Saul, 39.

²⁹ Cultural Landscapes Inventory, 17; The location of McGrath's nursery and/or property has not been identified and is presumed to no longer be extant.

³⁰ John Clagett Proctor, *Proctor's Washington and Environs* (Washington, DC: Written for the *Sunday Star*, 1949), 245-246.

³¹ Bushong, 30.

³² Saul, 48.

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Lee Rig, as Joshua Peirce's estate was originally known, was centered on a hilltop overlooking a meander in Rock Creek. From the top of the hill, the land receded into the stream valley, dropping precipitously to the north, east, and south. This valley marked the approximate boundary of the 'Fall Line' between two geomorphic regions: the Uplands Section of the Piedmont to the west and the Coastal Plain to the east. The Uplands consisted of ancient metamorphic and igneous rocks; the Coastal Plain region was composed of younger sands, clays, and gravels. The geologic convergence resulted in the picturesque gorges, steep ravines, and rocky stream beds that now characterize the wooded Rock Creek valley. The knoll at Lee Rig promised exceptional vistas of this scenic terrain, provided a seat for Peirce's country estate, and would serve as an organizing feature of his expansive grounds.³³ The deed of transfer described the 82-acre tract as "beginning at the mouth of Piney Branch, and running north."³⁴

Linnaean Hill: Country Estate

Soon after obtaining the property from his father in 1823, Joshua Peirce built his country mansion on a sloping area atop Lee Rig. The date of construction is carved on a granite quoin set in the north façade of the structure.³⁵ As originally constructed by Peirce, the mansion is a vernacular, two-and-one-half-story I-house that exhibits assorted elements traditional to the Federal style, the dominant architectural expression in the United States in the first decades of the nineteenth century. The composition, form, and siting of Peirce's mansion took advantage of the natural beauty of its location, responding to the landscape of Rock Creek valley rather than altering it. The mansion was intentionally designed with two primary elevations, thus allowing the north façade to face towards the ravine conveying Rock Creek downstream, while the south façade overlooked the estate's extensive nursery and agricultural operations with a limited vista towards Georgetown and the Potomac River. The interior arrangement of the Peirce-Klinge Mansion, as the building is now known, indicates that the north façade held the main entry, but the nearly identical south façade—a key attribute of the Federal style—suggests that Peirce gave equal value to the bucolic views of Rock Creek and those of gardens, fields, and his horticultural endeavors.

According to his correspondences, when Peirce acquired the property from his father, he had "...for sometime past been engaged in the nursery business in this place...."³⁶ This statement suggests Peirce had learned the gardening trade on his father's estate, and would benefit as he began his business from the reputation Isaac Peirce had gained as one of the area's first horticulturalists. Within a year of acquiring the property, Joshua Peirce would establish the first general nursery in the District of Columbia on Lee Rig, which he renamed Linnaean Hill in honor of the famous Swedish botanist Karl von Linnaeus.³⁷ The name honoring the father of modern taxonomy (science of classifying plants) served to advertise Peirce's horticultural business.

The evolving emphasis on the picturesque aspects of Linnaean Hill was manifest by a few additions to the Peirce-Klinge Mansion in the mid-nineteenth century. In 1843, Joshua Peirce expanded his mansion with a one-story addition on the west (side) elevation of the main building. This addition employed granite construction

³³ Gail Spilsbury, *Rock Creek Park* (Baltimore, MD: The Johns Hopkins University Press, 2003), 1-3.

³⁴ Saul, 47.

³⁵ It is possible that the mansion was erected on the site of a wood-frame dwelling that served the Peirce family during the first quarter of the nineteenth century. No longer extant, this house and any associated outbuildings would have dated from 1790 to about 1822. See Cultural Landscapes Inventory for Linnaean Hill, Rock Creek Park, 64.

³⁶ The letter from Joshua Peirce to W. R. Prince is cited in the National Park Service-Linnaean Hill, Rock Creek Park, Cultural Landscapes Inventory, 18.

³⁷ Saul, 47.

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similar to the main block of the mansion and featured a pedimented gable with molded entablature characteristic of the then-popular Greek Revival style. Accepted as a National style that promoted democracy, the Greek Revival was dominant in American domestic architecture from about 1830 to 1850. The Greek Revival style became widely accepted, especially for public buildings such as the United States Treasury (1836, Robert Mills), a building Peirce would have been familiar with because of its location in Washington, D.C. The addition to the Peirce-Klingel Mansion is a vernacular interpretation of the Greek Revival style. It bears the mantle of classicism with its temple form, ornate pedimented entablature with enclosed tympanum, and elaborate interior detailing. The addition acts as a side wing. As architectural historians Virginia and Lee McAlester recount in *A Field Guide to American Houses*, a single side wing as seen at the Peirce-Klingel House was more common than two wings (one on each side elevation) for Greek Revival-style houses. Further, the typical Greek Revival-style wing was typically lower than the more dominant main block, and clearly read as an extension with a specific interior use.³⁸ Ever mindful of the landscape, Peirce had the wing addition illuminated by jib doors replete with balconies on both the north and south facades that allowed unobstructed views of the expansive vistas of the estate. The use of the single room during the tenure of Joshua Peirce is not known for certain, but, the high-style classical detailing on the interior of the addition—which is the most ornate in the mansion—suggests it was used as a dining room.³⁹ The full-height jib doors offered the family, and of course any visiting guests, excellent views of the picturesque landscape and the growing nursery.

Between 1866 and 1869, Peirce enhanced the entrance on the north façade by the construction of a two-story pavilion with an arched entryway. The addition and design of the projecting pavilion may have been influenced by the design philosophy of Andrew Jackson Downing (1815-1852). In his influential 1842 book *Cottage Residences*, Downing contended that “the entrance door, even in the humblest cottage, should always be a conspicuous feature in its front....”⁴⁰ Peirce’s new entry pavilion, while modest in design and utilizing granite in order to match with the original main block, clearly signaled the location of the primary entry—something the original design had not promoted. Downing rejected the Greek Revival style in favor of the Romantic “Rural Gothic” or Italianate styles, contending “their outlines are highly picturesque and harmonious with nature.”⁴¹ Downing’s writings and work in Washington, D.C. seem to have been apparent to Peirce when he designed, or oversaw the design of, the projecting pavilion. The addition is illustrative of the then-fashionable Gothic Revival style, an architectural expression that began in England and ultimately spread to the United States a century later. Alexander Jackson Davis (1803-1892) is credited as the first American architect to champion Gothic domestic buildings. A protégée of Downing’s, Davis published Gothic examples that provided, for the first time, three-dimensional views and floor plans. The style was, as the McAlesters proclaim, seldom applied to urban houses because the writings of Davis and Downing “stressed its suitability as a *rural style*, compatible with the natural landscape.”⁴² As a professional horticulturalist, Peirce would have been keenly aware of Downing, and thus possibly of Davis. His clear appreciation for architecture, especially fashionable expressions as the, albeit vernacular, Federal-style mansion with its Greek Revival-style wing and Gothic Revival-style pavilion attest, most likely lead him to Davis’s nationally acclaimed 1837 book, *Rural Residence*.

Simultaneously, Peirce oversaw construction of a Gothic Revival-style porch on the south façade, which was clearly viewed by the horticulturalist as a primary elevation because it overlooked the sheds and greenhouse,

³⁸ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York, NY: Alfred A. Knopf, 1985), 180.

³⁹ A straight-flight stair once led from the first floor of the addition to the basement, with easy access to the kitchen in the main block.

⁴⁰ Downing, 14-23.

⁴¹ Andrew Jackson Downing, *Cottage Residences* (New York, NY: Dover Publications, Inc., 1981), 14-23.

⁴² McAlester, 200.

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while providing an unobstructed vista beyond to the Potomac River. The highly stylized porch provides access to the *piano nobile*, the mansion's first-story entry and center hall. Again, the design may have been inspired by Downing. In *Cottage Residences*, Downing provided his readers with sketches of model cottages with Rural Gothic features including covered porches or verandas and turrets with steeply pitched rooflines. Peirce's porch responded to Downing's contention that "the porch, the veranda, or the piazza, are highly characteristic features, and no dwelling-house can be considered complete without one or more of them."⁴³

In addition to enhancing the mansion, the pavilion and porch, like the 1843 wing addition, emphasized the vistas of the picturesque Rock Creek valley and the naturalistic groupings of plants that Peirce located on the north slope of Linnaean Hill. Contemporaneous to the construction of the pavilion on the north façade, Peirce reconfigured the single-loop circular drive that previously encompassed the mansion, passing between the rear of the structure and the sheds with greenhouse, as depicted in the 1856-1859 Boschke Map. The new figure-eight configuration shown in the 1866 Michler Map highlighted the approach to the entry pavilion on the north façade. The reconfiguration of the drive to circle the mansion and the construction of the stylized porch transformed the area underneath, creating a more informal outdoor work space and service area.⁴⁴

While the Peirce-Klinge Mansion is the centerpiece, especially as it is viewed today, Linnaean Hill featured several outbuildings constructed under the premeditated guidance of Joshua Peirce. Those buildings that still remain were chiefly devoted to Peirce's horticultural enterprise. A pair of nearly identical stone sheds built into the bank of the upper terrace framed the formal vista of the grounds to the south. Based on their granite construction that mimics that of the mansion, the sheds are thought to have been built circa 1826. Known now as the utility shed and the potting shed, most likely because of their later use, the dependencies are presumed to have been used by Peirce as seed sheds. The southern buttresses of the sheds formed part of a stone retaining wall that spanned the terrace and linked the symmetrical buildings. Simultaneously, in 1826, Peirce oversaw construction of a greenhouse along the retaining wall, joining the sheds and greenhouse as a single unit to serve the functional needs of his nursery.⁴⁵

Extant Country Estates along Rock Creek valley

Linnaean Hill was by no means the only country estate situated in Washington County along the Rock Creek valley in the early nineteenth century. The lush, verdant land of the valley with its rolling hills, knolls, and meandering waterway provided an ideal private setting for country estates replete with large mansions surrounded by picturesque landscapes and natural vistas. Several contemporaneous country houses were constructed near Linnaean Hill, taking advantage of the natural setting just as Joshua Peirce did in 1823.

A few of these are extant, including Woodley (1801), The Highlands (1817-1827), and Holt House (circa 1818). Woodley, constructed for Philip Barton Key, was originally a two-and-a-half-story structure with one-story wings. It was set on a 250-acre parcel of land with an "enlarged view of the city and Potomac."⁴⁶ Serving as the summer residence of Presidents Martin Van Buren and Grover Cleveland, the house was enlarged circa 1892

⁴³ Downing, 14-23.

⁴⁴ Cultural Landscapes Inventory, 25.

⁴⁵ Cultural Landscapes Inventory, 19.

⁴⁶ Al Kilborne, *Woodley and Its Residents, Images of America*, (Charleston, SC: Arcadia Publishing, 2008), 14; "Woodly [sic] For Sale or Rent," Advertisement, *National Intelligencer*, 14 October 1818.

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with the addition of a third story on the main block and second stories on the wings.⁴⁷ Constructed for Joseph Nourse, The Highlands is a two-and-a-half-story, Federal-style stone structure, much like the Peirce-Klingling Mansion.⁴⁸ The 130-acre property remained in use as a farm until the early twentieth century, when the land was subdivided into smaller parcels in anticipation of residential development.⁴⁹ Holt House, originally set on roughly 14 acres along Rock Creek, is a high-style house with a one-story, “five-part, symmetrical design consisting of a central block flanked by hyphens connecting it to wings on the east and west.”⁵⁰

Although contemporaneous to these notable dwellings, the Peirce-Klingling Mansion was distinct from these other properties. Peirce’s mansion was not a high-style design, but rather more modest and smaller, presenting a vernacular interpretation of the Federal style. The design has not been attributed to an architect or builder; yet, Joshua Peirce is believed to have greatly contributed to the final plan in form, style, and materials. This thesis is based on his extensive knowledge of garden design and the affecting elements like architecture, changing fashions, and the natural topography. The construction of and subsequent changes to the Peirce-Klingling Mansion correlate with the ever-changing vogues of architectural style, beginning with the Federal and evolving to include the Greek Revival and Gothic Revival.

These houses, like the Peirce-Klingling Mansion, are no longer used as residences. In order to accommodate their adaptive use, they have been extensively altered, and in some cases, no longer appeared as country houses from the early nineteenth century. The Peirce-Klingling Mansion, however, remains substantially as it was during the tenure of Joshua Peirce. Moreover, unlike the other extant country estates that have significantly reduced their acreage and/or rural setting due to suburban encroachment, Linnaean Hill retains almost half of its original acreage; but what is most significant about the remaining acreage, is that the vistas created by Joshua Peirce are still evident and the property retains the feeling and ambiance of an early-nineteenth-century country estate. Consequently, Linnaean Hill with its Peirce-Klingling Mansion is the single property in the Rock Creek valley still able to convey its significance as an early-nineteenth-century country estate through its architecture and landscape.

Linnaean Hill: Horticultural Nursery

Joshua Peirce took after his entrepreneurial father and enjoyed immediate success in horticulture. Buoyed by such publications as *The American Gardener’s Calendar* (1806), which was the first authoritative source for American gardeners, Peirce embraced “ornamental planting, and fanciful rural designs which might naturally be expected from an intelligent, happy and independent people....”⁵¹ In *American Gardens of the Nineteenth Century*, Ann Leighton wrote of this period,

⁴⁷ The Woodley Society, “Timeline,” <http://www.woodleysociety.org/>; Maret School, “History,” http://www.maret.org/about_us/history/index.aspx.

⁴⁸ Nancy C. Taylor, “The Highlands,” National Register of Historic Places Inventory – Nomination Form (Washington, DC: 1971); Pauline Van Norman Rice, “Zartman House,” (Washington, DC: Sidwell Friends School, January 1982), <http://www.sidwell.edu/documents/zartman/rice.pdf>.

⁴⁹ Taylor, “The Highlands,” National Register of Historic Places Inventory – Nomination Form.

⁵⁰ The house is believed to have been constructed by Roger Johnson for his son, George Johnson. The younger Johnson and his family lived on the property from 1809 to 1818. The first specific reference to a house on the property occurred in 1831 in Roger Johnson’s will. “Land Transfer Deed Timeline for the Holt House, Columbia Mills and Union Benevolent Association Cemetery,” and “Holt House: Structural Alterations,” from Smithsonian Institution, “Holt House and Surrounding Properties: A Documented History, Research, Reports, Maps, Photographs, and Illustrations,” (Washington, DC: Smithsonian Institution, Architectural history and Historic Preservation, n.d.), <http://www.si.edu/oahp/holthous/start.htm>.

⁵¹ Ann Leighton, *American Gardens of the Nineteenth Century* (Amherst, MA: University of Massachusetts Press, 1987), 68-69.

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...there was a crowding of knowledgeable men eager to share their experiences and sell their plants.... Some came from abroad, others descended from early settlers who had come by their local knowledge the hard way. Some founded families who carried on their work on the original sites. They were competent, sincere, friendly, and able to back their advice with living plants and trees.... This was just as well, as the possible market was enormous.⁵²

Leighton could have been describing Joshua Peirce. Early in his career, the young horticulturist established his reputation by collecting native plants, purchasing seeds from respected wholesalers, and by employing innovative propagating and grafting techniques. Peirce established relationships with notable nurserymen in the Mid-Atlantic States, namely William Prince, with whom he swapped seeds for plants. In 1833, Peirce was a founding member of the short-lived Columbia Horticultural Society. He was also a member of the American Pomological Society—an organization established in 1848 to foster the science and practice of fruit growing. As a general gardener, Peirce's national reputation was enhanced by his expertise with camellias, a rare flower at the time.⁵³ Louis P. Shoemaker states that Peirce cultivated the camellia "in great variety and quantity," describing how the "large conservatories [greenhouse], built of stone, yet standing near the residence on the south side of the hill toward the city, have been crowded with bushes densely covered with the bloom of this conspicuously beautiful flower," which was an essential element to the artistic treatment of the property in Peirce's mind.⁵⁴ In addition to his nursery- and landscape-related ventures, Peirce took on a "largely unheralded role in the governance of Washington County."⁵⁵ For about ten years, he served on the county's Levy Court, and acted as jurist for several criminal trials. His duties included a ceremonial visit to President James K. Polk in 1845.

In developing the family's general nursery into a regional commercial enterprise, Peirce was in the vanguard of the horticulture industry in America. His correspondence with William Prince, who owned a large botanic garden and nursery on Long Island in New York, provides some insight into the plants Peirce was cultivating. In his letter of introduction, Peirce declared he "wished to add to my establishment a supply of ornamental evergreens...."⁵⁶ A subsequent order included a variety of woody trees and shrubs, many of a noteworthy quality and characteristic bloom. Among these were white flowering horse chestnut, silverbell, laburnum, lindens, magnolia, Frankliniana, kalmia, peony, and several types of roses. For the grounds of Linnaean Hill, Peirce ordered "1 Black Spruce Fir 4 feet high to match one in my own grounds."⁵⁷ The relationship was reciprocal as Prince, in turn, requested the seeds of native trees as well as shrubs, such as paw paw, and plants, including yellow cypripediums (lady's slipper) and trillium. In *Peirce Mill: Two Hundred Years in the Nation's Capital*, author Steven Dryden explains that "Peirce also sold two of North American's more noxious imports, English ivy and multiflora rose. They were seen in those days as a pleasing ornamental vine and useful hedging plant,

⁵² Leighton, 67.

⁵³ Cultural Landscapes Inventory, 20-24.

⁵⁴ Louis Shoemaker, "Historic Rock Creek," *Records of the Columbia Historical Society*, vol. 12 (Washington, DC: Columbia Historical Society, 1909), 46.

⁵⁵ Dryden, 31.

⁵⁶ Cultural Landscapes Inventory, 20.

⁵⁷ Cultural Landscapes Inventory, 21.

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respectively.”⁵⁸ The Cultural Landscapes Inventory for Linnaean Hill contends that Joshua Peirce attempted to emulate the success of William Prince’s nursery, which was named Linnaean Botanic Garden and Nurseries.⁵⁹

In 1824, Peirce published a catalogue that advertised his large selection of fruit trees as well as Balm of Gilead, white pine, Norway spruce, firs (red, black, and white), and hemlock, all standing 12 to 18 inches in height. He offered “deciduous trees, which were listed as ‘ornamental forest trees,’ ornamental flowering shrubs, grapes, green house [*sic*] trees and plants, and rose bushes.”⁶⁰ The catalogue also provided essays on planting and cultivation as well as horticultural advice, which was designed to encourage sales. As the Cultural Landscapes Inventory records, “to promote purchases of deciduous trees, Peirce suggested that they might be purchased for streets and lawns. To encourage orders for vines and creepers, he suggested walls and arbors. To highlight his listing for gooseberries, Peirce noted that his were from a reputable New York nursery.... Locally, Peirce’s catalogue was distributed from the store of prominent Georgetown merchant, Edward Linthicum.”⁶¹ By 1825, he had agents in downtown Washington, Philadelphia, Baltimore, Fredericktown, Rockville, and Leesburg accepting orders from his catalogue of plant specimens and seeds.⁶²

In an advertisement in the March 7, 1825 edition of the *Daily National Intelligencer*, he thanked the citizens of the District of Columbia for “the patronage his establishment has already received” and listed the wide variety of plants and trees that he had available for sale,

He has now on hand a choice collection of Fruit Trees, consisting of Apple, Peach, Pear, Nectarine, Apricot, Plum, and Cherry Trees; with a variety of Garden Fruit such as Currant, Gooseberry, and Raspberry Bushes, etc. A large collection of Evergreen and other Ornamental Forest Trees, among which are European and American Balm of Gilead, Fir, White or Weymouth Pine; Norway, Black, Red and Hemlock Spruce Fir; Juniper and Arbor Vitae, Larch, Linden, Sugar Maple, Locust, Button Wood, Lombardy, Athenian, and Tulip Poplar Trees; with a variety of others, suitable for streets and lawns; Grapes native and foreign, Vines and Creepers for walls and arbors; Ornamental Flowering Shrubs, Rose Bushes; Green House [*sic*] Trees and Plants, Bulbous-rooted and other hardy Plants.

Also a large quantity of the Pyracantha, or Evergreen Thorn, and Main’s American Hedging Thorn, which will be sold at reduced process to person disposed to plant largely.⁶³

Peirce was widely recognized for his talents in fruit cultivation, which included tropical species such as oranges and lemons raised in his greenhouse at Linnaean Hill. In his catalogue, he suggested that “plots of peach trees be interplanted with corn, potatoes, and other vegetables to achieve a larger, better yield.” It is further noted in *Peirce Mill: Two Hundred Years in the Nation’s Capital*, that Peirce failed to provide consumers with the “best fruit for making brandy, though reputedly the Peirces made fine liquor at their own distillery.”⁶⁴

⁵⁸ Dryden, 28.

⁵⁹ Cultural Landscapes Inventory, 20.

⁶⁰ Cultural Landscapes Inventory, 21.

⁶¹ Cultural Landscapes Inventory, 21.

⁶² Bushong, 31.

⁶³ Saul, 49-50.

⁶⁴ Dryden, 30.

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In addition to Linnaean Hill, Peirce owned a number of lots (totaling about 54 acres at one time) in the District of Columbia along Boundary Street (now Florida Avenue), including Square 207 bounded by R, S, 14th and 15th Streets, N.W., upon which he raised nursery stock.⁶⁵ In 1831, Peirce laid out one of the District's first overland routes across Rock Creek to connect his country estate at Linnaean Hill to his nurseries within the Federal City to the east. Peirce's Road, shown on mid-nineteenth-century maps as Peirce Mill Road and now known as Klinge Road, crossed a ford in the stream at the approximate site of the present-day Porter Street Bridge and continued east to the city of Washington via Pierce Mill Road. This was the "second east-and-west highway beyond the city limits, Woodley Road being the first."⁶⁶

By meeting the local demand for trees, shrubs, and flowers to improve residential lots and public grounds in the developing city, Peirce made a small fortune from his nursery. The 1850 federal census valued his property at \$15,000; its worth increased to \$90,000 in 1860. After his death in 1869, his total real estate holdings were valued at more than \$150,000 and his inventory of possessions totaled more than \$23,000.⁶⁷ In addition to the nursery, Joshua Peirce operated a small farmstead at Linnaean Hill. The agricultural census in 1860 recorded six horses, two mules, four milk cows, four oxen, and nine pigs. He also produced rye, corn, oats, beans, potatoes, butter, honey, and wine. Both the nursery and the farmstead relied on slave labor; censuses from 1830 to 1860 recorded as many as thirteen enslaved persons residing at Linnaean Hill.⁶⁸

Joshua Peirce's legacy as the first horticulturalist to operate a general nursery in the District of Columbia can be seen throughout Washington, D.C. today. Advertising in the *Daily National Intelligencer* and issuing catalogues for trees and seeds, Peirce is believed by some to have provided botanical specimens for many of the most prominent properties in the nation's capital, including the grounds of the White House and U.S. Capitol, and "many of the city's other government parks and reservations."⁶⁹ However, the statements that Peirce supplied trees and shrubs to these public landscapes have not yet been substantiated. Indeed, as the Cultural Landscapes Inventory for Linnaean Hill states, Peirce commented in 1826, "that the beautification was a gradual process, that most of the trees came from the forest, with the exception of some firs from Maine, but that little had come from nurseries. 'I have had small orders but nothing that could not be got in the woods.'"⁷⁰ Yet, a receipt dated May 1, 1829 documents the sale of 39 Chinese Arbor Vitae and 25 tree box to be at the "Capitol square" between Joshua Peirce of the "Nursery at Linnean Hill near Washington" and the Commissioner of Public Buildings.⁷¹ Another receipt from 1833 records the sale by Peirce of "furnishings and plantings" for "Congressional Burying Grounds."⁷²

⁶⁵ Saul, 47; Square 207, reflecting the urban landscape of the Federal City, was predominately improved in the late nineteenth and early twentieth centuries with rowhouses and supporting buildings like stables and garages. The oldest extant buildings on this square date from the early 1870s. Thus there is little open space and no extant indication of Peirce's tenure on the property, save the hospital buildings erected after his death as specified by his last will and testament.

⁶⁶ Bessie Wilmarth Gahn, "Major John Adlum of Rock Creek," *Records of the Columbia Historical Society*, vol. 39, (Washington, DC: Columbia Historical Society, 1938), 132-133.

⁶⁷ Cultural Landscapes Inventory, 20-24.

⁶⁸ Bushong, 31; The location of the quarters for slaves has not yet been determined and may have been on land subdivided from the current intact acreage of Linnaean Hill.

⁶⁹ Bushong, 31.

⁷⁰ Cultural Landscapes Inventory, 21.

⁷¹ Voucher unnumbered, "Nursery at Linnean Hill near Washington," Abstract of Disbursements A, Account No. 66137, National Archives Microfilm Publications, M235, roll 819.

⁷² Voucher No. 21, Abstract of Disbursements for the Capitol, Account No. 55,969, National Archives Microfilm Publications, M235, roll 594.

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Linnaean Hill: Landscape Design

While Joshua Peirce's contribution to the public landscaping of the Federal City may not be fully understood, his "picturesque home and the surrounding landscape...are witnesses to his artistic temperament. Upon the old nursery, and in the vicinity thereof, are still many evergreen and deciduous trees that were planted by him. The old driveway to the house has sugar maples along the same; and there are to be seen white pines, Norway spruces, silver maples, silver firs, and box...."⁷³ Author Steve Dryden recounts the views of Perry Wheelock of the National Park Service, who "saw the influence of American landscape architect Andrew Jackson Downing in the way Peirce 'embellished the hilly landscape at Linnaean Hill with picturesque trees and shrubs and created an elaborate system of circular drives and paths.' The result was to downplay its character as a nursery, and to transform the 'natural setting above Rock Creek into a private park.' The area became known as 'Peirce's pleasure gardens.'"⁷⁴

An essay written by Peirce narrates his "affection for the natural world, and more specifically, the Piedmont woodlands in which he lived:"

The falls of Rock Creek—whoever heard of the falls of Rock Creek? At the distance of about four miles from the city and within the limits of the District lie these beautiful, wide and romantic falls, unknown and unfrequented, in a deep glen, surrounded by lofty hills on either side, covered with a thick and almost impenetrable forest, as yet undefiled by the woodman's ax. Here this beautiful stream, shut out, as it seems, from the rest of the world, and apparently as yet undiscovered, in the short space of half a mile is dashed over continuous rapids of about one hundred feet.⁷⁵

Little is known of the layout and design of Peirce's estate prior to 1856-1859 when it was first recorded on Albert Boschke's *Topographic Map of the District of Columbia*; it is known that his designed landscape with its nursery was carefully integrated into the natural topography of Rock Creek. Historians speculate that the terraced landscape on the south-facing slope of Linnaean Hill may have been part of an early formal neoclassical garden design.⁷⁶ In the early nineteenth century, American landscape design was still emerging from its English roots. A popular British landscape design manual published in 1770 by Thomas Whately entitled *Observation on Modern Gardening* summarized that the "business of a gardener" was "to show the advantages of the place upon which he is employed; to supply its defects, to correct its faults, and to improve its beauties." Another source was Bernard M'Mahon of Philadelphia, who published *The American Gardener's Calendar* in 1806. The first authoritative source for American horticulturalists, *Gardener's Calendar* encouraged the nascent nation to embrace "ornamental planting, and fanciful rural designs which might naturally be expected from an intelligent, happy and independent people...." The writings of Whately and M'Mahon likely influenced the initial aesthetic design of Linnaean Hill, which imparted sophistication on its uncultivated landscape. Peirce may also have taken cues from the design of other country estates, including the formal gardens at nearby Rosedale, the homestead of General Uriah Forrest and his wife, Rebecca. The terraced grounds at Rosedale were reputedly

⁷³ Saul, 48-49.

⁷⁴ Dryden, 30; see Perry Wheelock, "Linnaean Hill Cultural Landscapes Inventory," (Washington, D.C.: National Park Service, United States Department of Interior, 2003), Part 2a, 7-8.

⁷⁵ As published in Dryden, 29.

⁷⁶ Bushong, 160.

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designed circa 1793 by Pierre L'Enfant, the French-born architect and civil engineer who created the plan for the city of Washington.⁷⁷

By 1846, Peirce had shifted most of the nursery operations to his property on 14th Street, N.W., between R and S streets. With easy access provided by the now well-established Peirce Mill Road, the nursery housed “a stock of all the varieties of trees for the streets and lawns, of large growth...”⁷⁸ This allowed him greater freedom to design, and subsequently redesign, Linnaean Hill as the landscape fashion dictated. As the Cultural Landscapes Inventory recounts, the terms to describe Peirce's occupation in the census “also reflect the changing nature of his enterprise.”

In 1846 Peirce advertised that he was a “Nurseryman and Florist.” In the 1850 Census when he was 55 years old, Peirce was labeled a “Farmer and a Nurseryman,” while in the 1860 Census, Peirce, at 65, was referred to as a “Horticulturalist.” The difference in terminology may underscore the growing importance of the large scale nursery operation at the 14th Street property, its decline at Linnaean Hill, Peirce's “retirement” from and the nephew's [Joshua Peirce Klinge] growing involvement in the business operation.⁷⁹

The 1856-1859 Boschke Map and Nathaniel Michler's 1866 *Topographic Sketch of the vicinity of Rock Creek* offer the first depictions of the layout of Linnaean Hill. The maps indicate that Peirce cleared extensive fields surrounding the mansion. The clearings would have offered scenic views of Linnaean Hill's park-like gardens and Rock Creek valley, with vistas looking towards the city of Washington and Georgetown to the south. The open fields may also have served agricultural and/or horticultural purposes. Both maps depict a large orchard in the northwest corner of the property and woods surrounding the periphery of the estate.

Both the 1856-1859 Boschke and the 1866 Michler Maps show a network of paths traversing Linnaean Hill through the various buildings and grounds. The Michler Map, however, depicts a more complex network of curvilinear drives and contains a more detailed representation of the vegetation than the earlier Boschke Map. According to the Michler map, the estate was accessed from the southeast via Klinge Ford Road. From the southern boundary of the estate, two paths led north. The western drive led past Linnaean Hill toward Peirce's Mill, located approximately a half-mile upstream from the Peirce-Klinge Mansion. The eastern drive arched along a ridge following Rock Creek before turning toward the mansion. It culminated in a double-loop circular drive that formed a figure eight in front of the mansion. A service court provided access to the carriage house and outbuildings to the rear of the mansion. Two east-west drives also spanned the property—one led from the orchard toward the mansion and the other crossed the southern portion of estate.⁸⁰

As indicated by these winding drives, Linnaean Hill not only served as a nursery, but also as a showcase for Peirce's horticultural talents. On his estate, Peirce realized M'Mahon's vision of “ornamental planting, and fanciful rural designs.” Peirce's grandnephew, Louis P. Shoemaker, wrote in 1908 that “Linnaean Hill was not only the scene of a large and profitable business, but the grounds were artistically treated, the plants, rare flowers and trees were so beautifully arranged that the place was converted into a horticultural and rural park,

⁷⁷ Louise Mann-Kenny, *Rosedale: The Eighteenth Century Country Estate of General Uriah Forrest*, (Washington, DC: L. Mann-Kenny, 1989), *passim*.

⁷⁸ Cultural Landscapes Inventory, 23.

⁷⁹ Cultural Landscapes Inventory, 23.

⁸⁰ Bushong, 28-29, 161; Saul, 48.

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where the people of the national capital sought pleasure, recreation and instruction.” Visitors were especially drawn by Peirce’s prized camellias and they enjoyed carriage rides among the blossoms.⁸¹ The drives intentionally guided visitors past each of the buildings, offering glimpses of the mansion and greenhouse as one was forced to weave back and forth across the estate. This landscape plan served as advertisement and Peirce frequently updated it as the latest fashions and the most recent correspondences suggested. Leighton explains nurserymen and gardeners like Peirce were keenly aware the possible market was enormous and the prospective customers were literate, thus “new discoveries, useful tips and hints, procedures in preparation—all could fade and disappear before they could be discussed and shared” in an effort to prove successful.⁸²

The depictions of Linnaean Hill in the Boschke and Michler maps suggest this evolution of Peirce’s landscape design philosophy. By the 1860s, the formal neoclassical landscape gave way to a more naturalistic and picturesque setting. This progression followed the tenets of landscape design popularized by Andrew Jackson Downing (1815-1852) in the mid-nineteenth century. In 1849, Downing published, *Landscape Gardening: A Treatise on the Theory and Practice of Landscape Gardening*, in which he espoused the view that landscape gardens should preserve and enhance the forms found in nature. Downing promoted harmony between formal beauty and picturesque natural features.⁸³ As a professional horticulturalist, Joshua Peirce would have inevitably been exposed to Downing’s popular writings.⁸⁴ Further, in 1850, President Millard Fillmore appointed Downing to design the grounds of the National Mall, bringing him to Washington, D.C. Through his plan for the Mall, Downing sought “to give an example of the natural style of Landscape Gardening which may have an influence on the general taste of the country.”⁸⁵ Peirce, attuned to Downing’s philosophy, sought to showcase the natural qualities of Linnaean Hill through the curvilinear drives that provided scenic vistas of the Rock Creek valley and his gardens and in doing so transformed the natural setting into a private park.⁸⁶

Having altered the south façade of the mansion by erecting a Greek Revival-style porch from which he could view his property, Peirce undertook enhancement of the upper terrace in the years following the Civil War. His work is outlined in the Cultural Landscapes Inventory:

...Peirce lined the creek side of the entry drive with a row of evenly spaced deciduous trees. Peirce also planted a single row of shrubs or a hedgerow on the edge of a new route that led from the upper drive, along the bluff toward the old orchards. A recently established orchard area or tree nursery was directly south of the hedgerow. On the other side of this route, below the top of the bluff, vegetation had been allowed to grow down to the west side of the creek. At the bottom of the south slope, Peirce lined both sides of the old road connecting the barns and spring house to the original orchard with a single row of trees. Most likely these were deciduous. Although they are not reflected in the Boschke map, some of the rows of trees may have been in place at the time of the Boschke survey, their lack of maturity making them insignificant. These trees had reached maturity by the turn of the [twentieth] century when John Saul noted that the old house was covered in English Ivy....⁸⁷

⁸¹ Shoemaker, 46.

⁸² Leighton, 67.

⁸³ Andrew Jackson Downing, *Landscape Gardening and Rural Architecture*, (New York, NY: Dover Publications, Inc., 1991), *passim*.

⁸⁴ Bushong, 32.

⁸⁵ Frederick Gutheim, *Worthy of the Nation: The History of Planning for the National Capital*, (Washington, DC: Smithsonian Institution Press, 1977), 54-55.

⁸⁶ Cultural Landscapes Inventory, 24-25.

⁸⁷ Cultural Landscapes Inventory, 25.

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Thus, over the course of his tenure, Joshua Peirce had created an early-nineteenth-century horticultural nursery and country estate at Linnaean Hill, replete with a fashionably stylized mansion and associated outbuildings. His interpretation of the landscape ensured the secondary resources necessary to the nursery did not obstruct the extensive views to the south from the windows of the mansion. The pedestrian and vehicular circulation systems followed the existing topography, connecting to the mansion with the orchards and other associated outbuildings, as well as public routes. Then, Peirce altered his property, producing a designed landscape typical of the mid- to late nineteenth century. Most of the activities of the nursery were removed and the landscape of Linnaean Hill became picturesque with open spaces punctuated by groupings of vegetation. Asymmetrical design, which was promoted by the popular garden design literature of the day, was emphasized on the north side of the mansion. The terraced south side remained utilitarian, its bisymmetry dictated by the location of the flanking horticultural dependencies. The orchards remained in the northwest and west sections of the estate.⁸⁸

Joshua Peirce died on April 11, 1869. As his obituary in the next day's edition of the *Daily National Intelligencer* reported,

Mr. Joshua Peirce, one of the oldest citizens of Washington, died yesterday afternoon at his residence at Linnaean Hill, near the city, in the seventy-fifth year of his age. Mr. Peirce was well-known to our citizens generally, having for many years been engaged in the propagation of rare trees and plants, and was the owner of a square of ground near the State Department, which he used as a branch of his nursery at Linnaean Hill.⁸⁹

Joshua and Susan Peirce, who are interred at the nationally significant Rock Creek Cemetery in Washington, D.C., had no children.⁹⁰ Peirce's last will and testament placed the property on Square 206 in a trust "for the construction of a hospital for foundlings. Construction of this institution was completed in 1887."⁹¹ Linnaean Hill passed, in trust, to Susan Peirce's nephew, who was Joshua Peirce's namesake. Joshua Peirce Klinge (1836-1892), according to census records, had lived at Linnaean Hill since at least 1850.⁹² Hence, the mansion constructed by Joshua Peirce is commonly referred to today as the "Peirce-Klinge House." In 1860, at the age of 24, Klinge's occupation was listed in the federal census as "nurseryman," signifying he was working with his uncle on the property in Rock Creek valley.⁹³ During his tenure as owner, however, Joshua P. Klinge exercised a passive stewardship of Linnaean Hill and made few modifications to the mansion or landscape. The nursery business declined under Klinge's ownership as the garden plots in the city were subdivided for residential development by the 1880s.⁹⁴ The 1870 and 1880 U.S. Censuses list Klinge's occupation as "retired" and "farming," respectively.⁹⁵ The Cultural Landscapes Inventory describes the property during the occupancy of Klinge, whose interest in real estate development rather than horticulture may have unintentionally preserved much of the landscape design of Joshua Peirce:

⁸⁸ Cultural Landscapes Inventory, 42-43.

⁸⁹ "Death of an Old Citizen," *The Daily National Intelligencer*, 12 April 1869.

⁹⁰ Rock Creek Cemetery, part of Rock Creek Parish, was recognized by the National Register of Historic Places for its national significance in 2010.

⁹¹ Cultural Landscapes Inventory, 26.

⁹² *1850 United States Federal Census* [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

⁹³ *1860 United States Federal Census* [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

⁹⁴ Cultural Landscapes Inventory, 27.

⁹⁵ *1870 and 1880 United States Federal Censuses* [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

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Trees and shrubs planted in Peirce's last years were allowed to mature. An arc of spruce trees and other conifers planted along the inner circle of the north drive slowly grew above the roof top of the residence. Hollies placed on the terrace overlooking the green house [sic] grew to block the view from the ground floor of the house.... And camellias planted near the greenhouse on the south side of the hill became a dense mass of glossy green.⁹⁶

Rock Creek Park

Joshua Peirce had instinctively envisioned a park along Rock Creek, writing "Here, Nature as though expressly for the accommodation of picnic parties, has constructed tables from her everlasting rocks and surrounded them with ottomans that would well adorn the portico and even the parlor of a prince."⁹⁷ Recognizing the same attributes Peirce had, the Senate appointed Major Nathaniel Michler in 1867 to identify a potential site for a park and presidential retreat. Michler, an army officer and accomplished geographer, recommended 2,000 acres of Peirce's beloved Rock Creek valley with a southern boundary along Peirce Mill Road, which had been renamed Klingle Ford Road. This southern limit was again endorsed by Congress when it passed legislation in 1890 establishing the "public park and pleasure ground for the benefit and enjoyment of the people of the United States." An outgrowth of the urban parks movement, the creation of Rock Creek Park responded to social reformers' concerns that Washington, D.C. had become overcrowded as a result of rapid urbanization following the Civil War. The natural scenery and recreational opportunities afforded by the park were seen as an antidote to crowded, polluted, noisy, and disease-ridden neighborhoods of the industrial nineteenth-century city.⁹⁸

Between 1890 and 1894, the Rock Creek Park Commission gradually acquired the necessary property from the private landowners. During this period, no longer an active nurseryman, Joshua P. Klingle transferred nearly 32 of the 82 acres of Linnaean Hill to the Commission. Tract 79, which the government assessed at \$2,000 for the 32 acres of land and \$7,200 for the improvements thereon, encompassed the Peirce-Klingle Mansion, the carriage house, and the sheds with greenhouse; the latter were not noted specifically in the transfer documentation but rather assumed as part of it. Joshua P. Klingle retained the southern portion of the estate, upon which he intended to erect a new house on a 12-acre parcel.⁹⁹ However, he died suddenly on July 5, 1892 from cardiac arrest. His obituary reported that Klingle had been a man of "much public note as well as private merit." Klingle had been active in public affairs, particularly finance, and was a strong advocate of bimetallism, a money system based on a dual exchange rate for gold and silver. His obituary did not mention horticulture, further evidence that Klingle had abandoned the nursery business long before his death.¹⁰⁰

The 32 acres of Joshua Peirce's picturesque estate were now under the control of the Office of Public Buildings and Grounds of Rock Creek Park. Although the core of the park was formed by Rock Creek with its steep ravines and picturesque wooded valleys, Linnaean Hill stood at the center of the newly created park, with the Peirce-Klingle Mansion rising as one of its focal points. Yet, after acquiring Linnaean Hill from Klingle, the Board of Control, and its successor in managing Rock Creek Park, leased the mansion to park staff rather than incorporating it into the park for public use. Around the turn of the twentieth century, it was occupied by a

⁹⁶ Cultural Landscapes Inventory, 26.

⁹⁷ Dryden, 29.

⁹⁸ William Bushong, "Rock Creek Park," National Register of Historic Places Inventory - Nomination Form, (Washington, DC: U.S. Department of the Interior, National Park Service), 1990.

⁹⁹ "Klingle Homes Sylvan Retreat in Heart of City," *The Washington Post*, 20 September 1936.

¹⁰⁰ "Died Very Suddenly," *The Washington Post*, 5 July 1892.

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White House guard and a Smithsonian Institution zookeeper. Consequently, the mansion and grounds were neglected and fell into disrepair. A photograph from 1906 shows the greenhouse in a ruinous condition, with few of the glass panes intact.¹⁰¹ Ivy covered the mansion and Joshua Peirce's unattended camellia had overgrown the granite sheds. Lacking maintenance, the vegetation on the estate lost its planned picturesque qualities. Further, residential subdivisions in the surrounding neighborhood obliterated the portions of Linnaean Hill that were beyond the control of the Office of Public Buildings and Grounds, although the mature growth of the trees has since softened the visual encroachment of the suburban development.

In 1905, Louis P. Shoemaker, Joshua Peirce's grandnephew, advocated for the restoration of Linnaean Hill to its park-like picturesque setting and rehabilitation of the Peirce-Klingling Mansion as a visitor's center. "Why not utilize the grounds and roads...and convert the buildings in to [*sic*] a reception hall for the protection, advantage and pleasure of the public, who would visit Rock Creek Park, if any effort were made to establish those attractive features found in other parks," he asked.¹⁰² Despite Shoemaker's pleadings, the park administrators continued to operate the mansion as a rental dwelling. In 1918, the Olmsted Brothers, the nation's foremost landscape design and urban planning firm, were retained by the Board of Control to prepare a plan to enhance the recreational qualities of Rock Creek Park. In their plan, the Olmsted Brothers envisioned Linnaean Hill as open grassy woodland interspersed with groupings of trees and surrounded by native woods. But these recommendations went unheeded. The mansion was subsequently rented to the maintenance foreman for the Office of Public Buildings and Grounds.

Suburbanization pressures increased with the completion of a bridge over Rock Creek Park at Connecticut Avenue in 1907. Development of the residential subdivision near Linnaean Hill dubbed Coleman Park commenced when a real estate company installed sewers and laid gravel roads. The subdivision was improved in the decades before and after World War I with grand houses. One such example is Greystone, which was constructed in 1913 presumably "with the stone from Joshua Peirce's original barn. In addition to the old barn, the Peirce springhouse and stone from another large stone structure (possibly Peirce's second barn), which was adapted into a pergola, were incorporated into the Greystone property."¹⁰³ Greystone, located at 2325 Porter Street, N.W., was designed by prominent architect Waddy B. Wood and recognized as a D.C. Historic Site in 1989.

The landscape design of Joshua Peirce enhanced Coleman Park, which was promoted in the real estate section of the *Washington Post* as having an "abundance of shrubs, flowering plants scattered over the property, 'all of which was done under the direction of a landscape gardener.' In addition about 'half the tract is covered with a growth of fine old trees, so that its natural beauty coupled with the work of the landscape gardener, makes it a beauty spot more than equal to any part of Rock Creek Park, and different from any of the capital's suburbs.'" Most notably, as the advertisements attest, as late as 1936, the "imprint of the nursery and garden-like landscape was still evident" at Linnaean Hill. Yet, despite Joshua Peirce's legacy, the landscape gardener noted in the advertisements was most likely Joshua P. Klingling.¹⁰⁴

National Park Service Use and Rehabilitation

¹⁰¹ C. M. Mansfield, *Home of Joshua Pierce in Rock Creek Park, Facing South*, Historical Society of Washington, DC CHS 01009.

¹⁰² Shoemaker, 47.

¹⁰³ Cultural Landscapes Inventory, 29-30.

¹⁰⁴ Cultural Landscapes Inventory, 30.

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In 1933, the National Park Service assumed control of Rock Creek Park. The superintendent for the National Capital Parks, C. Marshall Finnan, took a personal interest in restoring the Peirce-Klinge Mansion. In fact, Finnan convinced Director Arno B. Cammerer that he and his wife should be allowed to occupy the mansion. He wrote in a letter to the Park Service Director, "If the house continues to serve as a residence, it should most certainly be occupied by someone fully appreciative of the historical and architectural values, and who would be willing to furnish it, as nearly as practicable to do so, in the period and style from 1830 to 1840."¹⁰⁵ Finnan's enthusiasm for the Peirce-Klinge Mansion caught the attention of the Secretary of the Interior Harold Ickes, who approved its restoration as a museum and residence for Finnans. Ickes, however, ordered that the mansion not be assigned to Finnan's successor or anyone else connected with the National Capital Parks.¹⁰⁶

Despite their great devotion, the Finnans erroneously understood the mansion and estate as a colonial-era plantation. The restoration, which was funded solely by the rent payment, was guided by a romanticized version of history and reflected the Colonial Revival trend that was widely popularized in the United States after the restoration of Colonial Williamsburg in 1927 and further spurred by renewed interest in George Washington's Mount Vernon. Although the Finnans received acclaim for their preservation efforts, some of their labors were inaccurate and because the work was often published the factual errors were further perpetuated. For example, the utility and potting sheds were described as former slave quarters, the estate was referred to as a plantation, and the granite stone used in the construction of the mansion was said to have been from Pennsylvania. "These inaccurate details reflect the popular 1930s trend toward a Colonial Revival taste. With a personal interest in colonial homes, the Finnans furnished Linnaean Hill with antiques and decorated the walls with wallpaper based on vintage designs.... For the grounds, a colonial-inspired landscape plan was put in place. The plan transformed the former picturesque landscape and reflected an era and a style not appropriate to the history of Linnaean Hill."¹⁰⁷ Emphasizing formal and ornamental aspects, a large arc of trees and shrubs were planted on the slopes of the knoll, framing a semicircular garden on the terraces south of the mansion. In order to allow automobile access, which had not yet been sufficiently provided, a new curved driveway was laid from the appropriately named Williamsburg Lane to a realigned loop in front of the Peirce-Klinge Mansion. Evergreen trees were planted within the loop to limit vistas and force emphasis on the mansion. During this period, the property was popularly known as Klinge House, which further disguised Joshua Peirce's great contribution to the design of the landscape and mansion. The Cultural Landscapes Inventory explains that "by the twentieth century, the Klinge name carried more meaning to the residents of the adjacent neighborhood and the northwest part of the city than did Linnaean Hill. The neighborhood had developed from a subdivision of Klinge's inheritance; Klinge Road and Klinge Ford were nearby as well. The name Linnaean Hill was by then considered an obscure reference to the property once owned by the Peirce, Klinge, and Shoemaker families."¹⁰⁸

Although Marshall Finnan was transferred to another national park in 1939, his brief tenure at the Peirce-Klinge Mansion had a lasting effect on the Linnaean Hill. As stated in the Cultural Landscapes Inventory for the property, "the new plan created an enclosed, formal, and predominantly ornamental landscape. The 1930s landscape for Linnaean Hill recalled neither the functional horticultural and picturesque landscape of Joshua Peirce nor the natural and open plan suggested by the Olmsted Brothers. The design installed by the Park Service for the Finnans almost sixty years ago at Linnaean Hill essentially remains in place today."¹⁰⁹ However,

¹⁰⁵ Barry Mackintosh, *Rock Creek Park: An Administrative History*, (Washington, DC: National Park Service, 1985), 98-99.

¹⁰⁶ Mackintosh, 100.

¹⁰⁷ Cultural Landscapes Inventory, 33.

¹⁰⁸ Cultural Landscapes Inventory, 32.

¹⁰⁹ Cultural Landscapes Inventory, 34.

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the Peirce-Klingling legacy is still a prominent feature of the landscape through “a long winding road” that was the historic entry drive, the “double row of magnificent maple trees,” and the granite mansion, utility and potting shed, and carriage house.¹¹⁰

Following the Finnan’s departure, the Peirce-Klingling Mansion served a variety of uses including the Rock Creek Nature Center (1956-1960) as part of the National Park Service’s Mission 66 initiative, offices for the Junior League of Washington (1960-1972), horticultural outreach and natural resource programs for the National Park Service (1972-1982), and the headquarters of the American Institute for Conservation (1982-1987). The peripheral area, allowed to grow into woodland, was designated for public use as a park—much like it was during Joshua Peirce’s residency in the mid-nineteenth century. The historic entry drive that led from Porter Street to the ford at Rock Creek was opened as a trail and additional hiking trails were created as part of the Mission 66 development plan. Additionally, the landscape surrounding the house was allowed to revert to native and invasive vegetation, thus blocking views and enclosing the core use area. The historic tree allees, once clearly defined by adjacent open spaces, became hidden in the subsequent successional growth.¹¹¹

By 1990, the Peirce-Klingling Mansion had suffered from years of deferred maintenance and a plan was developed to rehabilitate it. The rehabilitation was completed in 1994 and the building now serves at the administrative headquarters of National Park Service-Rock Creek Park. Currently, Linnaean Hill is a minimally interpreted historic site that recounts the significant tenures of horticulturalist Joshua Peirce and his nephew Joshua P. Klingling, as well as its designation as part of Rock Creek Park and its transfer to the National Park Service.

Assessment of Integrity

Linnaean Hill, which includes the Peirce-Klingling Mansion, utility shed, potting shed, carriage house, and designed landscape, is significant as an early-nineteenth-century horticultural nursery and country estate, and as a mid- to late-nineteenth-century picturesque landscape. Both were created by Joshua Peirce and the latter perpetuated by Joshua P. Klingling. Although it retains elements from all periods of significance identified for the larger Rock Creek Park—from approximately 1800 to 1951—Linnaean Hill is individually significant only for its nineteenth-century horticultural and picturesque-designed landscape. As a component landscape of Rock Creek Park, later alterations, such as the Colonial Revival-style landscape design are significant when viewed in reference to the development of the park as a whole and the tenure of the National Park Service.¹¹²

Linnaean Hill retains the primary features, such as the major buildings, vehicular (carriage) circulation, some vegetation, and the south terrace, to define its nineteenth-century location and setting as chosen and thoughtfully altered by Joshua Peirce. The mansion presents its original 1823 design and materials, thus conveying workmanship. The additions and alteration, largely undertaken by Peirce himself, reflect the fashions of country estates in 1843 and 1866-1869, and have maintained their original design, materials, and workmanship. Other than interior changes, reconstruction in part of the Gothic Revival-style porch and the loss of the shutters, the mansion remains intact as Joshua Peirce knew it. The horticultural landscape of Peirce, however, has been degraded by changes in land use functions and patterns, removal of historic buildings and structures, and a lack of extensive historic vegetation. Some of these changes were undertaken directly by Peirce as he relegated the

¹¹⁰ Cultural Landscapes Inventory, 32.

¹¹¹ Cultural Landscapes Inventory, 54.

¹¹² Cultural Landscapes Inventory, 39.

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horticultural activities to Square 207 in the city of Washington. The picturesque landscape, which was also created by Peirce and maintained by his nephew, has been compromised by the lack of existing historic vegetation and the obstruction of historic views by invasive and overgrown vegetation. Yet, elements of both these eras are still evident in the landscape, including the circulation design, terracing on the south lawn, and location of some vegetation. The setting has been altered by the loss of almost 50 acres that have in part been developed by twentieth-century subdivisions to the south; reduced historic views have obstructed most of this development. Currently surrounded by hardwoods, the land was cleared and used for agricultural and horticultural purposes during the tenure of the Peirces. Successional growth began on the northern slope in the last years of the nineteenth century when the National Park Service owned the property. Nearly all of the nineteenth-century plant growth is no longer extant; however remnant species exist to suggest previous design intent and land use. Most significantly, Linnaean Hill “possesses a distinct character that can not [*sic*] be found elsewhere within Rock Creek Park [or Washington, D.C.]. The buildings, structures, historic circulation systems, materials and organization all contribute to the historic horticultural and picturesque-styled designed landscape feeling associated with the Peirce Nursery.”¹¹³

Of particular note are some of the intact landscape features, particularly the circulation systems. The Cultural Landscapes Inventory identifies the contributing roadways:

...[C]ontributing roadways include the abandoned entry drive from Porter Street. This roadway, originating in the early part of the nineteenth century retains integrity of material, workmanship, location and design. Allees of trees, stone retaining walls, deep road cuts, retention of original surface material and alignment contribute both to its significance and its integrity. Used throughout the nineteenth-century, first as a pragmatic horticultural and agricultural lane, then as a portion of a Picturesque landscape design, and finally as a pedestrian park trail, this drive has great significance to the development of the landscape.

Another contributing road is the road leading from the northeastern curve [of] the...entry drive, to a ford at Rock Creek. This circulation route also has great significance as a major connection between the Peirce-Klinge Estate and Peirce Mill to the north. Although the ford is no longer visible in the landscape, the road itself retains historic integrity in its alignment and remnant allee tree plantings. Its age is illustrated by deep cuts. This road was used early in the nineteenth-century. With the discontinuance of the nursery function and the development of the aesthetically based picturesque landscape, this route as a primary road was discontinued. The road again became a primary route late in the nineteenth-century. By the turn of the century the road was being utilized as a trail for Rock Creek Park recreational users.

Other contributing roads include that running west from the circular drive to the previous locations of orchards and fields. The integrity [of the] eastern end of this road, although its alignment and path are still clear, has been compromised due to the application of asphalt. Now grown up in forest vegetation, the original alignment of the road is still visible in the alignment of existing hiking trails on its western half. In addition, a road trace exists from the westerly headed road, north down the slope to Peirce Mill. This road is significant for it helped form the connection between Peirce Mill and the Linnaean Hill Nursery....¹¹⁴

¹¹³ Cultural Landscapes Inventory, 39-40.

¹¹⁴ Cultural Landscapes Inventory, 39.

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Consequently, Linnaean Hill possesses the essential level of integrity to represent its significance as both an early-nineteenth-century horticultural nursery and country estate, and as a mid- to late-nineteenth-century picturesque designed landscape, illustrating both the practical land use areas and the design intent apparent during the tenure of Joshua Peirce and his nephew, Joshua Peirce Klinge.

Linnaean Hill
Name of Property

Washington, D.C.
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

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 # DC-68
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: National Park Service-Rock Creek Park

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 31.82 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u>	<u>0322151</u>	<u>4311454</u>	3	<u>18</u>	<u>0322251</u>	<u>4311566</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18</u>	<u>0322071</u>	<u>4311685</u>	4	<u>18</u>	<u>0322463</u>	<u>4311562</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description (describe the boundaries of the property)

See continuation Sheet

Boundary Justification (explain why the boundaries were selected)

See continuation Sheet

11. Form Prepared By

name/title Laura Trieschmann/Architectural Historian, Paul Singh/Preservation Planner, & Jeanne Barnes/Historian
organization EHT Traceries, Inc. date July 7, 2010/revised July 2011
street & number 1121 Fifth Street, N.W. telephone 202/393-1199
city or town Washington state DC zip code 20001
e-mail ltrieschmann@traceries.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

Linnaean Hill
Name of Property

Washington, D.C.
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A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: August 2010
Description of Photograph(s) and number: View looking Southeast
1 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Looking South
2 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: August 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, looking West
3 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Utility Shed, and Potting Shed, looking Northwest
4 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Utility Shed, and Potting Shed, looking North
5 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia

Linnaean Hill
Name of Property

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Photographer: EHT Traceries
Date Photographed: August 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Porch, South Elevation, looking North
6 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: August 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Utility Shed, Trough, and Potting Shed, looking East
7 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, First Floor, Main Stair, looking Southwest
8 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, First Floor, Stair Hall, looking North
9 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, First Floor, East Room, looking Southeast
10 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Second Floor, West Room, looking Southwest
11 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Stair from Half-story Attic, looking South
12 of 20.

Name of Property: Linnaean Hill

Linnaean Hill
Name of Property

Washington, D.C.
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City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, Basement, looking Southwest
13 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, 1843 Addition, First Floor, looking East
14 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Peirce-Kingle Mansion, 1843 Addition, First Floor, looking Southeast
15 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: View looking East
16 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Carriage House, looking Northeast
17 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Carriage House, Lower Story, looking East
18 of 20.

Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Carriage Path, looking North
19 of 20.

Linnaean Hill
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Name of Property: Linnaean Hill
City or Vicinity: Washington, D.C.
County: Washington **State:** District of Columbia
Photographer: EHT Traceries
Date Photographed: January 2010
Description of Photograph(s) and number: Carriage Path, looking South
20 of 20.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name National Park Service—Rock Creek Park
street & number 3545 Williamsburg Lane, N.W. telephone 202-895-6004
city or town Washington state DC zip code 20008

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 18 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.

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Linnaean Hill

Name of Property

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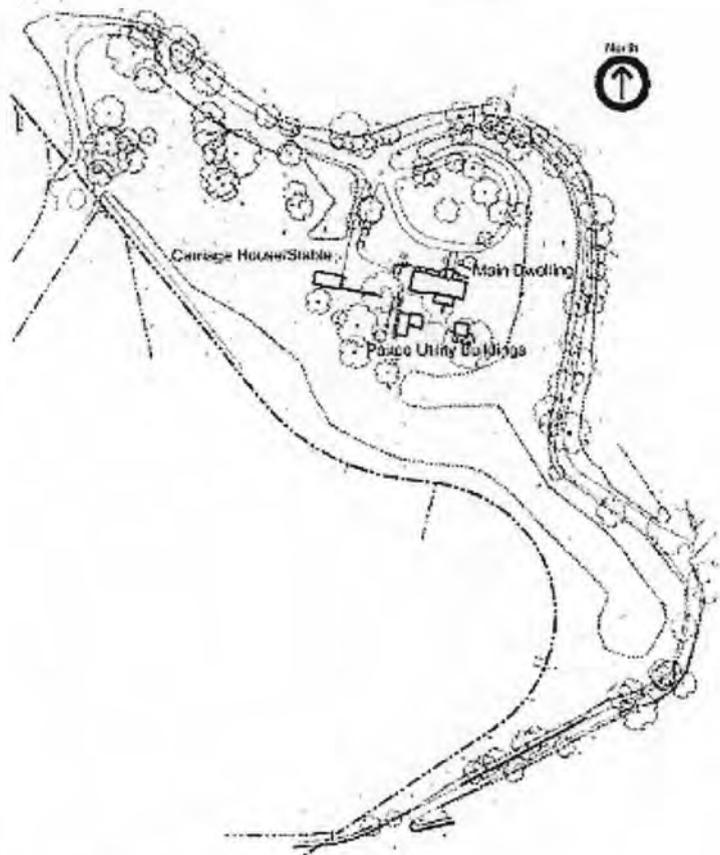
County and State

NA

Name of multiple listing (if applicable)

Section number 8 Page 1

Site Plan



Site plan of Peirce-Kling Estate at Linnaean Hill, 1998

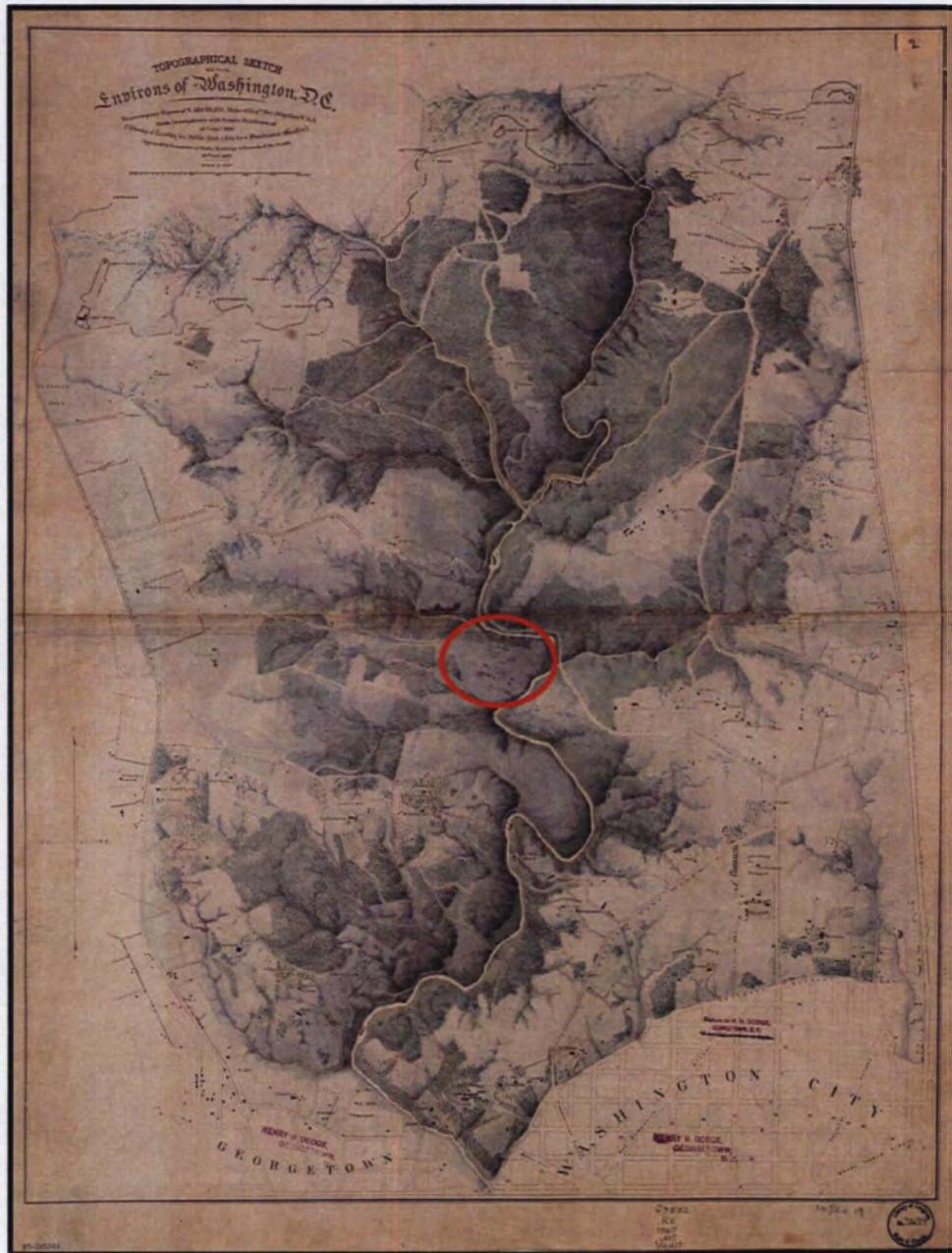
Site Plan of Linnaean Hill
Source: *Cultural Landscape Inventory*, 3.

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Linnaean Hill
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Linnaean Hill, Michler Map, 1867
Source: Library of Congress, Geography and Map, Washington, D.C.

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Linnaean Hill,
 1926 Baist's Real Estate Atlas of Surveys of Washington, D.C., Volume 3, by G. William Baist
 Source: Library of Congress, Geography and Map Division

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HOME OF JOSHUA PEIRCE.
Facing Northwest.

Peirce-Klinge Mansion at Linnaean Hall, c. 1906

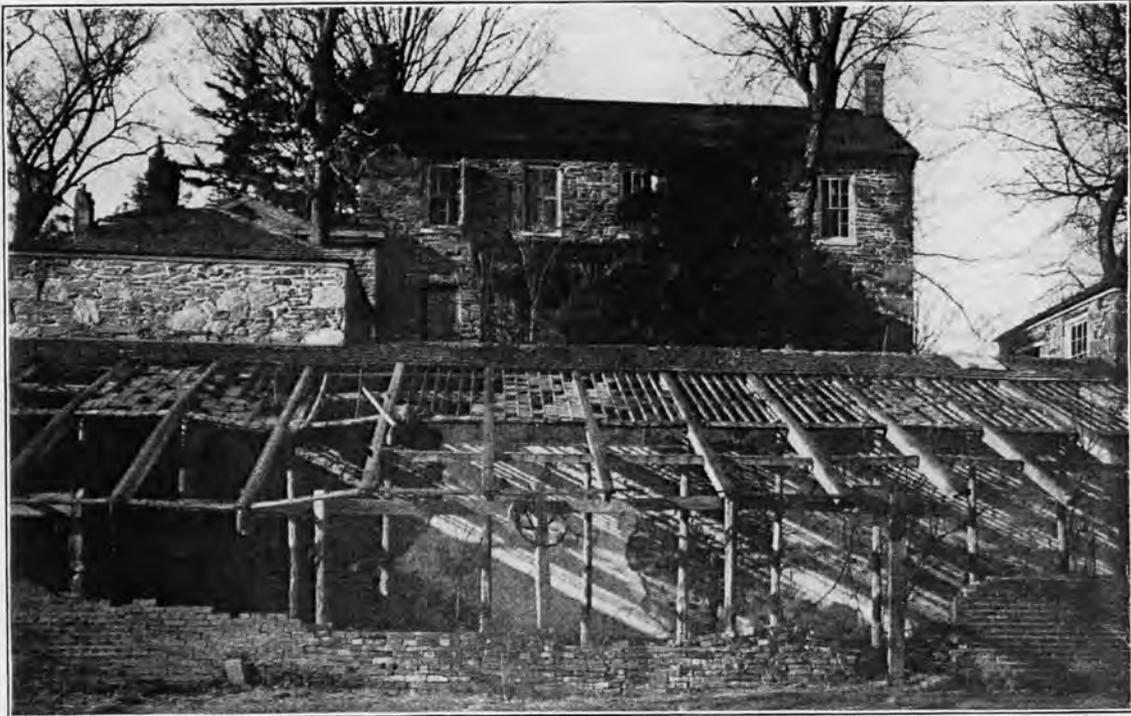
Source: Saul, John A. "Tree Culture or a Sketch of Nurseries in the District of Columbia," *Records of the Columbia Historical Society*, vol. 10.

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HOME OF JOSHUA PEIRCE.

Peirce-Klinge Mansion, Greenhouse Ruins, and Horticultural Dependencies
at Linnaean Hall, looking north, c. 1906

Source: Saul, John A. "Tree Culture or a Sketch of Nurseries in the District of Columbia," *Records of the Columbia Historical Society*, vol. 10.

United States Department of the Interior
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Continuation Sheet

Linnaean Hill

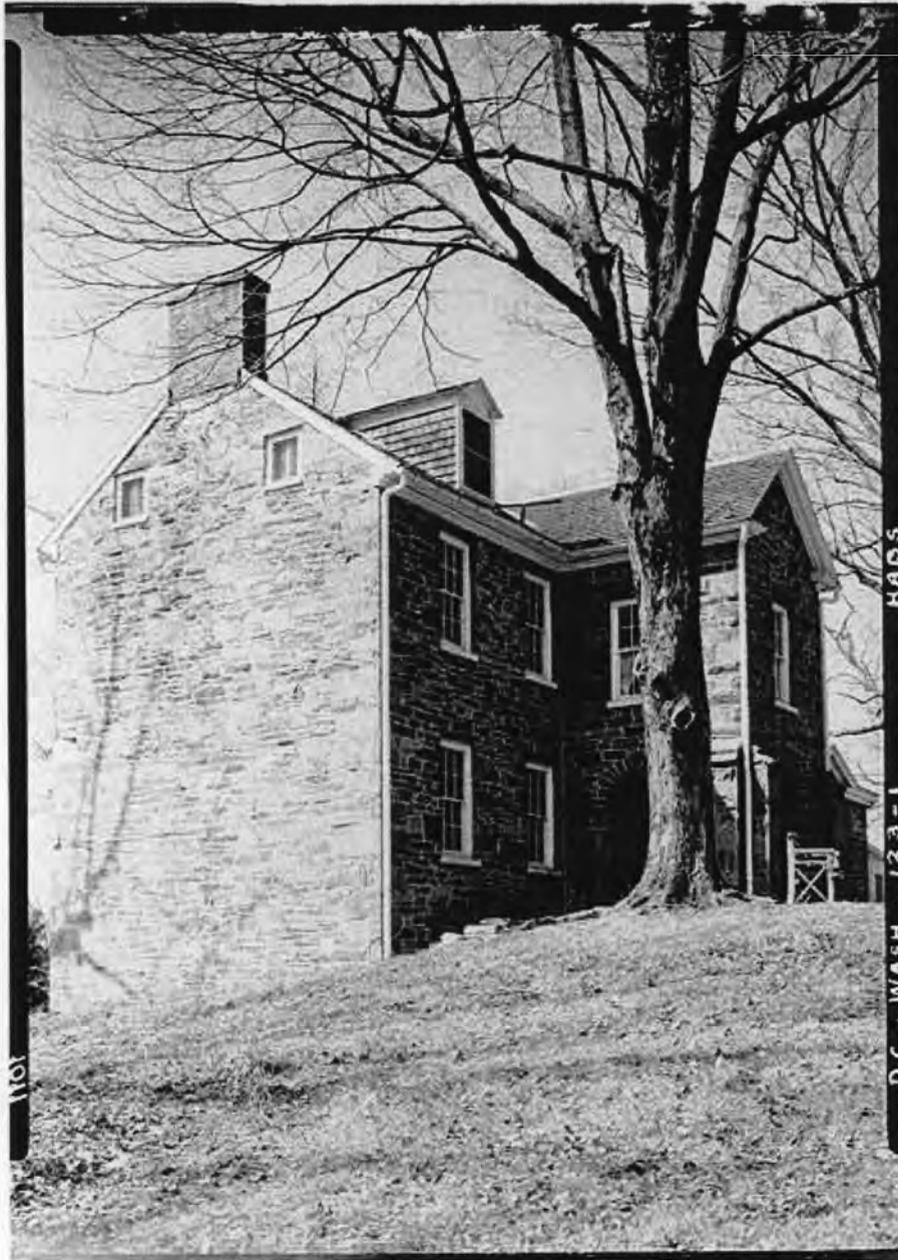
Name of Property

Washington, D.C.

County and State

NA

Name of multiple listing (if applicable)

Section number 8 Page 7

Peirce-Klinge Mansion, looking southwest, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-1

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Peirce-Klinge Mansion, looking east, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-2

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Peirce-Klinge Mansion, looking northwest, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-3

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Peirce-Klinge Mansion, Utility Shed, and Potting Shed, looking southwest, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-9

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Peirce-Klinge Mansion, Carriage House, and Potting Shed, looking west, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-10

**United States Department of the Interior
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Linnaean Hill

Name of Property

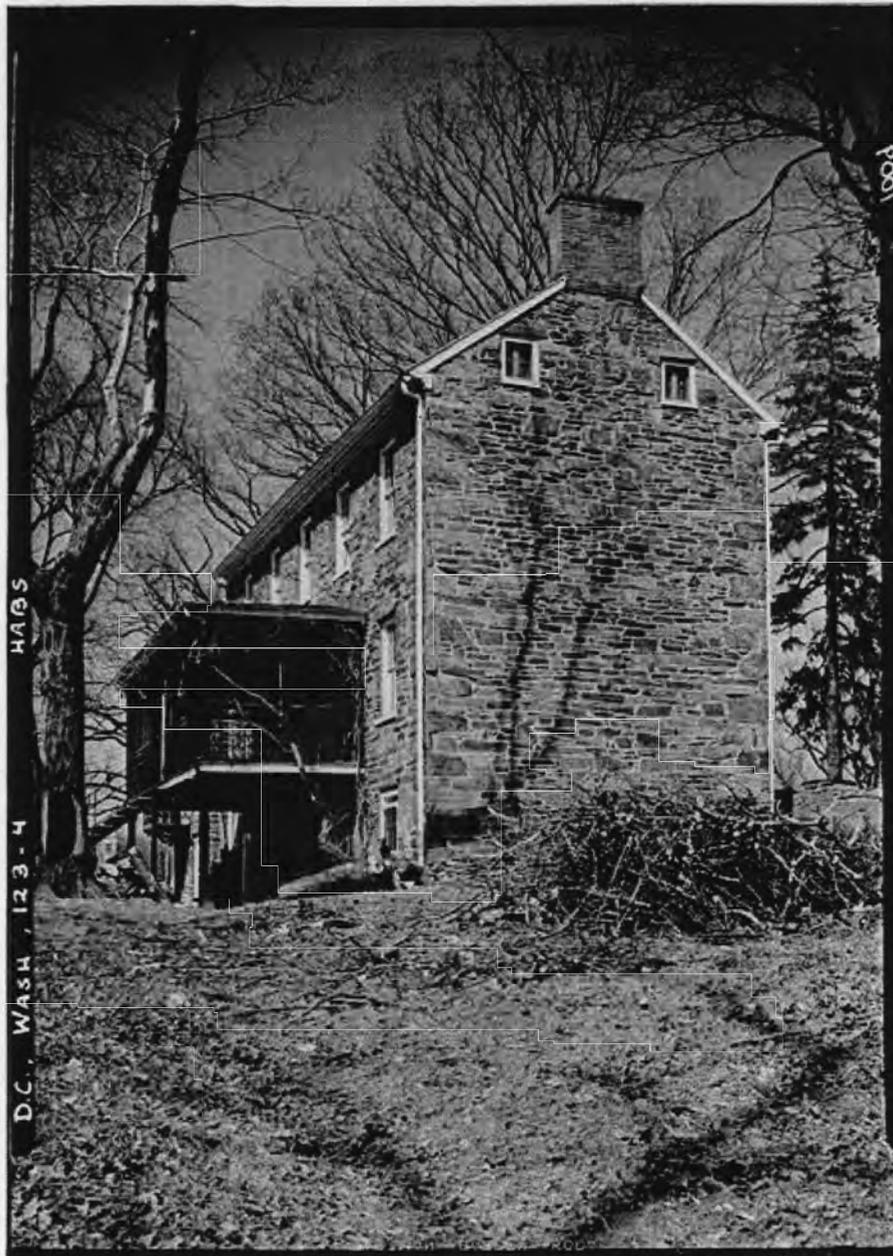
Washington, D.C.

County and State

NA

Name of multiple listing (if applicable)

Section number 8 Page 12



Peirce-Klinge Mansion, looking west, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123A-4

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Peirce-Klinge Mansion and Potting Shed, looking northeast, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-5

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Linnaean Hill

Name of Property

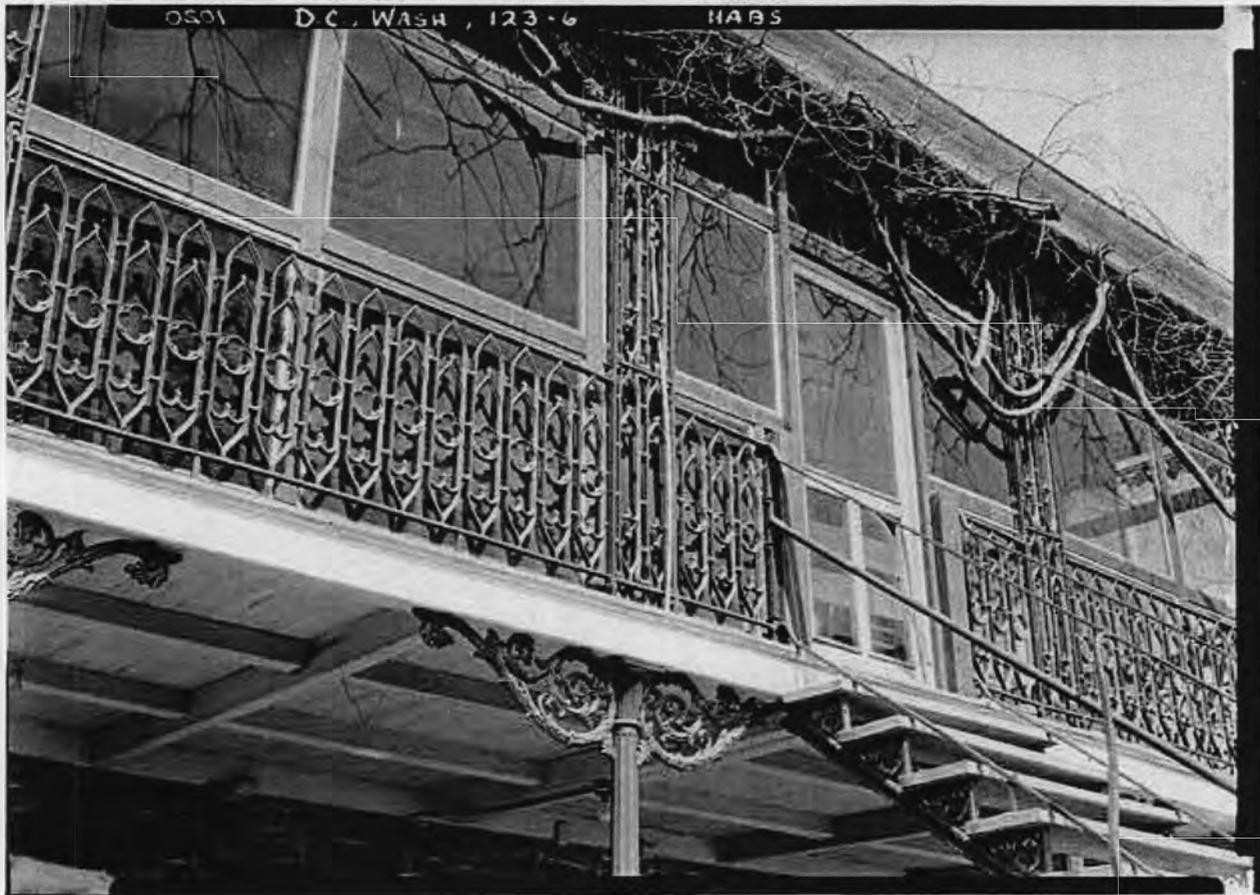
Washington, D.C.

County and State

NA

Name of multiple listing (if applicable)

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Peirce-Klinge Mansion, Porch (added 1866-1869), looking northeast, c. 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-6

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Linnaean Hill
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Peirce-Klingbe Mansin, Interior of 1843 Wing, looking east, c. 1934

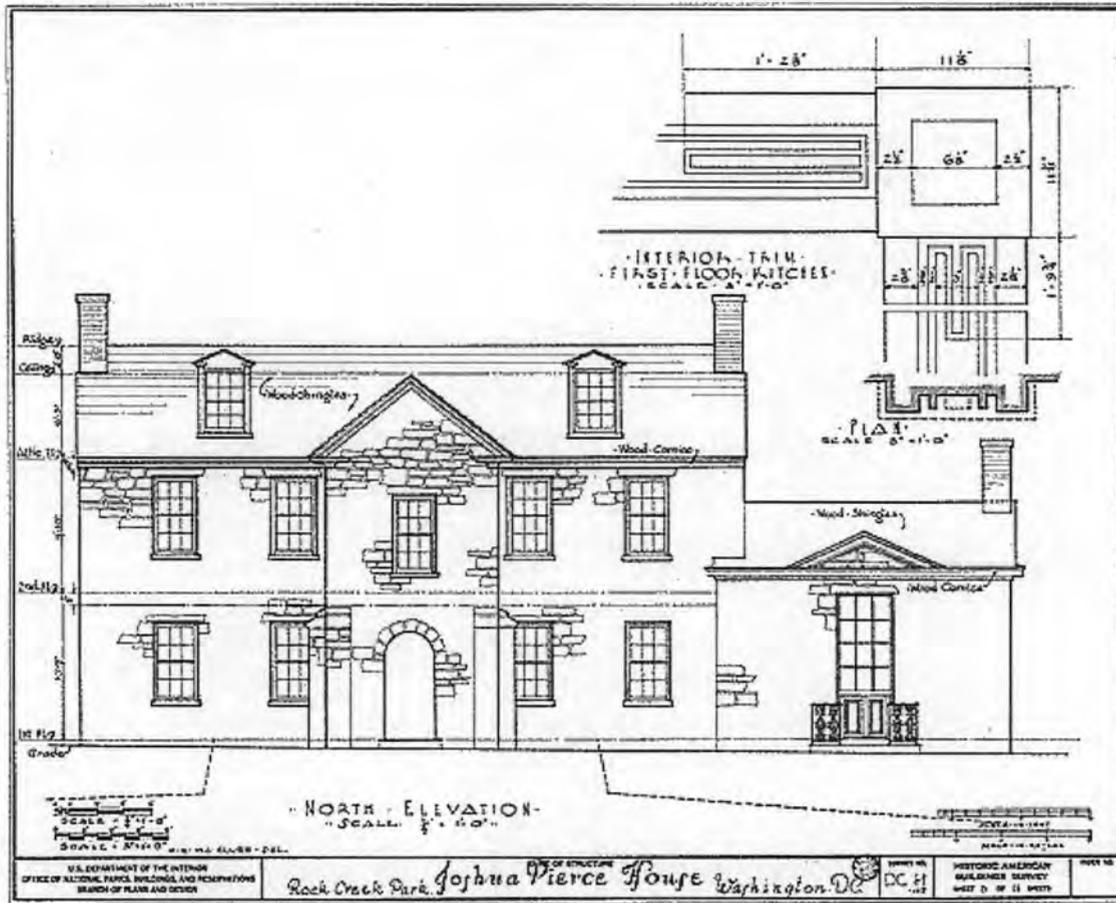
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections
HABS DC, WASH, 123-8

United States Department of the Interior
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Linnaean Hill
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Peirce-Klinge Mansion, 1934

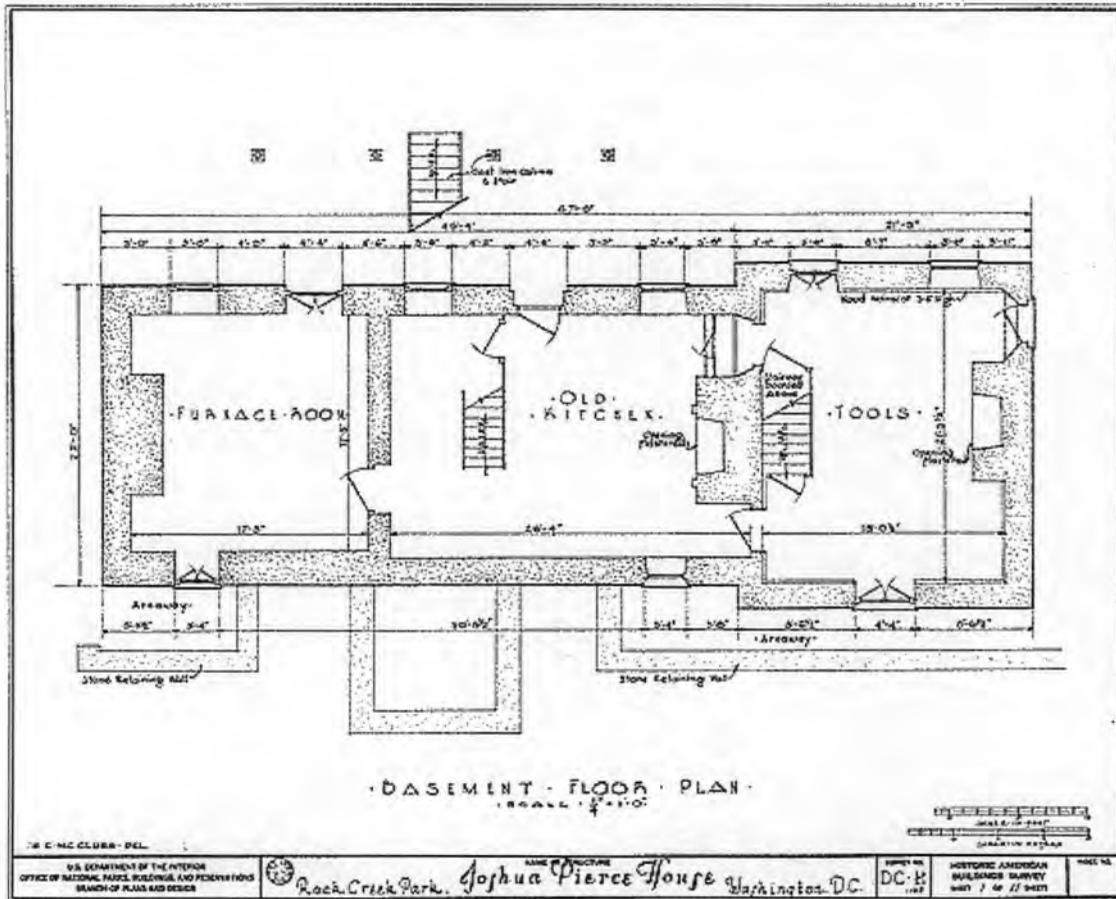
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

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Linnaean Hill
Name of Property
Washington, D.C.
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Peirce-Klinge Mansion, 1934

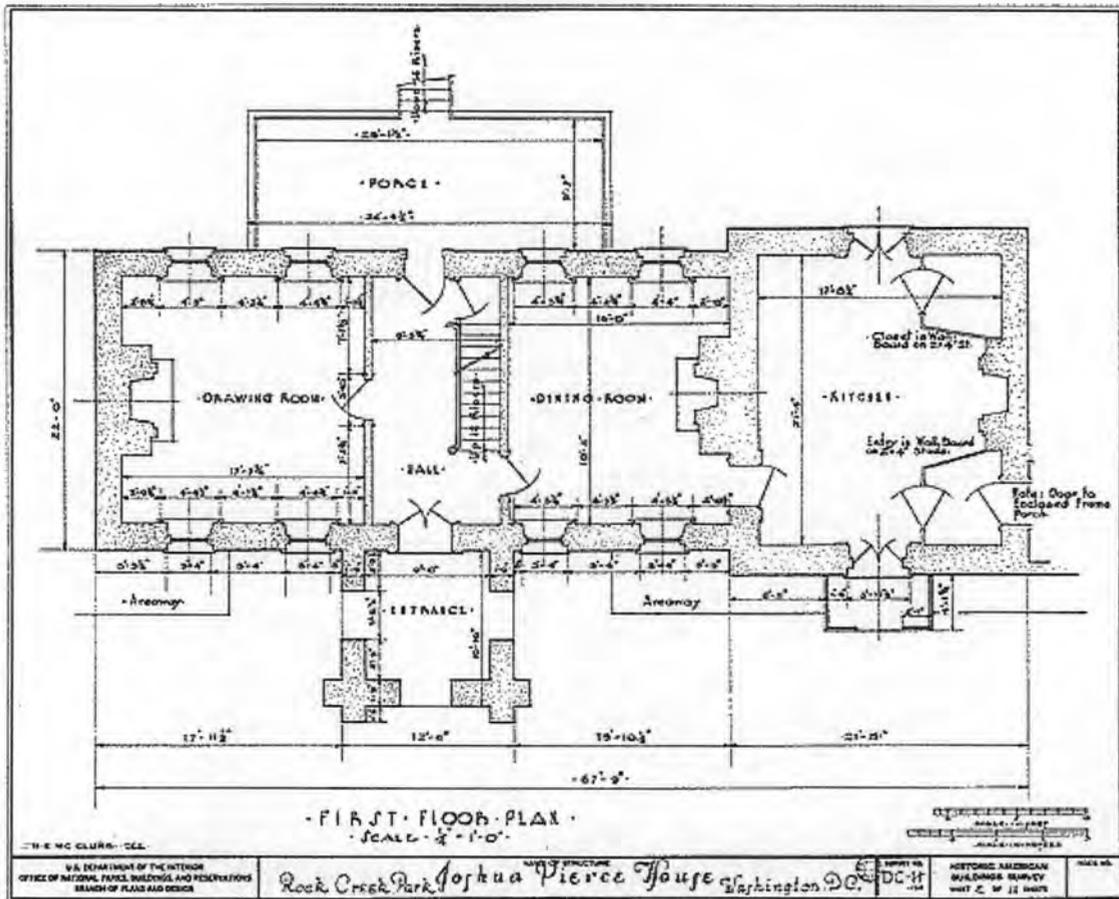
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

United States Department of the Interior
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Linnaean Hill
Name of Property
Washington, D.C.
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Peirce-Klinge Mansion, 1934

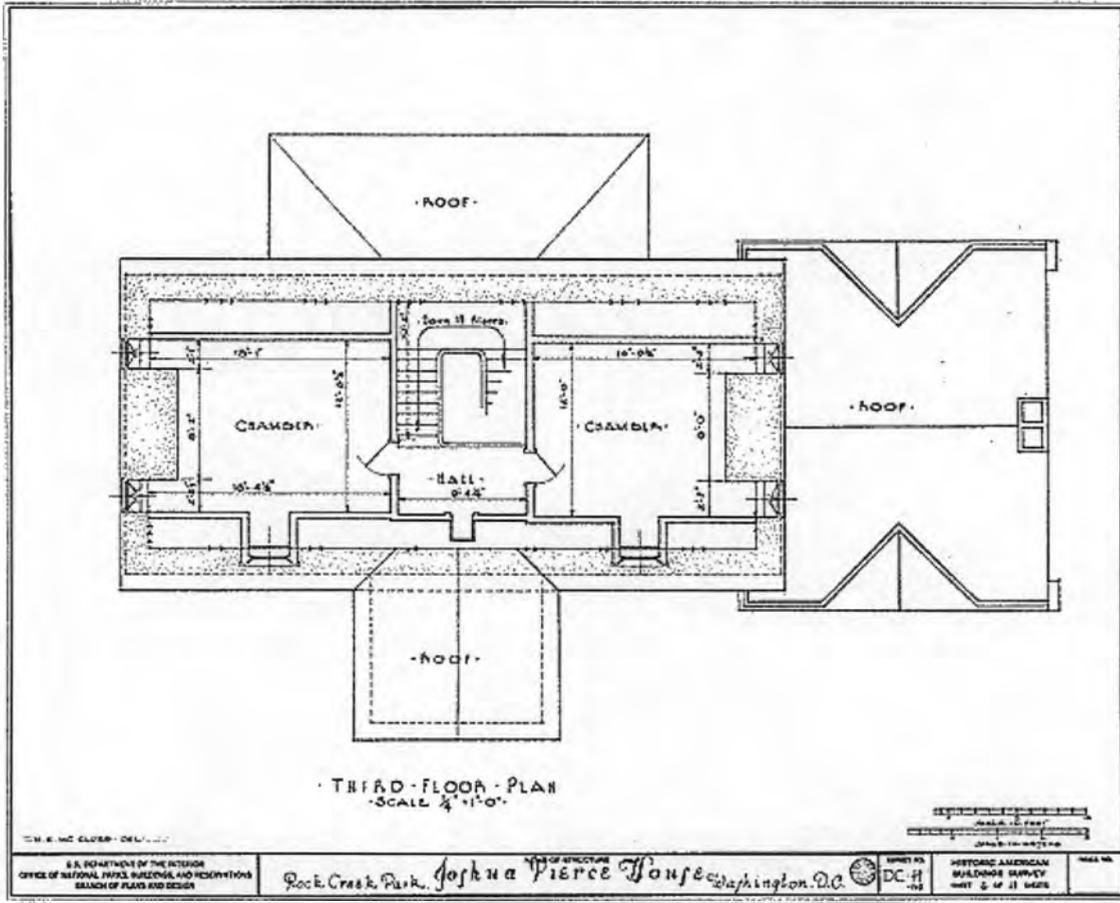
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

United States Department of the Interior
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National Register of Historic Places
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Linnaean Hill
Name of Property
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Peirce-Klinge Mansion, 1934

Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

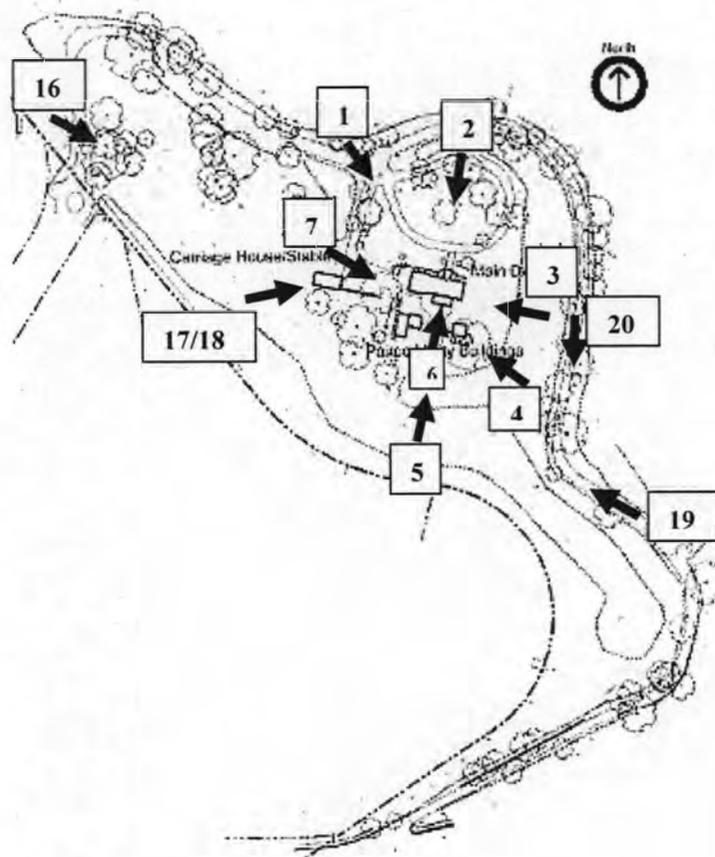
United States Department of the Interior
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Linnaean Hill
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Name of multiple listing (if applicable)

Section number Photograph Key Page 21

Site Plan



Site plan of Peirce-Kling Estate at Linnaean Hill, 1998

Site Plan of Linnaean Hill
Source: Cultural Landscape Inventory, 3.

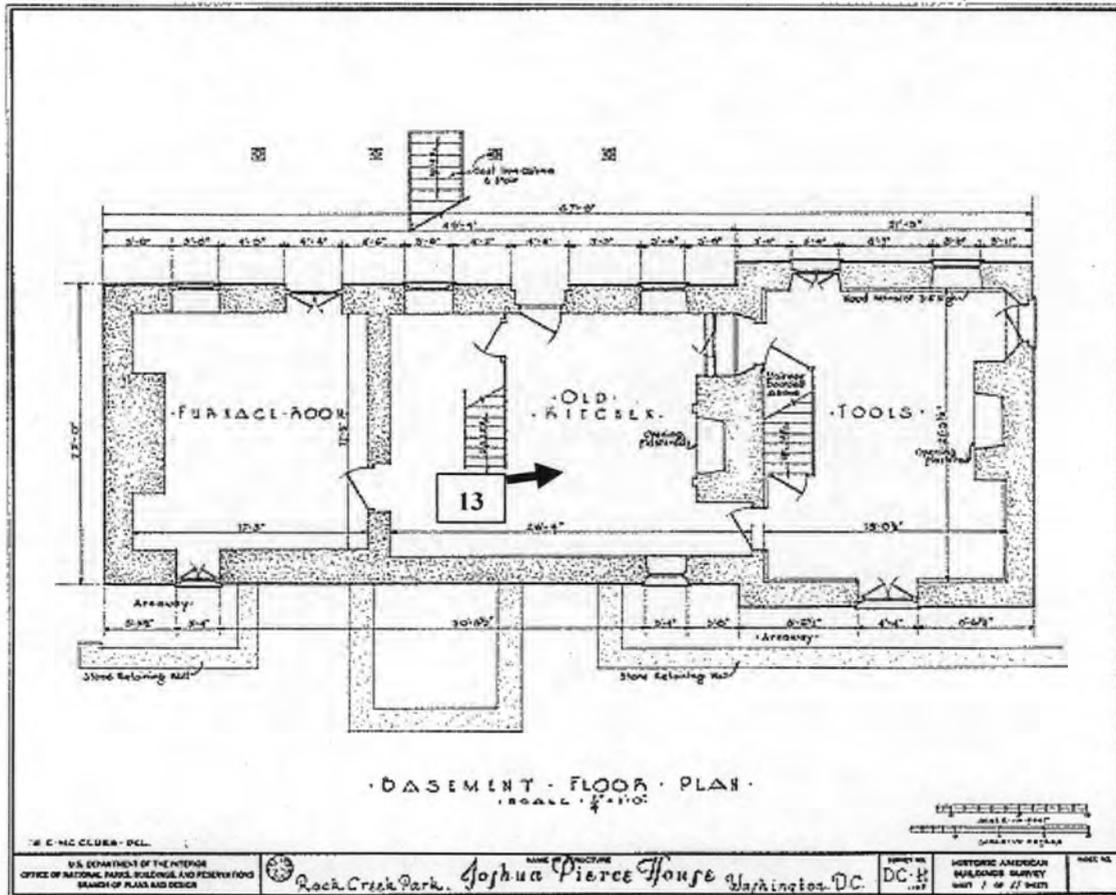
5 Indicates Photograph View and Number

United States Department of the Interior
National Park Service

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Peirce-Klinge Mansion, 1934

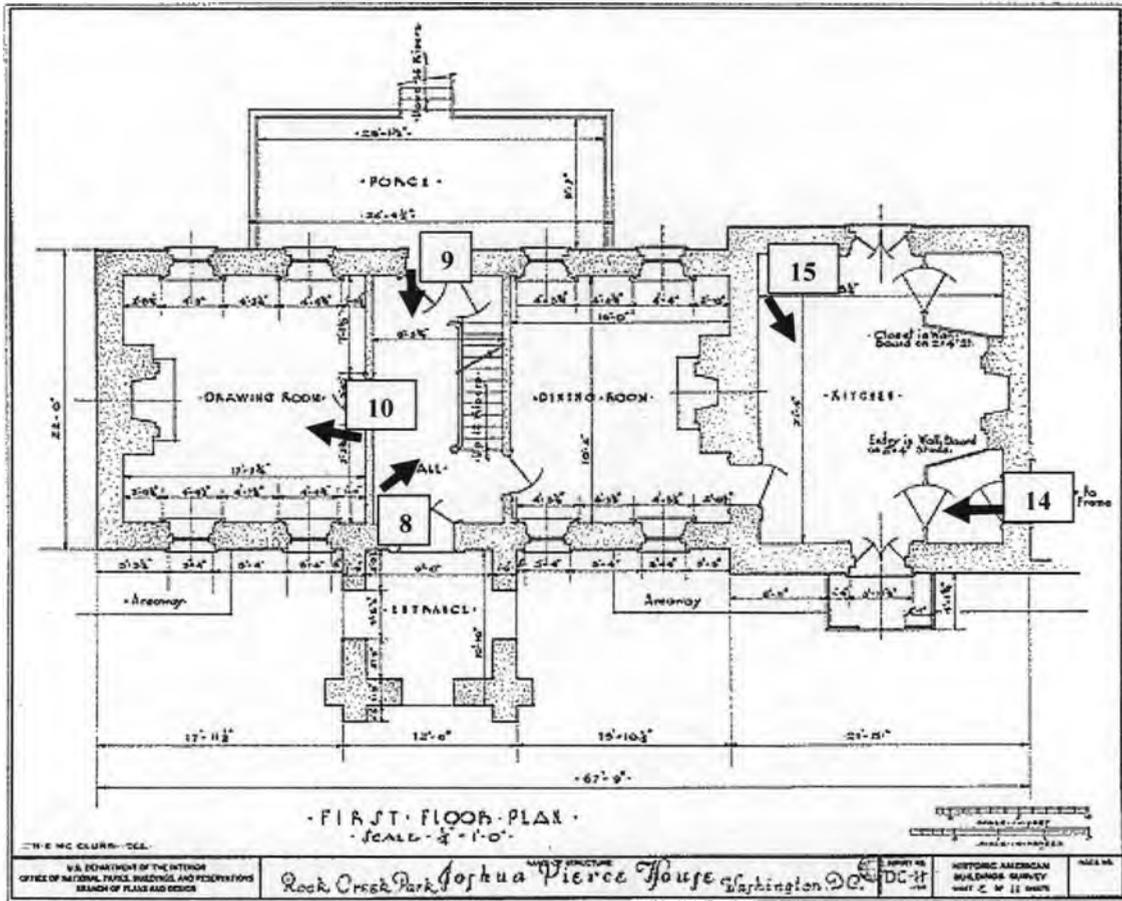
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

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Linnaean Hill
Name of Property
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Peirce-Klinge Mansion, 1934

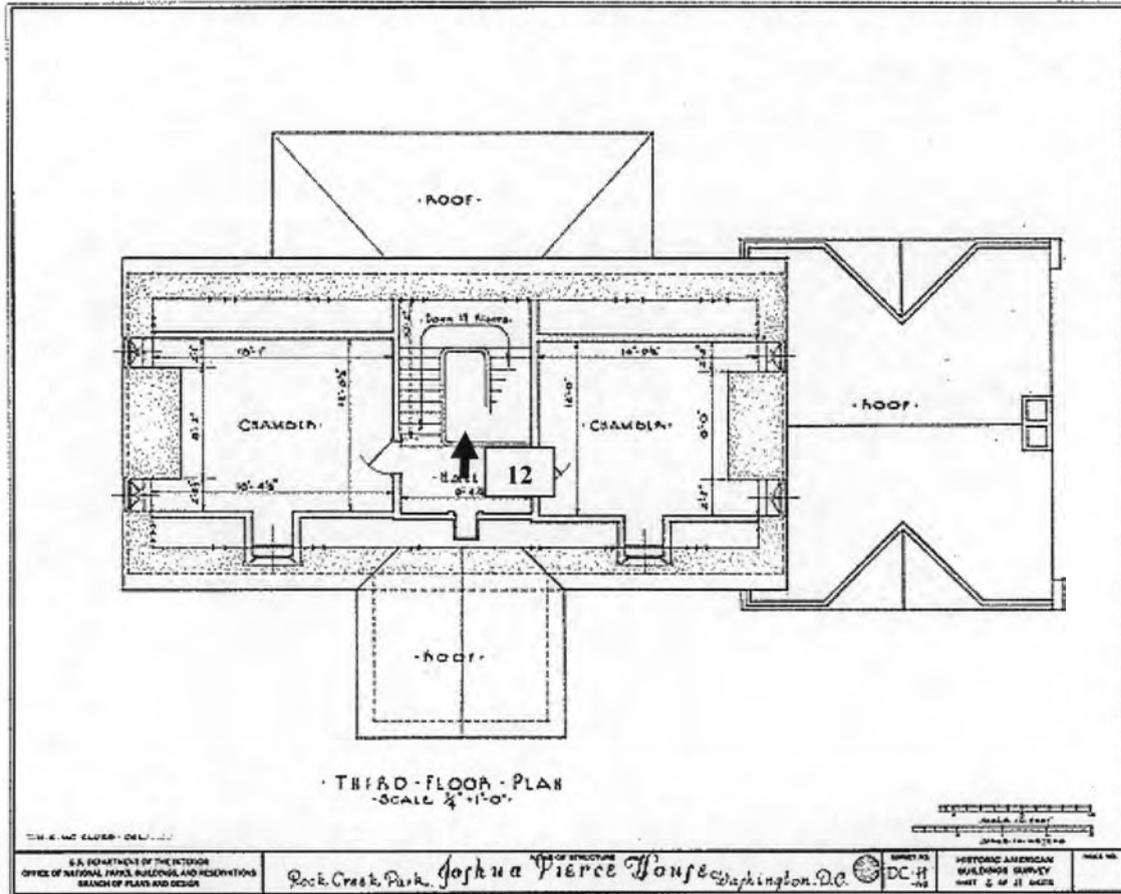
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

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Linnaean Hill
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Peirce-Klinge Mansion, 1934
Source: Library of Congress, Historic American Buildings Survey, U.S. Historical, Cultural Collections

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Linnaean Hill

Name of Property
Washington, D.C.County and State
NA

Name of multiple listing (if applicable)

Section number 9 Page 26**BIBLIOGRAPHY**

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National Register of Historic Places
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Linnaean Hill
Name of Property
Washington, D.C.
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NA
Name of multiple listing (if applicable)

Section number 9 Page 27

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Name of Property

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Section number 9 Page 28

Newspaper Articles

The Woodley Society. "Timeline," <http://www.woodleysociety.org/>.

"Death of an Old Citizen." *The Daily National Intelligencer*, 12 April 1869.

"Died Very Suddenly," *The Washington Post*, 5 July 1892.

"For Sale." *Daily National Intelligencer*, 14 December 1814, 1.

"Fruit Trees." *Daily National Intelligencer*, 7 March 1818, 1.

"Klinge Homes Sylvan Retreat in Heart of City," *The Washington Post*, 20 September 1936.

"Woodly [*sic*] For Sale or Rent." Advertisement, *National Intelligencer*, 14 October 1818.

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1850 United States Federal Census [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

1860 United States Federal Census [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

1870 and 1880 United States Federal Censuses [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2004.

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10. Geographical Data

5	18	0322466	4311374	7	18	0322288	46311250
	Zone	Easting	Northing		Zone	Easting	Northing
6	18	0322372	4311253	8	18	0322358	4311327
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

Linnaean Hill is situated at the southern end of Rock Creek Park, on 31.82 acres of property owned and maintained by the National Park Service-Rock Creek Park. The property, located at 3545 Williamsburg Lane, N.W. in Washington, D.C., consists of a high open knoll on which the Peirce-Klingle Mansion, carriage house, utility shed, potting shed, trough, landscape plan, and sites of razed horticultural outbuildings rest.

The expansion boundaries of Linnaean Hill include all that property transferred by Joshua P. Klingle to the Rock Creek Park Commission between 1890 and 1894. This parcel, known as Tract 79, was placed under the control of the Office of Public Buildings and Grounds of Rock Creek Park. In 1933, the National Park Service assumed control of Rock Creek Park, which included all of the 31.82 acres associated with Linnaean Hill.

This constitutes a boundary increase from the 1973 nomination, which included less than one acre of property improved by the mansion house, carriage house, utility shed, potting shed, trough, and greenhouse site. The boundary expansion captures the landscape plans of Joshua Peirce, Joshua Peirce Klingle, and the National Park Service.

Boundary Justification (explain why the boundaries were selected)

Linnaean Hill is located within and bounded by Rock Creek Park. Rock Creek and Beach Drive, N.W. surround the property to the east and north. Rock Creek forms a natural boundary, reinforced by the highly traveled Beach Drive to its east. Rock Creek has historically formed a border for the property and was significant in the location and setting of the property. Beach Drive was created in 1899 and has little historical association with Linnaean Hill during the tenure of Peirce or Klingle.

The southernmost point of the property stretches to Porter Street, N.W., capturing the original entrance to Linnaean Hill. The improved property at 2323 Porter Street, N.W. (square 2224), to the west of the original entrance, finishes the southern border. This parcel was excluded from the boundary, having been retained by Joshua P. Klingle for his own use following the sale of the 31.82 acres to the Rock Creek Park Commission. This land was subsequently sold by the heirs upon the death of Klingle and has had no direct association with Linnaean Hill since 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Linnaean Hill
Name of Property
Washington, D.C.
County and State
NA
Name of multiple listing (if applicable)

Section number 10 Page 2

An asphalt-paved drive (added in the 1930s) extends eastward from the northern end of Williamsburg Lane, a street lined with large suburban mid- to late-1930s dwellings set within the Coleman Park and Klingle Gardens subdivision. This subdivision (square 2224) forms the southwestern border. The current entrance to the property is now located at the end of Williamsburg Lane. Squares 2225 and 2234, with properties fronting Quebec Street and Williamsburg Lane, create the western and northwesternmost borders. This subdivision was improved in the decades before and after World War I with grand houses that have no direct association with Linnaean Hill, Peirce, Klingle, or the National Park Service.



Washington West USGS Map

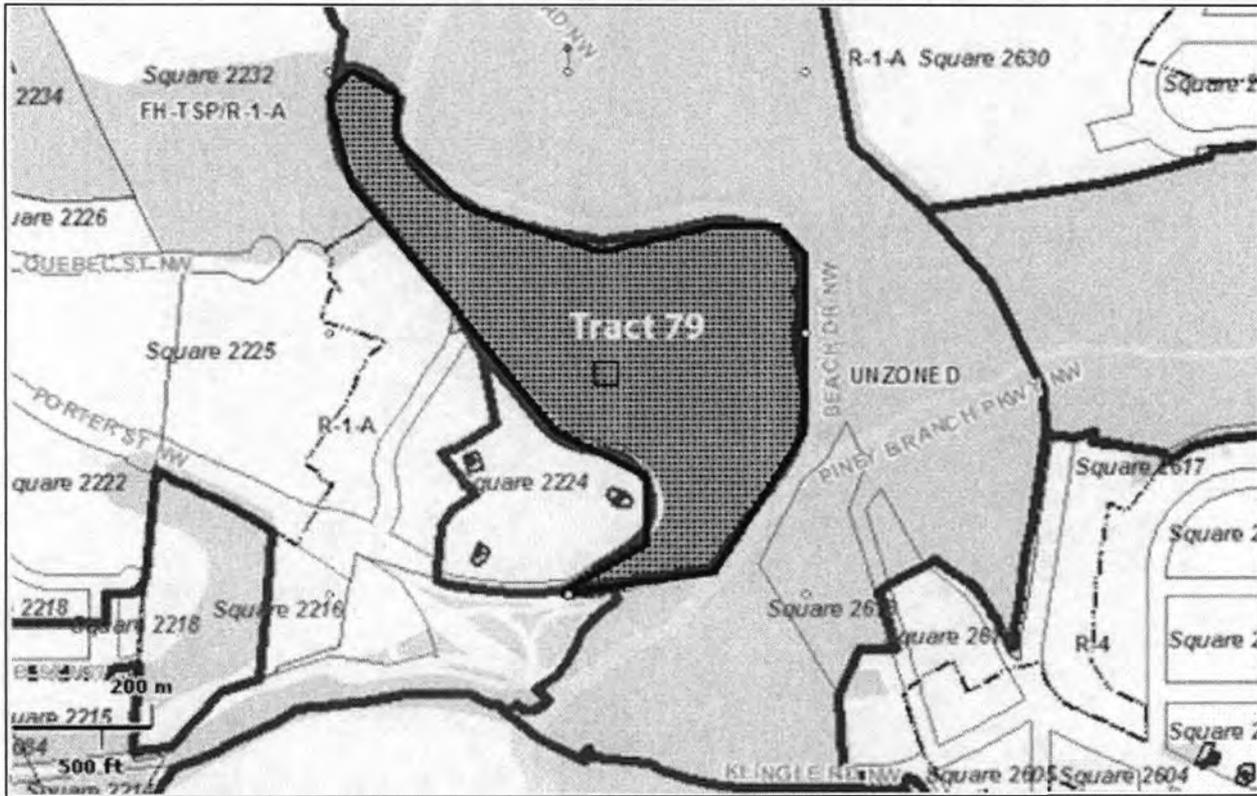
1 UTM Coordinate Location

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Linnaean Hill
Name of Property
Washington, D.C.
County and State
NA
Name of multiple listing (if applicable)

Section number 10 Page 3



North ↑ ——— Linnaean Hill Property Boundary (Tract 79)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Linnaean Hill (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: DISTRICT OF COLUMBIA, District of Columbia

DATE RECEIVED: 6/10/11 DATE OF PENDING LIST: 6/29/11
DATE OF 16TH DAY: 7/14/11 DATE OF 45TH DAY: 7/26/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000466

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: Y

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/26/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

The Pierce-Klingbe Mansion was listed in the National Register of Historic Places on Oct. 10, 1973 and included less than one acre. This new form adds acreage historically associated with the estate (31.82 acres total), changes the name of the listed property to Linnaean Hall, and provides additional documentation.

RECOM./CRITERIA Accept boundary increase and additional documentation and name change

REVIEWER Patricia Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 7/26/2011

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



LINNAEAN HILL
3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008

EAT TRACERIES

8/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008

VIEW LOOKING SOUTHEAST

1 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008
EHT TRACERIES

1/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008

PEIRCE-KLINGLE MANSION, LOOKING SOUTH

2 OF 20



LINNAEAN HILL

3545 WILLIAMSBURG LANE, NW

WASHINGTON, DC 20008

EHT TRACERIES

8/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW

WASHINGTON, DC 20008

PEIRCE-KLINGLE MANSION, LOOKING WEST

3 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008
EHT TRACERIES

1/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW
WASHINGTON, DC 20008

PEIRCE-KLINGLE MANSION, UTILITY SHED, AND
POTTING SHED, LOOKING NORTHWEST

4 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
BHT TRACERIES

1/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, UTILITY SHED AND
POTTING SHED, LOOKING NORTH

5 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE, NW
WASHINGTON DC 20008

EAT TRACERIES

8/2010

NPS-RCP, 3545 WILLIAMSBURG LANE, NW
WASHINGTON DC 20008

PORCH, SOUTH ELEVATION, PEIRCE-KLINGLE MANSION
LOOKING NORTH

6 OF 20



LINNAEAN HILL

3545 WILLIAMSBURG LANE NW
WASHINGTON, DC 20008

EAT TRACERIES

8/2010

NPS-RCP, 3545 WILLIAMSBURG, LANE NW
WASHINGTON, DC 20008

SOUTH LAWN, UTILITY SHED, POTTING SHED, TROUGH,
AND PEIRCE-KLINGLE MANSION, LOOKING EAST



LINNAEAN HILL

3545 WILLIAMSBURG LANE, NW

WASHINGTON, DC 20008

EHT TRACERIES

1/2010

NPS-RCP, 3545 WILLIAMSBURG, LANE, NW

WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, FIRST FLOOR, MAIN STAIR

LOOKING SOUTHWEST

8 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, FIRST FLOOR,
STAIR HALL, LOOKING NORTH

9 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, FIRST FLOOR, EAST ROOM
LOOKING SOUTHEAST



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, SECOND FLOOR, WEST ROOM
LOOKING SOUTHWEST

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LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS - RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, STAIR FROM HALF-STORY ATTIC
LOOKING SOUTH



LINNAEAN HILL

3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

BHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, BASEMENT, LOOKING
SOUTHWEST

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LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, 1843 ADDITION, FIRST FLOOR
LOOKING EAST

14 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010
NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

PEIRCE-KLINGLE MANSION, 1843 ADDITION, FIRST FLOOR
LOOKING SOUTHEAST



LINNAEAN HILL

3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

VIEW LOOKING EAST

16 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON, DC 20008

CARRIAGE HOUSE, LOOKING NORTHEAST

17 OF 20



LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

CARRIAGE HOUSE, LOWER STORY, LOOKING EAST

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LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

CARRIAGE PATH, LOOKING NORTH

19 OF 20



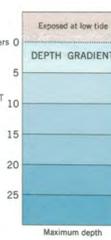
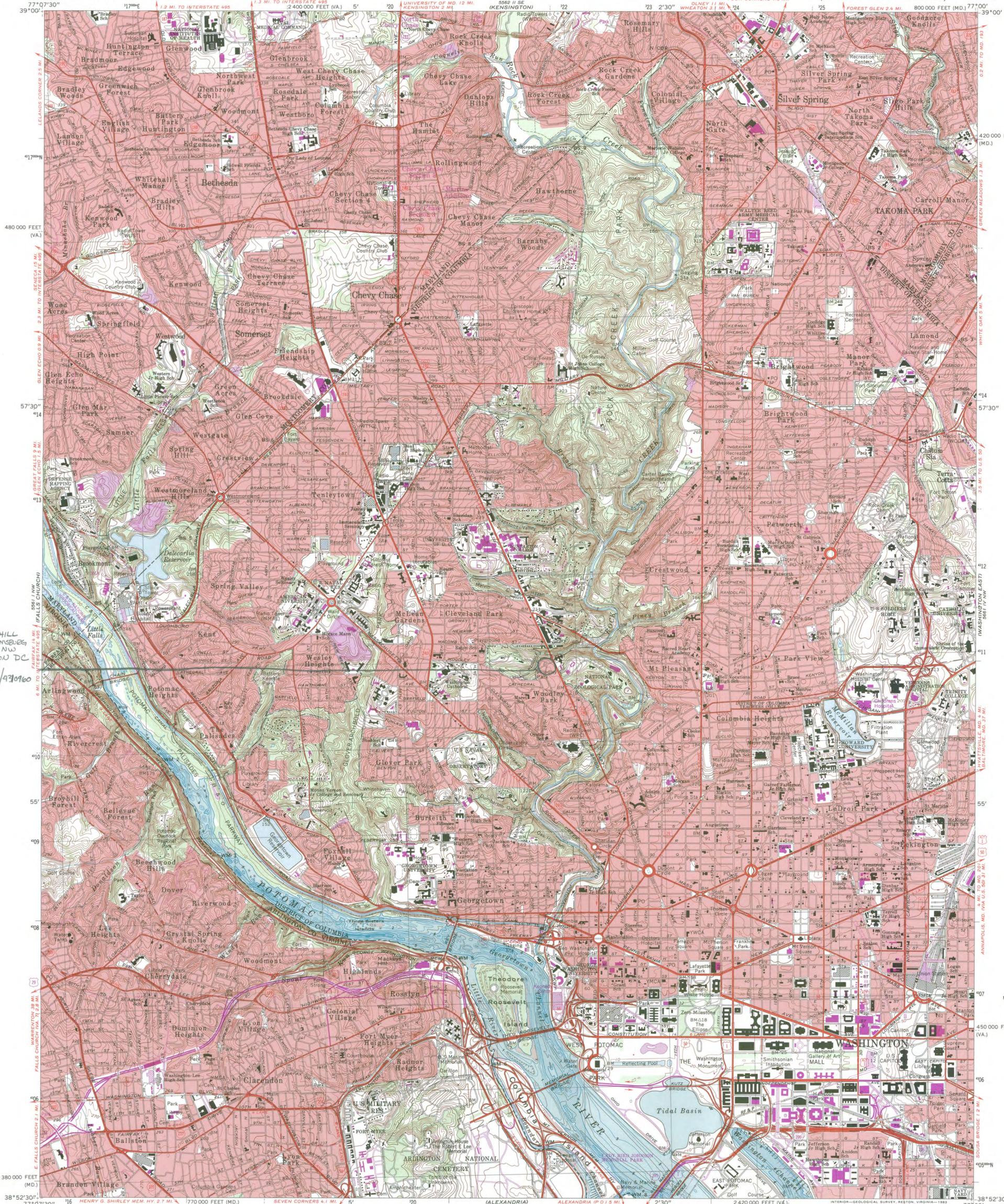
LINNAEAN HILL
3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008
EHT TRACERIES

1/2010

NPS-RCP 3545 WILLIAMSBURG LANE NW
WASHINGTON DC 20008

CARRIAGE PATH LOOKING SOUTH

20 OF 20



Maped, edited, and published by the Geological Survey and the National Ocean Service
Control by USGS, NOS/NOAA, NCS, and WSSC
Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1966. Revised 1965.
Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes.
Mean low water (dotted line) and mean high water (heavy solid line) compiled by NOS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line.
Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone 18 1927 North American Datum.
To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 26 meters west as shown by dashed corner ticks.
Red tint indicates areas in which only landmark buildings are shown. There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked.
Map edited 1983.
Purple tint indicates extension of urban areas.

NATIONAL OCEAN SERVICE
HYDROGRAPHIC SURVEY INDEX

Survey Number	Survey Date	Survey Scale	Survey Line spacing (Nautical Miles)
H-9478	1977	1:5,000	0.1-0.8
H-9488	1976	1:5,000	0.1-0.5

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.4 METER

BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- Interstate Route
- U.S. Route
- State Route

QUADRANGLE LOCATION

WASHINGTON WEST, D. C.-MD.-VA.
38077-H1-TB-024
1965
PHOTOREVISED 1983
BATHYMETRY ADDED 1982
DMA 5561 I NE-SERIES 1983

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET





United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

Memorandum

To: Interim Keeper of the National Register of Historic Places

From: Chief Historian, National Park Service, Designated to act for the Federal Preservation Officer

Subject: Nomination

Adm + 1/1/2024
6/6/2024

Enclosed is the updated documentation and boundary increase for "Linnaean Hill" previously listed as the Pierce – Klinge Mansion. Linnaean Hill is within Rock Creek Park, Washington, DC. We are requesting a change of name of the resource and listing of the entire 31.8 acres on the National Register of Historic Places.

The Pierce-Klinge Mansion was originally listed on October 10, 1973. The enclosed documentation changes the name of the resource to its historic name, corrects the spelling of the other name, increases the boundary, adds additional contributing resources, and brings the documentation to current standards.

Enclosure

ROYAL
25% COTTON