
National Park Service
Cultural Landscapes Inventory
2003



Linnaean Hill
Rock Creek Park

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

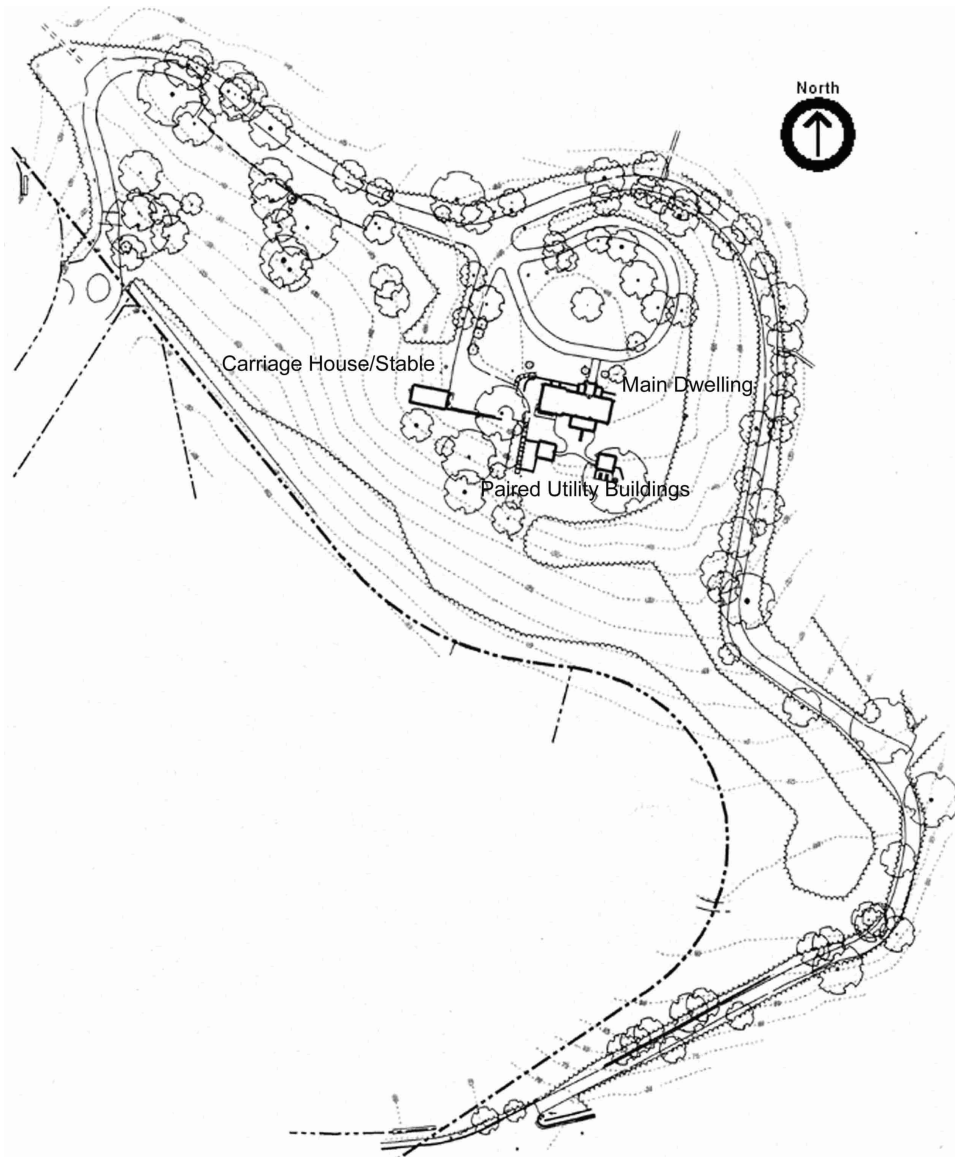
Presently, Peirce-Klinge Estate and the surrounding area is remnant landscape of a nineteenth-century nursery and Picturesque-styled tree park that functions in the twentieth-century as a recreational area and minimally interpreted historic site.

Visitor access to Peirce-Klinge is by automobile via Williamsburg Lane, by foot via trails, which follow the bluff above Rock Creek, or on horseback via the bridle paths, which utilize portions of the former entry drives.

The north, east and west sides of Peirce-Klinge are marked by woods that cover the steep bluff above Rock Creek with a dense canopy. In certain areas the woods enclose the pedestrian trails, bridle paths and old entry drives, which also follow the boundaries. On the south side, where there is a more gradual slope, three terraced levels have been created. The Peirce-Klinge residence is situated between the upper and middle terraces. Twenty-eight feet from the house, two small outbuildings have been built into the slope between the middle and third terraces. A carriage house/stable has also been constructed on this level approximately 80 feet from the southwest corner of the residence. Below the outbuildings there is an irregular oval grassy area bordered on the south by overgrown trees and shrubs. Below the overgrown border, a naturalized meadow has developed. The meadow extends across the southern boundary of the site to the southeastern corner and toward the long slope that falls away from the base of the carriage house/stable. The long slope is part of a larger grassy area, once planted with ornamental trees, that characterizes the western portion of the site.

The Peirce-Klinge Estate at Linnaean Hill acquires significance from its use as an early nineteenth-century horticultural nursery and as a mid to late nineteenth-century Picturesque-styled landscape. Both phases of this development fall into the first period of significance for Rock Creek Park. The estate retains limited integrity to all periods of significance for Rock Creek Park--from approximately 1800 to 1951. The condition of the cultural landscape has been heavily effected by its release to succession since the nineteenth century. Invasives and other vegetation now block historic views and obscure or threaten other character defining features, including historic circulation and vegetation, but this growth also serves to screen the property from developments on adjacent lands. Although the overall historic integrity of the site has been compromised by these factors, increased maintenance and rehabilitation work in recent years have helped to improve its condition.

Site Plan



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

Property Level and CLI Numbers

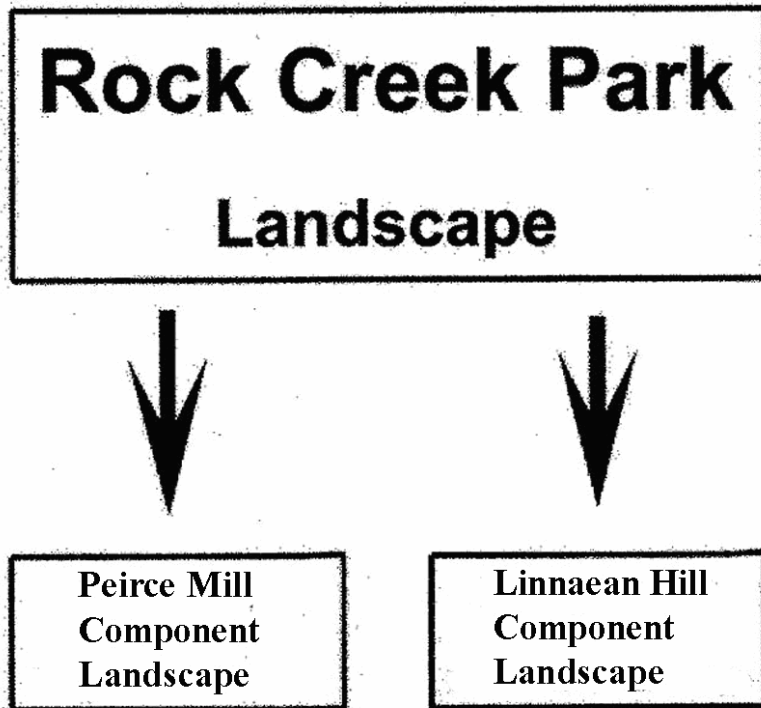
Inventory Unit Name:	Linnaean Hill
Property Level:	Component Landscape
CLI Identification Number:	600032
Parent Landscape:	600031

Park Information

Park Name and Alpha Code:	Rock Creek Park -ROCR
Park Organization Code:	3450
Park Administrative Unit:	Rock Creek Park

CLI Hierarchy Description

The Linnaean Hill landscape was identified as a component landscape of Rock Creek Park during the summer of 1997 when preliminary research was conducted on the Rock Creek Park Cultural Landscape Inventory. The landscape of Linnaean Hill represents all of Tract 79, or the property of Joshua Perice Klinge that was transferred to the Federal government after the creation of the park in 1890. Initial site visits confirmed that the character of this tract was distinct from the overall park landscape; a review of the historic documentation indicated that the physical history of the site was distinct, as well.



The Cultural Landscape of Rock Creek Park contains two component landscapes--defined by individual histories, characteristics, and conditions--which contribute to the significance and integrity of the park as a whole.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The Cultural Landscape Inventory for Linnaean Hill has been divided into two parts: research and analysis and evaluation. The research portion involved investigation into the historical record and documentation of existing landscape conditions. Both primary and secondary sources were used in the investigation. Among these were special collections at the Library of Congress, the National Agricultural Library, the Historical Society of Washington, D.C. Maps and drawings located in the National Archives were examined. Important secondary materials came from the map files of the National Park Service, National Capital Region and Rock Creek Park. William Bushong's historic resource study on Rock Creek Park was also consulted. Documentation of existing conditions involved adapting contemporary land surveys and architectural drawings to create a site base map. Identifiable landscape features were then added to the map. Planning documents and archeological reports pertinent to Linnaean Hill were reviewed as well. Based on this research, a narrative landscape history was prepared and simple historic base maps were assembled to reflect changes on the site over time.

The analysis and evaluation phase of the project involved documenting key landscape components and analyzing the developments of these components. Based on the evaluation of historic landscape features and patterns, landscape significance was determined. Comparative analysis between the historic maps and the significant character defining features was then used to define the type and concentration of resources remaining at Peirce-Kling. From this information, cultural landscape significance and integrity were determined.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	07/20/2009
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	08/02/2004

National Register Concurrence Narrative:

The State Historic Preservation Officer for the District of Columbia concurred with the findings of the Linnaean Hill CLI on 8/2/04, in accordance with Section 110 of the National Historic Preservation Act. It should be noted that the Date of Eligibility Determination refers to this Section 110 Concurrence and not the date of National Register Eligibility, since that is not the purview of the Cultural Landscapes Inventory.

Concurrence Graphic Information:

Linnaean Hill
Rock Creek Park



United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

July 14, 2009

Memorandum:

To: Cultural Landscape Inventory Coordinator, National Capital Region
From: Superintendent, Rock Creek Park
Subject: Statement of Concurrence, Linnaean Hill Cultural Landscape Condition Reassessment

I, Adrienne Applewhite-Coleman, Superintendent of Rock Creek Park, concur with the condition reassessment for the Linnaean Hill cultural landscape:

CONDITION REASSESSMENT: Good

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The cultural landscape condition reassessment for Linnaean Hill is hereby approved and accepted.



Superintendent, Rock Creek Park

7/20/09

Date

Concurrence letter from the superintendent of Rock Creek Park, dated July 20, 2009.



United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
Office of Lands, Resources and Planning
1100 Ohio Drive, S.W.
Washington, DC 20242

February 20, 2004

Memorandum

To: Cultural Landscape Inventory Coordinator, National Capital Region
From: State Historic Preservation Officer, District of Columbia
Subject: Statement of Concurrence, Linnaean Hill Cultural Landscape Inventory

I, Lisa Burcham, District of Columbia State Historic Preservation Officer, concur with the findings of the Linnaean Hill Cultural Landscape Inventory as submitted on February 20, 2004.


Lisa Burcham
District of Columbia
State Historic Preservation Officer


Date 2/2/04

Concurrence memo for FY2004 signed by the DC SHPO on 8/2/2011.

Revisions Impacting Change in Concurrence:

Revision Date: 07/23/2003

Revision Narrative:

Editing and proofreading revisions made to document, along with additional research concerning the Buildings and Structures and Cultural Traditions sections of the report.

Revision Date: 07/20/2009

Revision Narrative:

The condition of the cultural landscape is reassessed and updates are made to the Chronology and Physical History, Analysis and Evaluation, Condition, and Treatment chapters of the inventory.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The boundaries for this inventory are based on the configuration of the parcel of land known as park Acquisition Tract 79 (1891) purchased by the Federal government from Joshua Peirce Klinge, Joshua Perice's heir. The boundaries have also been determined by the way in which that parcel of land has

Linnaean Hill
Rock Creek Park

been adapted since becoming part of Rock Creek Park. The creek north of the house forms the eastern boundary. The creek and the bluff above curve toward the west to create the northern edge. On the west, the site is bordered by an early twentieth-century suburban neighborhood, accessible from Williamsburg Lane. A small segment of Porter Street forms the southern boundary.

State and County:

State: DC

County: District of Columbia

Size (Acres): 31.82

Boundary UTMS:

Source: GPS-Differentially Corrected

UTM Zone: 18

UTM Easting: 322,066

UTM Northing: 4,311,286

Source: GPS-Differentially Corrected

UTM Zone: 18

UTM Easting: 322,345

UTM Northing: 4,311,290

Source: GPS-Differentially Corrected

UTM Zone: 18

UTM Easting: 322,344

UTM Northing: 4,311,465

Source: GPS-Differentially Corrected

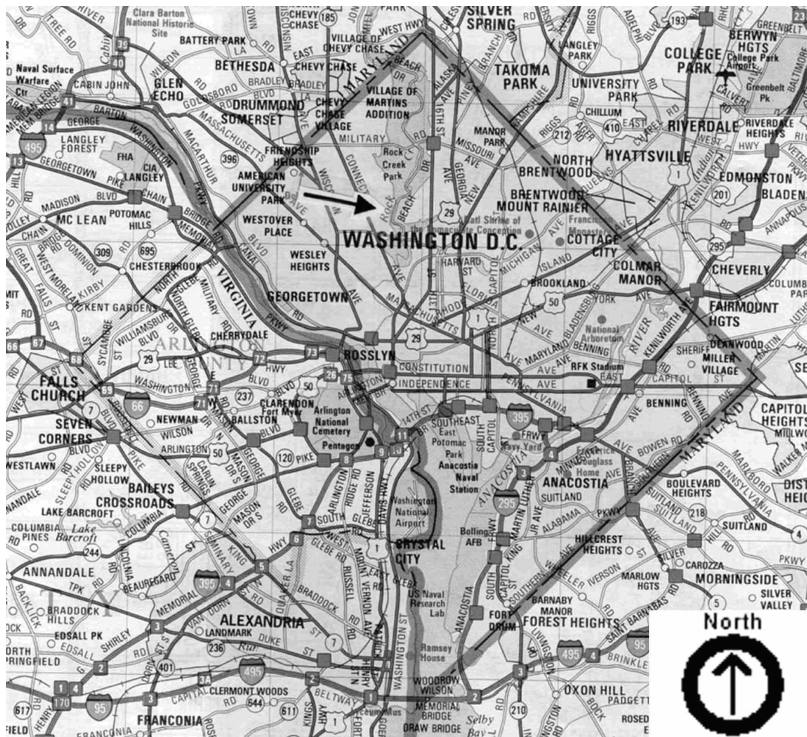
UTM Zone: 18

UTM Easting: 322,156

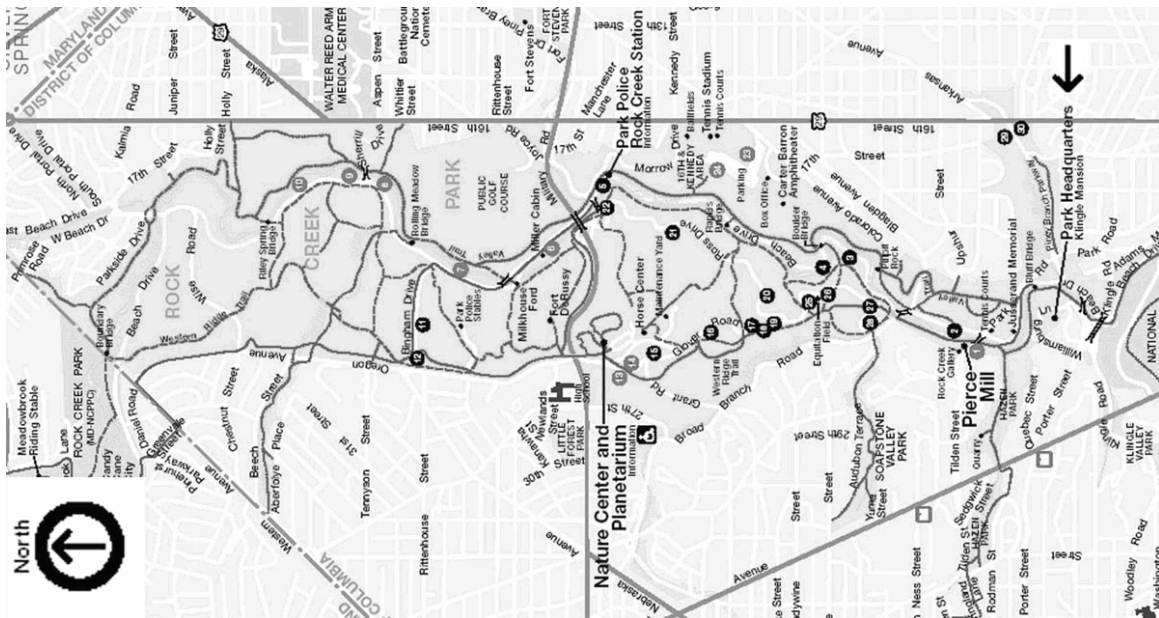
UTM Northing: 4,311,470

Linnaean Hill
Rock Creek Park

Location Map:



Location of Linnaean Hill and Rock Creek Park within the boundaries of Washington, D.C.



The above map is the official Rock Creek Park visitor's map, published by the National Park Service in 1998.

Regional Context:

Type of Context: Cultural

Description:

The Peirce-Kling Estate at Linnaean Hill is the site of the first commercial nursery in Washington, D.C. The grounds were cultivated with fine specimen trees, fruit trees and shrubs by its second owner, Joshua Peirce (1795-1869), a nineteenth-century horticulturalist. Walks and drives created by Peirce followed the hilly terrain and coursed around the house and outbuildings. The extant buildings consist of a carriage house/stable, paired stone outbuildings, and the main dwelling, an impressive 2 1/2 story stone structure. This cluster of structures represents the core of the old Peirce property.

Type of Context: Physiographic

Description:

The Linnaean Hill landscape is a 31.8 acre portion of Rock Creek Park, a picturesque preserve of forest, hills and grassy open areas located in Washington, D.C. Rock Creek, as it flows south to the Potomac River, is the heart of the preserve. The topography surrounding the creek is dramatic with steep ravines and the narrower flood plain characteristic of the Fall Line. Linnaean Hill is located on a bluff above the western bank of Rock Creek near its junction with Piney Branch.

Type of Context: Political

Description:

Rock Creek Park was created by legislation enacted by Congress on September 27, 1890. Rock Creek Park is located in the northwest quadrant of Washington, D.C. Rock Creek Park and the Peirce/Kling Estate are administered by the National Park Service, under whose stewardship the house and the surrounding property has been maintained since 1933.

Management Unit: 339

Tract Numbers: 79

Management Information

General Management Information

Management Category Date: 09/24/2003

Management Category Explanatory Narrative:

The Management Category Date is the date the CLI was first approved by the park superintendent.

Maintenance Location Code: KLINGLE

Agreements, Legal Interest, and Access

Management Agreement:

Expiration Date: UK

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Other Restrictions

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Lands adjacent to the Peirce-Klingbe Estate at Linnaean Hill contribute to the significance and integrity of the property by providing a setting sympathetic to the historic landscape.

To the north, the east and the west of the site the lands are under the jurisdiction of Rock Creek Park. The forested landscape, although not possessing integrity related to the early nineteenth century horticultural and agricultural land use, does date from the turn of the century, when the Peirce-Klingbe property was acquired by the government and allowed to return to a more vegetated state. The subdivision located to the south and southwest of the Peirce-Klingbe house dates to the early twentieth century. Originally part of the Peirce-Klingbe property, this land was sold for real estate speculation at the time that the house and associated grounds were acquired by Rock Creek Park in 1892. Retaining possible historic vegetation, for instance a large copper beech, and remnant structures dating to the Peirce family residence, these adjacent properties contribute to the material integrity of the nineteenth century landscape setting, though formally non-contributing.

National Register Information

Existing NRIS Information:

Name in National Register:	Pierce-Klingbe Mansion
NRIS Number:	73000223
Other Names:	Linnaean Hill
Primary Certification:	Listed In The National Register
Primary Certification Date:	10/10/1973

Significance Criteria: A - Associated with events significant to broad patterns of our history

Significance Criteria: B - Associated with lives of persons significant in our past

Period of Significance:

Time Period:	AD 1804 - 1890
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The Romantic Period
Other Facet:	None

Area of Significance:

Area of Significance Category: Agriculture

Area of Significance Subcategory: None

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory: None

Area of Significance Category: Architecture

Area of Significance Subcategory: None

Statement of Significance:

The Peirce-Kling Estate at Linnaean Hill encompasses approximately 32 acres within the Rock Creek Historic District, or Reservation 339, which was listed on the National Register in 1991. The Peirce-Kling house alone was listed on the National Register in 1973. The Peirce-Kling Estate at Linnaean Hill is considered a component landscape of Rock Creek Park. This component landscape is historically significant under National Register criteria A and B. The period of significance for the Peirce-Kling Estate as Linnaean Hill spans the years 1823-1890, which generally falls within the first period of significance for Rock Creek park overall (1791-1890). The 1823 date was chosen on the basis of its association with the initial development of the agricultural and horticultural property belonging to Joshua Peirce, noted nineteenth-century nurseryman and horticulturalist. The later year corresponds to the end of the Peirce family's stewardship of the picturesque estate, and marks the transfer of the core portion of the original property to the Federal government for the creation of Rock Creek Park. Rock Creek Park was established by legislation passed on September 27, 1890.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
Vernacular

Current and Historic Use/Function:

Primary Historic Function: Estate Landscape

Primary Current Use:

Outdoor Recreation-Other

Other Use/Function

Other Type of Use or Function

Horticulture Facility

Historic

Leisure-Passive (Park)

Both Current And Historic

Current and Historic Names:

Name

Type of Name

Linnaean Hill

Historic

Peirce-Kling Estate

Current

Ethnographic Study Conducted:

No Survey Conducted

Chronology:

Year

Event

Annotation

AD 1804 - 1823

Purchased/Sold

The property that would become Linnaean Hill is consolidated by Isaac Peirce's purchase of land along Rock Creek.

Isaac Peirce

AD 1823 - 1869

Designed

Joshua Peirce develops the property to accommodate his nursery business, thus establishing the first commercial nursery in Washington, D.C. He also lays out curvilinear drives and plants specimen trees and fruit trees in the picturesque style.

Joshua Peirce

AD 1869 - 1890

Maintained

Under the ownership of Joshua Peirce Klinge, Linnaean Hill is maintained as a picturesque landscape park.

Joshua Peirce Klinge

AD 1890 - 1933

Neglected

The core area of Linnaean Hill is sold to the Federal government and incorporated into the newly created Rock Creek Park. Tenants and park staff occupy the house during the first decades of the park's development.

Rock Creek Board of Control

AD 1933 - 1950

Rehabilitated

The National Park Service administers Rock Creek Park and rehabilitates the residence and the landscape in the Colonial Revival style.

National Park Service

AD 1950 - 1960	Rehabilitated	The National Park Service changes the function of the property to serve as the park Nature Center and visitor services facility National Park Service
AD 1960 - 1994	Neglected	No longer the Nature Center, the property is leased to non-profit organizations or used for park related programs. National Park Service
AD 1994 - 1998	Rehabilitated	The Peirce-Kling house becomes park administration headquarters; the grounds are adapted to fit the needs of an administrative facility. National Park Service
AD 2003 - 2004	Maintained	Maintenance of the estate meadow is undertaken, and includes the clearing and grubbing of the overgrown meadow, measuring 15 acres, and the selective clearing of invasives and any vegetation over 6" high at the woods' edge. At this time five trees are also removed from the property, and forty trees are pruned.
AD 2006	Rehabilitated	The carriage house/stable is reframed, resided and provided with a new roof.
AD 2008	Maintained	In October, a tree-of-heaven (<i>Ailanthus altissima</i>) growing directly out of the foundation of the carriage house/stable is removed.
AD 2008 - 2009	Maintained	In the fall, a tree to the east of the house is knocked down during a storm and rips out some of the power lines leading from the house. All damages, including those to the nearby potting shed, are resolved by the removal of the split tree and repairs to the effected structure and features.

Physical History:

1804-1890

In 1792, Uriah Forrest, Benjamin Stoddert, and William Deakins, Jr. purchased from the descendants of Ninian Beall a large piece of land situated on the hills above Georgetown. "The heights from beyond Georgetown absolutely command the whole," wrote Pierre L'Enfant to Thomas Jefferson in 1791 (Mann-Kenney 1989: 6). The property of some 1,282 acres was called Pretty Prospects. The boundaries of the holdings followed the navigable stream known as Rock Creek on the east and the road to Frederick, Maryland from Georgetown on the west, which is now known as Wisconsin Avenue. The northern boundary was located in a valley created by a tributary of Rock Creek, presently called Melvin Hazen Park. A ridge located just above Georgetown, near present-day Guy Mason Center and the branch of Rock Creek that passes through Dumbarton Oaks Park and Montrose Park, formed the southern boundary. Most of the land the three men purchased had been inhabited by its owners or tenants, and much of it been cultivated since the early eighteenth century by farmers and millers. Among the "buildings, improvements, profits, commodities, advantages and appurtenances" were at least seven structures, a mill house, millstones, tools, and stocks of firewood located near the Rock Creek portion of Pretty Prospects. Thirty years later, Joshua Peirce would inherit a part of this same section of Pretty Prospects and eventually develop an estate and nursery along the creek. In doing so, Peirce followed a tradition of settlement, farming and land subdivision established in the first years of the capital by the previous generation.

In 1793 Uriah Forrest moved his family from their Georgetown residence to enjoy the spring and summer months at Pretty Prospects (Mann-Kenny 1989). They occupied a small "stone cottage" located in the secluded northwest corner of the tract on the top of a prominent hill. Shortly thereafter, Forrest added two large wooden clapboard sections to convert the cottage to a permanent home for his family. The property then became called Rosedale. In 1798 Uriah Forrest became the sole owner of the Pretty Prospects tract. Within a few years Rosedale developed into both a country estate and a self-sufficient working farm. Forrest planted grain, and established extensive vegetable and fruit gardens. Forrest also terraced the hilly terrain in front of the residence with retaining walls constructed of native stone. Here he planted multiple rows of fruit trees and flowers. A greenhouse was constructed and a herb garden was laid out near the residence (Mann-Kenney 1989: 28-30).

Uriah Forrest's speculative investments in the real estate of the new Federal city soon caused his financial insolvency. In 1804 Forrest's creditors sold Rosedale to Philip Barton Key. That same year, Key deeded a portion of the original tract to Isaac Peirce. Peirce added this acreage to his other holdings in the Rock Creek valley, which had been deeded to him in 1794 (Inashima 1985: 288).

Isaac Peirce was an enterprising Quaker who oversaw the operations of a farm, sawmill, grist mill, distillery and nursery. To his first purchase of 150 acres from William Deakins, Jr. in 1794, Peirce developed and accumulated additional acres so that by the time of his death in 1841 he owned more than 1,200 acres in northwest Washington. Isaac Peirce had been born in 1756 in Chester County, Pennsylvania and had probably come to the Potomac Valley in the 1770s. He

married Elizabeth (Betsy) Cloud, with him he had nine children. Isaac and Betsy's eighth child and youngest son, Joshua, is the significant figure in the development and refinement of a portion of the original Peirce tract (Bushong 1990: 23). Joshua's portion of Isaac's estate would eventually be known as Linnaean Hill. The center of Isaac Peirce's operation was the extensive cluster of buildings constructed in the western portion of Rock Creek Valley near present day Tilden Street, N.W. While some of the buildings may have existed on the site at the time of Peirce's purchase from Deakins, eleven structures were located on his property by the late 1850s. Among these were a residence and two dependencies, a springhouse and potato house, a cow barn, the grist mill, the saw mill, miller's residence, a carriage house/stable and a distillery. For the most part these were all constructed of native granite, quarried from sites located on Peirce's property, by Isaac and his son Abner. Several slaves also helped Peirce run his farm and mill operation. With a successful enterprise, Isaac Peirce was well positioned to take advantage of the developing economy of the new capital city (Bushong 1990: 26-28, 54, 55; Shoemaker 1909: 44).

Additional documentation suggests that one of Isaac's many enterprises was a nursery. In 1805 Uriah Forrest ordered from Isaac Peirce and Thomas Main nearly seven hundred thornbushes. These were planted as replacements for livestock barriers and fences that were erected at Rosedale. In the National Intelligencer of December 10, 1814, Isaac Peirce placed a notice announcing that he had 20,000 engrafted apple trees for sale at his nursery located three miles from Georgetown on Rock Creek. Isaac Peirce also hauled hay, barley, flaxseed and other grains to Rosedale (Mann-Kenney 1989: 39-40; Bryan 1916 1:598, 599).

Between the hills that contain Rock Creek valley, there are many small tributaries. Because of the difficulty of crossing these streams during periods of high water, most of the north/south roads leading to and from Georgetown and the new Federal city ran parallel to the creek. Even with the few fords that were established, areas on either side of the Rock Creek developed independently of each other. In spite of the difficult access to Washington city, prominent estates, in addition to Peirce's, developed on the western side of the Creek. Not only was there Rosedale, but also Woodley, the Highlands and the Vineyard--all three tracts originally part of Pretty Prospects.

Philip Barton Key built Woodley around 1800 and the estate later served as the summer White House during the Van Buren, Tyler, Buchanan and Cleveland administrations. The Highlands property contained the stone residence of the Nourse family, which was constructed between 1817 and 1827. The Vineyard, constructed in 1810, was the residence of Major John Adlum, the first acknowledged horticulturist in the District of Columbia. On the 200 acres comprising the Vineyard estate, Adlum pursued his interest in growing native plants and producing varieties of grapes suitable for domestic wine. Adlumia, the smoke vine of the Alleghenies, is named for the Major; the development of the Catawba grape is also attributed to him (Junior League of Washington 1977: 293-294; Saul 1907: 38-47). In addition to Adlum, Thomas McGrath was another "gardener" located on the Uriah Forrest property. In 1805, McGrath advertised that he had shade trees, flowers, and poplar trees for sale (Bryan 1916 1:597-598). Indeed, Thomas McGrath, John Adlum and Isaac Peirce may have simultaneously operated nurseries on neighboring tracts of land. Other nurserymen in the area included John Gardiner and David

Hepburn, authors of *The American Gardener* (1804), the among the first gardening treatises published in America to feature ornamental garden design information. Gardiner and Hepburn were estate gardeners; Hepburn had been head gardener at John Mason's Potomac River estate, located on Analostan island or what is today known as Theodore Roosevelt Island (Hanna 1997:25; Sarudy 1998: 89-90).

In 1821, Isaac Peirce gave his son Joshua, then 27 years of age, a tract of approximately 82 acres located along Rock Creek about a half mile south of the family's mill site. On October 10, 1823, Isaac deeded the property to Joshua "for natural love and affection." Joshua, born in 1795, had been educated in Rockville, Maryland and in Philadelphia, where he married Susan Coates (Proctor 1937; Peter and Southwick 1958: 25; Bushong 1990: 30, 55, 56). By 1823, he had "... for sometime past been engaged in the nursery business in this place..." (Joshua Peirce to W.R. Prince 1823). "This place" may refer to the general location of Washington, D.C. to Joshua's portion of the Isaac Peirce homestead/orchard along Rock Creek, or to the other Peirce property located along Boundary Street (now Florida Avenue), near R, S, 15th and 14th streets in the city. Joshua could have learned the nursery business and operated from any of these locations during the first years of his enterprise (Saul 1907: 47; Gill 1882). According to family tradition, Joshua's parcel was originally known as "Lee Ring." A small farmstead with a dwelling and outbuildings may have been on the tract at the time of Isaac's deed to Joshua. The dwelling was probably of simple design, built of stone, similar to the original house at Rosedale. This smaller structure was most likely located on the site where, in 1823, Joshua would construct an impressive two and one-half story stone I-house (Mann-Kenney 1989: 9, 10; HABS 1935).

By 1824 Joshua Peirce had established on his property the Linnaean Hill Nursery, where he cultivated for sale a variety of "Fruit and Ornamental Trees and Plants, Bulbous Flower Roots, Green House Plants, ETC." Peirce's nursery selection was extensive, especially in the category of fruit trees, a fact indicating that Joshua had probably inherited Isaac's existing orchard. Yet as his nursery selection demonstrates, Joshua intended to expand beyond his father's operation by offering a wide range of both woody and herbaceous plants (Peirce 1824). To establish a complete nursery he redeveloped the old "Lee Ring" and utilized additional acreage on city squares he owned south of Boundary Street. As an indication of his success, which spanned four decades, Joshua Peirce is widely considered to have operated the first general nursery in the District of Columbia (Saul 1907: 47).

Significant American nurseries had been established prior to Peirce's operation. Among the first were John Bartram's near Philadelphia (1725) and that of the Prince family on Long Island, near Flushing (1737). By the first half of the nineteenth-century Prince's had become two large nurseries, operated by different branches of the family. Early in the development of his business, Peirce established a business relationship with William Prince's firm. Another prominent concern was the Landreth Nursery in Philadelphia (Hedrick 1988; Leighton 1987: 67-82). While the Peirce operation was not as well known or as extensive as Landreth or Prince's, his was part of the tradition of American nineteenth-century commercial nurseries (Prince 1827).

The stone house that Joshua constructed in 1823 was sited near the top of a long hill on a terraced area carved out of the slope. The hill crested at the top of a bluff created by a bow on the west side of Rock Creek. The north facade of the house faced the creek, while the southern facade faced the fields and woods of the original Pretty Prospects. Although available documentation for this time period fails to distinguish the functional or the formal front of the house, the entrance on the north side does appear to date from the 1823 construction of the main part of the residence. To construct his house, Peirce excavated approximately eight and one-half feet, or the height of the basement. Two stone retaining walls of more than seven feet in length were erected to hold the slope away from the north corners of the structure, leaving a narrow four foot space, or areaway, between the wall and a portion of the house. The date "1823" was carved near the top of the north facade. The exterior stone walls were constructed in thicknesses of two feet (Historic American Building Survey, DC-11; Bushong: 1990, 163-164). Tradition holds that at some point the interior "...was finished with tile and frescoes by artists brought from Italy" (Washington Star 1936).

Peirce also cut the south facing slope with two additional levels, probably to take advantage of the horticultural benefits of such exposure. Near the house, Peirce constructed a pair of nearly identical banked outbuildings, which may have been used as structures to support his commercial horticultural enterprise. Access to the upper and lower levels of each shed were from separate exterior doors. Stretching across the southern facades of the two utility buildings and running along a retaining wall constructed between them, Peirce devised a greenhouse. 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 facade of glass panes. Stone buttress 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 parge, and then white-washed to create a light-colored, and therefore reflective, surface (Historical Society of Washington 1906: #1009; HABS DC-11: #11). 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..." (Peirce 1826). Greenhouse technology was at a fairly rudimentary state in the early nineteenth-century, with the mechanics of providing consistent levels of heat during the winter months not fully developed until after 1826 (Martin 1992). 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 (Washingtoniana vertical file). Further investigation through documentary research or archeology is required to answer additional questions about the sophistication of Peirce's greenhouse. Finally, Peirce likely constructed a frame carriage house/stable with a stone foundation at the western edge of the cluster of domestic buildings, where it would be accessible for ingress and egress.

Below the level of the greenhouse at the base of the long slope, Peirce constructed three additional structures: a springhouse, which displays his initials carved in stone, an "immense stone barn" and, to the southwest, a gate house. Again Joshua Peirce used native granite. In addition to these structures, three outbuildings were also located immediately northwest of the residence (Shoemaker 1909: 45; Boschke 1861; Bushong 1990: 160-161; 2329 Porter Street

Historic Landmark Application).

Access to these structures and the pedestrian and vehicular circulation around the nursery complex was based on a system of loop roads and paths. These for the most part followed the natural topography, were routed along the terrace levels, led to an orchard area in the northwest section, or connected with the two roads that crossed fords at Rock Creek north and south of Linnaean Hill. Peirce Mill Road, the main route, and the smaller unnamed road, in existence after 1831, ran across the original Peirce and earlier Pretty Prospects tracts from the Rockville Turnpike to the creek and then joined together on the eastern side where, as Peirce Mill Road, they eventually joined the Fourteenth Street Road (Boschke 1861; Bushong and Weiss 1990-1991: 11).

Throughout the early years of his career, Joshua Peirce worked to establish his reputation as a nurseryman. The methods he used were threefold: expansion his selection of plants by collecting native species, direct purchase of wholesale seedlings, and the use of propagation and grafting techniques. Implementation of these methods affected the ways in which Peirce adapted his land to fit the needs of his business. The analysis of Peirce's impact on the land contained in this report has been constructed from three major sources of information: vintage descriptions of the grounds at Linnaean Hill, old maps and photographs, most of which post-date the active years of Peirce's career, and existing landscape remnants.

In December 1826 Peirce wrote to William Prince at his large botanic garden and nursery on Long Island, New York describing his efforts to complete Prince's order for native seeds. In his letter, Peirce stated that he had sent a box containing 16 quarts of gum seed, 16 of clean thorn seed and one peck of persimmon seed along with "a [half] peck of the large thorn seed of which you ordered a qt but in my hurry to attend to other things I neglected to attend to them" (Peirce 1826). From his letters it is clear that Peirce and Prince had a reciprocal relationship. Peirce, in his 1823 letter of introduction, stated to Prince that he "wished to add to my establishment a supply of ornamental evergreens..." (Peirce 1823). Prince, in turn, requested the seeds of native trees as well as shrubs, such as paw paw, and plants, such as yellow cypripediums (lady's slipper) and trillium. To encourage additional orders from the well-established nurseryman, Peirce suggested that he send Prince "the *Flora Columbiensis* by which you will be able to see what plants we have here and select such as you want and I will endeavor [sic] procure them for you either plants or seeds..." (Peirce 1823). The "*Flora Columbiensis*" would refer to a published work on the plants native to the District of Columbia. Peirce may also have admired and tried to emulate the success of the Prince nursery by selecting the name Linnaean Hill for his enterprise. The name of Prince's business was the Linnaean Botanic Garden and Nurseries. The names of both nurseries refer to Karl von Linnaeus, the Swedish botanist who developed the horticultural binomial nomenclature system (Proctor 1949: 245).

Among the ornamental evergreens requested in Peirce's first order to Prince were Balm of Gilead, white pine, Norway spruce, red, black and white firs, and hemlock - all 12 to 18 inches in height (Peirce 1823). Once these seedlings were established, Joshua published a catalog (1824) for distribution and advertised in the *National Intelligencer* (1825). Not only did he

feature a large selection of fruit trees and include an essay on the planting and cultivation of orchards, but he listed the very same ornamental evergreens mentioned in his earlier request to Prince. Deciduous trees, which he listed as “ornamental forest trees,” ornamental flowering shrubs, grapes, green house trees and plants, and rose bushes were also featured. The catalogue also contained plant lists and horticultural advice, which was designed to enhance catalogue sales. (Hanna 1997: 58). 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 had come from a reputable New York nursery (probably that of Prince). By 1857, his selection of gooseberries had come directly from Liverpool, England (Peirce 1827: #194; Peirce 1824, 1827, 1857). Locally, Peirce’s catalog was distributed from the store of prominent Georgetown merchant, Edward Linthicum (Whitehill 1967: 49). To widen his customer base, he had agents in Philadelphia, Baltimore, Annapolis, Frederick, Rockville, and Leesburg. To customers ordering large quantities of hedging thorn, Peirce gave a discount (Peirce 1824, 1827, 1857). Peirce’s enterprise thus stretched beyond the capital city, north to other Mid-Atlantic cities and west to the Piedmont of Maryland and Virginia.

Statements found in secondary sources claiming that Joshua Peirce supplied trees and shrubs to the public grounds near the U.S. Capitol, the White House and President’s Park have yet to be substantiated (National Capital Region, Rock Creek Park vertical files; Randall 1992; McEwan 1992; Seale 1986). Indeed, Peirce commented to Prince in 1826 about the development of “the Public ground in Washington.” He noted 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” (Peirce 1826). Peirce’s reputed role in the development of the city is primarily based on the general description given by Shoemaker in 1909. Then, Shoemaker stated that the “parks and reservations of the city were to a great extent stocked from Linnaean Hill” (Shoemaker 1909: 45).

Indeed if Peirce’s comments about the “small orders” are accurate, then one wonders how successful he was in the first decades of his career. There were several other areas where he seems to have focused his expertise. One was in developing his estate into an arboretum, botanical garden and market garden (1860 census). The other was growing and developing new varieties of camellias.

In his 1827 order to the Prince nurseries, Joshua Peirce selected a variety of woody trees and shrubs. Many of these were noteworthy for the quality and characteristic of their blossom. Among them were white flowering horse chestnut, silverbell, laburnum, lindens, magnolia, Frankliniana, kalmia, peony and several types of roses. In addition to these, Peirce ordered more evergreens, including “1 Black Spruce Fir 4 feet high to match one in my own grounds” (Peirce 1827). The request for a matching fir suggests that its placement at Linnaean Hill would be part of an existing landscape scheme. As Louis Shoemaker in his remarks about historic Rock Creek noted: “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, where the

people of the national capital sought pleasure, recreation and instruction” (Shoemaker 1909: 46).

The only graphic evidence of Peirce's landscape design comes from two topographical maps, one published by Boschke in 1861 and the other by Michler in 1867. While the level of accuracy on both maps must be questioned to some degree, each does indicate a general layout of the residence, outbuildings, roads and vegetation. The schemes shown on the two maps represent the gradual development of the adaptation of Peirce's land for both functional and aesthetic purposes.

Aside from his greenhouse, Peirce probably had other areas devoted to the establishment of young plants. He almost certainly would have constructed an outdoor "nursery" near the greenhouse and utility buildings to care for seedlings and graftings. The area was probably surrounded by a fence consisting of hedging and a ditch, or paling. Plants and seedlings would have been laid out in lines or nursery-rows. The recommended size for a private or homestead nursery was under one acre; a public nursery required "not less than three or four acres of land...to fifteen or twenty acres. (M'Mahon 1806: 42-54). As young trees were taken from the "nursery," Peirce "affixed" a label "to each kind, with its proper name." Those marked with an asterisk would not be ready until the following fall. One section within the "nursery" would be set aside for winter healing-in and for the treatment of plants received after shipping "in a withered and dry condition" (Peirce 1857: 3).

The land designated for Peirce's orchard was near the northwest portion of Linnaean Hill on the side of a ridge, which began at a bend in Rock Creek and ran from east to west. In his catalogue Peirce recommended that a farm orchard be laid out with a space of forty feet between the individual trees. He advised this spacing especially if grain and rye were planted around the young trees. Or, another way to achieve "thrifty peach trees and fine fruit" was to keep the surrounding ground "cultivated, by planting it with corn, potatoes, or other vegetables, and every autumn or spring have well rotted manure dug in around the trees" (Peirce 1857: 7).

Over the years Peirce successfully adapted many of the recommendations in his catalogue. In the special census schedules for 1860, Peirce's market garden was valued at \$4000. His livestock included cows, swine, oxen, horses and mules. He also produced rye, corn and oats, as well as beans, potatoes, honey, butter and wine (Bushong 1990: 31).

To establish and maintain his market garden enterprise, Peirce and his wife, who had no children of their own, used mostly slave labor. In 1830 six slaves and two freemen lived at Linnaean Hill; five of the slaves were males (between 24 and 36 years) and one was a younger girl. In 1840 the census listed thirteen slaves and one freeman in the census listing. In 1850 the census listed ten slaves: four adult males, one adult female, one boy and four girls. By 1860, the scope of Peirce's operation had apparently changed. Helping him on his estate at this time were his nephew, Joshua Peirce Klinge who was called a nurseryman, and two African-American farmhands, George Jones and George Rusty (Bushong 1990: 30-31; Washington Directory 1846; Proctor 1949: 246).

By 1846 Peirce had begun to shift the focus of the nursery operation to the "very extensive branch" of the Linnaean Hill establishment on 14th Street. In time he utilized almost 54 acres of the city property that he owned in the vicinity of R and S Street, N.W. Peirce Mill Road led directly to this area, where "a stock of all the varieties of trees for the streets and lawns, of large growth, are constantly kept" (Washington Directory 1846; Washington Directory 1850; Peirce 1857: 4).

The terms used 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 growing involvement in the business operation. Additional research is required to fully understand the scope of the nursery operation on the 14th Street property.

Peirce's interests also extended beyond the nursery operation at Linnaean Hill and on 14th Street. Sometime during 1833, a group of individuals concerned with the pursuit of horticulture organized the Columbia Horticultural Society. Although the society existed for only three years, key members were John Adlum, of Adlumia and vineyard fame, and Joshua Peirce and J.S. Gunnell, both of whom served as councillor (Bryan 1916: 193-194). Gunnell was an amateur camellia grower living near the White House. Between 1839 he named and described twelve varieties of camellias. Furthermore, Gunnell assisted Joshua Peirce in developing camellias at Linnaean Hill. While Peirce had listed only 12 varieties in his 1827 catalogue, many of which could have been obtained from northern nurseries such as Prince's or Landreth's in Philadelphia, his reputation as a horticulturalist had grown in part because of his expertise with camellias. A reference to "Mr. Landreth" in Peirce's 1827 to William Prince implies that Peirce had some business dealings with the Philadelphia nurseryman. Peirce evidently did develop a pure white camellia from seed called "Peircei" (Saul 1907: 50, 58; Hume 1946: 27, 38-39, 42-43). Beyond his involvement in the Columbia Horticultural Society and his interest in breeding camellias, Peirce appears not to have been directly involved with other significant horticultural events occurring in the capital city after 1850.

Fashionable new landscape designs on the public grounds and the development of additional residential lots within the city increased the city's demand for trees, shrubs and plants. In 1850 the Washington Directory listed only three nurseries; one was Peirce's. In the 1858 directory there were nine listings for "Nursery, Seedsmen and Florists." Peirce was not among them. Nor was he listed among nurseries in the 1860s directories, when the number of plantmen nearly tripled (Directories for 1843, 1846, 1850, 1853, 1855, 1860, 1862).

Events occurring specifically at the White House and at the new Smithsonian Building may have also influenced the increased interest in landscape beautification. In 1850 President and Mrs. Fillmore invited Andrew Jackson Downing, the noted American landscape architect and editor of the *Horticulturalist*, to landscape the grounds at the White House, while at the same time Downing received the commission to design the new Smithsonian site. In addition,

Downing worked closely with the civic-minded financier W.W. Corcoran to implement a landscape of "exotic foreign plantings" for Lafayette Park (Mitchell: 6-7; Charter...Oak Hill Cemetery: 8). Nurseryman John A. Saul came with Downing to Washington, and "took charge of the improvement of Public Grounds, - The Mall, Smithsonian Grounds, Square South of President's, Lafayette Square" (Saul 1907:53).

Of additional local interest was W.W. Corcoran's donation of land for Oak Hill cemetery, which Congress had chartered in 1848. Located on the highest hill in Georgetown close to Linnaean Hill, Oak Hill required extensive terracing and drainage systems to create a park-like cemetery similar in aesthetic appeal to renowned cemeteries in Boston (Mt. Auburn), Brooklyn (Greenwood) and Philadelphia (Laurel Hill). Shortly after its opening, the superintendent of Oak Hill established a nursery adjacent to the gates and the chapel, so that owners could purchase shrubs and plants to embellish their plots (Oak Hill vertical file). In 1857, The Washington Horticultural Society was formed, with Corcoran as president (Bryan 1916:193-194). Although Peirce's involvement in this local organization has not been recorded, we do know that he was a member of the American Pomological Society. This national group was formally established in 1852, but the impetus to form the society had begun as early as 1848, with the encouragement of Andrew Jackson Downing (Saul 1907: 50; History of Fruit Growing...1860-1972 1976; Wolf, 1989). The influence of Andrew Jackson Downing in mid-nineteenth century America was preeminent. By the time of his death in 1852, Downing's ideas had been expressed through his publications, his designs and his completed landscape work (Downing 1865; Downing 1841; Downing 1844). His theory on the difference between the beautiful and the picturesque, and how both might be appropriately applied to American design allowed for a distinctly indigenous style that embodied the naturalistic landscape of rivers, brooks, woods, and existing terrain (Leighton 1987: 163-172; Newton 1971; O'Malley 1991). Joshua Peirce, apparently influenced by the Downing style, embellished the hilly landscape at Linnaean Hill with picturesque trees and shrubs and created an elaborate systems of circular drives and paths. As a result he reduced the emphasis on the nursery enterprise, and he transformed the natural setting above Rock Creek into a private park.

In conjunction with the development of a more ornamental landscape, Peirce also altered the architectural fabric of the main dwelling at Linnaean Hill. Twenty years after construction of his house and after the establishment of his nursery operation, Joshua Peirce constructed a one-story stone wing, which he located on the west side of the main structure. A date of completion (1843) was carved near the roof on the north side of the addition. The wing's roof had a pedimented gable, which was typical of the the Greek Revival style of architecture then in vogue. Larger, full-length windows, which framed landscape views from the interior, were installed on the north and south sides. These were made secure by small balconies of ornamental ironwork. On the south side of the house, an elaborate two-story porch made of ornamental ironwork was added at probably the same time as the balconies. The design of the ironwork incorporated a flowing grape, vine and leaf pattern. At the time of the porch installation, wisteria vines may have been planted at the base of the porch supports; with the hope that the vine could be trained to wrap around the ironwork (HABS DC-11). Since the process for producing cast-iron metal work was not perfected until the middle of the nineteenth-century, it seems unlikely that the grape vine veranda could have been installed

before the 1843 addition, and it is possible that the veranda was not added until the pavilion was constructed on the north front (1866-1869). Finally, at some point in time, possibly contemporary with the kitchen wing, an impressive formal entry was created on the north side with the addition of a two-story gabled pavilion projecting beyond the wall of the house. Two side buttresses of stone supported the corners of the pavilion (Historical Society of Washington 1906: #1008). With these alterations Peirce affected a new aesthetically pleasing and picturesque relationship between the architecture and landscape at Linnaean Hill.

Previously, the entry on the south front had emphasized the symmetrical arrangement of the residence and the paired utility buildings. The expansive open view down the terraced slope over the glass roof of the greenhouse, which had been placed on the descent below the pair of buildings, evoked a neoclassical landscape. Prior to the addition of the pavilion on the north facade, several structures, or outbuildings, located northwest of the residence had been removed, probably to enhance the overall view to the north and west (Boschke 1861; Michler 1867). With the construction of the pavilion entrance on the north, a new drive was routed to circle directly in front of this entry. Additional loops in this upper drive were devised as well. Their placement suggests that one was encouraged to meander and pause while riding or walking around on the bluff above Rock Creek. Here the newly unrestricted view would have been different than the view on the south side. With the remaining outbuildings of Linnaean Hill situated below the house, the aspect of the bluff, the Rock Creek valley, the rocky stream and the woods on the opposite hills were more naturalistic and picturesque than the relative order of the arrangement of structures and fields found in the southern view.

From on site-examination and from analysis of historic photographs, the installation of the ornamental porch on the functional front of the house, apparently altered the use of the area between the house and the paired utility buildings. With direct access from the lower drive and yard to the ground level entryway obstructed by the supports for the porch, the door was relocated to an adjacent position formerly occupied by one of the lower windows. The ground level area, covered by the overhang of the porch, became more informal and developed into an outdoor work space and service area (Historical Society of Washington 1906: #1007).

To enhance the approach to the upper level, 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 century when John Saul noted that the old house was covered with English Ivy and that “the old driveway to the house” was lined with sugar maples; “white pines, Norway spruces, silver maples, silver firs and box” had been planted there as well (Saul 1907:45).

Joshua Peirce died in 1869 at the age of 74 years. His obituary notice describes him and the legacy of his years as a horticulturalist: "Death of an Old Citizen - 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 owner of a square of ground near the State Department, which was used as a branch of his nursery at Linnaean Hill" (Daily National Intelligencer 14 April 1869).

At the time of his death Joshua Peirce was a relatively wealthy man. The terms of Peirce's will, dated August 22, 1867, specified that after notes were dispersed to various relatives, outright gifts and one annuity made to former slaves/workers and a trust for property on Square 206 in the city was established, thirteen lots on Square 207 were to be held in trust for the construction of a hospital for foundlings. Construction of this institution was completed in 1887. Peirce left Linnaean Hill in trust to his nephew Joshua Peirce Klinge, the young nurseryman listed in the 1850 census (Proctor 1949:246). There is little indication that Klinge made significant changes to the structures or the grounds at Linnaean Hill. 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 grew to block the view from the ground floor of the house (Historical Society of Washington 1906: #1007, #1009). And camellias planted near the greenhouse on the south side of the hill became a dense mass of glossy green (Shoemaker 1909: 46). Any success Klinge may have achieved with the nursery operation, however, seems short-lived. By 1888, the squares in the city formerly devoted to the nursery had been subdivided into small lots with brick dwellings constructed on them (Bastert and Entoffer 1872: #1; Hopkins 1887: #9; Gill 1992: #32). Klinge was apparently involved more with real estate development than horticulture. Klinge's passive stewardship of Linnaean Hill in many respects maintained the status quo and preserved much of the work accomplished there by his uncle Joshua. However, the J. Peirce family vault and Klinge family graves in Rock Creek Cemetery displayed enough horticultural features to suggest that Joshua Klinge, at least, retained an interest in horticulture. A vintage photograph of the cemetery site shows a gardenesque arrangement of a large deciduous shrub, or overgrown perennial plant, such as hydrangea, an urn and a garden seat situated near the vault's entrance (Historical Society of Washington 1927: #980).

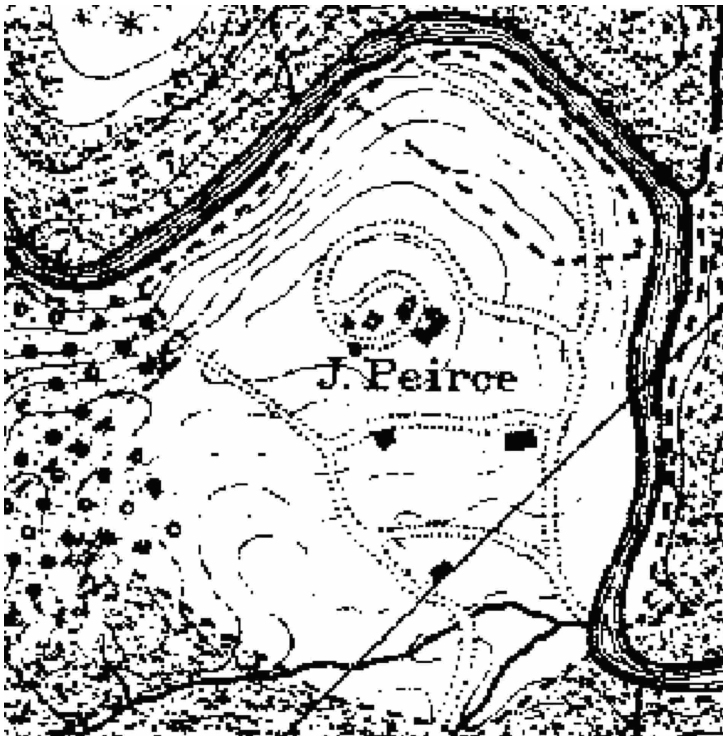
In 1866 Major Nathaniel Michler was appointed by the U.S. Senate Committee on Public Buildings and Grounds to find an appropriate setting near Washington City for a park and a new "presidential mansion." In his report of 1867, Michler recommended that a park for the nation's capital include major portions of the Rock Creek Valley. The valley could be easily adapted into a park functioning much like New York's famed Central Park. By simply improving the circulation and access and by adding facilities, the existing picturesque landscape could be enjoyed by residents and visitors alike (Bushong 1990; Gutheim 1977). The necessity for establishing a public park, however was not officially acknowledged until the 1880s, after much of the general public works projects devoted to improving the infrastructure of central Washington were completed. At this time, a clean water supply and concerns about public

health and welfare became issues in the northern part of the city, where the newly developed suburban neighborhoods began to encroach on the watershed of the Rock Creek valley. Governmental jurisdiction over the future use of valley became critical. Thus the establishment of the park was considered a civic necessity rather than a luxury. Earlier, Michler had selected the Klinge Road ford as the southern boundary for a new park. When legislation to establish the park was finally enacted in 1890, the southern boundary for Rock Creek Park's 2,000 acres was set at the recommended spot, just below the Linnaean Hill home owned by Joshua Peirce Klinge.

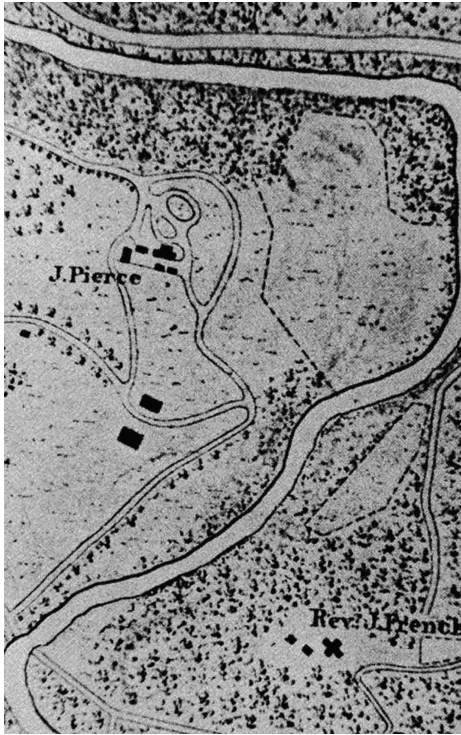
Between 1890 and 1894 the Rock Creek Park Commission worked to purchase the property necessary for the establishment of the park. Approximately 32 of the 82 acres Klinge inherited from his uncle Joshua were conveyed to the United States Government in a parcel known as Tract 79. The value of the portion of Klinge's property adjacent to Rock Creek was estimated to be \$2,000 for the land and \$7,200 for the improvements on the property. These improvements included a seven room residence and a carriage house/stable. The greenhouse and two utility buildings were not mentioned (Inashima 1985: 65-67, 69-71). Structures at the bottom of the slope, the large barn, gatehouse and springhouse were on the portion of the Linnaean Hill property kept by Joshua Peirce Klinge. What Klinge intended to do with this section is not entirely clear since he died in 1892. Shortly thereafter this portion was subdivided for real estate development ("Klinge Homes..." 20 September 1936).

When Michler completed his report on a site for a public park he included a topographical survey. Comparison of Michler's work completed in 1867 with a U.S. Coast and Geodetic survey published in 1893, indicates that Joshua Peirce Klinge did make a few changes at Linnaean Hill. Among the most notable was reducing the number of the elaborate loop drives on the north side of the residence. By 1892 the loops had been refigured to large single circular drive that passed in front of the north pavilion. Other changes included allowing woody vegetation to grow in the old open areas near the house and the loop drives. A woods had also developed between the creek and entry drive on the north. However, in the northwest corner of the property, the orchards had been thinned of many of their trees. During Klinge's occupancy, the greenhouse was enlarged, and a small addition was constructed on the west side of the 1843 wing, as well. This addition may have been a two-story covered frame entry (Michler 1867; Coast and Geodetic Survey 1893, Historical Society of Washington 1906: #1007, #1008, #1009; Shoemaker 1909: 46).

Analysis of the maps shows that nearby roads had been renamed during this period. One segment of old Peirce Mill Road became Linnaean Hill Road, while the previously unnamed road south of the property near the creek ford was referred to as Klinge Ford Road. Many of these changes commemorate the Peirce-Klinge name. These routes would be incorporated into the circulation plan devised for the new Rock Creek Park.



In this map showing Boschke's survey from the 1850s, there is only one entry drive to the house and adjacent outbuildings. The circular drive passes around and through the residential cluster.



Michler's topographical survey published in 1867 shows the circulation patterns at their most complex.

1891-1933

In the years immediately following the transfer of Linnaean Hill and the death of Joshua Peirce Klinge, the pressure from the increased recreational use of the area and from the suburbanization of the tracts of land adjacent to the park nearly obliterated the vestiges of Joshua Peirce's agricultural, horticultural and picturesque landscape. Horseback riding, swimming, hiking and picnicking were the most frequent recreational uses. Real estate development and creation of entire neighborhoods on both sides of Rock Creek Valley affected the creek itself in the form of surface run-off and higher levels of sewage (Bushong 1990, Inashima 1985).

With the completion of the Connecticut Avenue bridge over Rock Creek Park in 1907, a development company began to install sewers and lay gravel roads for a residential neighborhood in the area below Linnaean Hill on the portion of the property Klinge had not conveyed to the United States. This neighborhood eventually became part of the larger community of Cleveland Park. Prior to the formal establishment of Cleveland Park however, the subdivided area near Linnaean Hill was known as Coleman Park. "Villa sites" were advertised. Several distinctive homes, reflecting different architectural styles, were constructed here in the decades before and after World War I. These included Greystone, a residence constructed in 1913 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 (Historic Landmark nomination 1988).

The horticultural legacy of Peirce and Klinge enhanced the desirability of residing on the Coleman Park portion of the old Linnaean Hill property. A 1906 news account of Coleman Park noted the 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." The "landscape gardener" mentioned in the description may refer to Joshua Klinge (Evening Star 6 October 1906). Even as late as 1936, the imprint of the nursery and garden-like landscape was still evident. In the real estate development called Klinge Gardens, which was located near the intersection of present-day Porter Street and Williamsburg Lane, N.W., one news article cited the "unusual charm" of the area, its park-like setting "traversed by bridle paths and lovely walks," and the ornamental trees and shrubs planted there. Among these were "graceful cypress, silver bell and buckeye trees," as well as "magnificent native elms and walnuts" ("Klinge Homes..." 20 September 1936).

The horticultural legacy of Joshua Peirce and his nephew on the Linnaean Hill residence, however, became gradually less discernable over time. Once the main house, the utility buildings and the stable were transferred into Rock Creek Park, they were rented out or used as residential quarters for park staff. For the next forty years, few improvements were made to the exterior of the buildings or to the grounds immediately surrounding the core of the estate. In fact, Rock Creek Park rental terms specified that a dwelling, outbuildings and garden patch were not to exceed one acre, that any additional land cultivated be charged extra rent, and that no previously uncultivated land, "now in turf" could be cultivated. While these restrictions were designed to phase out tenant occupancy on other park lands, their effect on Linnaean Hill encouraged the encroachment of nature and a general lack of maintenance for the structures. In 1895 Lizzie Larkin rented Linnaean Hill for twenty dollars per month; the condition of the "improvements" [buildings] described as "fair" (Inashima 1985: 71). At the turn of the century a White House guard and zoo keeper and his family rented the home (Junior League of Washington 1977: 326). By 1906, the roof of the greenhouse had collapsed and shattered, chickens roamed the yard, ivy covered the north facade and the chimneys needed repair (historical Society of Washington 1906: #1007, #1008, #1009). In 1908, Louis P. Shoemaker, a grand nephew of Joshua Peirce and an advocate for Rock Creek Park, wrote that the old buildings should be converted "...into a reception hall for the protection, advantage and pleasure of the public..." (Shoemaker 1909: 47). Park commissioners failed to follow Shoemaker's suggestion, preferring to keep the structures as rental property.

Treatment of the landscape was eventually addressed in the Olmsted Brothers report on Rock Creek Park published in 1918. Commissioned by the Board of Control in 1917, this notable landscape firm developed a planning document for the improvement of Rock Creek Park. The Olmsted report emphasized the overall preservation of the inherent beauty and natural landscape of the valley. As part of a four-part classification system devised by the firm, the report recommended that the grounds around the Linnaean Hill house and outbuildings be

maintained as an area of generally open grassland. The ridge and slope surrounding this central area in turn would receive a variety of treatments. In the northeast corner, near the creek bottom, the plan called for the reestablishment of native trees such as hornbeam, tulip poplars and sycamores. In the vicinity of the old orchard, evergreens would be allowed to grow. Along the entry drive, where Peirce had planted maples, the report recommended maintaining "open tree growth and grassy ground cover." Natural forest would continue to act as a buffer area between the park land and the neighborhoods on the west (Olmsted Brothers 1918, Plan 27).

In the wake of the Olmsted report, the administration of Rock Creek was reorganized under the Office of Public Buildings and Grounds. However this event had little effect on the implementation of the Olmsted's recommendations for Linnaean Hill. Before 1926 Patrick Joyce, a maintenance foreman for the Office of Public Buildings and Grounds resided in the house. Joseph J. Quinn succeeded Joyce; Quinn paid \$15 dollars per month rent and utilized the property as a maintenance facility (Macintosh 1985: 98). At some time during the Joyce and Quinn occupancies, an older covered frame entry on the west side of the 1843 addition was replaced with a similar structure, small boxwood shrubs were planted near the pavilion on the north, Philadelphus shrubs were planted in a line along a path on the western slope, and a ground level stone basin was installed near the western corner of the ironwork porch (Historical Society of Washington 1906: #1007; 1934: #1010; HABS DC-11). In 1933 the National Park Service became the administrator of Rock Creek. Under the auspices of the Park Service, Linnaean Hill underwent a second period of significant change.



The U.S. Coast and Geodetic survey published in 1893 indicates a simplified circulation pattern and an increase in vegetation on the north side of the house.

1934-1950

When the National Park Service assumed the care and maintenance of Linnaean Hill, the property was popularly known as Klingle House. By the twentieth-century, the Klingle 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 Klingle's inheritance; Klingle Road and Klingle Ford were nearby as well. The name Linnaean Hill was by then considered an obscure reference to the property once owned by the Peirce, Klingle and Shoemaker families (Armat 1954: 14-17). However, the Peirce and Klingle legacy was still a prominent feature of the landscape. The old entry drive, "a long winding road," led up to the residence. The road was lined "with a double row of magnificent maple trees," at least eighty years old, "which in the fall seemed delicately wrought of purest gold" (Armat 1954: 16).

The new superintendent for National Capital Parks, C. Marshall Finnan also saw the value of the old property. Although some repairs had been done to the structures and the grounds in the 1930s (ivy taken from the facade, pruning, debris from the collapsed greenhouse removed), other elements from the earlier era remained. An oversized boot scraper located at the north entry, the wisteria vine entwined through the ornamental cast iron porch, and mature trees and overgrown shrubs marking the edge along the drives, were all remnants of the historic landscape of the nineteenth-century. After persuading National Park Service Director, Arno Cammerer, that Klingle House should be restored and furnished in the period and style of the

1830s and 1840s, Finnan convinced the director that he should occupy the residence. The property was renovated by the Park Service for Finnan's use; Finnan and his wife moved to the house in 1936 (Mackintosh 1985: 98-99).

The Finnans received acclaim from the press for their preservation efforts. Unfortunately some of the news accounts of the Finnan restoration give an inaccurate impression of the original style of the house and the nature of its landscape. The utility buildings were described as former slave quarters, the estate was referred to as a plantation and the granite stone used in the construction was described as being hauled 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 (Proctor 1937; Historical Society of Washington: #996, #997, #998, #999; Suydam transcript 1938; "Klingles Homes..." 1936). 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.

The landscape plan devised for the Finnans was based on a symmetrical design that used the north facade as the main entry and created an ornamental terraced garden on the southern side. Bridle paths adapted from the original entry drives and a relocated drive formed the perimeter of the design. Contrary to the recommendations of the 1918 Olmsted Report, a wooded buffer, consisting of a large arc of trees and shrubs, was established on the lower slopes beyond the core area. While the buffer incorporated existing plant material, the addition of other vegetation on the western, eastern and southern slopes heightened the sense of enclosure. This was especially true on the southern slope, where the once open exposure had formerly allowed the sun to warm the greenhouse. In the design, the remaining, rear, wall of the old greenhouse served as a retaining wall and back drop to a flower garden established on the lower terrace. A semi-circle of lawn filled the center of the terrace, and shrubs edged the lawn on the far side. Groups of apple and crabapple trees were also planted beyond the terrace to narrowly frame the vista down the southern slope (HABS DC-11; "Topo Klingles Mansion" 1939; "Plan for proposed bridle path..." 1939; Historical Society of Washington: #996, #1010, #1011, #1012).

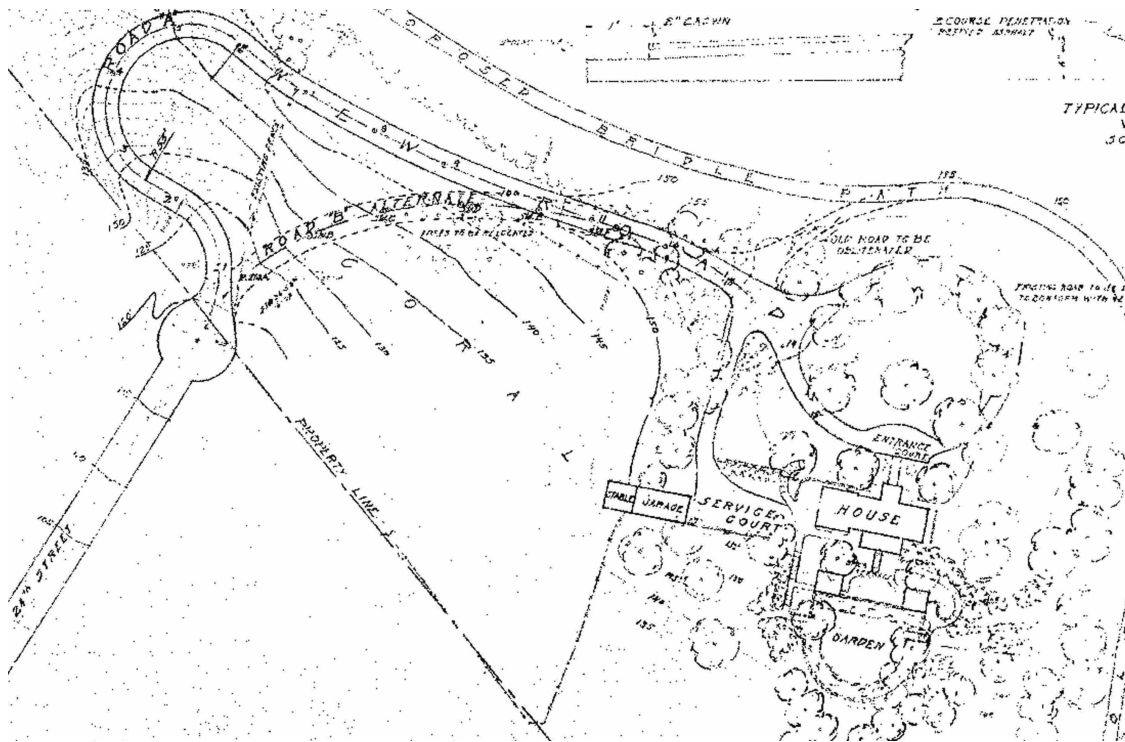
One distinct characteristic of the Colonial Revival design was its enhancement of both vehicular and pedestrian circulation. A single entry drive was designated on the west side of the house; it connected with 24th Street, now Williamsburg Lane, and the original Coleman Park neighborhood. A wide curve in a section of this drive, which had been part of the old route to the orchard, was eliminated in favor of a tighter curve. In the realignment, several trees were transplanted to other areas. At the north entry, the driveway loop was tightened as well. On the inside edge of the loop, a ring of mature evergreen trees further emphasized the sense of enclosure and orientation toward the house. Two large boxwood on either side of the entry anchored the center archway of the pavilion with greenery. Foundation shrubs planted along one of the area ways on the north side also altered the appearance of the entry (Historical Society of Washington 1927: #1010; 1934, #1011). On the south side, the stable became a garage and the adjacent area a service court. From the service court, new steps descended from the upper terrace to the garden terrace. On one side of the steps the row of mature

Philadelphus shrubs, dating at least from the Joyce/Quinn occupancy, had been incorporated into the design. On the other, between the utility building and the steps, a series of terraced garden beds were constructed. Beneath the cast iron porch, bricks were laid in a herringbone pattern, connecting the service court with the south entry. In the area beyond the bricks, between the upper levels of the two utility buildings, a lawn was established.

The new plan created an enclosed, formal and predominantly ornamental landscape design. The 1930's landscape for Linnaean Hill recalled neither the functional horticultural and picturesque designed landscape of Joshua Peirce nor the natural and open plan suggested by Olmsted Brothers. The design installed by the Park Service for the Finnans almost sixty years ago at Linnaean Hill essentially remains in place today. Any alterations made since that time have been small in scale and influenced by changes in the functional use of the property. Marshall Finnan vacated Linnaean Hill in 1939, when he was transferred to another park. Finding an appropriate use and tenant for the structures after the Finnan occupancy, proved to be "problematic."



This photograph of the northern façade of the house was taken after the 1936 rehabilitation. Characteristics typical of the Colonial Revival style include the shutters and foundation plantings.



Site plan showing Colonial Revival landscape circa 1935.

1951-1998

For the next fifty years, the occupants have ranged from an Interior Department official (1940-1952), the Rock Creek Nature Center (1956-1960), the Junior League of Washington (1960-1972), horticultural outreach and natural resource programs (1972-1982), to the American Institute for Conservation (1982-1987) (Mackintosh 1985: 98-105). During these years, the remnants of the nineteenth-century landscape received little attention.

Up until recently, the Colonial Revival landscape of the property suffered from a lack of maintenance. As with many nineteenth-century horticultural sites of this kind, nature has reclaimed much of the landscape perimeter, while historic ornamental trees and shrubs have died or been absorbed into the understory of the woods. As the decades advanced through the late twentieth century, institutional concerns often overrode concern for design integrity. To reduce mowing and to preserve natural plant material, the Park designated the grassy slope beyond the formal garden areas as meadow. To serve the increase in visitors to the site, a small parking lot was created along the entry road, large scale exterior lighting was installed and an outdoor public water fountain was added, near the west utility building. At both areaways on the north side, a pipe-style railing was installed for safety reasons. Along the entry drive and around a part of the circle drive, rustic style posts were placed to define the driveway edge and the parking area. The Park Service also has utilized different types of signs: a rustic style was used when the house was the Rock Creek Nature Center and a more contemporary style employed when a wayside was installed in the 1980s. Rustic design, moreover, has tended to

predominated other landscape elements. Exterior benches, picnic tables, and post and rail fencing placed near the utility buildings and the greenhouse wall all have reflected the rustic style (Rock Creek Park CRM files).

News articles, published reminiscences and historic publications helped to perpetuate the history of the Linnaean Hill. In the late 1980s a dispute between residents of the adjacent neighborhood and real estate developers over the fate of two early twentieth-century properties located just below Linnaean Hill renewed community interest in the history of the site. In the early stages of the dispute, a demolition crew destroyed Joshua Peirce's small stone springhouse, which was on the portion of Klinge's property that became part of Greystone ("City to Mediate..." 28 March 1989; Historic Landmark application 1989; "The Struggle Over..." 29 October 1988). At the same time, Rock Creek Park administrators realized the state of decay and disrepair of Linnaean Hill and its remaining outbuildings. Between 1989 and 1991 a plan to rehabilitate the structures into park administration headquarters was initiated for the residence and the three outbuildings. The plan, as developed by Rock Creek Park and the National Capital Region of the National Park Service, included stabilizing existing exterior features, such as walkways and walls, located in core area around the house. Installation of new water and sewer lines was also part of the rehabilitation. When this construction was completed in 1994, the building became the administrative headquarters for the park.

Presently, park interpretation of the Peirce-Klinge House is limited. A wayside placed below the north side of the house on the entry drive describes the overall history of the site and refers to the property as the Klinge Mansion. Because of its placement, the wayside is read by the hikers and horseback riders who use trails and bridle paths, which follow segments of Linnaean Hill's old drives and roads. While the park's brochure on Peirce Mill covers the legacy of Isaac Peirce, no mention is made of his son Joshua. The more general Rock Creek Park brochure does note "Klinge Mansion" on its overall map of the park, however the site is not discussed in the brochure text. The slope below "Klinge" is also noted in a separate Rock Creek brochure on the development of meadow areas. The park visitor can obtain these three publications at Peirce Mill, where interpreters frequently expand upon the history of the Peirce family, the mill operation and the surrounding area. With the completion of the Linnaean Hill rehabilitation project, more extensive interpretation of Joshua Peirce and Joshua Peirce Klinge will serve to enhance the experience of visitors to Rock Creek Park.



Peirce-Kling House used as nature center for Rock Creek Park, 1959.

1999-2009

Periodic maintenance and repairs have continued at the site since completion of the 2003 Cultural Landscape Inventory. The treatment approved in 1998 and listed in the 2003 CLI was successfully completed soon afterwards, and included the clearing and grubbing of the overgrown meadow, measuring 15 acres, and the selective clearing of invasives and any vegetation over 6" high at the woods' edge. As part of the same project, five trees were removed from the property and forty trees were pruned. In 2006, the carriage house/stable was reframed, resided and provided with a new roof. The same building received further attention in October of 2008, when a tree-of-heaven (*Ailanthus altissima*) growing directly out of the foundation was removed. The park is hoping to convert this structure for reuse as a storage and office space.

A number of spot repairs have taken place in the area west of the house, particularly in areas with steps. A tree to the east of the house fell down during a storm in the fall of 2008, ripping out some of the power lines leading from the house. It also damaged the potting shed, but these issues have since been resolved by the removal of the split tree and repairs to the effected structure and features.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Peirce-Kling Estate at Linnaean Hill acquires significance from its use as an early nineteenth-century horticultural nursery and as a mid to late nineteenth-century Picturesque-styled landscape. Although the landscape retains elements from all periods of significance for Rock Creek Park--from approximately 1800 to 1951--the landscape of the Peirce-Kling Estate is individually significant only for its nineteenth-century horticultural and Picturesque-styled designed landscape. As a component landscape of Rock Creek Park later alterations, such as the Colonial Revival-styled landscape design, are significant when viewed in reference to the development of the park as a whole.

The historic, horticultural vernacular landscape and the historic Picturesque designed landscape of the Peirce-Kling Estate possesses partial integrity of:

Location: The primary features on the landscape defining the Peirce-Kling Estate--the major extant structures, vehicular circulation through the site, some vegetation, and the south terrace--that serve to define and enclose the site, are in their nineteenth-century location.

Design: The original spatial organization of the horticultural site, including land use functions and activities for both residential and horticultural purposes, has been degraded due to the removal of historic structures, changing use patterns on site, and the lack of extensive historic vegetation. The integrity of the Picturesque-styled design has also been compromised due to the lack of existing historic vegetation and the blocking of historic views by invasive and overgrown vegetation. Elements of both of these eras, however, still exist in the landscape. These nineteenth-century elements include the design of the circulation, terracing and the location of some vegetation.

Setting: The landscape surrounding the Peirce-Kling Estate has lost much of its integrity in relation to its nineteenth-century significance period. Currently surrounded by hardwoods on the north, east and west sides, this land was cleared and used for agricultural and horticultural purposes during the Peirce tenure. Successional growth began on the northern slope in the last years of the nineteenth-century. To the south, early twentieth-century residential development has occurred on land that was once part of the Peirce-Kling horticultural nursery. As such the relationship between the estate and surrounding areas prior to the twentieth century has been compromised. Due to the reduction of historic views, however, the southern development does not create a major visual intrusion.

Materials: Although the majority of the buildings located on the Peirce-Kling Estate at Linnaean Hill during the nineteenth-century are now non-extant, most of the character defining structures remain relatively intact. The loss of the greenhouse associated with the property however, reduced material and design integrity. The main house, the horticultural outbuildings, the terracing and associated stone walls, the carriage house/stable and the abandoned circulation systems all remain. Most of the nineteenth-century plant growth on the property is no longer extant. Remnant species exist, however, to suggest previous design intent and land use.

Workmanship: The structures on the Peirce-Kling Estate, although altered, are reflective of their agricultural and horticultural origins and functions. The house and existing horticultural dependencies illustrate the cultural traditions associated with the architecture and landscape architecture significant to the property.

Feeling: The Peirce-Kling Estate possesses a distinct character that can not be found elsewhere in within Rock Creek Park. 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.

Association: The association between the Peirce-Kling Estate and the horticultural industry has been severely diminished due to altering site functions.

The condition of the cultural landscape has been heavily effected by its release to succession since the nineteenth century. Invasives and other vegetation now block historic views and obscure or threaten other character defining features, including historic circulation and vegetation, but this growth also serves to screen the property from developments on adjacent lands. Although the overall historic integrity of the site has been compromised by these factors, increased maintenance and rehabilitation work in recent years have helped to improve its condition. Still, a number of the defining features of the nineteenth-century horticultural and Picturesque-styled landscape remain. These elements, which include roads, structures and terracing, illustrate both the practical land use areas and the design intent that was apparent during the nineteenth-century.

Landscape Characteristic:

Natural Systems and Features

The component landscape of the Peirce-Kling Estate at Linnaean Hill is located with the watershed of Rock Creek. The Peirce-Kling landscape, as part of the Rock Creek watershed, reflects the geology, pedology, and hydrology of the creek and its tributaries within the jurisdiction of the District of Columbia.

The large scale topography of the site has been formed by the hydrological and erosion forces 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 northern 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.

The climate of the Peirce-Kling Estate is moderate. Summers are characterized by warm humid weather. Winters are mild with little snow fall. Precipitation occurs fairly regularly throughout the year, with no well-pronounced wet and dry seasons. Occasionally serious

weather disturbances occur creating high winds and heavy rainfall.

The Peirce-Kling Estate at Linnaean Hill acquires significance for its use as an altered horticultural and aesthetic landscape of the nineteenth and early twentieth-century. The natural systems--the forest 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 site.

Spatial Organization

The current spatial organization of the Peirce-Kling Estate reflects the evolution of the landscape from an early nineteenth-century utilitarian, horticultural enterprise through its redesign 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.

The spatial organization of the Peirce-Kling Estate is defined by the use of the high, open knoll for the house site. Two nineteenth-century horticultural outbuildings are located between terraced levels of the south-facing slope, south of the main house. This area forms the core use area of the component landscape.

A drive running parallel to the western boundary of the site, following the topography, meets with the front circular drive, located to the north of the main house. Serving as a visual boundary in the northwest section of the site, this road alignment is a product of a 1930s Colonial Revival-style design and therefore not original to the house site. Williamsburg Lane, from which the entrance drive extends, is also a product of the early decades of the twentieth-century--a result of suburban development. A parking lot is located perpendicular to the south edge of the Pierce-Kling entrance drive, west of the front circular drive. Another parking area is located between the house and the carriage house to the west. The landscape surrounding the administrative offices in the Peirce-Kling house 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 circular drive, and views to the east are also blocked by vegetation.

During the early nineteenth-century, the site upon which the Peirce-Kling house now stands may have been the location of a small farmstead. In 1823, Joshua Peirce built a two and one-half story stone I house typical of the the Delaware Valley region. Oriented toward the north, the house was constructed on the terraced high point of the bluff created by a large bow in Rock Creek. The north facade of the house faced the direction of the creek, while the

southern side faced open fields. Little is known about the specific spatial relationships between the agricultural and horticultural buildings, and fields during the period prior to the Civil War.

In 1826, horticultural outbuildings were erected immediately south of the main house, utilizing the same methods of construction and materials used in the main dwelling. The outbuildings were composed of twin, pyramidal hipped roof dependencies, connected by a greenhouse and banked into the southern slope. Located between the first and second terraces of a three terrace descent, the horticultural outbuildings emphasized the utilitarian symmetry of the south yard, partially enclosing the second level terrace. While the greenhouse no longer remains, the two horticultural dependencies are extant. Three other utilitarian outbuildings, a springhouse, a large stone barn and to the southwest, a gate house, were located at a lower elevation south of the main house. These outbuildings are no longer extant. Although visible from the main house, the lower elevation of the outbuildings would have permitted extensive views south from the windows of the residence. Three additional outbuildings were located to the immediate northwest of the residence. These too, are no longer extant. The pedestrian and vehicular circulation systems during this time period were pragmatic, following the existing topography, connecting public routes with the residence, the orchards and the outbuildings associated with the nursery complex. Save for an orchard located to the northwest of the main house, the land belonging to Peirce was cleared of vegetation to Rock Creek.

During the second half of the nineteenth-century, Peirce began to develop the grounds surrounding his estate into a Picturesque-styled landscape characteristic of the time period. Utilizing the natural steep topography, Peirce created an open landscape punctuated by groupings of vegetation. As illustrative of the Picturesque or “modern-style” as described by popular garden design literature of the day, asymmetrical design was emphasized north of the house, at its public entrance. The curving drive leading from Klinge Road up to the house, was lined with sugar maple trees, accented by the lack of surrounding vegetation creating enclosure around the road and controlling views to the creek bed. The terraced area south of the house remained utilitarian in function, its bisymmetry dictated by the location of the flanking horticultural dependencies, oriented east to west. In addition, the construction of a large two story cast iron porch created a protected area to work and reinforced the practical and enclosed nature of the south yard. The orchards remained in the northwest and west sections of the property.

By 1893, the landscape surrounding the Peirce-Klinge Estate had been simplified in some respects. The double planting beds divided by the curvilinear drive had been connected into a single circular bed, surrounded by the drive. Yet, even with the establishment of Rock Creek Park, the primary use of the Peirce-Klinge Estate--the residential core--continued to be located on top of the knoll. Surrounding hillsides became revegetated in forest growth, creating greater levels of enclosure, especially around the boundaries of the site. The area immediately surrounding the residence remained open.

During the early National Park Service administration of the site, from 1933 to 1950, the

Peirce-Kling Estate underwent a relatively major land alteration--the overlay of a Colonial Revival style landscape. Formality was emphasized in the design with clear delineation between open and enclosed spaces. For instance, the south terrace yard was enclosed with vegetation on the southern edge, between the second and third terraces. Vegetation was also planted on the western, eastern and southern slopes to heighten the sense of enclosure. Such an increase truncated views to adjacent properties--once part of the Peirce land holdings. Development of public recreation trails along existing drives occurred and vehicular circulation was altered.

During the Mission '66 era, from 1950 to 1966, a concentration on the naturalistic aspects of the Peirce-Kling site occurred. Hiking trails were emphasized with the use of the site as a nature center (1956-1959). Successional forest growth continued. After the construction of the Nature Center on Glover Road in the early 1960s, the park use of the Peirce-Kling house was discontinued. The building underwent rehabilitation in the early 1990s for use as the administrative offices for Rock Creek Park. The overall spatial relationship between circulation, views, buildings and use areas did not drastically alter.

Due to a variety of factors, the integrity of the spatial relationships dating to the nineteenth-century has been compromised. Contributing structures, such as 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. The spatial relationships among the residence, the horticultural and agricultural fields, and the outbuildings, however, has been degraded beyond recognition due to vegetative growth and altering land use patterns. The integrity of association of the spatial organization to the horticultural and later aesthetic rationale has also been severely diminished.

The spatial relationships created in the 1930s Colonial Revival-style landscape design of the 1934-1950 Rock Creek Park significance period is much more apparent. This design is not significant to the development of the Peirce-Kling component landscape, but is significant to the development of Rock Creek Park as a complete entity. The spatial relationships between the circulation systems and the main residence remain fairly preserved, although there have been additional parking lots constructed. Most development in residential neighborhoods located to the south and west of the site occurred during this time period, therefore the spatial relationships between the landscape and adjacent properties have been somewhat preserved. However, the continued growth of vegetation has led to the screening of views, which during the early twentieth century connected the site to surrounding development.

In general, the siting, type, and scale of individual structures; the nature and use of specific materials for construction; and the general spatial adaptation to, and modification, of natural

features reflects a strong relationship between the built and natural landscape. This general concept of nineteenth-century spatial development has been drastically altered and its historic integrity diminished.

Landscape Characteristic Graphics:



The two stone outbuildings and the south side of the house created a utilitarian outdoor service area. From circa 1935 Historic American Buildings Survey photograph.

Land Use

The main residence and outbuildings of the Peirce-Kling Estate are currently used as the administrative headquarters of Rock Creek Park. The main entrance drive, entering the site from the southwest at Williamsburg Lane, is used for vehicular circulation. Parking is located perpendicular to this drive, immediately south of the northern façade circular drive, and in a small area between the house and the carriage house/stable. Most historic circulation routes have been allocated for passive recreational use by Rock Creek Park visitors. The northern, eastern and western slopes surrounding the Peirce-Kling house and lawn are primarily forested and used for hiking, and on designated paths, bicycling.

Beginning in the late eighteenth-century the land which now comprises the historic site of the Peirce-Kling Estate was part of the agricultural enterprise of Isaac Peirce. The quarrying of stone from adjacent areas and possibly from the Peirce-Kling property also occurred.

From 1823, with the construction of the house, through the 1850s, the agricultural and horticultural enterprise of Joshua Peirce was established. Contemporary with the erection of

the main dwelling, paired horticultural dependencies were constructed to the immediate south of the house. Connected by a greenhouse, which no longer exists, these extant dependencies reveal the primary function of the landscape during this time period--the growing of horticultural products for market. By 1866, the grounds had been altered to reflect a slightly more curvilinear and Picturesque-styled landscape as typified by the work of Andrew Jackson Downing. The previously functional dominance of the landscape became less pronounced, as the straight roads leading from the house to the field areas and Peirce Mill to the north were abandoned. In addition, a large ornamental, cast iron, two-story porch was attached to the southern façade, altering the utilitarian aspect of the south terraced area.

After Peirce's death in 1869, the landscape was owned and maintained by Joshua Peirce Klinge. Gradually the nursery business was reduced. The Peirce-Klinge Estate was subdivided and some horticultural land sold in residential real estate speculation. The Picturesque-styled landscape, designed during the last years of Joshua Peirce, was slightly altered through the simplification of the circulation routes.

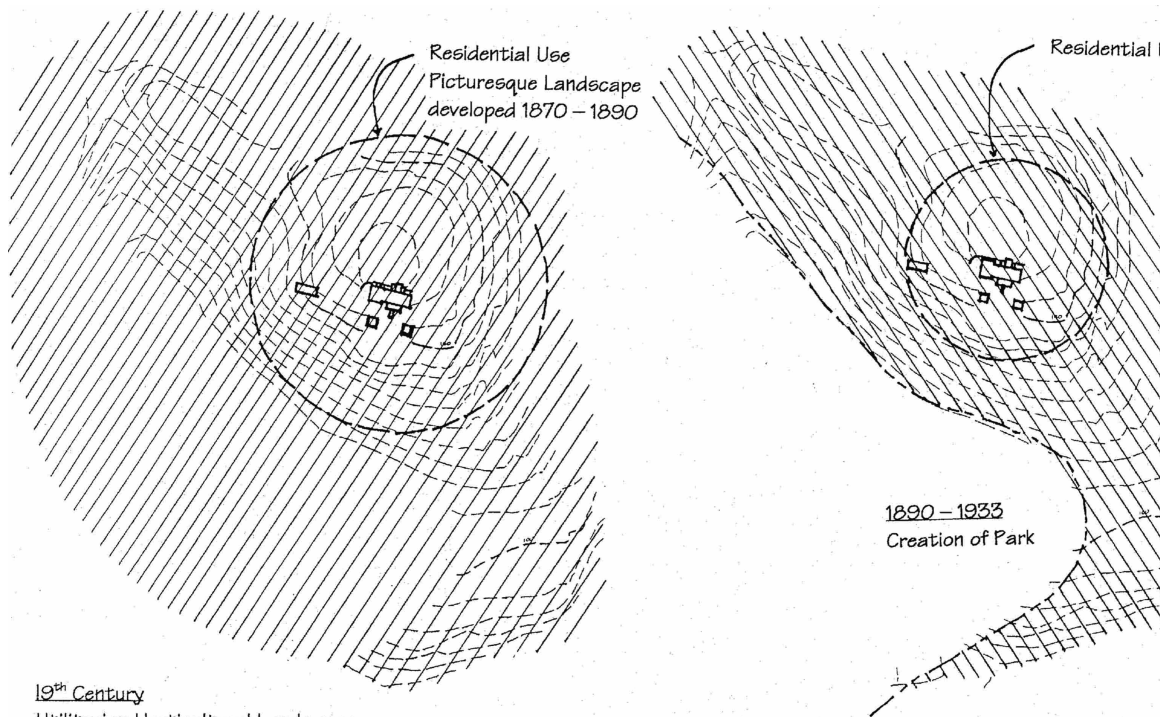
In 1890, Rock Creek Park was established. By 1893, the Peirce-Klinge house and approximately 32 acres immediately adjoining it, was acquired by the Federal government and given over to the administration of the Army Corp of Engineers as overseers of Rock Creek Park. The Peirce-Klinge Estate became a tenant residence. The peripheral wooded and open areas were used for passive public recreation.

Although Rock Creek Park was transferred to the National Park Service in 1933, the Peirce-Klinge Estate continued as a Rock Creek Park residential and rental property until the early 1950s. A formal, Colonial Revival-styled landscape design was installed near the main house early in this period, for use by the National Capital Parks Superintendent staff. The peripheral area, allowed to grow into woodland, was designated for public park use.

During the late 1950s, in response to an increasing emphasis on visitor services, the Peirce-Klinge Estate was adapted to accommodate the Rock Creek Park Nature Center. Additional trails were developed. The nineteenth-century road that led from the entry drive off of Porter Street to the ford at Rock Creek was used as a trail that led to a picnic area on the west bank of the creek. With the construction of the Nature Center on Glover Road in the early 1960s the use of the Peirce-Klinge Estate for specific nature interpretation was discontinued. From 1960 to 1987 the facility was rented by community and volunteer groups. During the early 1990s the estate was rehabilitated and the site altered to accommodate the park administration headquarters. Currently the site is also a minimally interpreted historic site.

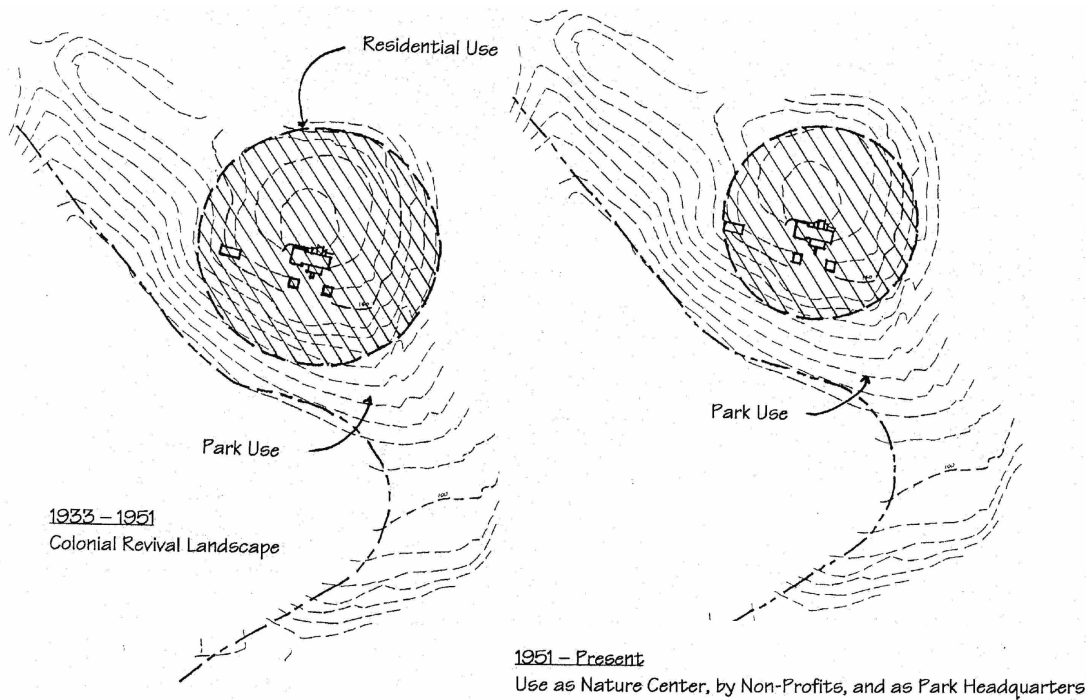
The integrity of the use associated with both the nineteenth-century utilitarian horticultural landscape and the Picturesque-style pleasure grounds has been severely diminished. The historic integrity of the social association between this use and visitors to the site, therefore, has been lost.

Landscape Characteristic Graphics:



19th Century
Utilitarian Horticultural Landscape

This diagram shows the areas of land use between 1870 - 1890 and 1890 - 1933. The circle depicts residential use around the core area.



This diagram shows the various land use areas in the years between 1934 - 1951 and 1951 - present.

Cultural Traditions

The component landscape of Linnaean Hill represents a melding of cultural traditions from both the Delaware Valley and Chesapeake culture hearths. This mixing of architectural and land planning characteristics results from Linnaean Hill's location in a region that received migrants from both the Tidewater region of Maryland as well as the Piedmont region of southeastern Pennsylvania. The settlers from the Tidewater were primarily of English ethnic stock, whose motivation for migration was the search for less expensive Piedmont lands on which to carry the tobacco culture they had practiced in the Coastal Plain (Kulikoff 1986, 93). Poor farming practices, coupled with the soil-exhausting characteristics of tobacco, had greatly decreased the productivity of Maryland plantations established in the seventeenth and early eighteenth centuries. To a lesser extent, the Potomac Valley also received some southward bound settlers from Pennsylvania, particularly British Quakers. The Pennsylvanians were likewise in search of new lands by the second quarter of the eighteenth-century, as land in southeastern Pennsylvania had become costly and therefore more difficult to acquire (Lemon 1972, 87).

Described in signage and reports as exhibiting characteristics of Pennsylvania German construction techniques, the dwelling at Linnaean Hill actually displays a form common among British Quakers in the Delaware Valley during the eighteenth and early nineteenth centuries. Its stone construction with blank gable walls except for small attic lights, two and one-half story height and one-room deep floor plan with center passage are typical of the "I houses" constructed in the counties surrounding Philadelphia (Glassie 1968, 49); the nomenclature for this house form derives from its similarity to the letter "I". In a fashion typical of the Delaware Valley, the one-story addition, which likely served as a kitchen, was added to the house in a linear fashion rather than a rear ell arrangement. The architectural origins of the house are corroborated by the fact that Joshua Peirces' parents were born in Chester County, Pennsylvania; Joshua's father, Isaac, was born into a Quaker household (<http://www.familysearch.org>). Peirce undoubtedly continued a dialogue with the Delaware Valley, as evidenced by his education in Philadelphia, and his marriage to Susan Coates, also of Philadelphia (Bushong 1990, 30).

Despite the Quaker tendency to refrain from embellishing the exterior architectural fabric of their structures, several features of the built environment of Linnaean Hill reflect more formal overtures that perhaps correspond with the Peirces' increased prosperity and social status. In terms of the landscape ensemble, two identical stone structures of banked construction with pyramidal hipped roofs are situated parallel to one another behind the main dwelling. While banked outbuildings, particularly springhouses, are common in southeastern Pennsylvania (Glassie 1964, 23), where they are often executed in stone, the flanking arrangement and roof shape of the Peirce buildings is more typical of outbuildings found in the Chesapeake among estates of the Tidewater gentry. Smokehouses and dairies in particular were paired together and constructed with pyramidal hipped roofs (Vlach 1993, 70-90), as was the case with nearby Woodlawn Plantation in Fairfax County, Virginia. Adding to this formality is the arrangement of the outbuildings at the top of a series of terraces extending down the hill from the main

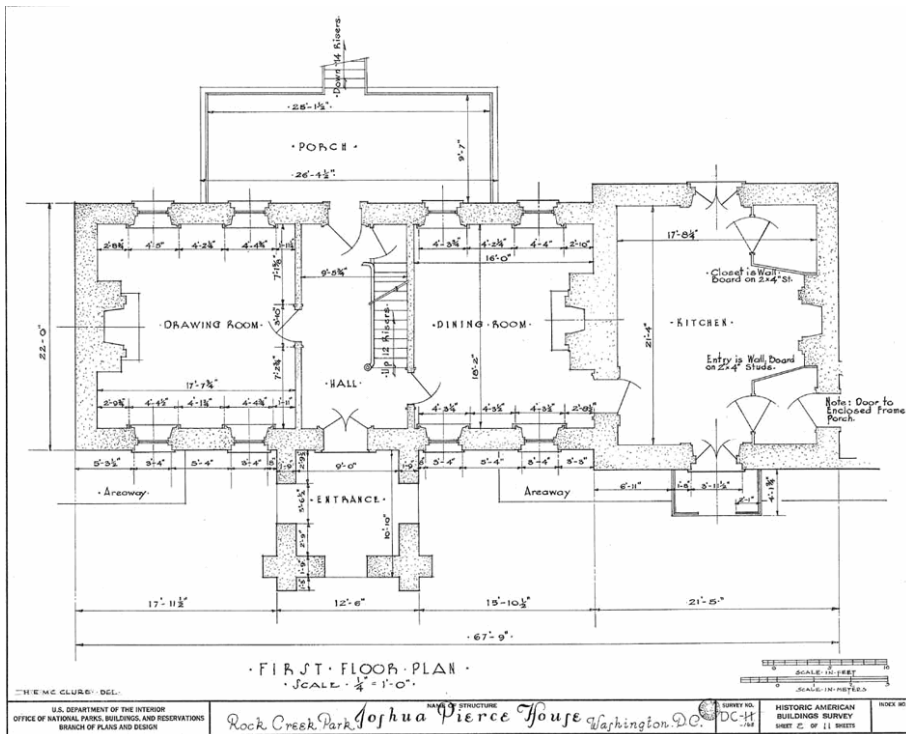
dwelling.

Despite the similarities in the roof design and arrangement of the paired stone outbuildings on the landscape, their banked construction and the presence of several windows and doors rules out the possibility of their use as smokehouses or dairies. A photograph from the early twentieth-century as well as a footprint of the buildings from the Boschke Map shows that a greenhouse was situated between the two dependencies, integrating the retaining wall as part of the structure. Given that all three buildings were connected in a U-shaped arrangement, it is likely that the paired dependencies were used in conjunction with Joshua Peirce's horticultural operation (Bushong 1990, 29). This hypothesis is supported by the examination of other estates in the Mid-Atlantic with greenhouses, many of which are connected to other buildings rather than existing as stand-alone structures (see Chatham Manor in Stafford County, Virginia, Arlington House in Arlington County, Virginia, and the reconstructed greenhouse at Mount Vernon in Fairfax County, Virginia; typically, greenhouses were found only among the wealthy in the early nineteenth-century (Fletcher 1950, 231)). Thus, it is likely that the buildings at Linnaean Hill might have served as some sort of potting sheds or seed packing buildings, as their subterranean level might have functioned to retard the spoilage of seeds. An extant building identified specifically as a seed house, which also happens to be of stone construction and is of pre-Civil War vintage, is the seed house located at the John Bartram House and Gardens in Philadelphia. Bartram was one of the preeminent American botanists, and like Joshua Pierce, was of Quaker lineage (National Register Nomination 1997).

It is no coincidence that both Bartram and Peirce had Pennsylvania Quaker backgrounds and were involved in horticulture. Quakers were known for their interest in natural history, and southeastern Pennsylvania became an established horticultural center in the colonial period, with Philadelphia at the epicenter (Fletcher 1950, 205). Longwood Gardens, one of the nation's premier horticultural displays, appears to have been established by Joshua Peirce's second cousins (<http://www.familysearch.org>). Although the apparent connection between Joshua and his relatives is outside the scope of this report, it bears mentioning that Joshua must have maintained some sort of connection with Pennsylvania, as evidenced by his marriage to a woman from Philadelphia and education there, which was previously discussed.

In essence, the extant horticultural buildings at Linnaean Hill serve as a tangible reminder of one of the earlier horticultural operations in the country, as well as the diffusion of horticultural interest to the Potomac Valley from southeastern Pennsylvania. Although the greenhouse no longer survives, Linnaean Hill continues to possess a high degree of integrity in its cultural traditions.

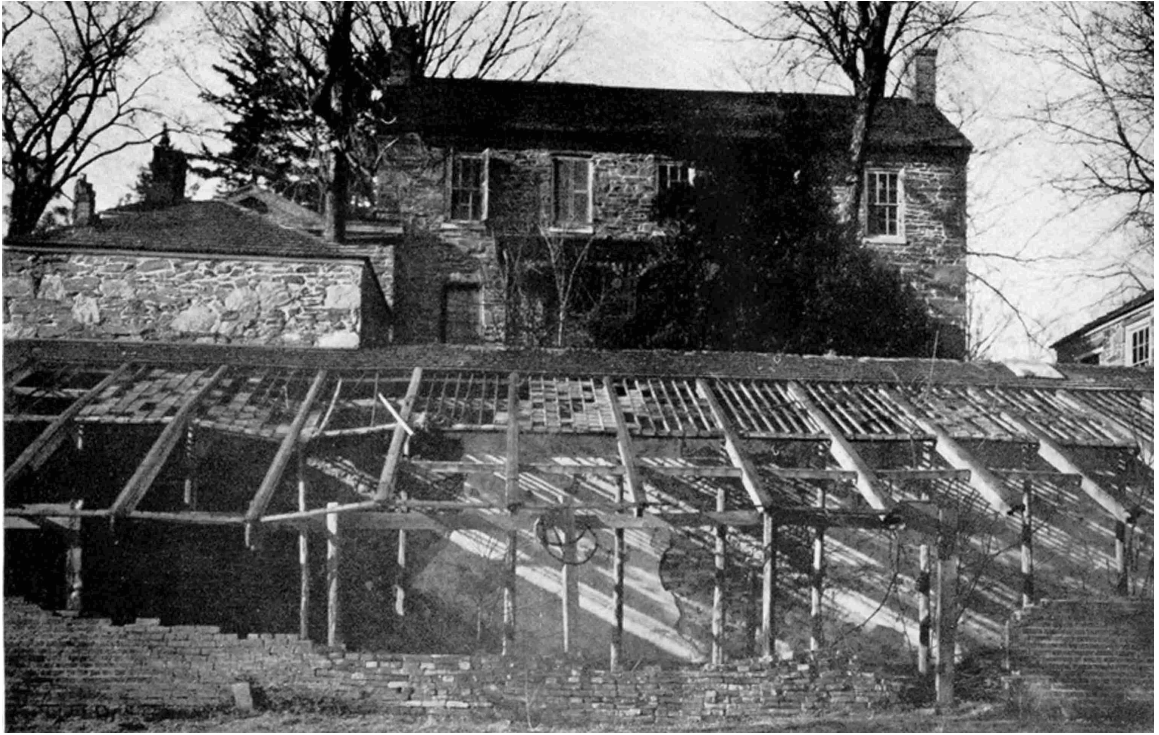
Landscape Characteristic Graphics:



First floor plan of dwelling, showing original I house arrangement and later additions.
From Historic American Buildings Survey.



Boschke map of Linnaean Hill, showing U shaped arrangement of dependencies behind the main dwelling.



Circa 1906 photograph of the greenhouse ruins showing relationship to the the paired horticultural dependencies.



Circa 1935 Historic American Buildings Survey photograph of retaining wall formerly serving as rear wall of greenhouse, which had been removed by this time.

Topography

The functional use areas, the architecture, the nineteenth-century Picturesque-styled landscape design and the twentieth-century Colonial Revival style landscape design historically altering the appearance of the Peirce-Kling Estate have all been shaped by the steep topography. The main residence is located on a flattened high point of the primary knoll created by Rock Creek. A long, south-facing slope descends from the south façade of the residence. This slope is divided into three separate levels by terraces that were constructed in the early nineteenth-century. Small horticultural buildings, oriented east to west, flank the southern end of the first terrace. The stone retaining wall that once connected the two, has been allowed to be covered by washed soil resulting in a steep slope between the first and second levels. The southern edge of the third terrace, emphasized through vegetation during the 1930s Colonial Revival style landscape, is curvilinear and illustrates a more aesthetic function. Below this terrace, the land slopes slightly down to the adjoining property. To the north of the house, the land extends flat across the top of the knoll, allowing for a curvilinear entrance drive, before descending a steep northern slope to Rock Creek below.

To the north and east of the main residence and lawn area the land slopes steeply down to Rock Creek. To the west the land also slopes downward, although much more gradually, to the property line and surrounding residential development.

The historic circulation design took advantage of the sloping topography as did the construction

of the banked residence, horticultural outbuildings and carriage house/stable. The vehicular drives and pedestrian walks follow the natural curving slopes and the artificial terraces to allow for relatively smooth ascending and descending routes.

The integrity of the topography remains fairly high due to the relative continuity of topographic elements throughout the significance periods of the Peirce-Kling Estate. The nineteenth-century terraces are still evident in the landscape, although altered by the Colonial Revival landscape overlay of the 1930s. Large scale landforms, such as the long northern and eastern slopes and the terraced southern slope remain extant.

Character-defining Features:

Feature: Three nineteenth century terraces located to the south of the Peirce-Kling Estate house

Feature Identification Number: 103068

Type of Feature Contribution: Contributing

Vegetation

Although a comprehensive analysis of existing vegetation at the Peirce-Kling Estate at Linnaean Hill has yet to be undertaken, certain general patterns and historic planting designs have been identified. While little vegetation historic to the nineteenth-century significance period remains, vegetation from subsequent significance periods is more prevalent.

Currently the core area, located on the central knoll of the site, is fairly sparsely vegetated compared to previous eras. On the north side of the house are recent plantings of annuals in beds lining the rim of the areaways. Until recently this was the location of mature foundation plantings dating to the 1930s. In the northwest corner two yews (*Taxus* species), are planted which may date to the 1933-1950 significance 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 (*Magnolia x soulangeana*), 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 (*Acer saccharum*.) 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 period of significance for Rock Creek Park and the Peirce-Kling Estate. Also along this road are several Norway spruces (*Picea* species), which may have significance relating to 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 (*Ilex opaca*), to the immediate northeast of 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 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 (*Tsuga canadensis*), 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 (*Philadelphus coronarius*), on the western edge of the steps leading down to the second terrace, probably pre-dates the 1930s. Wisteria (*Wisteria floribunda*), 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 in 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 (*Morus alba*), golden rain tree (*Koelreuteria paniculata*), black walnut (*Juglans nigra*), and cedar (*Juniperus virginiana*). 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 mulberry and cherry (*Prunus* species.) Their size and geometric placement suggest the possibility of having been part of a nineteenth century orchard arrangement. Further research is needed to determine their date of origin with accuracy.

The forested area surrounding the core of the estate is the product of successional growth dating from the turn of the century. An enormous specimen of copper beech, (*Fagus sylvatica*), is located on an adjacent site, south of the property, visible from points along the abandoned entry drive. Meadows south of the southern terraced yard reveal the previous location of nineteenth-century horticultural plantings and agricultural fields. The adjacent woods and invasive vegetation including poison ivy (*Toxicodendron radicans*), multi-flora rose (*Rosa multiflora*), and honeysuckle (*Lonicera* sp.) are contained along the edge of these meadows by regular maintenance, thus both defining and protecting their boundaries.

Beginning in the early nineteenth century, with first settlement of the Peirce-Kling Estate, the site was most likely forested with oak, beech and maple. Further research is required to determine the exact layout and vegetative composition of the landscape prior to the Civil War. The horticultural landscape, by 1861, was mostly in field, meadow or open slopes, north and east of the house, to Rock Creek. A large orchard planting was located to the west of the house site. To the south the land was cleared to the property boundary. The south terraces were probably also open due to the orientation of the greenhouse structure and the need for sunlight.

By 1866 the land north of the abandoned entrance drive, to the creek had become revegetated. Along the creek side of this entrance drive from Porter Street and along the road leading to the western orchard from the barns and spring house, deciduous trees were planted to form an alley. The lack of surrounding vegetation in the immediate area of the tree plantings most likely

emphasized the linear quality of the alley. Historic maps and primary and secondary sources also document plantings of shrubs and trees in island beds. Such planting could have been used to control views and accent the design and topography of the landscape. English ivy, (*Hedera helix*), was planted on the north façade and wisteria on the south façade to blend the architecture of the house into the landscape which was characteristic of the Picturesque-style.

In 1893, immediately after the transfer of the Peirce-Kling Estate to Rock Creek Park, much of the Picturesque planting design and the horticultural nursery plantings were still evident on the property. The alley plantings had grown to arch over the roads, the orchards although somewhat thinned by age, were still located to the northwest of the house. To the south of the house, the hollies planted to frame views south from the terrace and the camellias near the greenhouse entrance all continued to grow.

In 1917, a masterplan formulated by the Olmsted Firm, suggested that the landscape to the east and south of the Peirce-Kling Estate remain open as a meadow environment. They indicated that pine growth should be encouraged in the vicinity of the old orchards and near surrounding the house. Natural forest was to be encouraged only on the northwestern slope of the site and at the southwest corner. Whether these policies were initially followed by Rock Creek Park managers is difficult to determine. However, by the time of the site's conversion to a Nature Center in 1956, successional vegetative growth had occurred on the northern, western and eastern slopes of the site, thus increasing the level of enclosure. Between 1934 and 1939 a Colonial Revival style landscape was installed on site. The house was rehabilitated to serve as the National Capital Parks Superintendent's residence. Exotics, including box and various bulbs, were planted in the vicinity of the southern terraced slope. Serving to enclose this newly defined residential garden space, additional plantings of hemlock and yew were made along the western and southern borders of the lowest terrace. Vegetation along the property boundaries was also planted to screen views into the surrounding neighborhoods. Foundation plantings, consisting primarily of yews, on the northern side of the house were installed. Designed as a series of outdoor rooms, the vegetation served to delineate between various use and stylized areas. For instance, an old road trace, dating from the nineteenth-century was used as a daffodil and holly walk, separated from the northern lawn by shrubs and trees.

During the Mission '66 development period, with the restructuring of the Peirce-Kling Estate into the Nature Center in the late 1950s, the landscape surrounding the house continued to revert to native and invasive vegetation. The levels of enclosure increased and views were blocked. The historic tree allees, once clearly defined by adjacent open spaces, became hidden in the subsequent successional growth. The foundation plantings, designed to hide the areaway north of the house, were in place until 1993 when they were removed because of their overgrown condition. The large elm trees growing north, west and south of the house succumbed to Dutch elm disease during this time.

In general the vegetation located on the Peirce-Kling Estate is a combination of both native and exotic species. The list of woody plants that follows is partial, and is based on visual

identification and the 1986 notes of Michael Masalona, Park Ranger. The botanical name is followed by the common name. The native species are followed by the letter “n.”

Abelia grandiflora, Glossy abelia
Acer platanoides, Norway Maple
Acer saccharum (n), Sugar Maple
Aesculus sp. (n), Horsechestnut
Aesculus briotta, Horsechestnut
Berberis thunbergii, Japanese Barberry
Buxus sp., Boxwood
Carya sp. (n), Hickory
Cersis canadensis (n), Redbud
Cornus florida (n), Dogwood
Cryptomeria japonica, Japanese Cedar
Deutzia scabra, Fuzzy Deutzia
Fraxinus americanus (n), White Ash
Halesia carolina (n), Silverbell
Ilex opaca (n), American Holly
Juglans nigra, Black Walnut
Juniperus virginiana (n), Eastern Red Cedar
Koelreuteria paniculata (n), Golden Raintree
Liriodendrum tulipifera (n), Tulip Poplar
Lonicera maacki, Amur Honeysuckle
Magnolia x soulangeana, Saucer Magnolia
Morus alba, Mulberry
Philadelphus coronarius, Mock orange
Picea sp., Spruce
Pinus sp. (n), Pine
Prunus sp., Cherry
Quercus rubra (n), Red Oak
Taxus sp., Yew
Tsuga canadensis (n), Hemlock
Ulmus americanus (n), Elm
Wisteria floribunda, Japanese Wisteria

The integrity of the vegetation existing on site is difficult to determine with accuracy. However historic vegetation exists significant to at least the later phase of the nineteenth-century significance period. Further research is needed to determine the exact age of existing vegetation.

Character-defining Features:

Feature:	Double row of box located to the east of the southern terrace, circa 1930s
Feature Identification Number:	103069
Type of Feature Contribution:	Non-Contributing

Feature: Holly (*Ilex opaca*) plantings located to the west of the carriage house / garage

Feature Identification Number: 103070

Type of Feature Contribution: Non-Contributing

Feature: Planting of daffodils and assorted spring flowering bulbs in the nineteenth century road trace located between the northern circular drive and the abandoned entry drive from Porter Street, circa 1930s

Feature Identification Number: 105742

Type of Feature Contribution: Non-Contributing

Feature: Plantings of holly along the southern edge of the southern terrace, nineteenth century

Feature Identification Number: 105743

Type of Feature Contribution: Contributing

Feature: Plantings of holly located to the east of the southern terrace, circa 1930s

Feature Identification Number: 105744

Type of Feature Contribution: Non-Contributing

Feature: Plantings of mock orange (*Philadelphus coronarius*) located to the west of the terraces

Feature Identification Number: 105745

Type of Feature Contribution: Non-Contributing

Feature: Specimen of Japanese cedar (*Cryptomeria japonica*) located to the north of the house, within the circular bed created by the circle drive

Feature Identification Number: 105746

Type of Feature Contribution: Non-Contributing

Feature: Specimens of mulberry (*Morus alba*) located to the west of the carriage house/garage and south of the entry drive

Feature Identification Number: 105747

Type of Feature Contribution: Contributing

Feature: Specimens of sugar maple (*Acer saccharum*) located along abandoned entry drive from Porter Street, nineteenth century

Feature Identification Number: 105748

Type of Feature Contribution: Contributing

Feature: Yew (*Taxus* sp.) planted near the northern façade of the main residence, circa
 1930s

Feature Identification Number: 105749

Type of Feature Contribution: Non-Contributing

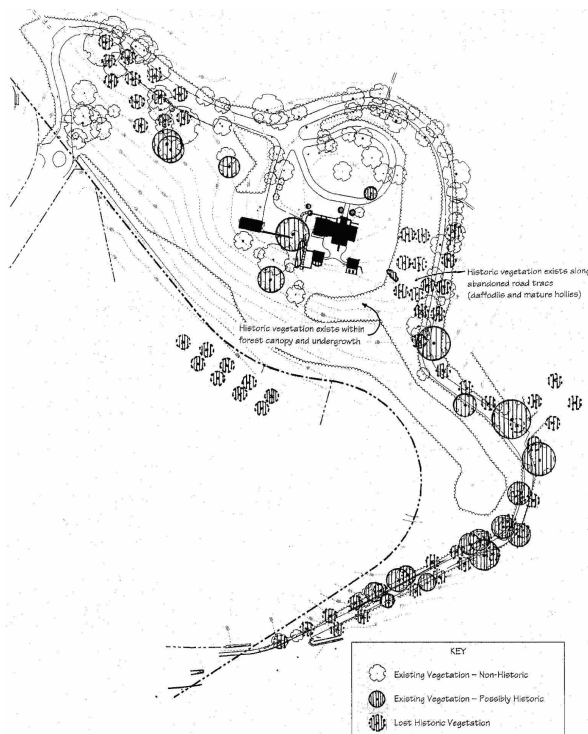
Landscape Characteristic Graphics:



The open slope to the west of the house may contain examples of historic mulberry and cherry trees.



This 1993 view to the west side of the carriage house/stable includes examples of mature vegetation on the site.



This diagram illustrates current vegetation at the site. Hatched trees indicate historic vegetation patterns.

Circulation

Much of the historic integrity of the Peirce-Klinge site is found in the retention of historic circulation alignments, workmanship, design and location.

Currently the main entrance to the Peirce-Klinge Estate, the location of the Rock Creek Park administration offices, is from a drive heading north from the end of Williamsburg Lane. Williamsburg Lane, an early twentieth-century suburban street, extends northeast from Porter Street. A circular bed located in the center of the road, identifies the transition from the public street to that of the estate entrance drive. This circular bed was installed in 1998, following the asphalt paving of the entrance drive to the circular drive located to the north of the house. The section of 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 Piece 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.

Associated with circulation, paving material varies widely on site. In the service area located to the immediate west of the house, four types of paving form a work area. Most likely the oldest paving material is the red sandstone located under the northern projecting entrance pavilion. Also in this vicinity are irregularly cut blue stone pavers which may also date to the mid nineteenth-century. The red brick paths located to the south of the house, date from the Colonial Revival style design, circa 1936, occurring in the early National Park Service, Rock Creek Park significance period. Square yellow pavers are also used on site, to the west of the house. These most likely date to the period of time in which the structure was used as the Nature Center (1950-1959.) The asphalt pavers are a relatively recent addition, installed with the rehabilitation work of the early 1990s. Finally the asphalt of the parking lot, adjacent to this service area was laid early in 1998. The Colonial Revival brick paving extends around the south side of the house as well, underneath porch, connecting the house with the two horticultural outbuildings. Millstones, possibly acquired during a nineteenth-century alteration of Peirce Mill, are set as a step upper level doors to both of these buildings. Stone steps, associated with the Early National Park Service, Rock Creek Park significance period and to the Colonial Revival style landscape design, are located to the east, west and south of the house. The only pavers which have historic significance are the red sandstone pavers (with some replacement), the bluestone pavers north of the house, and the bricks associated with the Colonial Revival-style design.

From the earliest years of settlement, 1790 to 1822, drives and paths most likely connected the original Peirce-Klinge site with Peirce Mill and Rock Creek to the north. Due to the pragmatic nature of the site, the circulation was probably an element of an informal site plan.

With the construction of the residence in 1823, access roads were developed that linked the core area with barns, fields, and orchards. Pedestrian and vehicular passage was possible in

the area between the south façade of the residence and the two horticultural sheds; after the addition of a large cast iron porch on the second story of the residence, this area was probably limited to pedestrian traffic. A circular drive in the core area was eventually enhanced with an arrangement of loops on the north side. Two of the access roads became Picturesque drives, when they were defined by rows of trees.

During the last decades of the nineteenth-century, service roads declined due to the demise of the horticultural enterprise. Once established, the north entry loops were not maintained and were returned to a simpler form. The east entry drive was realigned to connect with an new service road located below the greenhouse area.

From 1893 to 1933 only the east and west entry drives from Williamsburg Lane and Porter Street were used. Longstanding service roads were incorporated into adjacent residential neighborhoods, while the newer greenhouse road was apparently abandoned.

Between 1934 and the present day, 1998, the east entry drive and portions of the old west entry drive were incorporated into a park bridle path. An updated entry drive arrangement featured a sharp curve near the west corner of the property and access from Williamsburg Lane. The simplified north entry loop essentially remained in place. To accommodate public parking, spaces for automobiles were created by widening a section of the new entry drive.

The component landscape of the Peirce-Kling Estate possesses at least partial integrity of its circulation systems to all historic significance periods identified. Contributing roadways include the abandoned entry drive from Porter Street. This road way, 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 in the above described entry drive, to a ford at Rock Creek. This circulation route also has great significance as a major connection between the Peirce-Kling 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 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. The current drive from Williamsburg Lane which connects with the nineteenth-century road leading to the western fields is significant to the early National Park Service period (1934-1950.)

Character-defining Features:

Feature: Abandoned entry drive leading from Porter Street to the Peirce-Kling House, prior to 1861

Feature Identification Number: 103049

Type of Feature Contribution: Contributing

Feature: Circle drive located to the north of the main residence, ca. 1870-1890

Feature Identification Number: 103050

Type of Feature Contribution: Contributing

Feature: Colonial Revival design, pedestrian brick paths, and stone retaining walls and steps ca. 1936

Feature Identification Number: 103051

Type of Feature Contribution: Non-Contributing

Feature: Concrete and asphalt paving located in the service court between the main house and the drive to the carriage house/garage, ca. 1950, 1993

Feature Identification Number: 103052

Type of Feature Contribution: Non-Contributing

Feature: Entry drive from the southwest off of Williamsburg Lane, ca 1936

Feature Identification Number: 103053

Type of Feature Contribution: Non-Contributing

Feature: Nineteenth century road trace, now trail, which leads from the abandoned entry drive off of Porter Street, north to Rock Creek, prior to 1861

Feature Identification Number: 103054

Type of Feature Contribution: Contributing

Feature: Parking lots located between the Peirce-Kling house and the carriage

house/garage and in perpendicular to the entry drive from Williamsburg Lane

Feature Identification Number: 103055

Type of Feature Contribution: Non-Contributing

Feature: Pedestrian path paved with irregularly cut stone, leading north from the Peirce-Kling House, to connect with the front circular drive

Feature Identification Number: 103056

Type of Feature Contribution: Contributing

Feature: Red sandstone located under ca. 1866-69, northern façade projecting entrance of the Peirce-Kling house, (some replacement stones)

Feature Identification Number: 103057

Type of Feature Contribution: Contributing

Feature: Road trace which runs west from the current entry drive leading from Williamsburg Lane, circa nineteenth century

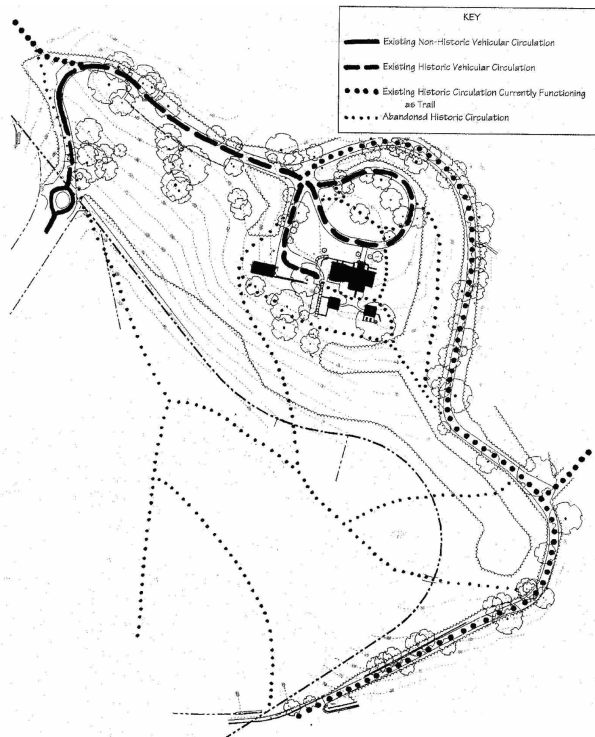
Feature Identification Number: 103058

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



This abandoned entry drive, 1993, dates to the early nineteenth-century and functions as a trail today.



This graphic illustrates the development of circulation on the Peirce-Klinge Estate from 1820 to 1998.

Buildings and Structures

The land that became the Peirce-Klinge Estate was first settled by European-Americans in the late eighteenth-century. From 1790-1822 a small vernacular residence and associated outbuildings may have been constructed on the site, near the top of the bluff overlooking Rock Creek. This structure is no longer extant.

The symmetrical, five-bay wide, two and one-half story stone dwelling that currently exists on the property was constructed in 1823. Two rooms wide and one room deep with a center passage, the structure illustrates the typical I house plan favored by British settlers in the Delaware Valley, and was likely diffused to the Potomac Valley by the Peirce family. The dwelling is banked into the existing southern slope, approximately eight and one half feet deep. This allowed for a walk-out lower level, not apparent from the front façade. Two stone retaining 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 wall of the house.

The north façade displays the symmetry typical of English Georgian architecture. The south façade of the house, however, due to alterations made subsequent to the building's construction, does not display the symmetry and uniformity of the north façade. Further research is needed to reveal the date of the introduction of modern doorways and windows.

Several additions were added to the house in the second quarter of the nineteenth-century. In 1843, a one-story stone wing was added to the western façade of the house. Although blending with the original section of the house, the two-story addition displays architectural features common to the Greek Revival style such as wide cornices with cornice returns and a pedimented gable roof. In addition, a gabled two-story stone entryway pavilion was added to the dwelling's north façade sometime during the mid nineteenth-century. Its form recalls the cross houses known in the Chesapeake region during the seventeenth and eighteenth centuries (Noble 1984, 50-60) although its stone buttresses suggest a Gothic revival origin.

Other additions were made to the house in the third and fourth quarters of the nineteenth-century. Between 1870 and 1892, a frame entry was constructed on the western side of the 1843 wing. A cast iron porch was added to the south façade of the residence between 1866 and 1869. (Field investigation suggests the possibility of a two level porch existing prior to the current cast iron porch. Further research is need to determine the exact location, construction and date of this earlier porch). The two-story cast iron porch, still extant, was attached to the lower two stories of the southern façade. Wide, flattened, decorative pillars and a intricate balustrade were located on the upper story. Simplified posts with curvilinear brackets defined the lower level. The stairs currently leading to the upper story of the porch, are most likely a more recent addition. This porch was a reflection of the development on site of the aesthetically based landscape during the middle part of the nineteenth century. Such a focus on extending living space out of doors was central to the values conveyed in the theories of "modern" nineteenth-century landscape design. On the grounds of the Peirce nursery and residence such design was characterized by extended views, plant groupings and curvilinear drives. The construction of the porch, with its floral and vegetative motifs, was an extension of these design and philosophic ideas.

Of the outbuildings that once were located on the property, only three remain--two stone dependencies and a frame carriage house/stable. Like the main house, the paired dependencies are banked into the southern slope, south of the house. Allowing for access on both the upper terrace and the lower terrace, such an orientation took advantage of the microclimate generated by the southern exposure. The two structures, although repeatedly altered, still possess the form of their original early nineteenth-century, square, pyramidal hipped roof design. Containing six-over-six double-hung sash windows, stone lintels, and heavy stone construction materials utilizing large quoins, 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, 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, there is a low stone ledge and an opening in the stone wall of the south facade. 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. Further

research is needed to determine the historic arrangement. Like the changing house facade and the surrounding landscape, these greenhouse buildings were altered to reflect the aesthetic preferences and functional needs of the time in which they were used.

As was previously discussed under the Cultural Traditions section of this report, it appears as if the paired stone dependencies functioned as structures designed to support Joshua Peirces' horticultural operation by serving as seed houses. Although no longer extant, the original greenhouse structure, constructed in 1826, spanned the width between the two existing outbuildings. An approximately eight foot high, stone retaining wall, which held back the soil of the upper terrace, formed the northern wall of the shed-roofed structure. This back wall was then plastered or whitewashed to increase the solar energy generated through the glass roof and upper walls. A brick foundation comprised the lower two feet of the southern façade. Above this posts and joists supported the glass panes of the walls and shed roof. The form of the greenhouse, ascertained from examining photographs, conforms with an extant greenhouse at Oatlands Plantation in Loudoun County, Virginia. Essentially, early greenhouses often had shed roofs and relatively little glass. Greenhouses built before 1840 in America were heated either with hot air generated from a stove flue or through the use of fermenting manure (Fletcher 1950, 231-32). Unfortunately, the greenhouse structure collapsed around the turn of the twentieth-century.

As was previously mentioned, there are three extant buildings on the property. The third building is a circa second quarter nineteenth-century carriage house/stable. Like the previously described extant buildings, it is banked into the south-facing slope, although it is located at some distance to the west of the main dwelling. The lower level, constructed in stone, was likely used as stables, while the frame upper story appears to have served as a carriage house. During the 1920s, the upper story was likely probably converted into a garage.

Other buildings no longer extant on the property include several barns and a springhouse. Between 1870 and 1892 the stone barn and springhouse were separated from the property or dismantled when the southern portion of the site was developed for real estate, and when the northern portion with the residential cluster was conveyed to the United States Government for Rock Creek Park.

In addition to the buildings both extant and non-extant on site, there are several stone walls on the property. As previously described, stone retaining walls are located to the northeast and northwest of the house, associated with the building's drainage system. Dating to the construction of the house, these stone retaining walls may have originally been dry laid. Currently they are mortared with cement dating from the 1930s rehabilitation of the structure. An approximately three foot high stone retaining wall supports the south side of the service court and extends to become the south wall of the carriage house/stable. This wall dates at least to the 1920s, installed with the alterations associated with the reconfiguring of the carriage house to a garage. Between the west horticultural building and the steps to the west, dry-laid stone walls about 1 - 1 ½' tall create two small terraces. The date of these terraces is difficult

to determine. Most likely they were constructed with the construction of the greenhouse in the early nineteenth-century. They may have been created with the implementation of the Colonial Revival style design, however. Along the uphill side of the historic entry drive from Porter Street is a dry-laid stone wall that measures approximately one to two feet high. Spot repairs were performed on each of these stone walls between 2003 and 2008. Some of the structures associated with the implementation of the circulation design have also been maintained since 2003, most notably the carriage house/stable, which was reframed, re-sided and given a new roof in 2006. Thus, these characteristics are still evident in the landscape and possess some integrity of material and design.

During the 1930s, the structures on site underwent a major rehabilitation. Such a “restoration” which applied idealized visions of the Colonial Period, was typical of the early twentieth-century, especially in the Washington, D.C. area. As a result of the rehabilitation, the interior and exterior of the residence was substantially altered. Shingles were added to the northern façade. The remnants of the greenhouse were destroyed. Existing structural integrity on site has been diminished through the loss of historic structures and through unsympathetic alteration of historic fabric. Contributing buildings include the main residence, the carriage house/stable, and the horticultural dependencies. Contributing structures dating to the nineteenth-century include the stone retaining walls associated entry drive from Porter Street, the retaining walls built with the construction of the house, and possibly the stone retaining walls creating the terraces near the horticultural dependencies. The stone retaining walls and steps are associated with the pedestrian circulation systems of the Colonial Revival style landscape design. Therefore they are significant to the history of Rock Creek Park as a whole, but not to the significance of the Peirce-Kling Estate.

Character-defining Features:

Feature: Dry-laid stone retaining wall along abandoned entry drive leading from Porter Street to the Peirce-Kling house

Feature Identification Number: 102275

Type of Feature Contribution: Contributing

Feature: Dry-laid stone walls creating terraces south of the Peirce-Kling house

Feature Identification Number: 102276

Type of Feature Contribution: Contributing

Feature: Eastern horticultural greenhouse dependency

Feature Identification Number: 102277

Type of Feature Contribution: Contributing

IDLCS Number: 11995

LCS Structure Name: Pierce-Kling Estate Potting Shed

LCS Structure Number: 339-09

Feature: Peirce-Klinge Mansion

Feature Identification Number: 102278

Type of Feature Contribution: Contributing

IDLCS Number: 11992

LCS Structure Name: Pierce-Klinge Mansion (Linnean Hill)

LCS Structure Number: 339-06

Feature: Peirce-Klinge Stable and Carriage House

Feature Identification Number: 102279

Type of Feature Contribution: Contributing

IDLCS Number: 11993

LCS Structure Name: Pierce-Klinge Stable and Carriage House

LCS Structure Number: 339-07

Feature: Service court retaining wall

Feature Identification Number: 102280

Type of Feature Contribution: Non-Contributing

Feature: Stone retaining walls located to the north of the northern façade of the Peirce-Klinge house, associated with the construction of the 1823 portion of the house

Feature Identification Number: 102847

Type of Feature Contribution: Contributing

Feature: Western horticultural greenhouse dependency

Feature Identification Number: 103048

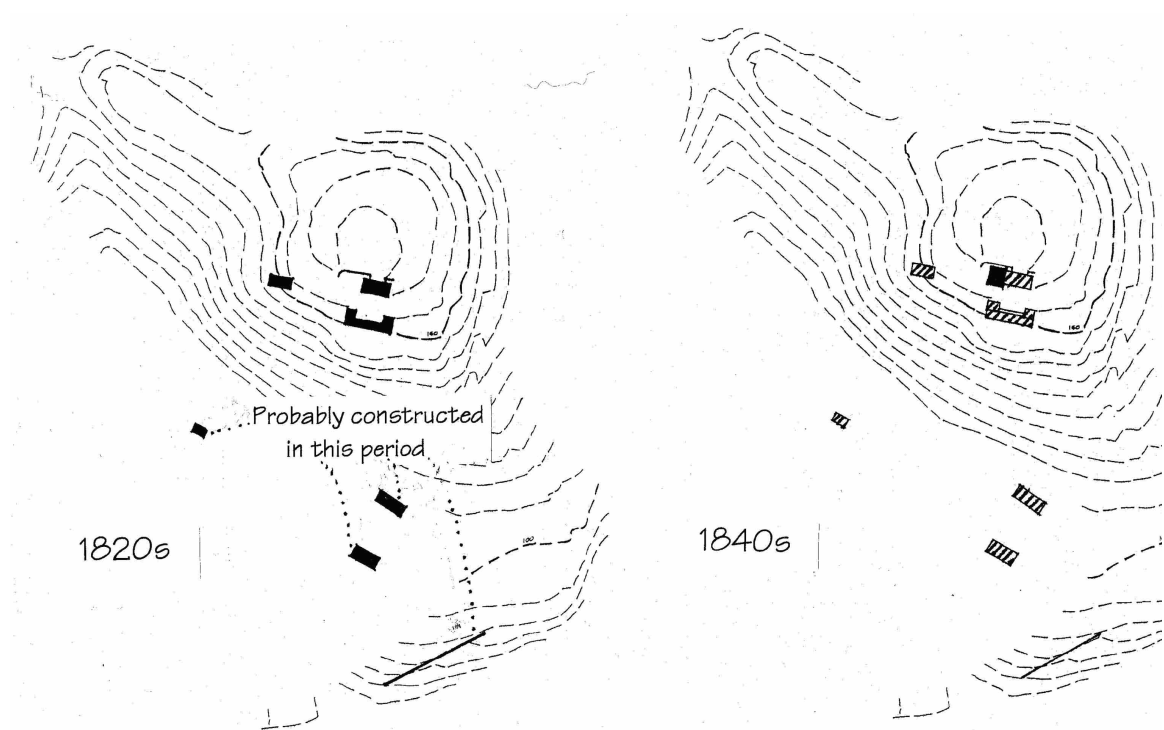
Type of Feature Contribution: Contributing

IDLCS Number: 11994

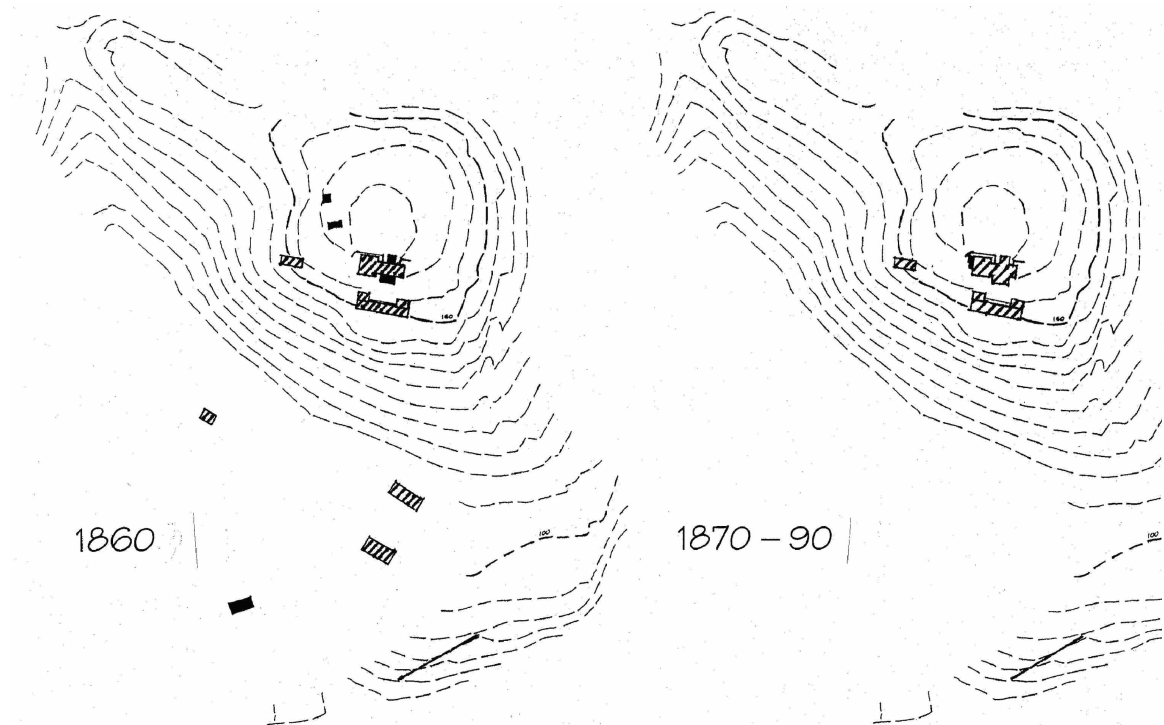
LCS Structure Name: Pierce-Klinge Mansion Utility House

LCS Structure Number: 339-08

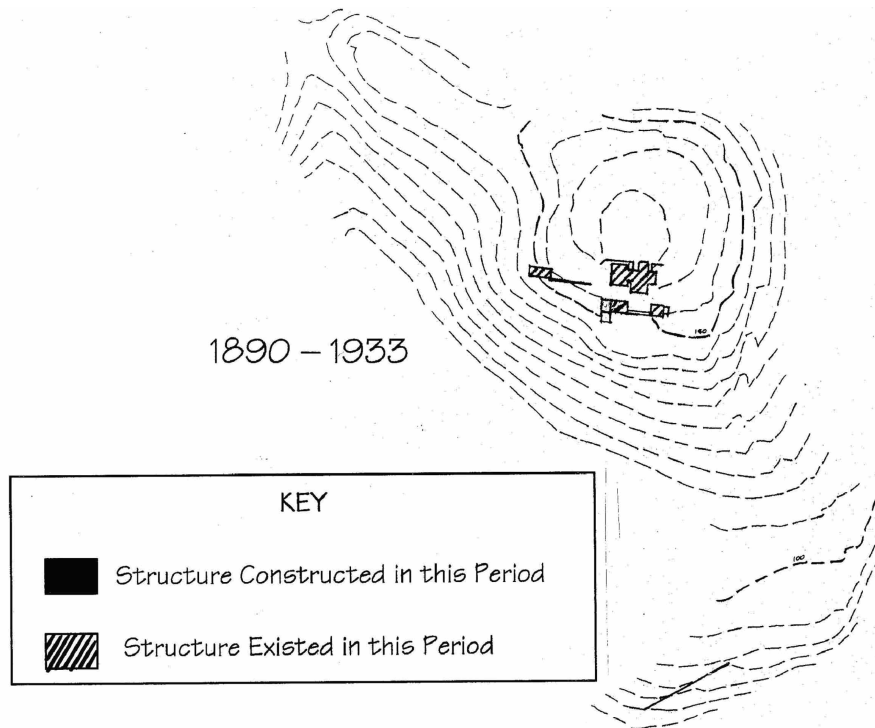
Landscape Characteristic Graphics:



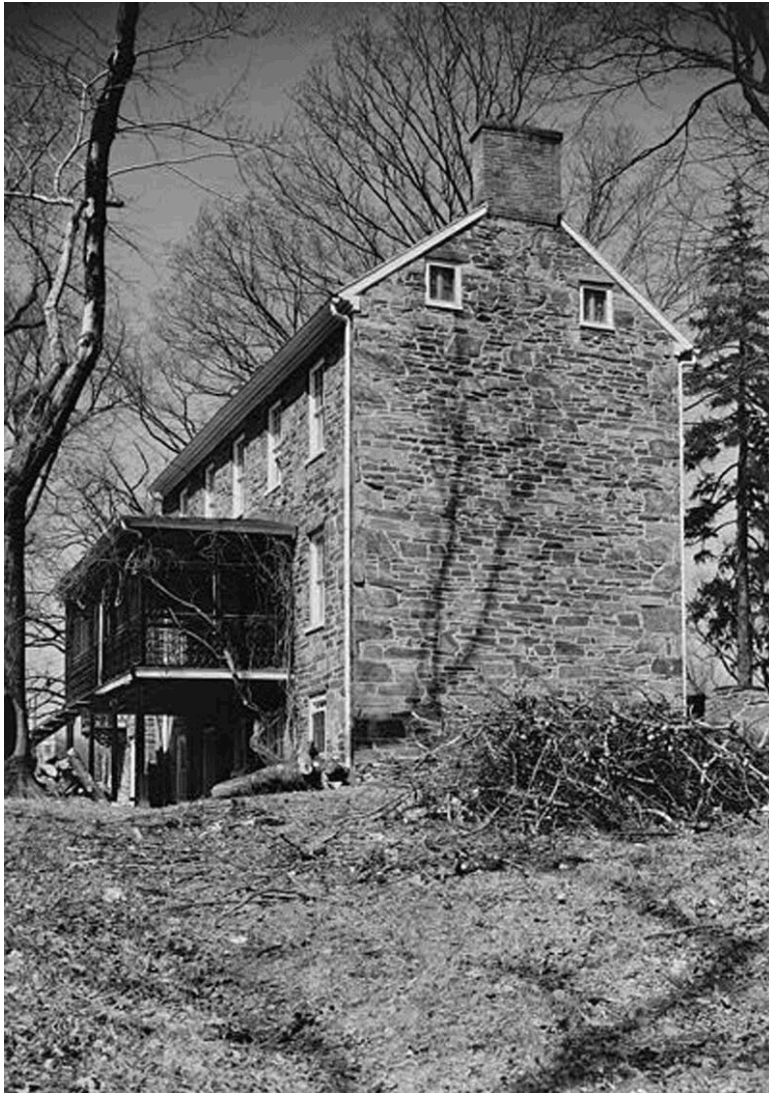
These two figures show the location of buildings in the 1820s and the 1840s. Footprints that are darkened show the buildings that were built during the period given. Hatched footprints show buildings that existed during the time period.



*These two figures show the location of buildings in the 1860s and between 1870-90.
Footprints that are darkened show the buildings that were built during the period given.
Hatched footprints show buildings that existed during the time period.*



This figure shows the location of buildings between 1890 and 1933. Footprints that are darkened show the buildings that were built during the period given. Hatched footprints show buildings that existed during the time period.



Circa 1935 Historic American Buildings Survey photograph of east elevation (gable end) and rear elevation (porch) of house. Blank gable walls, except for small attic lights, and quoins on corners of building clearly visible.

Cluster Arrangement

As a response to the naturally steep topography of the Peirce-Klinge landscape, the primary building cluster is located high on a knoll created by Rock Creek. All existing structures on site, the main house, the garage and the two horticultural outbuildings are banked into the long, artificially terraced southern slope. This has historically been the area of most intense use on site. The house, located on the highest point of the landscape was oriented toward the north. The stable, later converted to a garage, was located to the immediate west. During the nineteenth-century, buildings were also located further to the south of the main house. These non-extant structures were located in a more isolated pattern, connected by systems of circulation. These buildings--a springhouse, a stone barn and a gate house--were at the base of the long slope oriented toward the south and the southwest. The land upon which these

buildings were located was divided and sold off from the main Peirce property holdings during the late nineteenth-century.

The horticultural enterprises were concentrated to the northwest of the residence during the nineteenth-century. The orchards and fields are no longer present in the landscape.

While the main building cluster remains in approximately the same place, a loss of historic structures and land use alteration has led to the redefinition of landscape patterns. For instance, the conveyance of the landscape to Rock Creek Park and its subsequent use as an area of passive recreation has resulted in drastic changes in vegetation management. Such change causes wide variation in the pattern of open and enclosed spaces typically associated with an agricultural and horticultural site.

Character-defining Features:

Feature: Central building core cluster located on the high point of the Peirce-Klinge Estate

Feature Identification Number: 103059

Type of Feature Contribution: Contributing

Vegetation

In contrast to the panoramic views allowed by the relatively cleared landscape of the nineteenth and early twentieth centuries, current views and vistas are abbreviated by successional vegetation. In particular, the view to the south from the main residence is restricted by the 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.

From the entrance drive off of Porter Street, views down the hillside toward the creek are also greatly limited due to the forest vegetation of the northern 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.

Historically the vegetation of the Peirce-Klinge Estate at Linnaean Hill was much more open, which allowed expansive views in many directions. Beginning in the early nineteenth-century, the once wooded landscape of the Peirce Nursery began to be cleared. By 1861, most forested vegetation had been removed surrounding the central cluster of buildings to Rock Creek in the north and east and to the Peirce orchards in the west. The 1861 Michler Map, from which this data was gathered, clearly differentiates between the forested and the cleared area of the landscape. Therefore, due to the high elevation of the Peirce-Klinge house, panoramic views to the forested hills and orchards were most likely visible. Views south from the residence would have revealed, not only the forests of the adjacent landscape, but the formal symmetry and design of the southern terraced yard. Like the heavy ashlar Georgian

I-house, the southern yard with its series of terraces, illustrated a simple, pragmatic, yet very controlled design, in great contrast to the surrounding forested landscape.

By 1866, the grounds of the Peirce Estate had been altered to reflect prominent Picturesque design aesthetics of the period. The blending of the house and grounds and surrounding country side was incorporated through the use of controlled views and vegetation planting. Along circulation routes tree allees had been planted, as had clumps of trees and shrubs within the previously open areas. In addition, the forest had begun to grow back on the northern slope of the site, down to Rock Creek. The introduction of such design illustrates a concentration on the control of views—both into the landscape of the Peirce-Nursery grounds, and out of it. Further research is needed to determine whether Peirce was consciously creating vistas within his design, for such a design intent was a primary characteristic of the Picturesque landscape.

By 1893, much more of the forest along the northern slope had returned. The slope to the east of the entrance drive off of Porter had also become revegetated. As such, the formal allee and its arching frame would not have been as pronounced and views to the creek bed would have been blocked. Although the land to the south of the property remained cleared to the property line, the area to the west of the residence continued to fill in with vegetation, blocking views formerly allowed by the steep topography.

By the 1930s, the time of the Colonial Revival style design implementation, much of the surrounding landscape, beyond the immediate lawn had become reforested. The Colonial Revival plan also reinforced enclosure on the site, planting additional trees and shrubs at the southern, eastern and western boundaries. Views into and from the surrounding residential suburbs were truncated. The enclosure of the southern terraces was also increased with vegetative plantings along the southern and western edges of the second terrace.

By the 1950s, the views into and out of the site were extremely limited. The reforested areas, managed as natural environments, blocked views from historic circulation routes and from the residence. This management approach has only recently begun to change, incorporating greater landscape maintenance and a more aggressive approach to invasive vegetation that continues to develop. Some of the previously existing open areas south and east of the house continue to be dominated by an overgrowth of vegetation that also obstructs views from the house area.

Due to the high levels of successional vegetation, the integrity of historic views has been greatly diminished. Views of the creek and of the surrounding country side, dating from both the utilitarian horticultural developmental phase of the early nineteenth century and the Picturesque landscape garden phase of the late nineteenth-century have been lost. Many of the views apparent during the Picturesque phase of the nineteenth century significance period and the Colonial Revival phase of the 1933-1950 significance period have also been lost due to overgrown vegetation. For instance, the vegetation that once framed the view south from the second terrace to the lower meadow has been blocked. Although the view up to the house

from the entrance drive remains from the Colonial Revival design, the early entrance views no longer retain integrity due to the removal of the previous western entrance.

As a result, the integrity of the views and vistas associated with both the nineteenth century period of significance and the twentieth-century periods may be partially restored with additional removal of selected vegetation. Although the integrity of setting to the south, east and north has been compromised due to development, certain selected views within the property can still be re-established to reinforce previous design intents.

Character-defining Features:

Feature: View northeast from abandoned entry drive

Feature Identification Number: 105750

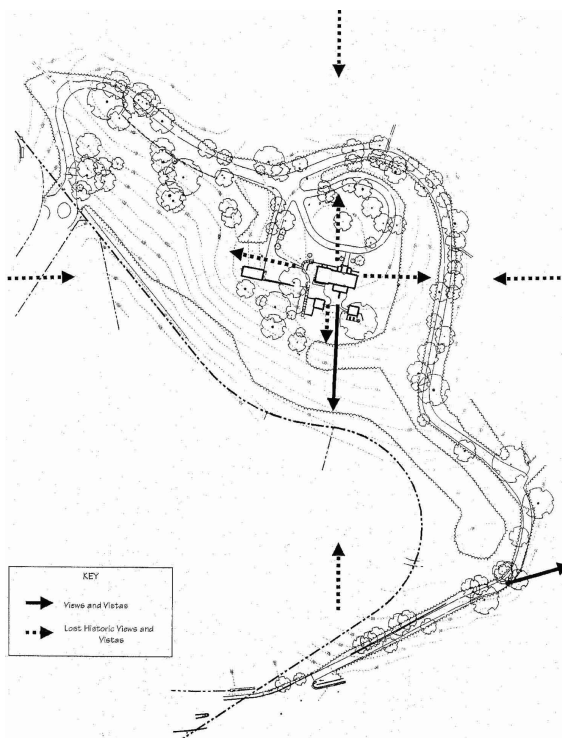
Type of Feature Contribution: Contributing

Feature: View south across terraces from main residence

Feature Identification Number: 105751

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Historic views to and from the site are reduced by current vegetation. The solid arrow indicates an existing long view; dashed arrows indicate reduced views.

Small Scale Features

Currently the small scale features located on the Peirce-Kling Estate at Linnaean Hill date from various development periods in the development of the property. To simplify the analysis and evaluation, the small scale features are divided into categories; benches and picnic tables, lighting, signage, trash receptacles, utilities, and water-related elements.

Benches and Picnic Tables

Currently a rustic "Washington Bench," typical of the 1930s CCC and WPA era is informally sited below the lower terrace to the southwest of the house. It is hidden in the undergrowth, but in the winter months it affords a limited view of the house. The year of its placement on site is not known. There is also one wooden picnic table located on the lower terrace, south of the house. Its date of placement is also unknown.

Photographs taken prior to the 1930s rehabilitation of the site reveal a rusticated bench placed to the north and east of the primary entrance. With rounded timber construction this bench was characteristic of those used by early Rock Creek Park management. This type of bench was also located to the south of the residence, on the first terrace between the house and the greenhouse structures.

During the 1950s a picnic area was located east of the residence, in a cleared area just south of Rock Creek. Historic photographs reveal the location of wooden picnic tables in this area as well.

Lighting

There are two types of lighting extant on the landscape of the Peirce-Kling Estate. Both are non-contributing. As part of the 1995 rehabilitation of the property for use as the administrative offices of Rock Creek Park, five black light standards were installed. They are located along the southern edge of the parking area parallel to the entry drive and along the drive leading to the service court. Their reproduction design suggests the Art Nouveau with a curvilinear encasement of the glass globe structure attached to the top of the metal light standard.

The other type of light fixture is a circa 1950, lamp standard whose design is suggestive of a mushroom cap. These lights are fitted with three flood lights on top of their domed metal tops. One of these light fixtures is located along the entry walk at the circular drive. A second is located at the steps leading from the north façade down to the west service court area between the house and garage.

There are also two abandoned light standards located along the old entry road that winds up the east side of the property from Porter Street. They are found north and slightly east of the house. The simplistic, angular design of the metal light standards suggests a circa 1960 introduction, however, further research is needed to identify their installation date.

Signage

Currently, there is a large amount of signage located at the entrance to the Peirce-Kling

Estate off of Williamsburg Road and on Porter Street. There is a brown National Park Service directional sign at the corner of Williamsburg Lane and Porter Street indicating Klinge Mansion. A second directional sign is located at the end of the driveway at Williamsburg Lane. On Porter Street at the southern end of the abandoned drive is a no entrance sign.

One wayside, located north of the house in the turfed circular island bed, assists in the interpretation of the historic site. The metal and fiberglass sign is designed in shades of brown and contains a historical narrative and photograph of the house. Unfortunately, the information contained in the sign describing the architecture of the house is inaccurate. Although the term "Pennsylvania Dutch" is widely used, it is a misnomer. Several explanations exist for the use of the term, two of which will be briefly defined here. "Dutch" could have been a corruption of the word "Deutsch" by Pennsylvania's English settlers--the majority of German-speaking peoples who immigrated to Pennsylvania in the eighteenth-century were from what is now Germany, Switzerland, and Alsace in France, not the Netherlands. However, an alternate explanation for the term could arise from the ports from which the majority of German-speaking immigrants left for America, which were located in the Netherlands. Whatever the explanation, most scholars today prefer to use the term "Pennsylvania German." Nevertheless, the terminology is moot in this particular situation, given that the architecture of the house is rooted in British origins rather than Germanic ones. The alterations necessary for the correction of this sign were scheduled to be made in 2009.

Historically, signs around the Peirce-Klinge Estate illustrated prevalent design concepts of the era in which they were constructed. Further research is needed to determine the appearance of signage associated with the estate prior to the 1950s. With the introduction of the Nature Center to the site, signage increased. A large wooden sign was placed on the north lawn indicating the Nature Center location. Interpretative signage was also placed on trees surrounding the house.

Waste Receptacles

Three waste receptacles are currently located on site. Constructed of metal painted brown, these cans have domed lids with flip openings. The date of placement and construction of these trash receptacles is not known. These trash cans, used by Rock Creek Park staff, are located along the west end of the house.

Utilities

Utilities are found scattered around the property. There is an abandoned electrical box near the two abandoned lampposts along the old entry road that comes up the east side of the property from Porter Street. At the edge of the lawn to the east of the house are an electrical box and utility pole. HV/AC units are located south of the two horticultural buildings, within the historic foundations of the greenhouse structure. Below the southern terraces to the west are two utility poles, a utility box and manhole. A second manhole is located just south of the walk near the steps that lead down to the garden terrace. A third manhole is located in the asphalt of the service road north of the carriage house/stable. A fire hydrant is located in the lawn north of

the carriage house/garage.

Water-Related Features

Currently a stone water trough is located on the highest level terrace south of the house. Its date of placement is not known. Photographs dating to the 1930s reveal a rusticated elevated trough located to the south of the residence on the terrace between the house and the greenhouse structures. Of rounded timbers retaining their bark, this feature illustrates the early rusticated design style of Rock Creek Park.

On the south façade of the house, located in the southwest corner of the original 1823 structure is a stone ledge near an opening in the house wall. The opening is approximately eight inches by eight inches and appears to have at one point extended into the interior of the first floor of the house. This hole and ledge may be the remnants of a plumbing system for the transport of water through a pipe or sluice, from the kitchen/spring area to the greenhouse structure located to the south. Such a design, which would have allowed for the irrigation of plants in the nearby horticultural buildings, was utilized at other historic sites in the region.

Only the stone ledge and wall opening, dating from the nineteenth-century, have significance to the Peirce-Kling Estate. The small scale features which date from the 1930s development period are significant to the development of Rock Creek Park as a landscape.

Character-defining Features:

Feature: Mushroom Cap light standard, ca. 1950

Feature Identification Number: 103060

Type of Feature Contribution: Non-Contributing

Feature: National Park Service directional sign at the entrance to the Peirce-Kling Estate at Linnaean Hill

Feature Identification Number: 103061

Type of Feature Contribution: Non-Contributing

Feature: Reproduction Art Nouveau light standards, ca 1990

Feature Identification Number: 103062

Type of Feature Contribution: Non-Contributing

Feature: Rock Creek Park Interpretive Wayside

Feature Identification Number: 103063

Type of Feature Contribution: Non-Contributing

Feature: Stone ledge and south façade wall opening possibly associated with irrigation or plumbing systems, circa nineteenth century

Feature Identification Number: 103064

Type of Feature Contribution: Contributing

Feature: Stone water trough, ca. 1936

Feature Identification Number: 103065

Type of Feature Contribution: Non-Contributing

Feature: Trash can, brown metal with flip lid

Feature Identification Number: 103066

Type of Feature Contribution: Non-Contributing

Feature: Washington Bench

Feature Identification Number: 103067

Type of Feature Contribution: Non-Contributing

Archeological Sites

To date, an archeological investigation has not been conducted for the Peirce-Klingbe area.
Therefore site-specific information is not available.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 09/24/2003

Condition Assessment Explanatory Narrative:

The Assessment Date refers to the date that the park superintendent concurred with the Condition Assessment. The Date Recorded information refers to the date when condition was first assessed by the author of the report.

Condition Assessment: Good

Assessment Date: 07/20/2009

Condition Assessment Explanatory Narrative:

Site visits and meetings with park staff in 2009 informed a condition reassessment for this Cultural Landscape Inventory. Accordingly, updates were made to certain details of the History, Analysis, Condition and Treatment chapters of this document.

The deferred maintenance impact listed in 2003 is no longer an impact, as the grounds of Linnaean Hill have in recent years been consistently maintained. The carriage house/stable was reframed, re-sided and given a new roof in 2006, and plans are underway to convert this space for storage and office use. In addition, drawings for the rehabilitation of the porch on the back of the house were almost complete in June, 2009.

Neglect is no longer an impact on Linnaean Hill, as the historical information contained in the 2003 inventory of the property has greatly facilitated the improved management and preservation of historic resources at the Peirce-Klingbe Estate. Likewise, the planting practices on the property are no longer an impact, since new plantings have ceased entirely since 2003.

Impacts

Type of Impact: Adjacent Lands

External or Internal: External

Impact Description: A number of private residences to the south of the Peirce-Klingbe Estate impact the views and vistas throughout the site. Landscape maintenance controls views to these adjacent lands through the careful upkeep of a defined mow-line at the edge of the grounds. Beyond this line, the vegetation has been allowed to grow into a thick screen that helps shield the main residence from the surrounding developments. However, the neighboring private homes are still visible, especially in the winter months (2009).

Residential subdivision of existing properties south of the property line of the Peirce-Kling Estate component landscape has been completed and affects views from the site (2003).

Type of Impact:

Pruning Practices

External or Internal:

Internal

Impact Description:

The integrity of historic views and vegetation continues to be threatened by the growth of non-native vegetation on the estate, particularly to the east and south of the main residence. However, additional pruning in this area would only improve views to the non-historic structures on adjacent lands, and has therefore been purposely allowed to remain as a screen along the edge of the meadow. Effective pruning in other parts of the property over the past several years has included tree removal in the vicinity of the structures and regular mowing. Areas of thick tree and understory growth remain along the southern edge of the garden terrace and in a narrow strip to the east of the circular drive north of the house. These block the historic view from the main residence down the slope to the meadow's edge on its east and south sides (2009).

The integrity of views and historic vegetation has decreased due to a lack of pruning (2003).

Type of Impact:

Release To Succession

External or Internal:

Internal

Impact Description:

Today, the surviving historic paths, trails and road traces of Linnaean Hill are maintained for public use. However, their current condition has been greatly altered from what existed during the historic period of significance (2009).

Since the 1890s, many nineteenth century horticultural, agricultural and Picturesque-styled landscape areas have been released to succession (2003).

Type of Impact:

Structural Deterioration

External or Internal:

Internal

Impact Description:

The house porch requires rehabilitation to retain its existing integrity. Plans for this project are already underway, with the drawings 95% finished and the Section 106 process completed in

2009. Some of the stone steps around the house are also in need of repair (2009).

Several historic structures on site require preservation maintenance to preserve their existing integrity (2003).

Type of Impact:

Vegetation/Invasive Plants

External or Internal:

Both Internal and External

Impact Description:

The invasive vegetation impact continues to be an ongoing but monitored issue at Linnaean Hill. In the wooded areas west and north of the house, various invasives including poison ivy, multi-flora rose, and honeysuckle are removed regularly. Due to the adjacent lands south and west of the estate, the mown areas around the Peirce-Klingbe residence are maintained to the tree line, where vegetation has been allowed to grow without regular pruning. Invasives beyond the tree line have also been left untouched, in order to create a screen between the estate and the nearby private homes (2009).

Invasives on site threaten the integrity of historic views and vegetation (2003).

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

The park currently has six rehabilitation, stabilization or preservation projects in PMIS that could work to improve the condition of the cultural landscape at Linnaean Hill. Important to note is that although these projects address aspects of the landscape and are under various stages of review and completion at this time, PMIS files do not constitute approved landscape treatment documents.

PMIS 149290 – New Wayside at Klinge Mansion, ROCR Headquarters - \$5,000. This project involves the replacement of the wayside outside the Klinge Mansion at Linnaean Hill. It has been park-approved and is slated for completion in fiscal year 2010.

PMIS 63252 – Reroof Out Buildings at Klinge Mansion - \$9,360. This project includes the reroofing of outbuildings around the Klinge Mansion at Linnaean Hill. It has been region-approved and is slated for completion in fiscal year 2010.

PMIS 147772 – ROCR Re-Roof Klinge Mansion - \$69,855.42. This project involves the reroofing of the main residence at Linnaean Hill, known as the Klinge Mansion. It has been region-reviewed and is slated for completion in fiscal year 2012.

PMIS 26217 – Repair/Replace Rear Porch on Klinge Mansion (Park Headquarters) - \$300,462.86. This project includes the replacement and repair of the back porch attached to the main residence at Linnaean Hill. It has been reviewed by the Department of the Interior and is slated for completion in fiscal year 2011.

PMIS 97262 – Adaptive Re-Use and Rehabilitation of Klinge Stable/Garage at Linnaean Hill - \$307,000. This project includes the rehabilitation and adaptive re-use of the carriage house/stable at Linnaean Hill. It has been park-approved and is slated for completion in fiscal year 2009.

PMIS 45206 – Klinge Road. This project includes the rehabilitation of Klinge Road, and is slated for completion in fiscal year 2013.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Estimator: Park/FMSS

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