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Historic Structure Report

Frederick Douglass NHS (Cedar Hill)
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Cultural Landscape Report
Historic Structure Report

Frederick Douglass National Historic Site

National Capital Parks-East

Washington, DC

Volume I

Historical Overview ❖ Significance Summary ❖ Analysis and Evaluation

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Cover Photo: View of the Frederick Douglass Home, 1988 (NPS).

Title Page: View of Caretaker's Cottage and Frederick Douglass Home, looking northeast, ca. 1930 (NPS).

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Introduction

CHAPTER 1

Chapter title page: U.S. Coast and Geodetic Survey, 1892-1894 showing Frederick Douglass property. (Library of Congress).

CHAPTER 1: INTRODUCTION

The purpose of this combined Cultural Landscape Report (CLR) and Historic Structure Report (HSR) is to investigate, document, evaluate, and provide treatment guidance for the physical landscape and buildings of the Frederick Douglass National Historic Site (NHS) in Washington, DC (Figure 1-1 and Figure 1-2). The study area is composed of 8.53 acres associated with Frederick Douglass (known by Douglass as Cedar Hill) and is administered as part of National Capital Parks-East. The study area is primarily significant for its ties to Frederick Douglass, who resided at Cedar Hill between 1877 and 1895.

This Cultural Landscape Report and Historic Structure Report builds upon other planning efforts that address the Frederick Douglass NHS including the *1968 Frederick Douglass Home Historic Grounds Report*, *1970 Frederick Douglass Home Historic Structures Report, 2011 Landscape Preservation Maintenance Plan*, and *2013 Frederick Douglass NHS Cultural Landscape Inventory,* amongst others.

The combined CLR/HSR is organized in two parts. Part I contains detailed documentation of the historic development of the study area landscape and buildings, evaluation of existing conditions, and analysis of integrity including identification of contributing features and character defining features.
Part II explains the treatment approach based on the Secretary of the Interior's Standards. This is followed by recommendations for the treatment, management, and maintenance of historic resources that are consistent with the site's significance, condition, and use.

STUDY BOUNDARIES

As a unit of National Capital Parks-East within the National Park Service, Interior Region 1 - National Capital Area, the Frederick Douglass NHS is located in Southeast Washington, DC, east of the confluence of the Anacostia and Potomac Rivers (Figure 1-1) . The site occupies 8.53 acres within the boundaries of the Anacostia Historic District and is bounded on the north by W Street SE and on the west by 14th Street SE. The boundary continues southeast along the rear of the apartment buildings located along Cedar Street SE. At approximately 70 feet south of the terminus of Butler Street SE, the boundary turns north, following the trajectory of 15th Street SE, until it reconnects with W Street SE. The site, in particular the Frederick Douglass House, sits on a prominent hill that

rises approximately 60 feet above the surrounding neighborhood and provides panoramic vistas to the Anacostia River and Washington, DC.

In this report, Cedar Hill or the Frederick Douglass NHS refer to the entire property, including the house, outbuildings, and grounds. Prior to becoming the Frederick Douglass NHS in 1988, the property, managed by the Frederick Douglass Memorial and Historical Association (FDMHA) beginning in 1900, and later the National Park Service in 1964, was known as the Frederick Douglass Home. References to the Frederick Douglass Home in this report occur when discussing the property before 1988.

Table 1-1. Frederick Douglass NHS naming conventions

Property Name	Owner	Dates
Frederick Douglass Home	Frederick Douglass Memorial and Historical Association	1900–1964
Frederick Douglass Home	National Park Service	1964–1988
Frederick Douglass National Historic Site	National Park Service	1988–present

The site currently contains the following buildings and Landscape Character Areas (LCAs) that are described in detail in Chapter 3: Cultural Landscape Existing Condition Analysis and/or Chapter 4: Buildings Existing Condition and Analysis (Figure 1-3). LCA names, sequence, and configuration are derived from the management zones of the Frederick Douglass National Historic Site Preservation Maintenance Plan, 2011.[1]

- **Fredrick Douglass House:** the primary dwelling located on the property, also referred to as the house or main house, built ca. 1854-1859 and improved and expanded by Douglass.
- **Growlery:** a small stone building located southeast of the house and likely built ca. 1854-1859 that Douglass modified and used as a retreat. The building was reconstructed by the NPS in 1981.
- **Caretaker's Cottage:** built by the Frederick Douglass Memorial and Historical Association in 1928 and currently used as staff offices. Located directly south of the house.
- **Visitor Center:** built by the National Park Service in 1980-1982. Located near the northeast corner of the site. The building and its adjacent parking lot are accessible from W Street SE.
- **Hilltop:** Landscape Character Area that includes the upper terrace that surrounds the Frederick Douglass House and the historic and contemporary epicenter of the study area.

- **East Glen:** Landscape Character Area that comprises the east side of the site and is primarily characterized by the visitor center and plaza and the adjacent parking lot.
- **North Lawn:** Landscape Character Area characterized by two broad terraces that form a plinth for the house on the hilltop and accentuate its prominence from W Street SE.
- **West Glen:** Landscape Character Area that comprises the site's west side and consists of convex and concave slopes scattered with trees over lawn.
- **Woodland:** occupies the southeast corner of the site and is covered in a mixture of native and non-native trees, shrubs, and vines.

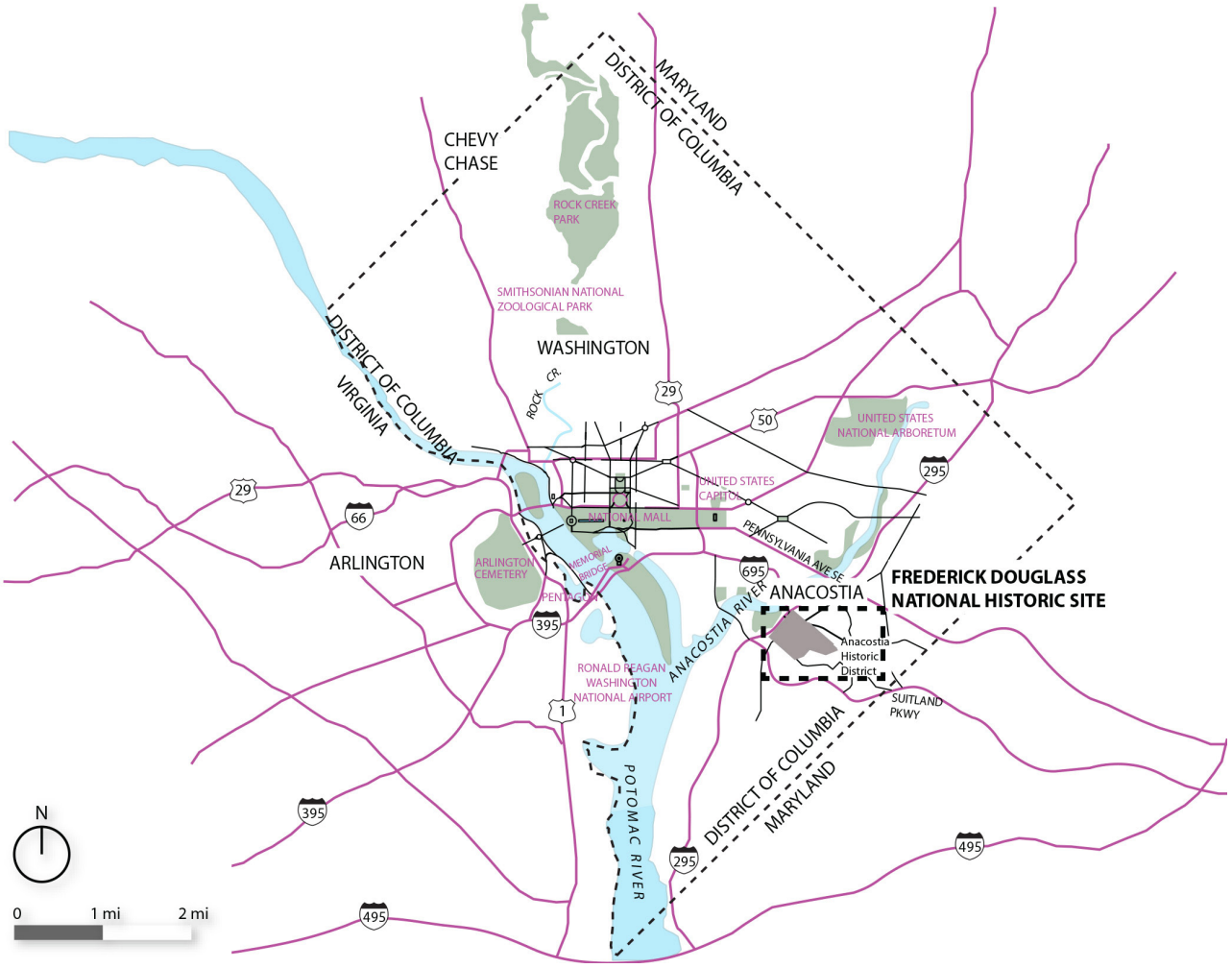

Figure 1-1. Regional location of Frederick Douglass NHS.

Figure 1-2. Frederick Douglass NHS and surrounding context.

PROJECT GOALS

The specific project goals of the Cultural Landscape Report (CLR) are:

1. Document graphically the general changes to the project area landscape as it evolved from its early development through the present day. Since the property is currently 8.53 acres, as possible, discuss the evolution of the property in the context of the larger 14-acre site that existed during the period of significance.
2. Summarize through a combination of narrative and graphics the general appearance of the project area from its early development through the present day.
3. Document existing conditions of the project area.
4. Provide treatment recommendations for the future management of the historic landscape.
5. Provide a preferred treatment plan for managing the historic landscape.
6. Develop recommendations, using the Architectural Barriers Act Accessibility Standard (ABAAS) and Outdoor Developed Area Guidelines, to guide location and design of paths to increase accessibility where appropriate.
7. Provide improved visitor pedestrian circulation from the visitor center and public sidewalks on W Street.
8. Develop vegetation management guidance for the project area (i.e. invasive vegetation, legacy vegetation protection/propagation, slope plant selection, turf management, etc).
9. Provide management guidance for controlling erosion on the steep slopes along the walkways and within the English ivy beds.

The specific goals of the Historic Structures Report (HSR) are:

1. Update the existing HSR documenting changes to the House (c. 1855). Document changes to the Caretaker's House (1928), Growlery (1981 reconstruction of a Douglass-era building) and Visitor Center (1980-1982) as they evolved from construction through to the present day.
2. Summarize through a combination of narrative and graphics the general appearance of the buildings from its early development through present day.
3. Identify character-defining features.
4. Document existing conditions of the buildings.
5. Identify conditions problems and provide treatment alternatives to resolve these concerns.
6. Provide treatment recommendations for maintaining the buildings
7. Develop recommendations, using the Architectural Barriers Act Accessibility Standard (ABAAS) to increase accessibility where appropriate.

Figure 1-3. Components of Cedar Hill Diagram

Legend

- FRDO CLR Study Area
- Landscape Character Area

1. Frederick Douglass House
2. Growlery
3. Caretaker's Cottage
4. Visitor Center

METHODOLOGY

The approach for this combined CLR/HSR follows federal standards described in *Preservation Brief #43: The Preparation and Use of Historic Structure Reports; A Guide to Cultural Landscape Reports: Contents, Processes, and Techniques; and The Secretary of the Interior's Standards for the Treatment of Historic Properties* for cultural landscapes and buildings.

Part I

Part I of the report includes description of the physical history of the property (Chapter 2), documentation of existing conditions and preparation of the cultural landscape and historic structure assessment for the study area (Chapters 3 and 4). In November 2018, project team members gathered at the NPS Interior Region 1 - National Capital Area office to attend a project kickoff meeting to introduce the project team and discuss the project scope, goals, deliverables, schedule, site programming needs, and management issues. After the meeting, the project team traveled to the Frederick Douglass NHS to survey site and building conditions. Additional surveys were conducted over the following two days. Survey was largely visual, with no destructive testing aside from the collection of samples for hazardous material evaluation and mortar analysis. Photographs were taken and have been used to supplement the narrative where appropriate.

The site history was developed from numerous National Park Service reports as well as additional research to document the physical change of the landscape and buildings. Repositories consulted include the Frederick Douglass Papers and the Frederick Douglass Memorial and Historical Association records, both at the Library of Congress. Research assistance was provided by NPS employees Ka'mal McClarin, Curator at the Frederick Douglass NHS, Maureen Joseph, Regional Historical Landscape Architect, Interior Region 1 - National Capital Area and Dean Herrin, Chief Historian, National Park Service, Interior Region 1 - National Capital Area. Interior Region 1 - National Capital Area project manager Rene Senos provided government-furnished data including various reports, studies, graphics, as well as ArcGIS shapefiles and maps produced by the Interior Region 1 - National Capital Area GIS Office and the Resource Stewardship and Science Cultural Resource Program.

Part I of the report provides a foundation of historical documentation to serve as a basis for understanding the evolution of the buildings and historic landscape. The historical information is presented herein as a narrative describing the physical development of the Frederick Douglass NHS during key time periods.

Two period plans, for 1878-1895 and 1895-1964 illustrate historic conditions using consistent scales and graphic styles, to allow for easy comparison of landscape conditions from one period to the next. The 1878-1895 period encompasses Frederick Douglass' residency at Cedar Hill. The 1895-1964 period spans the years after Douglass' death when the Frederick Douglass Memorial and Historical Association stewarded the property prior to its donation to the NPS. These period plans represent the conditions of the property during its Period of Significance.

Following documentation of the historic evolution of the landscape and buildings, existing conditions were assessed. Landscape conditions are organized by the following characteristics: Natural Systems and Features; Topography; Land Use; Spatial Organization; Buildings and Structures; Circulation; Constructed Water Features; Small-Scale Features; Vegetation; Views; and Archeological Sites. Building conditions are organized by architectural, structural, and building systems, and also include hazardous materials and mortar analysis.

Part II

Part II of the CLR/HSR explains a treatment approach and provides recommendations for addressing the cultural landscape and buildings of the Frederick Douglass NHS. The process of developing Part II began with the selection of a proposed treatment approach for the landscape and buildings, based on the findings of Part I. The recommended treatment approach was developed through a collaborative process involving the consulting team, National Capital Park-East staff, NPS Interior Region 1 - National Capital Area staff.

A treatment workshop was held at National Capital Parks-East on June 25, 2019, to evaluate treatment concepts for the study area. In relation to the CLR, the consulting team developed and presented a draft treatment option addressing circulation, accessibility, vegetation and views, and the rehabilitation of important missing landscape features to serve as the basis for collaboration during the workshop. For the HSR, the consulting team developed and presented the proposed treatment and several options that addressed the accessibility of the Frederick Douglass House and the Caretaker's Cottage. Chapter 5 provides the introduction and recommended approach for the treatment of the landscape and buildings. Chapter 6 presents the recommended treatment for the landscape and Chapter 7 discusses the recommended treatment for the buildings of the property.

PROPERTY SIGNIFICANCE

The Frederick Douglass NHS preserves and interprets the final home of internationally renowned abolitionist and civil rights activist Frederick Douglass, who owned and lived on the property from 1877 until his death in 1895. The original portion of the house, as well as the original Growlery, were built between 1854 and 1859 by the Union Land Association, established in 1854 by John W. Van Hook, John Fox, and John Dobbler. The association built the house on a hill overlooking their real estate venture known as Uniontown, today's Anacostia. Financial troubles forced the auction of the Van Hook property in the 1870s. In 1875, the commissioners of the Freedman's Savings and Trust Company, also known as the Freedman's Bank, purchased the 9.25-acre property and in 1877 sold it to Frederick Douglass.

Born enslaved on Maryland's Eastern Shore of the Chesapeake Bay in 1818, Frederick Augustus Washington Bailey escaped to freedom in 1838 with the help of Anna Murray, a free person of color who would become his wife. The couple first resided in New Bedford, Massachusetts, where they adopted the surname Douglass. In New Bedford, Douglass became involved in the abolitionist cause and soon became known for his masterful oratory skills. Douglass would later travel the North and Midwest, speaking about his life as an enslaved person and against the institution of slavery. In order to escape recapture, Douglass traveled overseas and returned to the United States after abolitionists purchased his freedom in 1847. He relocated Anna and their children to Rochester, New York, where he embraced women's rights and aided the Underground Railroad. During the Civil War Douglass supported the Union cause, encouraged the enlistment of black troops and advocated for their equal pay and treatment, and intensified his fight for emancipation and equal citizenship.

By the time Douglass purchased the former Van Hook property in 1877, he was an internationally renowned orator and activist, had published two autobiographies, and had served as the editor of two influential newspapers. While in Washington, DC, Douglass held several prestigious offices, including assistant secretary of the Santo Domingo Commission, legislative council member of the D.C. Territorial Government, board member of Howard University, and president of the Freedman's Bank. Beginning in 1877, Douglass held several high-ranking federal appointments including US Marshal for D.C. (1877-1881), Recorder of Deeds for D.C. (1881-1886), and Minister Resident and Consul General to Haiti (1889-1891). He also kept a vigorous speaking schedule and continued to advocate for racial equality and women's rights.

With the purchase of the Van Hook property, which Douglass named "Cedar Hill" for its elevation above the Anacostia River and the majestic cedars that shaded the property, Douglass thrived in the semi-rural landscape, taking daily walks on the grounds and entertaining family and guests. Over the next 17 years, Douglass improved the house and its grounds, converting it into his own rustic sanctuary to escape the mental and physical demands that came with being a public figure. After Anna's death in 1882, Douglass married Helen Pitts, a white women 20 years his junior, in 1884. Although part of his second marriage was spent abroad (1886-1887 during travels to Europe and 1889-1891 during Douglass's service in Haiti), Douglass continued to thrive in his surroundings at Cedar Hill until his death on February 20, 1895, at the age of 77.

After her husband's death in 1895, Helen Pitts Douglass recognized the importance of Cedar Hill as not only a memorial to her husband, but also as a monument to the struggles of all African Americans. Through her efforts, Congress chartered the Frederick Douglass Memorial and Historical Association (FDMHA) in 1900, with the goal to preserve Cedar Hill. Following Helen's death in 1903, the FDMHA became the sole owner and steward of the property until 1916 when it enlisted the National Association of Colored Women (later known as the National Association of Women's Clubs or NACWC) to help manage and raise funds for the upkeep of the property. Even with the aid of the NACWC, the FDMHA struggled to raise sufficient funds to maintain Cedar Hill, yet for over 60 years it succeeded in preserving the site for future generations.

In 1962, President John F. Kennedy signed Public Law 87-633 that authorized the Department of the Interior to accept the property from the FDMHA and make it part of the national park system. In 1964 the FDMHA transferred the deed to the property to the Department of the Interior and the National Park Service. On February 12, 1988, the Secretary of the Interior designated the property by secretarial order (76 STAT. 435) the Frederick Douglass NHS.

The Frederick Douglass NHS (the Frederick Douglass Memorial Home prior to 1988) was administratively listed in the National Register of Historic Places in 1966 with the passage of the National Historic Preservation Act. A National Register Nomination form was prepared and accepted by the National Register in 1969. The property also contributes to the Anacostia Historic District, listed in the National Register in 1978.

The 1969 National Register form established a period of significance of 1877 to 1895, the years that Douglass lived on the property, and the areas of significance as Politics and Social/Humanitarian. Although National Register forms at this time

lacked the identification of applicable criteria, the assumption is that the property was listed under Criterion B for its association with Frederick Douglass. This CLR/HSR establishes that the property is also significant under Criterion A for its association with the 19th-century movement to preserve African American sites, specifically the Frederick Douglass NHS (Cedar Hill), and expands the period of significance through 1964.

The 1969 National Register form only included the Frederick Douglass House and did not describe the site in its entirety or other buildings, structures, or landscape features of the property. This CLR/HSR establishes that the Caretaker's Cottage contributes to the Frederick Douglass NHS as it was built within the expanded period of significance and it is associated with the FDMHA memorialization and preservation significance of the site. In addition, the Growlery, reconstructed by the National Park Service in 1981, meets National Register Criteria Consideration E for reconstructed properties. As such, both of these buildings are considered historic and contribute to the Frederick Douglass NHS.

The Visitor Center was built by the National Park Service in 1980-1982, outside the newly established period of significance (1877-1964). In addition, it does not appear to be individually eligible, nor does it meet National Register Criterion Consideration G for properties less than fifty years of age. For the purposes of this report, the Visitor Center is being treated as non-contributing/not historic.

RELATED PLANNING PROJECTS

The CLR/HSR project also includes a separate task to update the National Register Nomination Form for the Frederick Douglass NHS. This nomination will update the National Register nomination for the property to current standards. It will include existing conditions of the Frederick Douglass House and its surrounding landscape as well as descriptions of buildings on the property that were not included in the original nomination form. Where appropriate, information from the CLR/HSR will be included in this National Register update.

Occurring concurrently with the CLR/HSR is a project to replace the existing heating, ventilation, and air conditioning (HVAC) system of the Frederick Douglass House with a new system capable of providing environmental conditions needed for the historic building and the collection it contains. The new HVAC system will be designed to the highest possible standards, to fit within the historic fabric. The project also includes backup generator power for the whole site and the new HVAC system in order to protect collections contained within the historic house from water or humidity damage during long-term power outage.

The NPS is preparing to complete a master plan for the Frederick Douglass NHS. In addition to the Frederick Douglass House, the Caretaker's Cottage, and the Visitor Center, the master plan will also include the NPS-owned Auxiliary House at 1452 W Street SE (intersection of 15th Street SE and W Street SE). Expanding from the documentation and guidance provided in the CLR/HSR, the master plan will include an analysis of alternatives and a detailed list of specific treatment recommendations that focus on the overall cultural landscape as well as the buildings' structural, mechanical, plumbing, electrical systems, and accessibility needs.

Endnotes

1 NPS, *Frederick Douglass National Historic Site Preservation Maintenance Plan*, 2011.

CHAPTER 2

HISTORICAL BACKGROUND AND CONTEXT

Chapter title page: View of Frederick Douglass Home, looking east, ca. 1930s (NPS).

Chapter 2: Historical Background and Context

This chapter presents an overview of the physical evolution of the Frederick Douglass NHS study area. It begins with a statement of significance describing the historical importance of the property during Frederick Douglass's ownership and occupancy (1877 – 1895) and under the stewardship of the Frederick Douglass Memorial and Historical Association (1900 – 1961). This is followed by a chronological narrative of the five major periods of development:

- Indigenous Occupation Before 1608 AD
- Historic Contact, Colonial Settlement, and Early Development of Anacostia: 1608 – 1877
- Frederick Douglass's Cedar Hill: 1877 – 1895
- Preservation and the Frederick Douglass Memorial and Historical Association: 1895 – 1961
- NPS Management: 1962 – 2020

STATEMENT OF SIGNIFICANCE SUMMARY

The Frederick Douglass NHS (the Frederick Douglass Memorial Home before 1988) was listed in the National Register of Historic Places in 1966 with the passage of the National Historic Preservation Act. The National Capital Planning Commission completed a National Register Nomination form for the property in 1968 and the National Register accepted the nomination the same year. Although National Register forms at this time lacked the identification of applicable criteria, the assumption is that the property was listed under Criterion B for its association with the life of a significance person, Frederick Douglass. The nomination form lists the period of significance as 1877 to 1895, the years that Douglass lived on the property, and the areas of significance as Politics and Social/Humanitarian. This Cultural Landscape Report and Historic Structure Report establishes that the property is also significant under Criterion A for its association with the 19th-century movement to preserve African American sites, specifically the Frederick Douglass NHS (Cedar Hill), and expands the period of significance through 1964.

The Frederick Douglass NHS meets National Register Criteria A and B. Under Criterion B, the property is nationally significant in the areas of Politics/ Government and Social History for its association with Frederick Douglass,

a former enslaved person, internationally renowned activist and abolitionist, distinguished orator and author, and one of the first African Americans appointed to a high-ranking position in the federal government as U.S. Marshal of the District of Columbia (1877-1881). Douglass, considered the father of the American civil rights movement and one of the most celebrated 19th-century Americans, lived the last 17 years of his life on the property, which he aptly named "Cedar Hill" for its elevation above the Anacostia River that provided panoramic views toward the capital city and the majestic cedar trees that stood on the property. The Frederick Douglass NHS illustrates the last decades of Douglass' life, his prominence and life in the District of Columbia, and his love and connection with nature that was manifested by his purchase and cultivation of Cedar Hill. The Frederick Douglass NHS is nationally significant under Criterion A in the areas of Conservation and Commemoration for its association with the preservation of Cedar Hill as a memorial to Frederick Douglass and the achievements of African Americans. Through the efforts of Frederick Douglass's second wife Helen Pitts Douglass and the Frederick Douglass Memorial and Historical Association, which she helped establish in 1900, and later the National Association of Colored Women (renamed the National Association of Colored Women's Clubs in 1904), the Frederick Douglass NHS became the first house preserved specifically for its association with African American history.[1] The Frederick Douglass House, Douglass's Growlery, the Caretaker's Cottage built by the FDMHA, and the surrounding cultural landscape, reflect the site's significant association with Frederick Douglass and the efforts of the FDMHA to preserve Cedar Hill for future generations.

Criterion B: Frederick Douglass

The period of significance associated with Criterion B begins in 1877, marking the year that Frederick Douglass purchased and moved to the Cedar Hill property, and ends in 1895, the year of his death.

Born enslaved near Cordova in Talbot County, Maryland, on the Eastern Shore of the Chesapeake Bay in 1818, Frederick Douglass became the most important African American leader in the 19th century and is considered the father of the American civil rights movement. As expressed by historian David W. Blight, "Brilliant, heroic, and complex, Douglass became a symbol of his age and a unique American voice for humanism and social justice."[2] In 1838, Douglass escaped to New York City with the help of Anna Murray, a free person of color. After marrying Murray, the couple resided in New Bedford, Massachusetts, and started a family that would eventually grow to include five children. In New Bedford Douglass began attending abolitionist meetings and speaking about his life as an enslaved person. Gaining considerable celebrity as an orator,

Douglass traveled extensively and gave countless speeches across the North and Midwest, condemning slavery and racism. In 1845, Douglass published his first autobiography, *Narrative of the Life of Frederick Douglass,* which provided details about his enslavement and furthered his recognition. To avoid being captured and re-enslaved, Douglass later traveled overseas where he gave speeches and sold copies of his autobiography in England, Ireland, and Scotland. He returned home in 1846 after abolitionists purchased his freedom.

Much of Douglass's early career was spent in Rochester, New York, where he edited the most influential black newspaper of the 19th century, known successively as *The North Star* (1847 – 1851), *Frederick Douglass' Paper* (1851 – 1858), and the *Douglass Monthly* (1859 – 1863). In addition, Douglass embraced the women's suffrage movement, aided in the Underground Railroad, and supported anti-slavery political parties. In 1855, Douglass published his second autobiography, *My Bondage and My Freedom*, which not only expanded his first autobiography, but also challenged racial segregation in the north. At the onset of the Civil War in 1861, Douglass intensified his fight to eradicate slavery and was a force for the Union cause and emancipation, recruited black troops, and on two occasions was an advisor to President Abraham Lincoln.

Following the loss of his home in Rochester from a devastating fire in 1872, Douglass and his family moved to Washington, DC, where Douglass's three sons already lived. In Washington, Douglass continued as editor of the *New National Era* newspaper, a position he maintained from 1870 until 1874, and held several prestigious offices, including assistant secretary of the Santo Domingo Commission, legislative council member of the District of Columbia Territorial Government, board member of Howard University, and president of the Freedman's Bank. Douglass also held several high-ranking federal appointments, including US Marshall for the District of Columbia (1877 – 1881), Recorder of Deeds for the District of Columbia (1881 – 1886), and Minister Resident and Consul General to Haiti (1889 – 1891). In addition to his federal work, Douglass maintained a vigorous speaking schedule and continued to advocate for racial equality and women's rights. In 1881, Douglass published his third and final autobiography, *Life and Times of Frederick Douglass*, which expanded the narrative on his life's work, including his time during the Civil War.

In 1877, Douglass purchased a 9 ¼ -acre property in Uniontown, today's Anacostia neighborhood, where he would spend the last years of his life. From its prestigious location overlooking the federal city and its expansive grounds, Douglass nourished his love of nature and entertained family and guests. Douglass used the property, which he named Cedar Hill, as a gentleman's farm that was not

for profit, but for his enjoyment. Douglass added or improved a carriage house/ stable, barn, chicken house, corn crib, and a root cellar and cultivated vegetable gardens, an orchard, and a cornfield on the grounds. After the death of his wife Anna in 1882, Douglass married Helen Pitts, an activist and daughter of former abolitionists, in 1884. The marriage was not without controversy as Helen was white and 20 years his junior. The couple was absent from Cedar Hill during an extended trip to Europe and Africa (1886 – 1887) and while Douglass served as Minister to Haiti (1889 – 1891).

On the afternoon of February 20, 1895, Douglass returned home to Cedar Hill after a meeting for the National Council of Women. After recounting the events of the day to his wife, Douglass collapsed from a heart attack and died at the age of 77.[3] Thousands of people paid tribute to Frederick Douglass at his funeral at the Metropolitan African Methodist Episcopal Church in Washington on February 25, 1895. As expressed in *In Memoriam: Frederick Douglass*, compiled by Helen Pitts Douglass after her husband's death, "The World does not need to be told who Frederick Douglass was, or why he lived. So long had he stood as a synonym for human enfranchisement, so thoroughly had he been identified with the effort for its achievement, that to speak his name was to give an epitome of the anti-slavery struggle in the United States."[4]

Criterion A: Conservation and Commemoration

The period of significance associated with Criterion A begins in 1895, the year of Frederick Douglass's death and when his wife Helen began her efforts to preserve and memorialize the property, and ends in 1964 to include when President John F. Kennedy signed Public Law 87-633 that made the Frederick Douglass Home part of the national park system in 1962 and when the FDMHA transferred the deed to the NPS in 1964.

After her husband's death in 1895, Helen Pitts Douglass recognized the importance of preserving Cedar Hill not only as a memorial to her husband, but as a monument to the achievements of African Americans. Helen Pitts Douglass envisioned Cedar Hill as a pilgrimage site for African Americans, similar to what Mount Vernon was to white Americans.[5] She devoted the remaining years of her life to saving Cedar Hill and preserving it as a memorial. Through her efforts, Congress chartered the Frederick Douglass Memorial and Historical Association (FDMHA) in 1900. The property transferred to the FDMHA after Helen Pitts Douglass's death in 1903. For the next 62 years, the FDMHA, with the help of the National Association of Colored Women's Clubs (NACWC), served as the caretakers of the site and strove to preserve Cedar Hill as a memorial to Frederick Douglass and African American history.

Helen Pitts Douglass's efforts to preserve Cedar Hill followed and paralleled those of several women and women's organizations that advocated for the preservation of historic sites in the United States in the 19th century and who were the forerunners of the American historic preservation movement. These women generated publicity, raised money, and bought and restored properties, ultimately saving some of the country's most important landmarks. The earliest and most recognized historic preservation effort was the work of Ann Pamela Cunningham and the Mount Vernon Ladies Association, chartered in 1856, that raised funds to purchase George Washington's Mount Vernon in 1860. The MVLA continues to raise money to restore and maintain the house as well as the grounds and the organization is one of the first building and landscape preservation organizations in the United States.[6] The preservation of Mount Vernon reinforced the role of the property as a pilgrimage site and cultural shrine for many Americans during the 19th century who traveled to Washington's home to honor the country's first national hero.[7] Helen Pitts Douglass was likely inspired by the work of the MVLA as well as Mount Vernon's role as a pilgrimage site in her vision for Cedar Hill.

Douglass's efforts also paralleled the work of Mary Katherine "Kate" Keemle Field, a Washington, DC, journalist, who began her crusade to save John Brown's Fort in 1895. After the John Brown Fort Company moved the fort from Harpers Ferry to the Chicago World's Fair in 1893 and then abandoned it, Field led an effort to return the fort to Harpers Ferry. Field secured five acres of land from farmer Alexander Murphy and the Baltimore & Ohio Railroad offered to ship the disassembled fort to Harpers Ferry free of charge. Field then had the fort reassembled on the Murphy Farm, about three miles outside of town on a bluff looking over the Shenandoah River. In 1896, at the first national convention of the National Association of Colored Women (NACW) in Washington, delegates made pilgrimages to both the John Brown's Fort and Cedar Hill, illustrating their importance to African Americans as symbols of their struggle for freedom and equality.[8]

With the forethought of Helen Pitts Douglass, the FDMHA and the NACWC, primarily led by African American women, continuously fought for the preservation of Cedar Hill. Although the FDMHA and the NACWC struggled to raise sufficient funds to adequately restore and maintain the house and grounds, their stewardship secured the property for generations to come. In 1962, President Kennedy signed Public Law 87-633 that authorized the Department of the Interior to accept the property from the FDMHA. Two years later in 1964, the FDMHA transferred the deed to the property to the Department of the Interior and the National Park Service.

PROPERTY HISTORY

GEOLOGICAL CONTEXT

The District of Columbia is situated on the fall line of two considerably different geological terrains or provinces. To the north and west is the hard rock of the Piedmont Plateau. The soft sediments of the Atlantic Coastal Plain are to the east and includes the Frederick Douglass NHS. Much of the District of Columbia, including its monumental core, sits within the floodplain of the Potomac and Anacostia rivers, which flow to the Chesapeake Bay. Nearly surrounding the city and extending out from the floodplain is a series of rising river terraces. On the east side of the Anacostia River is the highest of these terraces, which is 200 feet above sea level and fronted by an escarpment (a long, cliff like ridge of land). Steep sided ravines and small streams cut through this upper terrace east of the Anacostia River at frequent intervals.[9]

INDIGENOUS OCCUPATION BEFORE 1608 AD

According to archeologists, the first inhabitants of North America arrived in the area around 13,000 years ago, when the Atlantic coast was hundreds of miles east from where it is now. A colder ice age roughly two million years before formed glaciers that absorbed much of the earth's water and caused sea levels to drop. In place of the Chesapeake Bay, the Potomac River joined the Susquehanna River to form a large river flowing to the distant ocean. The landscape was covered in spruce trees and other evergreens and inhabited by Indigenous Peoples who hunted large game including caribou, elk, moose, mammoth, and musk ox. Following a period of more than a thousand years of severe cold, the climate warmed by 7,000 BC, and the oak-history forests that characterize the Potomac River Valley today covered much of the landscape. By 3,000 BC a cooling global climate caused the rate of sea level rise to slacken, "allowing the formation of stable estuaries at the mouths of rivers along the Atlantic coast." These areas were soon filled with fish and shellfish, which people collected for food.[10]

The Nacotchtank or Nacostin Indians (from which the name Anacostia is derived) were ancestors of the trading and fishing communities established along the Anacostia shoreline around 3,000 years ago. The Nacostin were part of the regional Conoy or Piscataway tribe, a group of American Indians of Eastern Algonquian linguistic stock whose territory extended from Southern Maryland to Washington, DC. The individual groups or "kingdoms" of the Conoys included the Nacotchtank, Piscataway, Pamunkey, Najemoys, Potapacos, and Yaocomacos, and possibly extended to the nearby Tauxenents.[11] These sedentary, semi-agricultural people were drawn to the Potomac River Valley for its relatively mild climate, lush green forests, abundant wildlife, and clear rivers filled with fish. By the early 17th century, around 500 Nacostin people lived along the Anacostia

Figure 2-1. A 1624 map of Virginia by Captain John Smith and William Hole, the Nacotchtank settlement circled in white (Library of Congress).

watershed, farming squash, corn, and sunflowers and fishing shad, pike, bass and oysters, in small canoes.[12]

HISTORIC CONTACT, COLONIAL SETTLEMENT, AND EARLY DEVELOPMENT OF ANACOSTIA: 1608–1877

Captain John Smith sailed up the navigable waterways of the Potomac River during his explorations of the Chesapeake Bay region and reached the Eastern Branch, later named the Anacostia River, in June of 1608. Smith and his party encountered the Nacostin and their village, known as Nacotchank, along the flat banks of the river (Figure 2-1). Forty years after Smith's arrival, the population of the Nacostin had dwindled to only a quarter of what it was before 1608. Many succumbed to European diseases or joined other tribes, while others were killed by European settlers or other Indigenous Peoples. After briefly moving to Anacostine Island (also known as Anacostien or Analostan), now Theodore Roosevelt Island, the Nacostin moved north and eventually joined the Piscataway Tribe.[13]

In 1632, what is now the District of Columbia and Anacostia became part of the English colony of Maryland, established under a charter granted by King Charles

I to Cecil Calvert, the second Lord Baltimore. By the 1660s, settlers drawn to the Potomac River region arrived as far upriver as what is now Anacostia and began dividing the land into patents for farm homesteads and tobacco plantations. Plantation owners used enslaved people, mostly from Guinea in west-central Africa, and white indentured servants to cultivate the land. In other instances, land was held for later resale to new settlers.[14] Colonial expansion encroached on indigenous communities, bringing increased conflict. As explained by archeologist Wayne E. Clark, "[b]y the 1650s, the native leadership had conceded the dominance of the Maryland and English governments and had begun to enter into treaties that created a series of reserves for the various allied chiefdoms in which they could maintain their self-government and Algonquian way of life." A 1666 treaty between Lord Baltimore and the Piscataway Tribe led to the establishment of a reservation, Piscataway Manor, in 1669, located in Charles County, Maryland.[15]

As part of an effort to attract new colonists, individuals who helped populate the colony with either settlers or indentured servants were often granted land. One of these individuals was Dr. John Meekes, an English surgeon, who was awarded the tract known as Chichester in 1663 for transporting six colonists to Maryland. Located in the northern section of what is now Anacostia, Chichester was later subdivided into Good Hope and Uniontown. Part of the original land grant was purchased by Frederick Douglass in 1877.[16]

Wealthy and influential Englishmen were eager to benefit from the business of land speculation in Maryland and the charters they received under the English crown made them owners of large amounts of undeveloped land. The Potomac River and its tributaries provided navigable waterways that not only promoted settlement, but also made the large-scale production of tobacco profitable. The increased demand for tobacco amplified the need for agricultural laborers and in 1663 the Maryland Assembly officially authorized race-based chattel slavery. By 1700 slavery in Maryland was widespread.[17]

In 1700, Thomas Addison, a merchant and son of Colonel John Addison, purchased the Chichester tract from the descendants of Dr. Meekes. Colonel John Addison was one of the first to establish himself as a permanent resident in the Anacostia region. In addition to obtaining several land grants, Colonel Addison purchased large holdings and married a widow with valuable and extensive land holdings. Much of Addison's land was held for speculation and changed hands frequently, while others were divided among family members and heirs. Consequently, descendants of Colonel Addison owned much of Anacostia for 150 years.[18]

From Farms and Plantations to the Federal City

Following the end of the Revolutionary War, Congress approved the Residence Bill on July 16, 1790, authorizing President George Washington to select a site no larger than ten square miles for the new capital city within the Potomac River region. The area near the established ports of Georgetown, in Maryland, and Alexandria, in Virginia, had several advantages, including navigable rivers with access to the Atlantic Ocean, waterpower from the Potomac falls, and tributaries leading to fertile hinterlands. A compromise between the North and South of the new republic, the area was also only a few miles from Mount Vernon, George Washington's home on the Potomac River.

In 1791, President Washington proclaimed the site of the federal district, ten square miles on both sides of the Potomac River, including Georgetown in Maryland and extending to the Eastern Branch. Both Maryland and Virginia agreed to relinquish their jurisdiction over the land. The largest part of the new federal district came from Prince George's County, Maryland, which included what would become the neighborhood of Anacostia. At the time Georgetown (incorporated in 1789) had a population of 4,971 and the remainder of land that would become Washington City consisted of forests and meadows with a few scattered farms.

Under the direction of President Washington, Pierre Charles L'Enfant, a French-born engineer, sited the major public buildings and sketched the layout of the new federal city around them. The land to be occupied by the federal city comprised the river "flats" (the floodplains) of the Potomac River and its Eastern Branch and the hills that framed the city to the north. Disputes between L'Enfant, the commissioners overseeing the development of the federal city, and the landholders ultimately caused Washington to dismiss L'Enfant as city planner in February 1792. Major Andrew Ellicott, initially hired by Washington to support L'Enfant and survey the ten-mile-square tract, assisted by Benjamin Banneker, an African American astronomer and mathematician, completed the survey and developed the first engraved plat of the city of Washington.[19]

On the Maryland side of the Potomac River, including what is now Anacostia, all of the area outside of L'Enfant's plan for the federal city and Georgetown became part of Washington County, established by the Organic Act of 1801 and governed by a Levy Court (Figure 2-2). As explained by Kim Prothro Williams in *Rural Remnants of Washington County*, "In 1790, there was little distinction in the physical and cultural landscape between the newly established city proper and the county." The 18th-century farms within Washington County were for the most

Figure 2-2. City of Washington From Beyond the Navy Yard, ca. 1834 (G. Cooke, Library of Congress).

part either "extensive landholdings held by a limited number of proprietors and generally worked with slave labor, and small freeholds and tenant farms."[20]

At the time the federal district was established, lands within Washington County were largely being farmed by second- and third-generation settlers and the tobacco culture was in decline. Without fertilizers, crop rotation, and agricultural improvements, the thin, sandy coastal soil became easily exhausted by single-crop tobacco cultivation and although the typical plantation may have been 500 to 1,000 acres, generally only 30 acres would be cultivated for tobacco. The remainder often remained woodland and was cleared when additional land for tobacco cultivation was needed. Many plantation owners were poor and eager to liquidate their real estate holdings. The establishment of the federal city brought hope to those wanting to profit from land development.[21]

Around the turn of the 19th century, Anacostia remained chiefly large plantations owned by the descendants of John Addison and others and worked by enslaved people. Living in large manor houses, these wealthy owners adopted an aristocratic lifestyle and were an integral part of Washington society. They gradually sold their land as speculators anticipated the establishment of a port at

the confluence of the Potomac and Anacostia rivers. William Marbury purchased two large tracts of land in Anacostia in 1801. Marbury came to Washington from Annapolis, Maryland, in 1799 after receiving an appointment as a naval agent to procure shipbuilding materials at the Navy Yard and as the justice of the peace for Washington County. Marbury expanded his holdings in 1807 and 1808 with the purchase of Chichester and another tract known as Woodcot from the Addison family.[22]

Several factors delayed the development of Anacostia in the early 19th Century. The Washington City Canal was planned to connect the Anacostia and Potomac rivers and to promote trade and industry along the Anacostia River, but was eventually abandoned after opposition from the competing ports of Georgetown and Alexandria as well as lack of funding. After years of tobacco cultivation exhausted the soil, runoff from land upstream caused silt to accumulate in the Anacostia River and form large marshland along its banks that prohibited its use as a commercial port. A wooden drawbridge, built across the Anacostia River in 1804 to replace a ferry that crossed the river at Pennsylvania Avenue, was burned by the US Navy during the War of 1812 to obstruct the advance of British troops after the Battle of Bladensburg in 1814. Although the Navy Bridge Company built a new bridge in its place in 1819, the bridge was tolled, limiting its use.[23]

When development across the Anacostia River did not materialize as anticipated, speculators began to sell their holdings, breaking up massive tracts into smaller plantations and farms ranging from 200 to 500 acres. Farmers soon found profit in the cultivation of wheat and began to move away from tobacco and a one-crop system. In addition to wheat, farmers cultivated corn, hay, and fodder and engaged in dairy and truck farming, the practice of growing vegetable crops on a large scale for shipment to distant markets.[24]

The Development of Uniontown

By the mid-19th century, Anacostia began to attract new residents, drawn by claims of convenient access to Washington City (bounded to the north by Boundary Street [now Florida Avenue], to the southeast by the Anacostia River, to the southwest by the Potomac River and to the west by Rock Creek) and affordable land for blue-collar and labor-class workers. In 1848, the federal government purchased the wooden Navy Yard Bridge, providing free access to Washington City from Anacostia and greatly improving the lives of farmers and others who lived on the opposite side of the river.[25] The federal government also purchased a large parcel of land known as St. Elizabeth for the development of an asylum for the mentally ill in 1853, offering new employment across the Anacostia River and attracting new residents. Others were drawn to the healthful benefits of

the area as a way to escape the noise, dirt, and heat of the city. With the availability of land and affordable prices, it became both feasible and fashionable to live outside the limits of Washington City.[26]

In the early 1840s, the land that would become Cedar Hill was part of a farm of around 240 acres, owned by Enoch Tucker and originally part of William Marbury's Chichester tract. A large portion of the land was dedicated to truck farming. Tucker, a blacksmith at the Navy Yard, sharecropped and leased the farm to others for profit.[27] While many Anacostia landowners, like Tucker, had placed their farmlands under sharecropping or leasing arrangements, others had become "land poor." With excess acreage and speculators once again interested in the land across the Anacostia for profit, farmers began selling portions of their holdings.[28]

In 1854, Enoch Tucker sold 100 acres of his farm to land speculators John Welsh Van Hook, John Fox, and John Dobler for $19,000.[29] A Philadelphia native, John Van Hook arrived in the District of Columbia in 1852 from Baltimore, where he had previously developed suburban communities with Johns Hopkins. His business partner, John Fox, lived in the Anacostia area. The two men later joined with John Dobler and formed the Union Land Association in 1854. Although much of Anacostia is hilly, the relatively flat, even terrain of the 100 acres made it ideal for development. Soon after its purchase, the association divided the land into a grid of fifteen square blocks with 700 lots, 24 feet wide and 130 feet deep, bounded by Harrison Street SE(Good Hope Road) on the north, Jefferson Street SE (W Street SE) on the south, Taylor Street SE (Sixteenth Street SE) on the east, and Monroe Street SE (Martin Luther King Jr. Avenue SE) on the west.[30] They named their development Uniontown after the company's name and it is often considered Washington's first suburb (see Figure 2-3).

In early summer 1854, the Union Land Association advertised its lots at a cost of $60 or in monthly installments of $3 each. The affordable price of the land greatly appealed to working men, offering rural living within reach of the offerings of the city. Especially advantageous was Uniontown's location near the Navy Yard and bridge, offering both employment and accessibility to ventures across the Anacostia River. As an advertisement in the *Evening Star* stated, Uniontown was "situated in the most beautiful and healthy neighborhood around Washington, -- The streets will be graded the gutters paved, and edged with shade trees, without charge to lot holders." Over the span of two months, the association sold 350 building lots, half of the 700 lots available in Uniontown.[31]

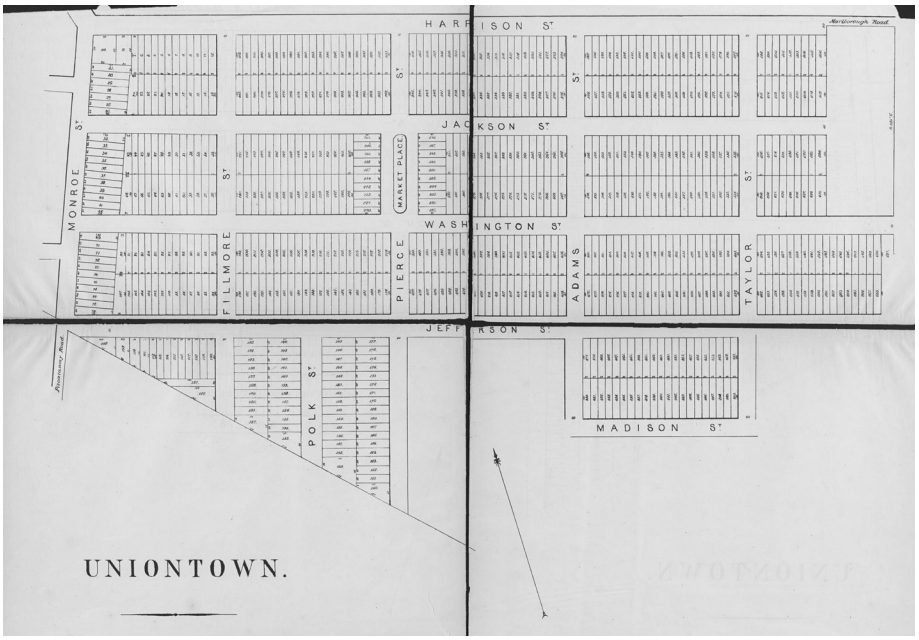

Figure 2-3. Subdivision Plat of Uniontown, 1874 (Faehtz and Pratt, Real Estate Directory of the City of Washington, D.C., Plate 20, Washingtoniana Map Collection)

Before the initial sale of the lots, the association enthusiastically described its intensions in an Evening Star advertisement entitled "EVERY MAN A FREEHOLDER!!":

> The principal object of this Association is to promote the comfort and independence of the laboring and mechanical portion of the community; to give to every man, however poor, an opportunity of procuring for his family a homestead; and in their endeavors to accomplish this desirable object they have given preference (at an advance price) to land in a healthy and pleasing situation, with an abundant supply of good water, rather than offer lots in an unwholesome district.[32]

While the association promoted its inclusion of all men, in truth restrictive racial covenants placed on deeds denied the opportunities of Uniontown to African Americans. Property within the subdivision could not be sold, rented, leased, or in any way conveyed or transferred to any "Negro," "mulatto," or any person of African descent. This provision especially appealed to mechanics and laborers employed at the Navy Yard, who complained about the encroachment of freed African Americans in the adjacent neighborhoods.[33]

As the partners of the Union Land Association began to profit from the initial sale of the lots, they built an impressive two-and-a-half-story brick house between 1854 and 1859 on a site that looked over their development of Uniontown (later purchased by Frederick Douglass).[34] Although the exact construction date is unknown, the property appears on an 1861 Boschke map of the District of Columbia, which was compiled from surveys completed between 1856 and 1859. Labeled as "Fox and Van Hook," the map illustrates a large building on the

Figure 2-4. Topographical map showing location of Fox & Van Hook property, which became Cedar Hill, 1861 (A. Boschke, Topographical Map of the District of Columbia, Library of Congress).

property, likely the house, facing north on what would become known as Van Hook Hill (see Figure 2-4). While the architect is unknown, the eclectic house had a center-hall, L-shaped plan, and characteristics typical of the Greek Revival and Italianate styles, which were popularized in 19th-century builders' manuals and pattern books. Particularly notable were its steeply pitched roof with a centered gable on the façade, one-story porch with fluted columns that spanned the façade, elongated first-story windows that opened onto the front porch, a double-leaf front door complete with sidelights and a transom window, and a three-sided bay window above the door on the second story. Four small outbuildings, located to the south, behind the house, also appear on the Boschke map, which likely included a brick stable and a stone storehouse. Much of the property was wooded.[35] City directories suggest that John Van Hook moved into the house between 1862 and 1863. Van Hook also changed professions around this time. The 1864 city directory no longer listed Van Hook as a real estate broker, but a commission merchant, with his business at 55 Louisiana Avenue NW.[36]

Despite the initial success of the Union Land Association, development on the lots was slow and most had been purchased by absentee owners and land speculators. Although most of the available lots had been sold by 1860, few settlers lived in Uniontown and those who did mostly built their homes along the main thoroughfares of Monroe and Harrison streets SE. The efforts of the association were impeded by a decline in employment at the Navy Yard when shipbuilding was curtailed in the early 1850s and as a result of competition from other development companies that offered affordable lots closer to the established parts of the city.[37]

Development in the District of Columbia in general grew exponentially after the Civil War, fueled by a booming population, real estate speculation, and abundant public works improvements. Despite the expansion of new residences and commercial buildings in other areas of the city, property values in Uniontown began to decline by the 1870s and unimproved lots were assessed at 35 dollars below their 1854 purchase price. The drop in real estate values was in part due to the slowdown in operations and the discontinuation of shipbuilding in 1876 at the adjacent Navy Yard, where many living in the all-white community of Uniontown depended on employment. Although 672 of the available 700 lots in Uniontown had been sold by 1871, only around 70 or 80 families had actually settled in the neighborhood, leaving a large number of undeveloped lots. Many residents of Uniontown, mostly skilled tradesmen and blue-collar workers, purchased contiguous lots and enjoyed a semirural lifestyle, with orchards and gardens.[38]

The decrease in Uniontown property values likely caused Van Hook's fortune to decline between 1860 and 1870. The 1870 US Census lists John W. Van Hook as a retired merchant, with his real estate valued at $17,000 and his personal estate at $600, down from $50,000 and $20,000 in 1860, respectively. In 1860, the Van Hooks had a house maid and two servants who lived with them. A decade later John Van Hook, who was 45 years old, lived with his wife, Emma, and their seven children in the house in Uniontown and employed no live-in household help.[39]

As early as 1870, the trustees of Van Hook's Uniontown residence attempted to auction the property, a result of a decree by the Supreme Court of the District of Columbia, and likely due to Van Hook's failure to pay the debt or taxes on his property.[40] Between 1870 and 1875, several advertisements for the auction appeared in the local paper, describing the character and appeal of the 9 ¼-acre property. Trustee Daniel L. Eaton advertised an auction of the property in the July 1, 1872, *Evening Star* and stated that the property was "beautifully located on the heights of Uniontown" and overlooked "the District and surrounding parts of Maryland and Virginia." The property was "improved by an elegant brick and frame residence, and the grounds are set with choice fruit and shade trees."[41]

An 1874 advertisement for the auction further described the property:

> [A] beautiful residence in Uniontown, D.C., commanding a view of the Potomac river, the cities of Washington, Georgetown, and Alexandria. The grounds are laid off with shrubbery, fruit trees, &c., and contain nine and a quarter acres. This place is admired by all who have visited it, and should command a good price. The location is perfectly healthy, plenty of good water, convenient to the city, and is in every respect a first-class suburban residence.[42]

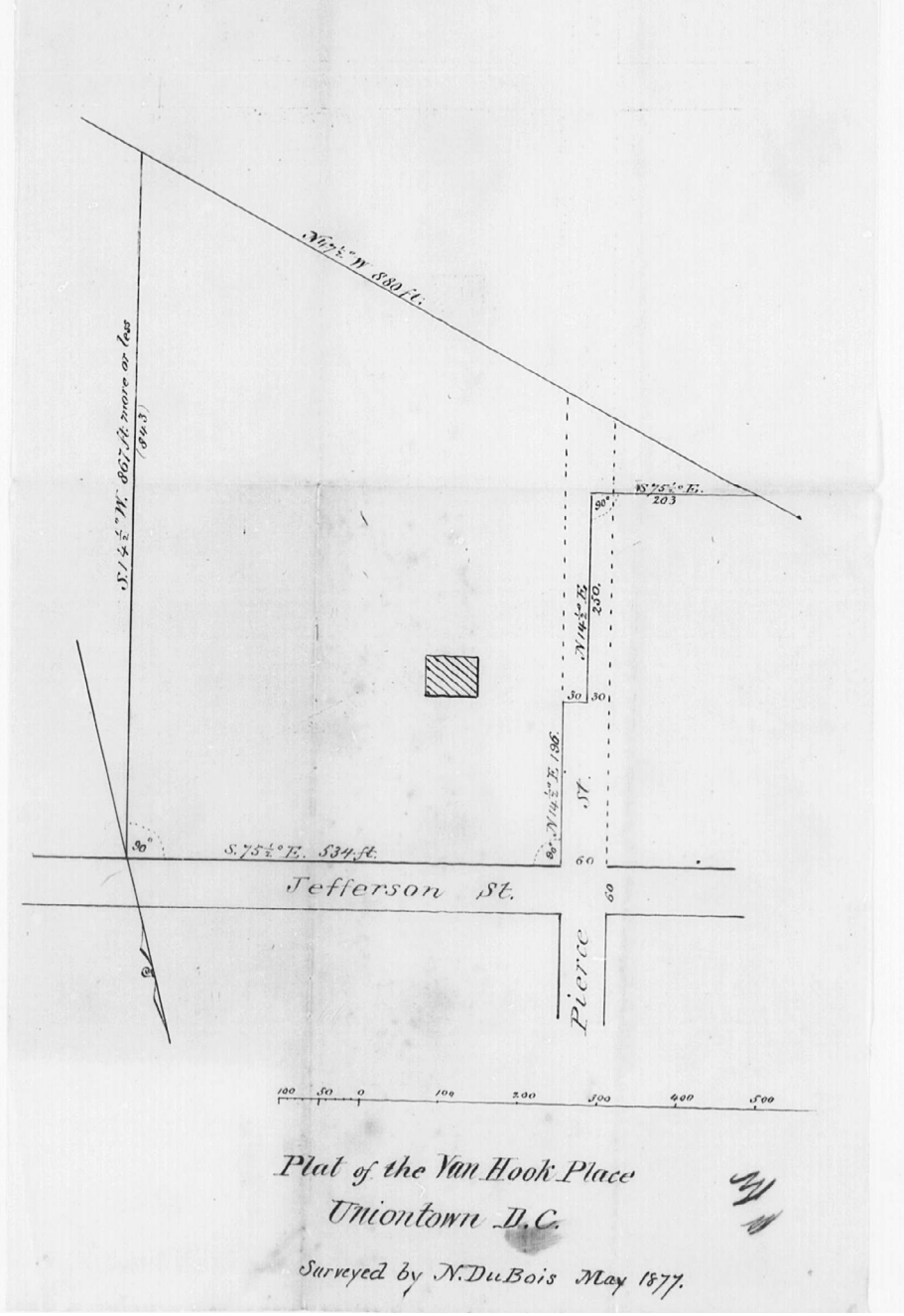

Figure 2-5. Plat of the Van Hook Place, 1877 (Library of Congress Manuscript Division).

Although advertisements for the sale of the property appeared several times in local newspapers beginning in 1870, the actual sale of the property did not occur until 1875 due to a District of Columbia Equity Court order that prohibited its sale. By the fall of 1875, the order was dissolved and the sale proceeded. In notices of the sale, the *National Republic* stated, "The place contains about nine acres, improved by a large dwelling and the necessary outbuildings. Location perfectly healthy; good water, shrubbery, &c.," and that "It is a desirable residence for a gentlemen of means. . ."[43] Despite the impending sale of the property, City Directories continue to list John Van Hook as living on Jefferson Street SE

in Uniontown through 1876.[44] In 1876, Van Hook and Fox were forced to sell all of their remaining lots in Uniontown after failing to repay their debt on the property.[45]

In October 1875, the commissioners of the Freedman's Savings and Trust Company, also known as the Freedman's Bank (see Frederick Douglass and Cedar Hill below for more information on the Freedman's Bank), acquired the Van Hook property for $8,000.[46] Although an 1877 plat of the Van Hook property only illustrates a single building, likely the house, an insurance policy dated October 22, 1876, issued to several people including Robert Purvis, commissioner of the Freedman's Bank, provides additional information on what improvements had been made to the parcel at that time (Figure 2-5).[47] The policy stated that it covered loss and damage of "the two story w/ attic brick dwelling and two story brick back building shingle roof situate at the intersection of Pierce and Jefferson Sts. Uniontown DC."[48] The policy confirms that the brick carriage house and stable, later shown in photographs and maps during Douglass's ownership, was built during Van Hook's ownership.

On September 1, 1877, Frederick Douglass purchased the 9 ¼-acre property from the commissioners of the Freedman's Bank for $6,700.[49] Likely because Douglass purchased the property directly from the commissioners and not from Van Hook, or because the property was not within the official subdivision of Uniontown, Douglass was able to circumvent the covenants that prevented African Americans from purchasing property in Uniontown. A local census taken in 1889, more than a decade after Douglass purchased the property, recorded 1,529 white residents and 160 black residents living in Uniontown, then known as Anacostia. The majority of black residents were domestic help, with only one other black family other than Douglass's living in the neighborhood.[50] It is unknown if Uniontown residents opposed Douglass's purchase of the property. However, shortly after Douglass purchased and moved to the property, a new barn, built by Douglass, was destroyed by fire under suspicious circumstances.[51]

To purchase the property, Douglass borrowed $5,000 from prominent African American and Washingtonian Dr. Charles B. Purvis, a surgeon, one of the founders of the Howard University medical school, and a former trustee of the Freedman's Bank.[52] Beginning with Douglass's ownership and occupancy and continuing until today, the property became known as Cedar Hill.

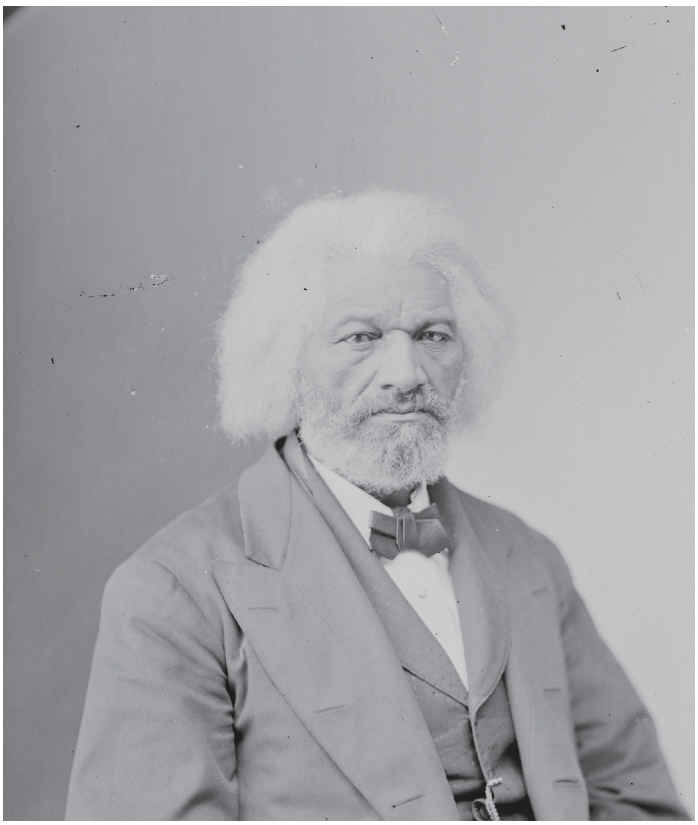

Figure 2-6. Portrait of Frederick Douglass, c. 1860-1880 (Library of Congress).

Figure 2-7. Portrait of Anna Murray Douglass (NPS).

FREDERICK DOUGLASS AND CEDAR HILL: 1877–1895

Frederick Douglass

Born into slavery as Frederick Augustus Washington Bailey in Talbot County, Maryland in 1818, Frederick Douglass became a leading voice in the abolitionist movement in the decades before the Civil War and was one of the foremost African American leaders of the 19th century (Figure 2-6). Separated from his mother at a young age and likely born to a white father, Douglass initially lived with his grandmother on Holme Hill Farm, owned by his master Captain Aaron Anthony. Anthony managed the plantations of Edward Lloyd V, one of the wealthiest men in Maryland. Around the age of six, Anthony separated Douglass from his grandmother and forced him to live and work at Wye House plantation, owned by the Lloyd family. At the age of eight, Anthony sent Douglass to Baltimore to live with the family of Hugh and Sophia Auld, the brother of Anthony's son-in-law. The event transformed his life and Douglass later recalled, "A city slave is almost a freeman, compared with a slave on a planation. He is a desperate slaveholder who will shock the humanity of his non-slaveholding neighbors with the cries of his lacerated slave."[53]

In Baltimore, Douglass discovered an interest in learning. He later wrote:

> The frequent hearing of my mistress reading the Bible aloud. . . awakened my curiosity in respect to this *mystery* of reading and aroused in me the desire to learn. Up to this time I had known nothing whatever of this wonderful art, and my ignorance and inexperience of what it could do for me, as well as my confidence in my mistress, emboldened me to ask her to teach me to read.[54]

Sophia Auld taught Douglass how to read and write until her husband pressured her to discontinue her efforts. As Douglass recounted, "from that moment I understood the direct pathway from slavery to freedom."[55]

In 1833, at the age of 15, Douglass was sent to St. Michaels, Maryland, to live with Thomas Auld, his new master after the death of Captain Aaron Anthony. A year later he was forced to work as a field hand under a cruel overseer named Edward Covey, who consistently beat Douglass. After six months of attacks that caused Douglass to suffer both "bodily as well as mentally," Douglass resisted Covey, marking "the turning-point" in his "life as a slave." Douglass later wrote that he "was a changed being after that fight. . . I was no longer a servile coward, trembling under the frown of a brother worm of the dust, but my long-cowed spirit was roused to an attitude of independence. I had reached a point at which I was *not afraid to die*."[56] Although Covey did not touch him again, in 1835 Douglass was reassigned to another farm as a field hand. The following year, Douglass, along with three other enslaved men, made an unsuccessful attempt

to escape. Believed to be the instigator, Douglass remained in jail after the others were released. Douglass later wrote that this separation caused him "more pain than any other incident connected with our capture and imprisonment." When Thomas Auld finally showed up at the jail, he decided not to sell Douglass as punishment for his planned escape. For reasons not entirely known, Auld sent 18-year old Douglass back to Baltimore to once again live with Auld's brother Hugh with the promise that for good behavior and learning a trade, Auld would emancipate Douglass on his 25th birthday.[57]

Back in Baltimore, Douglass met Anna Murray, a free black woman, who emboldened him to once again attempt to escape his bondage (Figure 2-7). This time Douglass was successful, and in 1838 he disguised himself as a sailor and fled on a northbound train, using money from Anna to pay for his ticket. After marrying in New York City, Frederick and Anna moved to New Bedford, Massachusetts, where they adopted the surname Douglass and started a family, which would eventually grow to include five children.[58]

Douglass's formative years as an enslaved person profoundly impacted his life. In New Bedford, Douglass became a subscriber to the *Liberator*, edited by renowned abolitionist William Lloyd Garrison, and found inspiration in the abolitionist movement. After giving an impromptu speech at an abolitionist meeting in Nantucket in 1841, Douglass unwittingly began his career as an orator. He spent the next several years traveling by train throughout the North and Midwest, speaking at abolitionist meetings and against the institution of slavery. Due to his skillful eloquence as an orator, many began to doubt his life as a fugitive slave and in 1845 Douglass published his first autobiography, *Narrative of the Life of Frederick Douglass* that gave a clear and detailed record of his life as an enslaved person. Although the book increased his fame, it also made Douglass fearful of being recaptured. Several months after the publication of his autobiography, Douglass left his family behind in the United States and travelled to Great Britain, which had abolished slavery in 1833, to promote his book and to spread the anti-slavery cause. Douglass spent two years in the British Isles and finally returned home in April of 1847 after British abolitionists purchased his manumission. [59]

Upon his return to the United States as a freeperson, Douglass relocated his family to Rochester, New York, where he continued his dedication to the anti-slavery cause. For the next 16 years Douglass edited the most influential black newspaper of the 19th century, *The North Star (*1847 – 1851), which later became the *Frederick Douglass' Paper* (1851 – 1858) and *The Douglass Monthly* (1859 – 1863). In 1855, Douglass published *My Bondage and My Freedom*, a more thorough and revealing autobiography that illustrated a more mature and politicized Douglass

who no longer needed to establish his identity through literacy as he did ten years earlier in *Narrative of the Life of Frederick Douglass*.[60] With the completion of *My Bondage and My Freedom*, Douglass launched new lecture tours amongst a changing political atmosphere after the passage of the Kansas-Nebraska Act (1854), which potentially opened all western territories to slavery.[61] In the decade leading up to the Civil War, Douglass also aided hundreds of fugitive slaves as the "station master" of the Rochester terminus of the Underground Railroad and spoke vehemently against the Fugitive Slave Act.[62] Additionally, Douglass became involved in the women's suffrage movement and attended and spoke at the Women's Rights Convention held at Seneca Falls, New York, in 1848.[63]

At the onset of the Civil War, Douglass supported the use of black troops, believing that their participation was a path toward citizenship. After President Lincoln issued the Emancipation Proclamation in 1862, Douglass encouraged black men to enlist and wrote, "the war for the Union, whether men so call it or not, is a war for Emancipation."[64] In 1863, the governor of Massachusetts announced the formation of the 54th Massachusetts Regiment, the first African American regiment recruited in the North. Due to his fame and influence, Douglass was asked to be a recruiter and traveled throughout New England and New York, imploring African Americans to enlist in the Union Army. As Douglass wrote in 1863, "A war undertaken and brazenly carried on for the perpetual enslavement of colored men, calls logically and loudly upon colored men to suppress it."[65] Two of Douglass's sons, Charles and Lewis, were among the first men to enlist and his son Frederick helped recruit troops in the Mississippi Valley. In addition to using his influence for recruitment, Douglass also advocated for equal treatment of black troops. Enraged by reports that black soldiers were being captured by Confederate forces and mutilated, assassinated, or even sold into slavery, Douglass felt that he owed it "to my long-abused people, and especially to those already in the army, to expose their wrongs and plead their cause."[66] Encouraged to speak to President Abraham Lincoln himself, Douglass traveled to Washington in August 1863 and met with Lincoln, urging the president to give black soldiers the same wages as white soldiers and to retaliate against the mistreatment of black soldiers. Lincoln extended at least three more invitations to the White House to Douglass, including Lincoln's second inauguration in March 1865.[67]

The end of the Civil War in 1865 brought conflicting feelings to Douglass. As he later wrote in *Life and Times of Frederick Douglass,* "My great and exceeding joy over these stupendous achievements, especially over the abolition of slavery (which had been the deepest desire and the great labor of my life), was slightly tinged with a feeling of sadness. I felt that I had reached the end of the noblest

and best part of my life. . ."[68] He soon found that he was still in great demand as a lecturer. Thus, in the early years of Reconstruction Douglass found "a new vocation. . . full of advantages mentally and peculiarly." Although his most commonly given speech was "Self-Made Man," which he wrote before the Civil War, Douglass also spoke about Reconstruction, freedmen's rights, suffrage, as well as the increasing violence against African Americans in the South.[69] In 1866, Douglass, along with Elizabeth Cady Stanton and Susan B. Anthony, founded the American Equal Rights Association, which demanded universal suffrage.[70]

After a fire destroyed his home in Rochester, New York, in 1872, Frederick and Anna permanently moved to Washington, DC, purchasing and occupying a house at 316 A Street NE. With his frequent travels to the District during and immediately following the Civil War and the fact that all three of his sons lived in the District, Douglass was familiar with the federal city and quickly made a home and successful life there. In Washington, DC, Douglass continued his work as editor and owner of the *New National Era,* a weekly newspaper initially launched by Douglass's sons in 1870, and the only paper of its time published and edited by African Americans.[71]

During his first five years in Washington, DC, Douglass used his prominence and influence to improve the lives of African Americans. Not all of his attempts were successful. As a means of reestablishing confidence in the Freedman's Savings and Trust Company, also known as the Freedman's Bank, Douglass was named president of the bank in March 1874. Established by Congress in 1865, the Freedman's Bank was a savings institution created primarily for formerly enslaved people and their descendants. When Douglass became president, the bank was on the brink of collapse, a result of the Panic of 1873 as well as problems caused by overexpansion, mismanagement, abuse, and outright fraud. On June 20, 1874, Congress authorized the trustees of the bank to appoint a three-member board of commissioners to take charge of the bank's assets. Less than a week later on June 29, the Freedman's Bank closed. Not long after, Douglass was forced to shutter the *New National Era*.[72]

Douglass's loyalty to the Republican Party after the Civil War led to several political positions that increased his prominence and influence in Washington. In March 1877, President Rutherford B. Hayes nominated Douglass to serve as Marshall of the District of Columbia, the first time in American history that an African American was nominated for a position that required federal approval.[73] The following September, Douglass purchased the Van Hook property in Uniontown, which he renamed Cedar Hill. During his time at Cedar Hill, Douglass sustained his vigorous speaking tour schedule and continued to argue

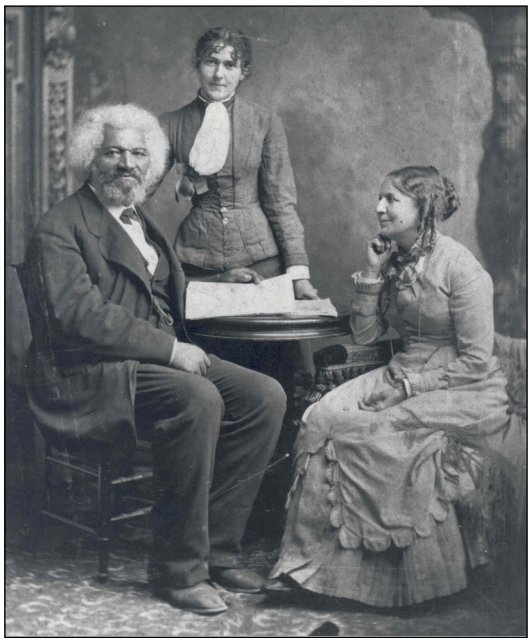

Figure 2-8. Frederick Douglass with Helen Pitts Douglass (seated right) and Eva Pitts (NPS).

for and promote racial equality and women's rights. In 1881, Douglass became the Recorder of Deeds for the District of Columbia, a position he held until 1891.[74] In 1881, Douglass also published his third autobiography, *Life and Times of Frederick Douglass*. At the end of the 1881 edition, Douglass wrote that he had "lived several lives in one: first the life of slavery; secondly, the life of a fugitive from slavery; thirdly the life of comparative freedom; fourthly, the life of conflict and battle; and fifthly, the life of victory, if not complete, at least assured."[75] As explained by historian David Blight, "[Douglass] had suffered and overcome. . . He had persevered through hopelessness, led his people through the fiery trial, and reached a personal triumph. His story was no longer merely the ascension from slavery to freedom, but elevation to citizenship, to self-worth."[76]

In July 1882, Anna Murray Douglass had a paralytic stroke and died a month later at Cedar Hill. Despondent, Frederick Douglass yearned to travel to Europe, but family obligations (his son-in-law's sister lived with him as did his granddaughters Annie and Hattie Sprague) kept him at Cedar Hill.[77] Not without controversy, Douglass married Helen Pitts, a 47-year-old white woman who was employed as a copyist in Douglass's Recorder of Deeds office, in January 1884 (Figure 2-8). Douglass had hired Pitts in 1882 and had known her and her family since she was a young girl. Helen Pitts was born in Honeoye, New York, to abolitionists and was a graduate of Mount Holyoke College. Her uncle, Hiram Pitts, lived in Uniontown adjacent to Douglass, and Helen lived with her uncle while she was employed at the *Alpha,* a radical feminist and reformist newspaper.[78] Part of Helen and Frederick Douglass's shared life at Cedar Hill as a married couple was spent abroad, with an extended trip to Europe and Africa in 1886 and 1887 and in Haiti

from 1889 to 1891, when Douglass served as the Minister Resident and Consul General.

In the early evening of February 20, 1895, Frederick Douglass collapsed and died in the front hall of his house at Cedar Hill. He had spent the afternoon speaking to the National Council of Women and returned home shortly after 6 pm where he recounted the afternoon to his wife. According to the *Evening Star,* after "he rose and started across the center hall into a room on the other side," Douglass "fell to the floor without uttering a sound." Helen Pitts Douglass "rushed to his assistance" and alone in the house at the time, "she hurried to the porch and by her cries soon brought assistance." After several attempts to revive him, "within twenty minutes after the attack the faint motion of the heart ceased, and he was pronounced dead. . . The news of his death created profound sorrow throughout the city."[79]

In his later years and after his death, Douglass was often called the "Sage of Cedar Hill" or the "Sage of Anacostia," emphasizing the important connection between Douglass and his home in Washington. Douglass believed in the power of property ownership for African Americans, and owned several properties in Washington at the time of his death in 1895, including a property near 17th and U streets NW, and his house at 316 A Street NE. In 1873, four years before his purchase of his Uniontown property, Douglass gave a speech on "Union and Improvement" in which he expressed the importance for African Americans to accumulate property. Douglass stated:

> Poverty is our greatest calamity. It draws down upon us the very conditions which makes us a helpless, hopeless, dependent, and dispirited people. . . On the other hand, property, money, if you please, will purchase for us the only condition upon which any people can rise to the dignity of genuine manhood; for without property, there can be no leisure. Without Leisure, there can be no thought. Without thought there can be no invention. Without invention there can be no progress.[80]

As Sarah Luria writes in *Capital Speculations: Writing and Building Washington, DC*, at Cedar Hill, Douglass "established the family home that slavery and racism had denied him."[81] Although Douglass owned and lived in other locations in the District (his house at 316 A Street NE remains extant) Cedar Hill best illustrates his prominence and success at the end of his life. Douglass expressed the importance of Cedar Hill in a letter to his son Charles in 1893, written while Douglass was away at the World's Columbian Exposition. Douglass wrote,

> I shall rejoice when I can again plant my feet on Cedar Hill. It seems hard to have such a home and enjoy it so little. Still, perhaps I ought to be content. I am certainly doing some good in the life I am living. I am holding up the standards for my people – You would be proud to see respect and esteem I am every where commanding for my race as well as myself. Please make my love to Laura and Haley – I wish you lived near enough to Cedar Hill to give an eye to the place while I am absent.[82]

Cedar Hill and Douglass's Love of Nature

Shortly after his purchase of the Van Hook property in September 1877, Frederick Douglass and his family moved from their house at 316 A Street NE to their new residence in Uniontown.[83] Douglass spent the next 17 years of his life improving the house and grounds to suit his family and lifestyle. Understanding of the improvements and appearance of the property during Douglass's time is primarily based on the few historic maps and photographs that exist, supplemented by descriptions of the property written while Douglass lived there and shortly after his death, receipts of Douglass's payments for improvements to the property, and oral interviews given by those who lived or spent time on the property.

When Douglass purchased the Van Hook property in 1877, the 9.25-acre parcel was improved by the two-and-a-half-story brick house, which sat on the crest of a hill, the brick stable, and several other outbuildings built by Van Hook and located south of the house (Figure 2-9). The immediate area surrounding the house was wooded, and the property reportedly had several shade and fruit trees as well as several large cedar trees. Douglass renamed the property Cedar Hill for these large cedar trees that stood majestically on the sprawling landscape and the prominent

Figure 2-9. Frederick Douglass House, 1893 (Gregory, *Frederick Douglass the Orator*).

Figure 2-10. View of Cedar Hill from the east, ca. 1890s, showing carriage turn-around, stairs up to the house, and entrance drive lined with fencing (NPS).

Figure 2-11. Frederick Douglass's granddaughter playing croquet on the rear lawn of Cedar Hill, ca. 1880s showing lawn furniture and hammock (NPS).

hill on which the house stood. Within a year of buying the Cedar Hill property, Douglass expanded his estate by purchasing 5.6 acres of Square 5813, Lot 13 from the estate of George W. Talburtt, also part of what was formerly Chichester, and unimproved.[84] Between 1877 and his death in 1895, Douglass enlarged the existing house, improved and built new outbuildings, and transformed the grounds of the property to serve as his own private sanctuary, using it as a semi-rural retreat from the mental and physical demands that accompanied his role as a public figure.[85]

At Cedar Hill, Douglass nurtured his lifelong attraction to the outdoors and his love of horticulture and the beauty of nature around him. The property's varying topography offered rolling hillsides, deep glens, and a natural spring (see Figure 2-10). Douglass routinely explored his estate, engaging with its natural surroundings, and often walking alone or with family members or guests.[86] As expressed by Booker T. Washington in his biography of Douglass, "His home in Cedar Hill, overlooking the Capitol, was a delightful spot. Everything about it bespoke the character of the man. The broad grounds, shaded with trees, the well-cultivated garden, all told of his love of nature."[87] After Douglass's death in 1895, his close friend Reverend Francis J. Grimke recalled, "And how he loved all nature, the flowers, and the grass, and the trees, and the birds, and the drifting clouds, and the blue sky, and the stars. He had a poet's love for nature." Grimke continued, "How often I have heard him speak, as I have sat with him on the front porch of his beautiful home, or under the trees on the hillside, with the lovely landscape stretching out on all sides around us – how it rested him to commune with nature."[88]

The ample house and grounds at Cedar Hill allowed Douglass to nourish his love of nature and uphold his health and well-being. Douglass often took advantage of the grounds to take walks and play croquet, a game that he favored and played well (Figure 2-11). Cedar Hill also allowed him to be a consummate host to relatives, friends, and admirers. Catherine Impey, British activist and editor of the anti-racism journal *Anti-Caste*, visited Douglass at Cedar Hill in 1892 and recalled that on one Sunday afternoon, Douglass had 45 visitors, "all colored."[89] Douglass's children and grandchildren often came to stay with him for extended periods of time.[90]

According to historian Benjamin Quarles, Douglass had a daily routine at Cedar Hill. "A nature lover, he customarily rose at five in the morning and walked over the grounds." After his breakfast and morning walk, Douglass went to his library where he would spend around five hours daily.[91] The importance of his library is further evidenced by his voluminous correspondence as well as the fact that Douglass wrote and published his third autobiography, *The Life and Times of Frederick Douglass*, in 1881 while living at Cedar Hill. As a retreat, Douglass also used a small one-room stone structure, which stood behind the house, that Douglass called his "den" or the "Growlery," a name likely taken from a similar building described in Charles Dickens' 1853 *Bleak House*.[92] Author James M. Gregory, who wrote *Frederick Douglass the Orator* in 1893, stated:

> In the preparation of his speeches and addresses, Mr. Douglass at times requires greater privacy than his library affords, where he is liable to

> interruption by members of his household and visitors. In order that he may wholly give his attention to the literary work which he has in hand, he retires to his "den," as he calls it, a small, one-room building, situated in the rear of his dwelling, and used by former owners as a storehouse, but now with certain interior alterations made into a cozy study. It is a pleasant retreat in the summer, for it is protected from the heat of the sun by trees and vines, and in winter is made comfortable by a glowing fire in the old-fashioned fireplace found within. The study is furnished with a lounge, a high desk, and a stool. It is the practice of Mr. Douglass to write standing, when in this room, where he will remain for hours at a time, denying himself to all visitors.[93]

Douglass's love and connection with nature was not only expressed through his expansion of the gardens and the grounds at Cedar Hill, but also by bringing nature into his home. Douglass collected different types of flora and fauna and often brought flowers inside Cedar Hill to be curated in his library, parlors, and dining room. Like many Victorians, Douglass collected and pressed plant specimens. Years later, crimson clover, jasmine, wood sorrel, sweet gum, red maple, trumpet honey suckle, ferns, and other plants were found pressed in many of the books in his home library. In his east parlor where he received guests, Douglass displayed a painting of dandelions by his close friend Sarah Eddy and an oil painting of a bouquet of flowers, illustrating Douglass's "intimate expression of the natural world."[94]

As explained by Ka'mal McClarin, museum curator at National Capital Parks-East,

> [Douglass's] personal connection with his final residence reveals a sophisticated utilization of his indoor domestic space and his landscape as a naturalist in the nineteenth century. A passion that he shared until his death on February 20th, 1895. Douglass's life, his accomplishments, and, most importantly, his words and ideals were rooted in his love for nature as he shepherded this nation to live up to the ideals of freedom and justice for all humankind.
>
> Cedar Hill remains a tangible symbol of Douglass' enduring relationship with the natural world. Today, when visitors walk through Douglass' former Cedar Hill home they are presented with the material "bounties of nature" that are evident in nearly every room. They specifically communicate the social value that Victorians like Douglass consciously or subconsciously placed on their natural environments and their relationships with or within it. Here lived a man of complexity who experienced wonderful times with friends and family inside and outside on the lawn of Cedar Hill. The natural landscape that Douglass loved so much is one piece of his continuing legacy of leadership, from his home on a hill to the stage of national history.[95]

The Character of the House and Grounds

Douglass as well as his visitors appreciated Cedar Hill for its elevation and the resulting panoramic views of the capital city, the Anacostia and Potomac rivers, and beyond. An 1886 article by notable 19th-century newspaper correspondent George Alfred Townsend, known as "Gath," provides a detailed description of the property and its landscape at that time. Gath stated that Douglass did "not inhabit a mere house, he lives in a respectable mansion." Gath reported:

> It commands a beautiful view of the city of Washington, and of the broad rivers which form the boundaries of Washington, and meet at its Arsenal Point. Under his eyes lies the whole city, the monument, the dome of the Capitol, the Navy Yard, near and far buildings, and the rolling blue heights of Maryland and Virginia . . . After crossing [the Navy Yard] bridge, you drive to the right, as if going to the insane Asylum, and at about the second street turn up to the left and ascend the hills. Before you is a moderate-sized mansion on an elevation, surrounded by full-grown trees, cedars and firs and forest trees. This gives a delightful shade and protection from the winds. The house is perhaps fifty to seventy feet above the road, and high flight of steps lead up to it. A carriage drive goes around on the left and ascends the hill, and is trailed around the house after the fashion of the more elaborate residences of white men.
> In the rear of the house is a good large stable, and the outbuildings show attention to comfort and even luxury. . .[96]

Catherine Impey described the setting and landscape of the property in great detail after her visit in 1892 and wrote:

> I [went]. . . out onto the lawn in front [of the house and] seated myself under a cedar. . . Trees grow all around – a fir grove, with a few oaks and chestnuts, and grass underfoot. You approach the house when walking, by two steep flights of steps with a light handrail, under the shade of tall tulip trees. The scene from the veranda, where hammocks and rockers and garden seats tempt one to rest, is magnificent, away over the city with its dazzling white dome and obelisk, and its masses of red-brick buildings, the broad, sluggish Potomac, spanned by bridges, spreading on its lazy way between us and it, and woods and rolling land everywhere as far as the eye can reach Maryland.[97]

In 1889, the *Evening Star* also described the property:

> The house, which is an old one, is situated upon a hill about fifty feet above the street level. The hill is nicely terraced and a concrete walk runs from the top of each stairway to the house which is surrounded by massive cedar trees. A roadway leads from the street to the front of the house, thence to the well-kept stables in the rear. . . A large spring at the foot of the hill, in the rear of the house, yields a plentiful supply of pure water, and a pump in the rear of the stable supplies the stock. A large porch runs the entire width of the house, and a number of stationary seats have been placed here for visitors and friends in the summer time. . . From [the property] one can see nearly all the points of interest for miles around. Since Mr. Douglass purchased the land from Mr. Van Hook he has made many improvements to the house, as well as the grounds.[98]

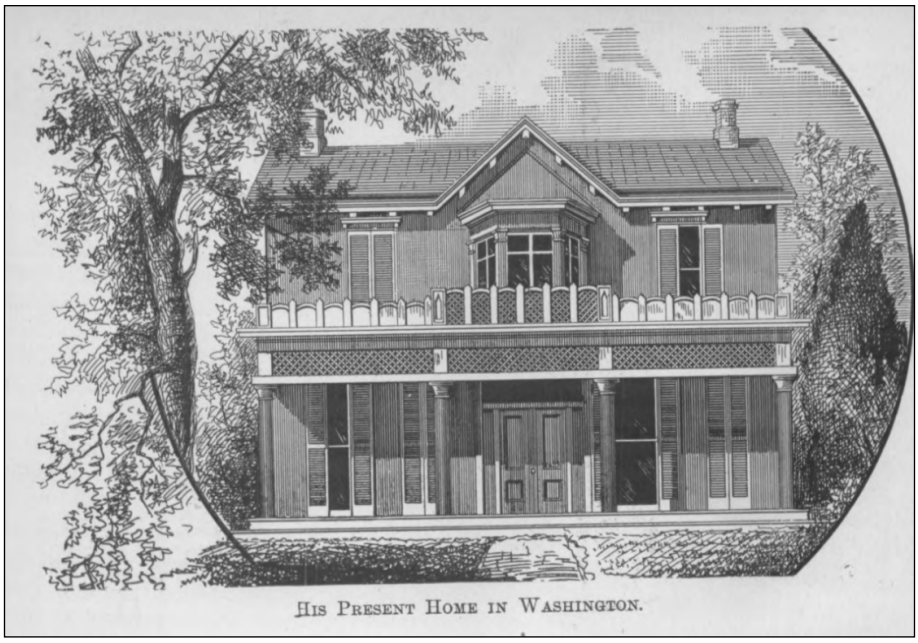

Figure 2-12. Lithograph of Cedar Hill, showing decorative cresting on front porch, 1881 (Frederick Douglass, *Life and Times of Frederick Douglass***).**

Figure 2-13. Frederick Douglass in his library at Cedar Hill (NPS).

As expressed in these accounts, the house sat on the crest of the hill, facing north toward the Anacostia River. When Douglass purchased the property the two-and-a-half-story brick dwelling had an L-shaped footprint, with a central hall and three rooms on the first story, a similar arrangement on the second story, and an unfinished basement and attic (see Figure 2-12). During his time at Cedar Hill Douglass made several improvements to the house, as evidenced by the numerous receipts for building materials and labor between 1877 and his death in 1895.

Gath described the overall character and arrangement of the house in his 1886 article and stated,

> The house itself is rather of the Southern character, built I think of brick or stone with a door in the middle and a porch in the front, and a pediment over the middle of the edifice. . . The house consists perhaps of four rooms on this lower or main floor, with no less number of rooms above. To the left of the hall is the parlor proper, and behind that is Mr. Douglass' library. To the right is the sitting-room, I suppose the dining-room may be behind it.[99]

Author James M. Gregory also described the house in 1893,

> The house of modest pretensions, commodious withal, is of Southern style of architecture, and, as all such houses are, was constructed with a view to comfort and convenience. You enter the front hall from a veranda extending the entire length of the house in front. From this veranda one has a view of the sunsets, which in this latitude are unparalleled for grandeur and beauty. On either side of the hall is a parlor, and back of the east parlor is a library of well-selected books. . . Adjoining the front hall and west parlor is his dining room, where from time to time he has entertained many distinguished guests.[100]

One of the major improvements Douglass made to the house was a one-story brick addition, located on the southeast side of the house, that served as his personal library (see Figure 2-13). Although it is uncertain exactly when Douglass built the library addition, receipts suggest that it may have been built in 1881. A receipt from August of 1881 indicates that Douglass purchased "13,333 Hard Brick" for his property in Uniontown.[101] Beginning in May 1881, and continuing through August 1881, Douglass purchased numerous building supplies, including plaster, sand, cement, nails, wood, flooring, lime, and "cellar frames."[102] The 1886 article by Gath specifically stated that the house had four rooms on first story and describes the location of the library, indicating that the library was finished by this time.[103] A building permit to build a second story addition to the "south wing," as well as receipts for building supplies and painting and varnishing suggests that a frame addition, which added a bedroom above the library, was built between 1892 and 1894.[104]

Figure 2-14. Photograph of the Douglass home taken by Charles Douglass, showing rear wing and decorative cresting on porch, 1877 (NPS).

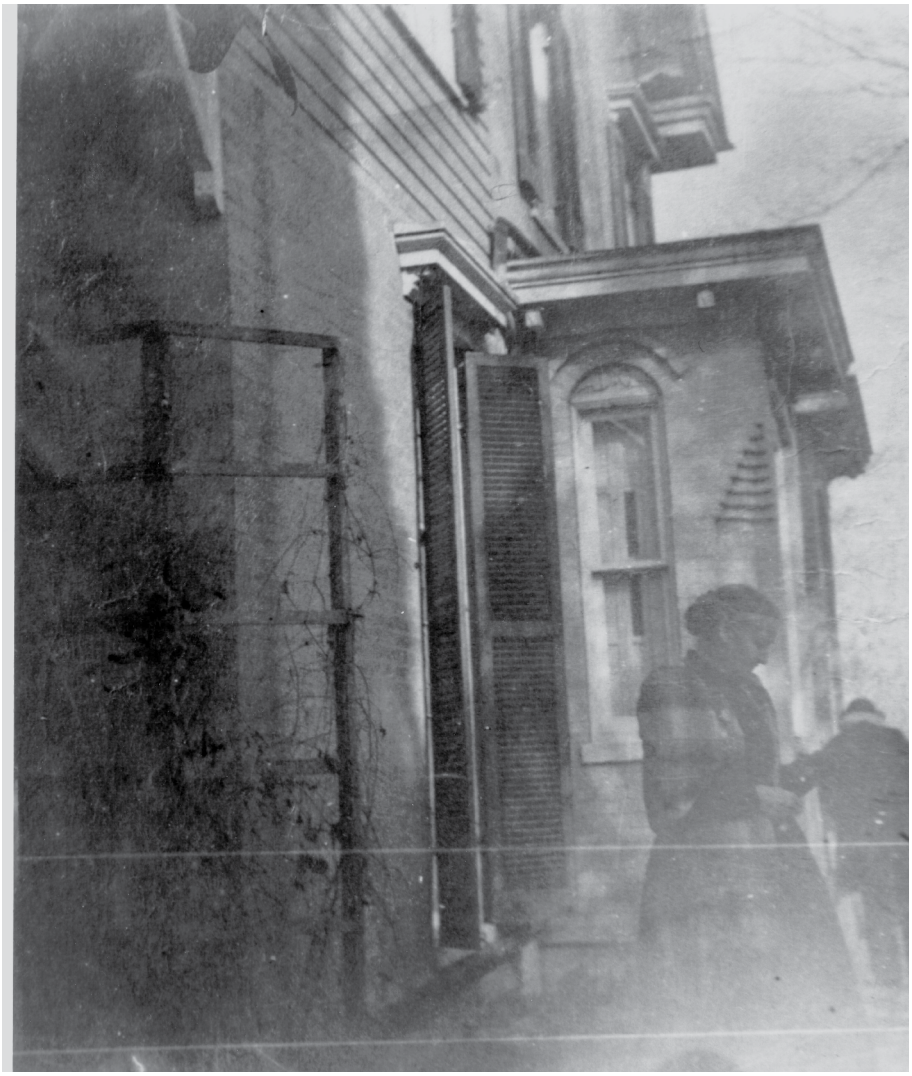

Figure 2-15. Photograph of Helen Pitts Douglass (foreground) and Frederick Douglass (background) in front of the bay windows, ca. 1890. Note trellis on left (NPS).

Figure 2-16. View of Frederick Douglass Home looking northwest, showing small two-story addition on rear, ca. 1893 (Gregory, *Frederick Douglass the Orator*).

Figure 2-17. Map showing Cedar Hill and Douglass's land holdings in Uniontown, 1887. Pitts property (mislabeled Potts) is to the east (G.M. Hopkins, Plate 41).

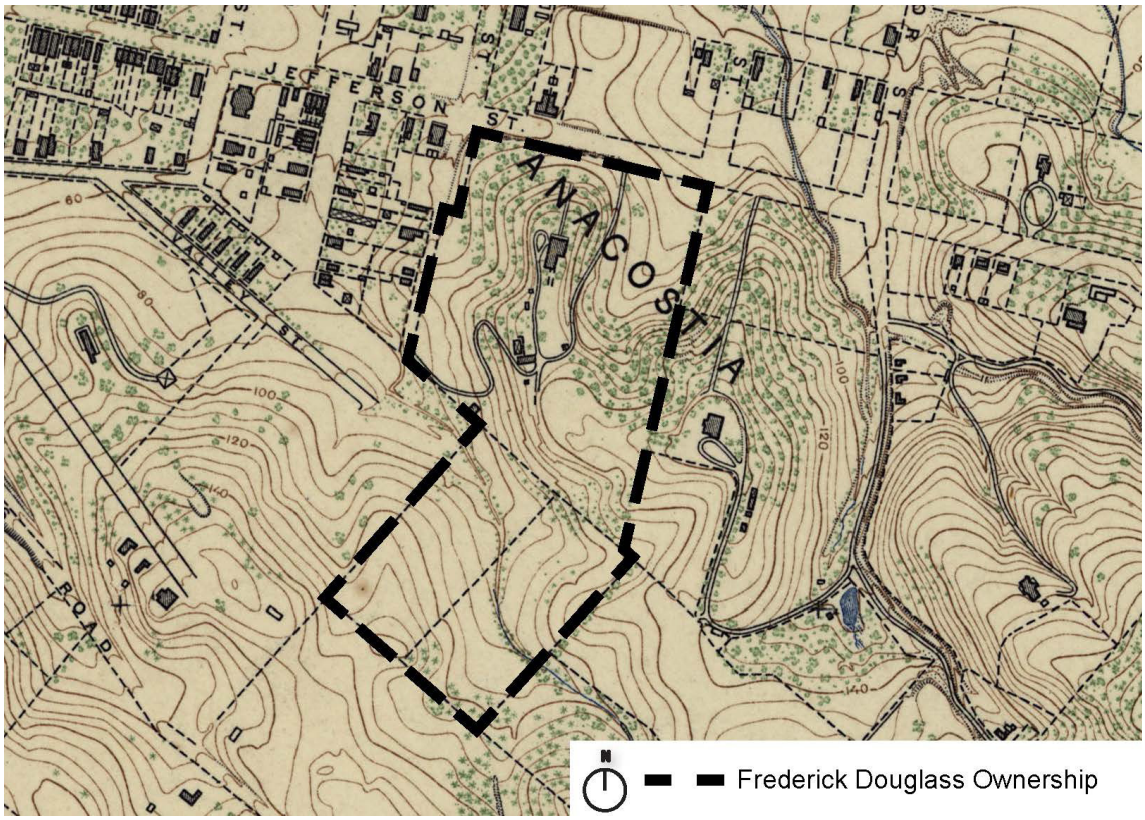

Figure 2-18. Map showing Cedar Hill, 1892-1894 (US Coast and Geodetic Survey, Plate 49).

By 1887, Douglass also enlarged the house with a two-story wood-frame rear wing, which provided a kitchen, storage, and a laundry on the first story and an additional bedroom and storage on the second story. A cistern, located below the floor of the wing, allowed rain water to be collected and pumped into the laundry room. Similar to the library, the exact construction date of the wing is unknown; however, an 1887 photograph of the house shows the wing present on the rear of the house (see Figure 2-14).

Receipts indicate that Douglass built two bay windows on the east wall of the east parlor in 1887, enlarging the room and following a popular architectural trend in Washington, DC, during the latter decades of the 19th century (see Figure 2-15).[105] Laws passed in the early 1870s in the District allowed the construction of bays to project beyond the property's building line. Along with the additional square footage, it also was an aesthetic choice for buildings and buyers.
In the article "Nineteenth-Century Building Regulations in Washington, D.C.," Kim Hoagland observed, "by the 1880s, few residential buildings were built without some projection beyond the building line."[106] Douglass also built a bay window at his urban residence on A Street NE in 1873 and may have favored a similar arrangement for his house at Cedar Hill despite its semirural setting.[107]

A March 1886 advertisement in the *Evening Star*, placed by Douglass to rent Cedar Hill while he was traveling abroad, stated that the house included a furnace, range, and bath room, indicating that he had installed these improvements by this time.[108] The bathroom may have been located in a small two-story addition that Douglass built on the southwest corner of the rear wing (see Figure 2-16). On the second floor of the house, Douglass likely had a wall that divided two rooms on the west side of the house removed and replaced by two walls to create three smaller bedrooms. Additionally he may have finished the attic to create five additional rooms, providing additional bedrooms for his family and guests.[109] Receipts indicate numerous purchases of building supplies, exterior and interior painting, and wallpapering, illustrating the importance of and care Douglass took with the house. After Douglass's death in 1895, his wife Helen Pitts Douglass corrected accounts that Douglass lived in a "modest frame house with his wife and one servant" by reporting, "Mr. Douglass was a most generous and hospitable host, as many, many can testify, and the past happy winter had, with fewer absences than usual, been spent in his own cheerful home, a substantial brick house of twenty rooms, filled with friends, and made comfortable by the attentions of three servants."[110]

Gentleman's Farm

Like many of his neighbors in Uniontown, Douglass was able to take advantage of his large property to grow his own fruits and vegetables and raise animals. With his carriage house/stable, small barn, chicken house, corn crib, and root cellar, along with Cedar Hill's sprawling landscape, Douglass used the property as a gentleman's farm, a farm that was for pleasure, not profit. The house, its outbuildings, as well as the gardens all stood on the 9.25 acres that Douglass purchased in 1877. The additional 5.6 acres purchased by Douglass in 1878 from the Talburtt estate, known as Lot 13, remained unimproved (Figure 2-17 and Figure 2-18). Douglass and his second wife Helen Pitts Douglass sold part of Lot 13 to Mary W. Bryan in 1890, reducing the acreage of Douglass's portion of the lot to around 5.23 acres.[111] Despite this slight reduction in acreage, Cedar Hill remained around 14 acres, allowing Douglass ample room for his gardens and daily walks.

The Grounds

Douglass and visitors to Cedar Hill accessed the property either by carriage or on foot and Douglass made several improvements to the drives and walks during his ownership. Initially, a driveway entered the property on the northeast side of the house from Jefferson Street SE (W Street SE). The gravel driveway gradually ascended along the east side of the hill to the top and included a carriage turn-around, a broadened section of the driveway, located about half-way up the climb. At about 180 feet behind the house, the drive curved to the west, behind the Growlery, and then turned north, along the west side of the house where it terminated in a circle. A post-and-rail fence stood on the outer edge of the driveway ascending the hill, was interrupted mid-way by the carriage turn-around, and then continued until it reached the Growlery (Figure 2-19).[112]

The regrading of Jefferson Street SE beginning in 1889 forced Douglass to change the entrance of the driveway and "to construct a circuitous road at considerable expense to a back street." The regrading lowered W Street SE approximately 20 feet and, as Douglass wrote in an angry letter to the Commissioners of the District of Columbia in 1894, destroyed the "well made graveled road entering [the premises from the frontage on Jefferson Street." The 1892 Coast and Geodetic Survey map illustrates the new drive that entered Cedar Hill at the southeast corner of the property along Pierce Street SE (14th Street SE) (see Figure 2-18). Douglass abandoned this entrance drive in 1894 when it "proved to be wholly unsuited to the purpose. . ." and built another drive on the property that entered near its northwest corner along Pierce Street SE and paralleled Jefferson Street SE before joining with the original driveway located along the east side of the house.[113]

Figure 2-19. View of Cedar Hill from east, ca. 1890s, illustrating steps from carriage turn-around to East Glen (NPS).

A roadway also likely connected Cedar Hill with the Pitts estate, the home of Helen Pitts Douglass's uncle, which was located to the east. Pierre Taylor, who lived at Cedar Hill from 1908 until 1939, later remembered a cedar-lined road that came in at the Growlery from "over the hill." Evidence of the driveway along the east side of the Growlery that traveled south is illustrated on both the 1892 Coastal and Geodetic Survey map as well as the 1894 Hopkins map, suggesting that the road existed.[114]

A series of walks provided access to the house, grounds, and outbuildings on the property. From Jefferson Street SE, a flight of steps with a "light" wood handrail ascended the hill. Due to the terracing, the steps had two or three landings. At the top of the hill, a walk connected the steps to the front porch and primary entrance to the house. A second set of steps stood on the east side of the house, near the southeast corner, providing access to the carriage turn-around below. Similar to the front steps, the side steps had a wood handrail. From the carriage turn-around was a set of wooden steps that led down to the East Glen (see Figure 1-3 for character area map). Around the perimeter of the house were walks that connected the front and rear of the house and yards and provided access to the east steps. Historical accounts provide conflicting information about the paving of the steps and walks. The front and side steps were likely brick and/or concrete, according to bills received by Douglass in 1888 and 1894 and contemporaneous descriptions of the steps. The walks were likely asphalt or brick, evidenced by an 1881 bill showing that Douglass paid for the sidewalks around his "dwelling in Uniontown" to be paved in asphalt and an 1886 bill indicated that Douglass purchased 1,000 paving bricks. A brick walk leading from the back door of the

house and through a grape arbor likely connected the Growlery to the main house, which replaced an earlier dirt path.[115]

In front (the North Lawn) of the house, the grounds of Cedar Hill from Jefferson Street SE (W Street SE) and up to the house were "nicely terraced."[116] Former resident Pierre Taylor later recalled that the terraces were planted with a variety of shrubbery. On the north side of the hilltop, flanking the walkway to the house, were four large Norwegian spruce trees (see Figure 2-9). In addition to Taylor's recollection, 19th-century photographs of the house show these four trees and a bill indicates that Douglass purchased six Norwegian spruce trees in April 1881. Several accounts indicate that Douglass set out rocking chairs, garden seats, and hammocks on the front porch and lawn in the summer months for his family and guests.[117]

Directly behind the house was a long, flat lawn that stretched southward and was bounded on all sides by the curvilinear driveway. Douglass used the rear lawn as a place for enjoyment for himself and his guests. As author James M. Gregory wrote in 1893, "That portion of the ground not reserved for an orchard and a garden is beautifully laid off in walks and drives. In the rear of the house in an extensive level tract which he has converted into a fine croquet ground. Here he may be seen any evening, when the weather permits, playing croquet with his wife and friends from the city. He is extremely fond of the game, and is usually the victor however skillful in play his antagonist may be."[118] Archeological evidence suggests that around 1882 Douglass may have had the rear yard filled and graded, likely to create an area suitable for the playing of croquet.[119]

Along the rear of the house, near the southeast corner, was an arched latticework grape arbor that extended to about fifty feet to the south. Roses grew on a latticework fence or trellis (shown in Figure 2-15) and on shrubs near the west side of the house. Around six or seven large trees shaded the lawn for hammocks and garden seats. Taylor recalled that the rear lawn had several large ash and black walnut trees and the others were likely oak and chestnuts. As noted by Toogood in the 1968 Historic Grounds Report, "In the spring and summer the back area must have been spectacular as shrubs, vines and trees bloomed with a wide variety of color and fragrance."[120] Ornamental vegetation grew around the Growlery, which stood on the southeast corner of the lawn. Wisteria vines grew along its walls and roof, and strawberry, orange blossom, and lilacs were nearby. Along the east side of the house and lawn, south of the side steps, were three giant oak trees and flowering shrubs including forsythia and others. Near the carriage house/stable and barn and the west edge of the hilltop were several oak, chestnut, and black locust trees.[121]

Behind the Growlery, to the southeast of the house and rear lawn, was an orchard that extended down the hill toward the valley east of the house. Douglass wrote to his son Charles in 1893 while away from Cedar Hill at the World's Columbian Exposition in Chicago, "It grieves me much that trees I have planted with so much care – and fruit that should minister to our comforts and happiness – are going to waste. I should be glad if you would have my winter apples and pears picked and saved so that I can have a little apple sauce the coming winter. They might be put in barrels and left just back of the study."[122] Pierre Taylor recalled that the orchard had peach, pear, persimmon, and cherry trees. While the property reportedly had some fruit trees when Douglass purchased the house in 1877, receipts confirm that Douglass purchased pear and cherry trees in 1879 and a dozen peach trees in 1893. Beyond the orchard was rolling countryside with meadows and woods.[123]

After her visit to Cedar Hill in 1892, Catherine Impey described the grounds behind the house in detail:

> There is a glen or valley on each side of the house down the sides of which slope the vegetable gardens, where later on F. Douglass took me to see the sweet potato plants growing like cucumber vines in a tangle over the ground, among an orchard of young pear trees, &c.
>
> Rising behind the garden to the west is a cornfield – "Indian corn" as we call it in England – where the huge sheaves stand 8 feet high baking in the sun.[124]

An 1888 receipt confirms that Douglass purchased 500 sweet potato plants for Cedar Hill. A separate receipt from the following year also indicates that Douglass purchased seed for squash, marrowfat peas, lima beans, cabbage, and cantaloupe and other vegetables for his gardens.[125] Douglass also grew flowers in planting beds near the house and on the hillsides.[126]

As recalled by both Impey and Taylor, the West Glen had several pear trees. Beyond (west toward Pierce Street SE) was a cornfield used for harvesting corn for the cattle. The West Glen was also shaded by oak, chestnut, and cedar trees. A row of cedars followed the line of the hill in front of the house and continued to a short distance behind the house to the west. Cedars also dotted the hillside below.[127]

The eastern hillside was split by the driveway, which formed a terrace midway down the hill. Above the driveway were several large trees. A large magnolia tree shaded the house outside of the east parlor and was described by Impey, who wrote, "I was. . . showed. . . into the reception-room on the left of the entrance. . . with two deep bay windows to the south, shaded by a great magnolia and other trees." A large cedar tree shown in an 1890s photograph near the magnolia tree

may have been one of the other trees described by Impey. A large oak tree also stood on the hillside, northeast of the front of the house. A steep flight of steps led down to the East Glen and to a well that stood southeast of the steps (see Figure 2-19 and Water Supply below). Taylor later remembered that cherry, black walnut, apple, and persimmon trees grew in the East Glen and in particular that a large cherry tree stood west of the well. A vegetable garden was also located in the East Glen, north of the well.[128]

Water Supply

Cedar Hill had several sources of water. In addition to the cistern under the rear wing of the house, the property also had a 125-foot well, located at the bottom of the hill and within the east glen. The well was accessed via the steps on the east side of the house that led down to the valley below.[129] The 1889 description of the property in the *Evening Star* also noted that "A large spring at the foot of the hill in the rear of the house, yields a plentiful supply of pure water. . ."[130] A cistern also stood on the south side of the carriage house/stable. According to Taylor, a pipe carried water from the carriage house/stable roof into the cistern below. The 1889 *Evening Star* description of the property stated, "a pump in the rear of the stable supplies the stock."[131]

The Outbuildings

The outbuildings, built and/or improved by Douglass, supported Cedar Hill and were in close proximity to the house, located south of the house and rear yard and along the edges of the hilltop. According to an inventory of Douglass's possessions at the time of his death, Douglass had a milch cow, a heifer, and a bay mare.[132] Other evidence suggests that he also raised chickens. Douglass built and improved many of the outbuildings to support his use of the property as a gentleman's farm.

The carriage house/stable, which stood southwest of the house, was the most prominent ancillary building on the property and it is visible in several photographs dating from Douglass's ownership as well as in photographs from the 1930s (Figure 2-20). The one-and-a-half story gable building sat on the edge of the west slope of the property, with its west wall exposed on the down slope.[133] Photographs from the 1890s and 1930s show an impressive building with a large arched opening on its east side for carriages. Although previous studies have suggested that the brick carriage house/stable was built by Douglass in 1881, newspaper descriptions of the sale of the Van Hook property in the 1870s as well as the 1876 insurance policy indicate that the building was built before Douglass's ownership, although he made several improvements to the building during his time at Cedar Hill.[134] In October 1877, Douglass received a receipt from James Ashton & Co. that stated, "Received Hon. Frederick Douglass one hundred

Figure 2-20. Frederick Douglass and possibly Helen Pitts Douglass in front of the carriage house/stable, 1890s (NPS).

dollars on account of brick work on his stable in Uniontown," again indicating that stable existed when Douglass purchased the property (see Figure 2-20).[135]

One of Douglass's first improvements to the property was a new frame barn, built by October 1877. On October 12, the *Evening Star* reported that earlier that morning, around 12:30 a.m., there was an alarm of fire "for the burning of a large new frame barn in the county, east of the Navy Yard, the property of Frederick Douglass, sr. The barn, with its contents, consisting of feed, fifty bushels of oats, a span of horses, and the effects of Thomas Bond, an employee, was entirely destroyed. Loss about $1,000, no insurance." The newspaper reported that the fire was thought to have been the "work of an incendiary."[136] Douglass likely rebuilt the barn and historic maps (1887 and 1892 – 1894) later indicate a frame structure perpendicular to the stable that was likely the barn. Impey also notes in her description of the property that there was "a carriage house, stables and a small barn."[137] Previous studies suggest that the foundation and lower level of the barn was brick and set into the west slope of the hill just north of the carriage house/

stables. Similar to a bank barn, the lower level of the barn was accessed from the west slope and likely served as a chicken coop, while the barn was on grade with the rear yard and faced east.[138] Catherine Impey visited the barn with Douglass in 1892 and said, "We rested in this barn – he in an old chair and I on a truss of hay..."[139]

A small building shown to the rear (south) of the house, on the west side of the driveway, was likely a privy. Taylor indicated that the privy rested on a brick foundation that was built against the western slope of the hill and that it was an impressive wood-frame building and had a shingled roof. Inside the building was a long board with three holes, two for adults and one for children. According to Taylor, the privy stood opposite a large ash tree on the back lawn.[140] South of the

Figure 2-21. Douglass's Growlery with the orchard in the background, 1893 (NPS).

Figure 2-22. View of rear of Growlery and rear lawn, looking northwest, ca. 1890 (NPS).

privy and appearing on the 1892 – 1894 Coast and Geodetic Survey map was a small building of unknown use.[141]

A small building appearing on the 1892 –1894 Coast and Geodetic Survey map south of the carriage house/stable was a corn crib. According to Taylor, the building was around 12 feet by 12 feet and had wooden slats with a door that faced the driveway. The building likely stored the corn that was grown at the bottom of the hill near Pierce Street SE (14th Street SE).[142]

The modest building that Douglass called his Growlery stood approximately 150 feet southeast of the main house on the east side of the hilltop and along the west side of the driveway (Figure 2-21 and Figure 2-22). The building was a small one-story, one-room building constructed of random-coursed stone with a gable wood-shingle roof. On the west gable end was an exterior-end brick chimney with a corbelled cap. The building had a single door on its north side, composed of vertical planks. The Growlery was most likely constructed as part of the Van Hook property as a storage building and altered by Douglass to serve as his private retreat. According to archeological studies, Douglass improved the building by adding a brick chimney and fireplace to heat the building as well as a wood flooring over the original stone floor.[143]

A root cellar was located east of the house on the slope down toward the east glen, slightly south of the flight of stairs leading from the house to the driveway and carriage turnaround. Photographs indicate that the cellar may have had interior wooden support posts and that flat wooden doors covered the opening.[144]

Of the outbuildings that supported Cedar Hill, only one did not sit on the hilltop in proximity to the house. The 1887 Hopkins map and the 1892 – 1894 Coast and Geodetic Survey map illustrate a small wood-frame building south of the house and at the foot of the hill. According to Taylor, this building was a four-room cottage originally built by Douglass for his frequent house guests and was later used as the servant's quarters, likely after Douglass enlarged and made improvements to the house with additional bedrooms.[145]

Landscape Condition

The Historic Period Plans for 1895 **(HP1 and HP2)** illustrate landscape condition present during this period.

Douglass expanded, modified, and beautified the grounds of Cedar Hill to meet his needs as well as those of his extended family. He expanded the property from 9.25 acres with an additional 5.6 acres in 1878, located along the south side of the original parcel. Douglass sold a small portion of the 5.6 acres in 1890, reducing its acreage to around 5.23 acres. Also, due to regrading of streets in the rapidly urbanizing neighborhood, Douglass commissioned the modification of drives within the property, which resulted in the arrangement illustrated on drawing **HP1**.

Douglass added a variety of flower beds, ornamental shrub masses, and trees to a landscape that already contained large shade trees, evergreen trees, and fruit trees. He regraded an area south of the house for use as a croquet lawn. Beyond the grounds surrounding the house and outbuildings, the working landscape contained vegetable gardens, fields, and orchards. It is also possible that Douglass ordered the construction of terraces within the valley east of the house for the establishment of fruiting or flowering plants.

The family expanded the existing house by adding a personal library and an additional bedroom. A two-story wing that included a kitchen, an additional bedroom, and a water closet or bathroom, greatly improved the existing house. Although several outbuildings existed when Douglass purchased the property in 1877, he expanded and improved the buildings, including a new barn and servant's quarters/guest house, and transformed a former stone storehouse into his personal den, or Growlery.

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Legend

- Historic lot boundary
- 1895 property boundary
- Building
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Woodland
- Groundcover/bed
- Lawn
- Pasture/Rough turf
- Garden/crops
- Cobble/gravel
- Approximate terrace location
- Drainage/Creek

Notes and Sources

1892-1894 U.S. Coast and Geodetic Survey, Plate 49.
FRDO Photograph Archives.
1895 Restoration Plan, Reeves 1976.
Anna Coxe Toogood, Frederick Douglass Home Historic Grounds Report, 1969.

75 0 75 150 225
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
HP1	CLR HISTORIC SITE DRAWINGS 1895 LANDSCAPE FREDERICK DOUGLASS NATIONAL HISTORIC SITE AREA 1 NATIONAL CAPITAL WASHINGTON D.C.	FRDO 833 173683 PMIS/PKG NO. 238103 DATE 08/27/2020

Douglass Era Plants, ca. 1895
(Toogood, Historic Grounds Report, 1969)

Garden Crops
- Sweet potato
- Lima beans
- Squash
- Cabbage
- Marrowfat peas
- Cantaloupe
- Indian corn

Slopes, Terraces & Beds
- Honeysuckle
- Lilac
- Rose
- Forsythia
- Wiegelia
- Lilly of the Valley
- Strawberry bush
- Mock orange
- Peony
- Nasturtium
- Colorful "ostentatious" annuals

Trees
- Cedar (Eastern red-cedar)
- Norway Spruce
- Flowering Dogwood
- Black Walnut
- Fir
- Oak (Red, White, Pin)
- Hickory
- Chestnut
- Black Locust
- Southern Magnolia
- Tulip

Orchard Trees
- Peach
- Apple
- Pear
- Persimmon
- Cherry

Legend
- Historic lot boundary
- Building
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Deciduous shrub
- Woodland
- Groundcover/bed
- Lawn
- Pasture/rough turf
- Garden/crops
- Cobble/gravel
- Brick
- Post and rail fence
- Arbor
- Rocking Chair/Bench
- Approximate terrace location
- 2 foot contour (2019)

Notes and Sources

1892-1894 U.S. Coast and Geodetic Survey, Plate 49.
FRDO Photograph Archives.
1895 Restoration Plan, Reeves 1976.
Anna Coxe Toogood, Frederick Douglass Home Historic Grounds Report, 1969.

30 0 30 60 90
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
HP2	CLR HISTORIC SITE DRAWINGS 1895 LANDSCAPE ENLARGEMENT FREDERICK DOUGLASS NATIONAL HISTORIC SITE AREA 1 NATIONAL CAPITAL WASHINGTON, D.C.	FRDO 833 173683 PMIS/PKG NO. 238103 DATE 08/27/2020

PRESERVATION AND THE FREDERICK DOUGLASS MEMORIAL AND HISTORICAL ASSOCIATION: 1895–1964

The Establishment of the Frederick Douglass Memorial and Historical Association

After Douglass's death on February 20, 1895, thousands of people came to his funeral at the Metropolitan African Methodist Episcopal Church in Northwest Washington to pay their respects to the man who had made immeasurable contributions to his race and to his country as an abolitionist, essayist, author, and lecturer. Helen Pitts Douglass envisioned that the memory of Douglass could be maintained through the preservation of Cedar Hill, much like George Washington's legacy was continued through the preservation of his home at Mount Vernon.[146]

Frederick Douglass's close friend Rev. Francis J. Grimke later stated,

> Everything connected with Mr. Douglass was precious in her sight. The fact that he was in any way associated with anything put the stamp of sacredness upon it. The chair in which he used to sit had a ribbon tied over it, after he passed away so as to prevent any one from occupying it; the place at the head of the table where he used to sit, no one was ever permitted afterwards to occupy it; the little bouquet of nasturtiums, that he was so fond of, was kept always at his plate as long as they lasted; the croquet ground upon which he spent so many pleasant afternoons, was never used afterwards.[147]

Although Frederick Douglass left Cedar Hill to Helen in his will, he neglected to have the will witnessed by three witnesses, which was required under District law. After Douglass's death, Helen attempted to get Douglass's children to agree to relinquish their rights to the property in order to make it a national monument and memorial to the memory of Frederick Douglass.[148] They refused, and in 1898 Cedar Hill was put up for auction. The auction's listing in the *Evening Star* stated that the approximately 15-acre property was improved by a "large dwelling house, containing about seventeen rooms. . . also stable and small frame cottage. . ."[149]

Helen Pitts Douglass purchased the house from Douglass's heirs in 1898 for $12,000, allowing her to move forward with her plans to create a memorial to her late husband. In Frederick Douglass's will, he also left Helen Pitts Douglass a $10,000 bond, but after his death it was discovered that he had sold the bond. These unforeseen circumstances left Helen in need of funds to support herself and maintain Cedar Hill and forced her to mortgage the property for $5,500.[150]

In an interview with the *Washington Post* in 1897, Helen Pitts Douglass stated her desire to erect a monument in memory of her husband. She said:

> It will not be to represent a slave or broken chains, but a monument to represent achievement and to be an inspiration for the colored people who come here to pay their loving tribute to his memory. I hope in time that every black man will be recognized as a man, and every black woman as a woman in this land; that colored people will be treated as people with souls![151]

Mrs. Douglass also expressed her intent for Cedar Hill to become a memorial to her husband and stated, "The house is to be kept as it is, for a 'memorial hall' of the earliest efforts in the cause of freedom. The portraits of the earliest workers and martyrs in the great cause are here."[152] According to Reverend Grimke,

> Mrs. Douglass desired to make Cedar Hill for the colored people what Mount Vernon is to whites, to gather into it all the mementoes connected with Mr. Douglass' life and everything would be collected respecting the history of the Anti-Slavery Struggle and the trustees enlarged the idea by wishing to incorporate with her proposed collection all matters relating to the history of the Negro race in America and to gather within its walls the pictures or busts of its most distinguished and useful men and women.[153]

In July 1896, the newly formed National Association of Colored Women (NACW) held their first annual meeting in Washington, DC, led by president Mary Church Terrell. Helen Pitts Douglass took advantage of the opportunity and approached the women about helping to pay off the mortgage debt on Cedar Hill and preserving the property as a shrine to Douglass, a long-time advocate for women's rights.[154] Helen Pitts Douglass held a reception for the conference delegates at Cedar Hill on July 19, 1896, and according to the *Evening Star*, formed the "Frederick Douglass Memorial and Pilgrimage Association." With Helen Pitts Douglass serving as president, the objective of the organization was "to commemorate [Douglass's] illustrious services to the state by appropriate exercises on February 14 of each year; to encourage the people throughout the various states to make pilgrimages to the Douglass estate; and to co-operate with any movement looking to the erection of a suitable memorial upon the now historic Cedar Hill of Anacostia." The meetings of the association were to be annual and contemporaneous with those of the NACW.[155] This was the first effort of Helen Pitts Douglass to form an association to preserve Cedar Hill and the first official involvement of the NACW.

With the urging of Helen Pitts Douglass, Congress passed an act in 1900 that chartered the Frederick Douglass Memorial and Historical Association (FDMHA), led by Helen Pitts Douglass, William H. H. Hart, Francis J. Grimke, May Wright Sewall, and Edward A. Clarke. According to the act, the first purpose of the association was "To preserve to posterity the memory of the life and character of the late Frederick Douglass." The second was,

> To collect, collate, and preserve a historical record of the inception, progress, and culmination of the antislavery movement in the United States, and to assemble in the homestead of the late Frederick Douglass, commonly called Cedar Hill. . . all such suitable exhibits of records of things illustrative or commemorative of the antislavery movement and history as may be donated to said association or acquired by purchase bequest, or other lawful means. [156]

In addition, the act stated that after the association acquired the title of the property, it could "manage, repair, improve, and adorn" Cedar Hill for the purposes of the association and that the property would be tax exempt. The act also stipulated that the FDMHA must have a board of trustees with between five and nine members.[157] While the first board of trustees was comprised of both women and men, many of whom where friends of Frederick Douglass. In the later years of the organization, the board was predominately women.[158]

With her ambition to preserve Cedar Hill, Helen Pitts Douglass, and later the FDMHA and NACW, was among several women and women's organizations in the 19th century that lead the historic preservation movement. What differed in her cause, however, was her pursuit to preserve a site associated with African American history. It was mentioned not only by Grimke, but in later accounts, that Mrs. Douglass was inspired by the meaning and preservation of Mount Vernon. While it is uncertain if Helen Douglass visited the site during her lifetime, Frederick Douglass was at Mount Vernon in 1869 as part a group of Washington's black elite, prior to his marriage to Helen. Even if Helen Douglass did not visit the site in person, the efforts of the Mount Vernon Ladies Association (MVLA) and its founder Pamela Cunningham were well publicized in newspapers across the country.

Cunningham established the MVLA in 1853 after learning about the dilapidated state of George Washington's home along the Potomac River. By 1859, the MVLA had raised $200,000 to purchase the mansion and 200 acres of Washington's former plantation. Cunningham first challenged southern women and then women across the country to raise funds to save the house, making the MVLA the first successful national preservation effort and the first national women's organization.[159] Mount Vernon, in particular Washington's tomb, had served as a pilgrimage site since the years of the early republic, not long after Washington's death in 1799. The MVLA's preservation of Mount Vernon reinforced the role of the property as a cultural shrine and home of the country's first national hero.[160] In Cunningham's 1874 farewell address, after stepping down from the MLVA, she asked the organization to guard Mount Vernon as a monument to Washington, a model American, and stated,

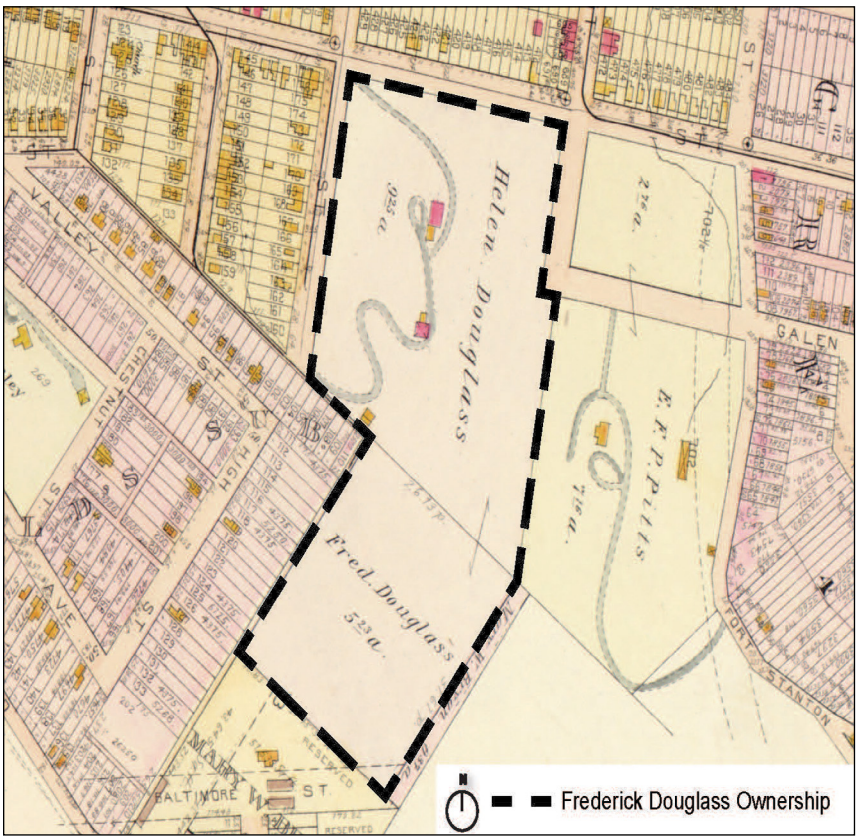

Figure 2-23. Map showing Cedar Hill, 1903 (Baist's Real Estate Atlas, Vol. 3, Plate 33).

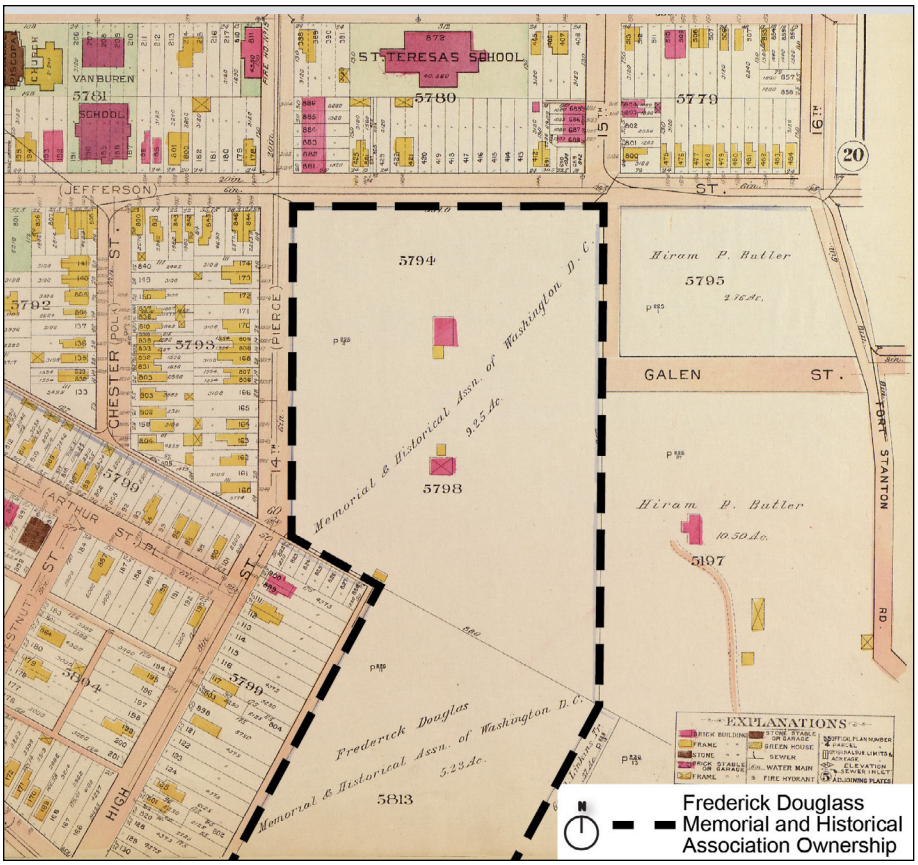

Figure 2-24. Map of Cedar Hill, ca. 1913-1916 (Baist's Real Estate Atlas, Vol. 4, Plate 21).

> Let no irreverent hand change it; no vandal hands desecrate it with the fingers of progress! Those who go to the Home in which he lived and died, wish to see in what he lived and died! Let one spot in this country of ours be saved from change! . . . When the Centennial comes, bringing with it thousands from the ends of the earth, to whom the Home of Washington will be the place of places in our country, let them see that, though we slay our forests, remove our dead, pull down our churches, remove from home to home, till the hearthstones seem to have no resting-place in American – let them see that we do know how to care for the Home of our Hero![161]

While Helen Douglass modeled her vision for Cedar Hill from Mount Vernon, she was one of the first to preserve the home of a prominent African American. Most 19th-century efforts to preserve African American sites were mostly focused on historical markers, libraries, and archives. One effort that paralleled that of Helen Douglass was the work of Mary Katherine "Kate" Keemle, who also began her crusade to save John Brown's Fort in 1895. The fort, used by abolitionist John Brown in his ill-fated raid of the federal government's arsenal and armory at Harpers Ferry in 1859, became as a symbol of the abolitionist cause for equal rights, particularly to African Americans. In 1893, the John Brown Fort Company moved the fort from Harpers Ferry, West Virginia, to the Chicago World's Fair. After the company abandoned it in Chicago, Field led an effort to return the fort to Harpers Ferry. The Baltimore & Ohio Railroad offered to ship the disassembled fort to Harpers Ferry free of charge. Field then had the fort reassembled on five acres of land she secured on the farm of Alexander Murphy, located about three miles outside of town on a bluff looking over the Shenandoah River. As part of the NACW's meeting in 1896, delegates also made a pilgrimage to John Brown's Fort, illustrating the significance of both Cedar Hill and John Brown's Fort to African Americans as symbols of their struggle for freedom and equality, and the importance of preserving the sites for future generations.[162]

When Helen Pitts Douglass died in 1903, her will stated that the Frederick Douglass estate of 14.45 acres, including the house and all of its contents except her personal clothing and jewelry, was bequeathed to the FDMHA (Figure 2-23).[163] In her will Helen Pitts Douglass directed, "I further devise and direct that the trees within the bounds of the land aforesaid be preserved as far as possible and the house thereon, the late residence of the said Frederick Douglass, be kept in perfect and constant repair. . ."[164] Less than a year after Helen Pitts Douglass's death, Archibald Grimke, then secretary of the FDMH, told the District commissioners that Cedar Hill was being used by the association and that there were "persons stationed on the premises to show visitors the effects of the late Frederick Douglass and also to show them over the estate."[165]

As early as 1907, famed African American educator, author, and orator Booker T. Washington started a national fundraising campaign and urged African Americans

to preserve Cedar Hill and pay off the mortgage on the property. In 1907, Washington wrote in the *Washington Bee*, "I have been asked by the officers of the [FDMHA] to assist in securing the comparatively small sum of money, amounting to some $5,400 and interest, necessary to clear off the mortgage on the property and so secure the property for all time to the Association and the Negro people of the United States." Washington argued that "We should make Cedar Hill to the Negro People what Mount Vernon is to the white race" and urged readers to send "a small sum of money, check, or otherwise, as soon as this communication is read."[166]

In 1909, the FDMHA had enough funds to connect the house to sewer and water and make additional repairs to the house. Improvements included removing the two-story bathroom addition built by Douglass on the rear of the house and adding a "sanitary closet" in a small one-story lean-to addition on the southeast corner of the house.[167]

The Involvement of the National Association of Colored Women's Clubs and Early Preservation Efforts

Despite their efforts, the FDMHA lacked the needed funds to pay off the debt and financially secure the property. In 1916, the FDMHA approached the NACW, which had changed its name to the National Association of Colored Women's Clubs (NACWC) in 1904. By the end of 1916, the NACWC had formed the Douglass Home Committee and appealed to club women and others to raise the necessary funds needed to pay off the mortgage and preserve the house and grounds (Figure 2-24). NACWC president Mary B. Talbert wrote of the importance of the organization's support of the Douglass Home in the February 1917 edition of the NAACP publication *The Crisis*:

> After careful consideration of all the facts, we conclude that this is the psychological moment for us, as women, to show our true worth and prove that the Negro woman of to-day measures up to those strong and sainted women of our race, like Sojourner Truth, Harriet Tubman, Amanda Smith, Frances Ellen Watkins Harper, and others who passed through the fire of slavery and its galling remembrances.
>
> We believe the attainment of the goal depends upon the enlistment of every Negro, man, woman, boy, and girl in America. We seriously realize that it will require us to mobilize all the resources of our Association to show that we are not afraid to put ourselves on record as being able to save the home by one day's co-operative effort.[168]

Since the articles of incorporation of the FDMHA limited the number of trustees to nine, the NACWC established an advisory board. Led by Talbert, the NACWC and other women's clubs spent the next few years raising money to save the house and grounds of Cedar Hill. At its biennial meeting in Denver, Colorado, in

1918, Talbert, who also served as president of the Douglass Home Committee in addition to her duties as NACWC president, announced that they had succeeded at raising the necessary funds to burn the mortgage on Cedar Hill.[169]

When the FDMHA and the NACWC joined efforts in 1916, one of its goals was the restoration of Cedar Hill. In 1921, the anticipated repairs were around $10,000 and included structural work on the house, including repair to floor joists, roof rafters, and the roof itself, including its cornice and gutters, as well as basic utilities in the house including the installation of steam heat, plumbing, and electricity. In addition, many of the ceilings and walls needed to be re-plastered, the floors replaced, and the exterior brick of the house cleaned and repainted. Recommendations for the grounds included slight changes to the contours of the terraces to allow for the construction of new steps that would allow an easier ascent up the hill, although it was noted that the repair and treatment of the grounds "could be well postponed until all else has been attended to."[170]

Initial efforts focused on the structural and general repairs to the house instead of work to restore and preserve the interior. During the early 1920s the FDMHA wired the house for electricity, added light fixtures, and installed modern plumbing. The *Baltimore Afro-American* reported that the improvements, paid for by the NACWC, amounted to $16,111. In a 1921 letter to NACWC members, FDMHA and NACWC president Mary B. Talbert described the early efforts to restore Douglass's house: "The furnaces are in; the roof and new gutters finished; the new. . . bathroom – and every room equipped with electricity." Talbert urged the women to contribute money to the cause of the Douglass Home and said, "there is not enough money to complete the job."[171] Some repairs to the grounds may have occurred during the 1921 preservation efforts. A later report notes that the NACWC efforts included "terracing and the planting of trees and shrubs, carried out by Robert Brown, 31 Bowen Avenue, Anacostia, DC. At the same time, Norris L. Walls built cement walks and steps on the property."[172]

To bring attention to the NACWC's fundraising and restoration efforts and to express the continued need for support, the FDMHA and NACWC dedicated Cedar Hill as "the national shrine of black Americans" in front of a crowd of four thousand visitors on August 18, 1922 (Figure 2-25 and Figure 2-26). According to the *Baltimore Afro-American*, police had to keep cars in motion and supervised the parking of more than 700 automobiles. The newspaper reported, "Cedar Hill today is a place of beauty. Outside, the hills terraced and set off with concrete walks and curbing." Due to the size of the crowd, few were able to hear the speakers, which included Mary B. Talbert and Mrs. Booker T. Washington. "Finding themselves unable to hear, hundreds of people wandered over the

Figure 2-25. View of rear of house, Cedar Hill, ca. 1922 (Washington Star Collection).

Figure 2-26. Dedication of the Frederick Douglass Home, August 12, 1922 (Crisis Magazine, 1922).

grounds and thru the house. . . men climbed the ancient Douglass apple and pear trees in the orchard and shook down the fruit to those standing below." The ceremony included the unveiling of three bronze tablets that contained the names of hundreds of persons and organizations that contributed to the restoration fund. Additional tablets honored the late Madam C. J. Walker, the largest contributor to the fund, and Helen Pitts Douglass. The ceremony also included the presentation of a sundial made of a granite slab with a bronze plate, placed at the entrance to the grounds by the Married Women's Culture Club of Pittsburgh.[173]

After the initial preservation efforts in the 1920s, restoration and maintenance efforts by the FDMHA and NACWC were generally haphazard. As the "official custodian of buildings and grounds," FDMHA trustee Nannie Helen Burroughs had the unenviable position of making sure that the Cedar Hill property was maintained. On a severely limited budget Burroughs was responsible for hiring contractors as well as supervising caretakers and workers at the property and making sure they were paid in a timely manner. These tasks were challenged by the limited resources of the FDMHA and its frequent lack of funds to pay for the services of carpenters, plumbers, gardeners and others as well as for basic utilities such as heat and electricity. In 1924, the FDMHA cut costs for maintaining the grounds by purchasing a lawn mower for the property and hiring laborers rather than specialized workers, like gardeners.[174]

As early as 1924, the FDMHA discussed the need for separate living quarters for the caretaker, "so not to compromise the integrity of Douglass's home" and "in order to preserve and maintain the Frederick Douglass home in a condition which its station and purpose warranted." Initially the FDMHA agreed to convert a building on the property as a residence for a caretaker, but ultimately plans developed for a new caretaker's cottage.[175] In 1927, the FDMHA and NACWC raised enough funds to build a cottage on the property for a full-time caretaker and hired prominent Washington, DC, African American architect Lewis W. Giles to design the five-room cottage.[176] The FDMHA built the new cottage directly south of the main house, partially on the site of the grassy lawn where Douglass and his grandchildren played croquet (Figure 2-27 and Figure 2-28).
The one-story building provided the caretaker with a kitchen, dining room, living room, bathroom, and two bedrooms and was connected to the rear of the main house by a breezeway. In July 1928, the FDMHA also paid to regrade the driveway to the new caretaker's cottage. The contract specified that the road would be higher in the center with "a three or four-inch fall to the right and left sides" for drainage and covered in cinders.[177] The NACWC's biannual meeting in Washington in July 1928 included a pilgrimage to Cedar Hill and a dedication of the new Caretaker's Cottage.[178] The first occupants of the cottage were likely Pierre McKinlay Taylor, who served as Cedar Hill's caretaker from 1929 until 1939, and his wife Sarah.[179]

The Work of the National Youth Administration and the Works Progress Administration

Despite the permanent quarters for a caretaker and improvements to the drive in the late 1920s, in 1934 the *Washington Daily News* reported on the poor condition of the grounds at Cedar Hill: "Its terraces are washing away, its drive is almost impassable, its flights of cement steps are cracked and broken, its once noted

Figure 2-27. View of Caretaker's Cottage and Frederick Douglass Home, looking northwest, ca. 1930 (NPS).

Figure 2-28. View of the Caretaker's Cottage and rear of Frederick Douglass Home showing the breezeway, looking northeast, ca. 1930 (NPS).

cedar trees have died and never have been replaced." The article also stated, "The house itself is unheated, so that occasional visitors to this almost forgotten historical spot shiver thru rooms furnished with long lace curtains, high walnut beds, marble-topped bureaus, Victorian sofas and arm chairs."[180]

Photographs taken of the site during the 1930s illustrate the condition of the property and buildings at that time. While the main house, Growlery, and carriage house/stable remained extant, the other outbuildings suffered from neglect.

The brick foundation of the barn that served as the chicken house structure remained, but the barn had been demolished. The lawn was overgrown with weeds and brush and the gravel drive rutted (see Figure 2-29 - Figure 2-34).[181]

In May 1932, the sixth grade class of the Burrville School in the District planted the first new cedar trees on the grounds. The following year a committee of District school teachers held a ceremony with African American school children to plant additional cedar trees. Around this time local school children also helped build a brick memorial wall behind the house with a niche that contained a bust of Douglass (Figure 2-34).[182]

Beginning in 1934, African American school children across the country were encouraged to contribute to the cause and donate one cent each to "improve and beautify" the grounds of Cedar Hill. The assistant superintendent of "colored schools," G. C. Wilkinson, expressed to the *Evening Star* that the house was "in an excellent state of preservation. . . However, the grounds surrounding the house, which cover about two city blocks, on account of insufficient funds, are sadly in need of attention. The driveway leading to the house is especially in need of replacement." Wilkinson believed that "nothing could furnish a better lesson in civic duty and in economic self-help than for the children in our schools to contribute 1 cent each toward renovating and beautifying these grounds."[183] Over $35,000 was needed and by the end of July 1934, nearly $1,000 had been collected.[184] Frustrated by the overall lack of financial support for the upkeep of the property, Nannie Burroughs appealed to the readers of the *Baltimore Afro-American* in July of 1935:

> The Frederick Douglass Memorial Home in the capital city of the nation sits in the middle of a weed patch. Its surroundings look more like the wilderness of Judea than like a shrine perpetuating the sacrificial achievements and idealism of one of the greatest men produced on American soil.
>
> The little brick garden house in which Frederick Douglass wrote his red hot appeals for justice for his people, is tumbling down. . .
>
> If people loved and desired to cherish the name of Frederick Douglass, they would make that fourteen acre plot known as "Cedar Hill," look like Mount Vernon. Washington fought for liberty for the colonists. Douglass fought for freedom for the slaves. One deserves as much honor as the other. The shrine of the one should be as sacred as the shrine of the other to all Americans.[185]

In 1938, the *Chicago Defender* reported that under the direction of Nettie L. Napier, who succeeded Mary B. Talbert as president of the FDMHA, several improvements had been made to the exterior and interior of the house, the

Figure 2-29. View of Frederick Douglass Home, ca. 1930 (NPS).

Figure 2-30. View of west side of house, Cedar Hill, ca. 1930 (NPS).

Figure 2-31. View of Frederick Douglass Home looking northwest, root cellar on left, ca. 1930 (NPS).

Figure 2-32. View toward the south from entrance drive with carriage house/stable in background, ca. 1930 (NPS).

Figure 2-33. View of carriage house/stable (right) and ruins of the barn/chicken house, looking northeast ca. 1930 (NPS).

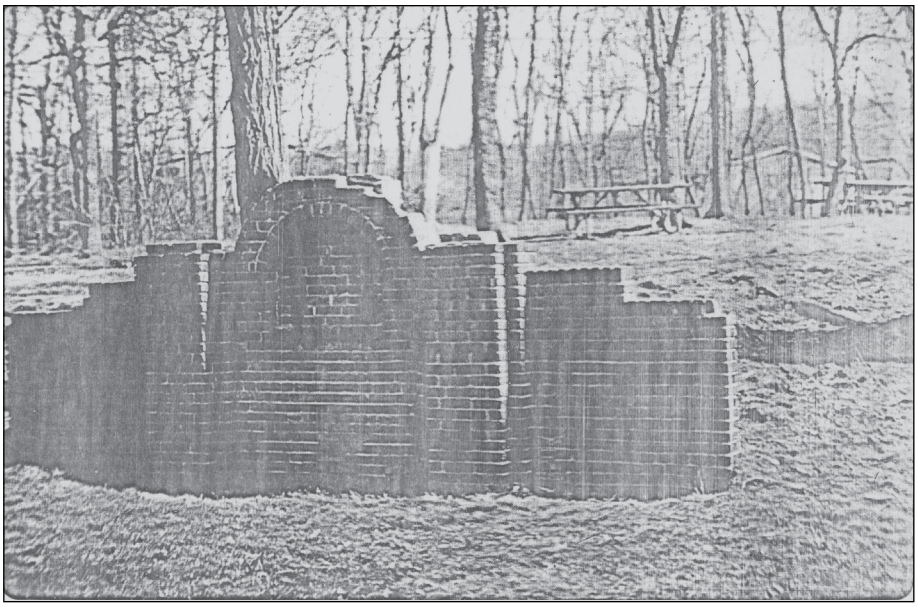

Figure 2-34. View of the memorial wall (Copeland 1978).

furnishings, and the walks, steps, and the grounds surrounding the house. The newspaper acknowledged, however, that "much more remains to be done to make it the SHRINE it is intended to be."[186]

With the help of Mary McLeod Bethune, director of the Division of Negro Affairs of the National Youth Administration (NYA), major improvements were made to the property between 1936 and 1939 by the Works Progress Administration (WPA) and the NYA, both part of President Franklin D. Roosevelt's New Deal programs aimed at providing jobs for the unemployed.[187] Between 1935 and 1939, the NYA operated as part of the WPA. While President Roosevelt's Civilian Conservation Corps (CCC) employed young men on forestry projects, the NYA filled two needs that the CCC did not: the NYA employed young women in addition to young men and it provided a greater variety of work and training opportunities needed by young people. The NYA provided employment to youth who were in need of financial assistance to continue their education as well as youth who were out of school and unemployed. Bethune's role in the NYA was to address the specific needs of black youth.[188]

Bethune had direct ties to the Frederick Douglass Home as a FDMHA trustee and as former NACWC president from 1924 until 1928. While NACWC president, Bethune recognized the importance of maintaining Cedar Hill and urged members to raise money to pay for a full-time caretaker and to construct the Caretaker's Cottage. As explained by author Joyce A. Hanson in *Mary McLeod Bethune and Black Women's Political Activism*, "If the property was in disrepair whites could criticize all 'Negro womanhood.' Poor maintenance reflected

negatively on all African American women."[189] Bethune's role in the NYA gave her the opportunity once again to make an impact on the preservation of Cedar Hill.

While WPA workers compiled a major inventory of the contents of the house, including manuscripts and books, NYA workers completed much-needed improvements to the grounds and outbuildings. Between 1936 and 1939, 245 young African American men improved the grounds of Cedar Hill, with a crew of around 50 to 60 at a time working under the direction of landscape architect Randall R. Evans.[190] The goal of the project was to help young men learn landscape gardening and horticulture under the co-sponsorship of the Phelps Vocational School, a segregated school for African Americans that focused on trades such as architectural drafting and general shop.[191] When the crew arrived on site on October 8, 1936, they found the property in "decrepit condition." It was heavily weeded with scrub, undergrowth, and brambles, and covered with dead trees and stumps. The terraces and lawn had eroded, the driveway was narrow and rutted, and the steps and walls were badly in need of repair. The property had few flowering plants or shrubbery and lacked outdoor furnishings for visitors. In addition, Douglass's Growlery was in need of restoration and repair (see Figure 2-35 through Figure 2-40).

According to a report on "NYA Project #290, "Landscape Gardening at Douglas [sic] Memorial Home," District of Columbia NYA Director Francoise Black (later Mrs. Francoise Bell) stated:

> Through the work of the NYA youths the grounds surrounding the [home] have been greatly improved. The large growth of underbrush has been cleared away, slopes have been terraced, graded and planted or sodded with grass; trees have been transplanted, lower beds and shrubs have been planted; a rock garden has been built; [Douglass's] little den [in] back of the big house has been re-roofed and put in condition so that it may be kept as he left it; the roadway leading up to the house has been graded and graveled, and tile has been laid so as to keep it drained; the concrete steps in front of the house have been re-paired. In addition to this work. . . rustic picnic tables and benches; a concrete bench and bird bath; a very artistic name plate for the entrance to the grounds; trellises etc. have been built by NYA boys in the shops of the Phelps Vocational School.[192]

Reports also indicate that stumps removed from the property numbered in the hundreds and that crews transplanted small and large trees, shrubs, and flowers "for the most pleasing arrangements possible with the materials available." The crews also added guard rails as part of the regrading and widening of the entrance road to allow two cars to pass at convenient points. Woodwork included building garden furniture, reconstructing trellises, fences, and signage.[193]

Figure 2-35. The Frederick Douglass Home, ca. 1938 (New Deal Network).

Figure 2-36. NYA workers repairing/rebuilding an arbor and fence on the rear lawn, ca. 1938 (New Deal Network).

Figure 2-37. NYA workers repairing the front steps, ca. 1938 (New Deal Network).

Figure 2-38. NYA workers making repairs to the Growlery, ca. 1938 (New Deal Network).

Figure 2-39. NYA workers repairing the entrance drive, ca. 1938 (New Deal Network).

Figure 2-40. NYA workers repairing the entrance drive, ca. 1938 (New Deal Network).

Additional improvements by NYA workers included the construction of masonry walls, a tool house, and two brick entrance gate piers located near the corner of W and 14th streets SE.[194] In June of 1938, the Frederick Douglass Home project was combined with another project sponsored by the Phelps Vocational School that involved building a greenhouse at the school. Work at Cedar Hill "continued for the purpose of growing plants which could later be transferred to the greenhouse."[195]

Over the course of the 33 months of the project, the NYA spent over $35,000 on the Cedar Hill project, which included the payment of the crews, supervisor Evans, and for a truck and driver. The FDMHA provided grass seed, sod, some evergreens, shrubbery, lumber and cement, as well as a lawn mower for maintenance. Other shrubbery, plants, and sod were collected from friends, from "the countryside," and "wherever opportunity presented itself," and gravel for the road and topsoil for the lawns and planting beds were provided from District authorities.[196]

At the completion of the project, NYA Director Bell told Bethune, "our boys have made a great contribution in preserving and increasing the beauty of the [Frederick Douglass Memorial Home,]" but also indicated that further assistance was dependent on the FDMHA commitment to "the continued maintenance of these beautiful grounds, as without this maintenance the work which we have accomplished soon needs to be done over again."[197]

In May of 1939, before the end of the NYA project, approximately 500 children, teachers, and officers from the "colored divisions" of the then segregated District of Columbia public schools, gathered at Cedar Hill for the presentation of a memorial fountain to the FDMHA. The occasion celebrated the 75th anniversary of the founding of the first free school for African American children in the District. Designed by Randall Evans, the drinking fountain stood along the west side of the house, near its southwest corner and along the west side of the Caretaker's Cottage (Figure 2-41).[198]

The Continued Struggles of the FDMHA and the NACWC

Although Bell and others urged the continued maintenance of the site, most efforts occurred too infrequently or were underfunded and did not make a significant impact on the condition of Cedar Hill. Many of the FDMHA trustees and NACWC advisory board members did not live in or near Washington, DC, and only visited the site once a year. This distance as well as professional and personal commitments prevented the majority of the trustees and advisory board members from being actively involved in the upkeep of the property.

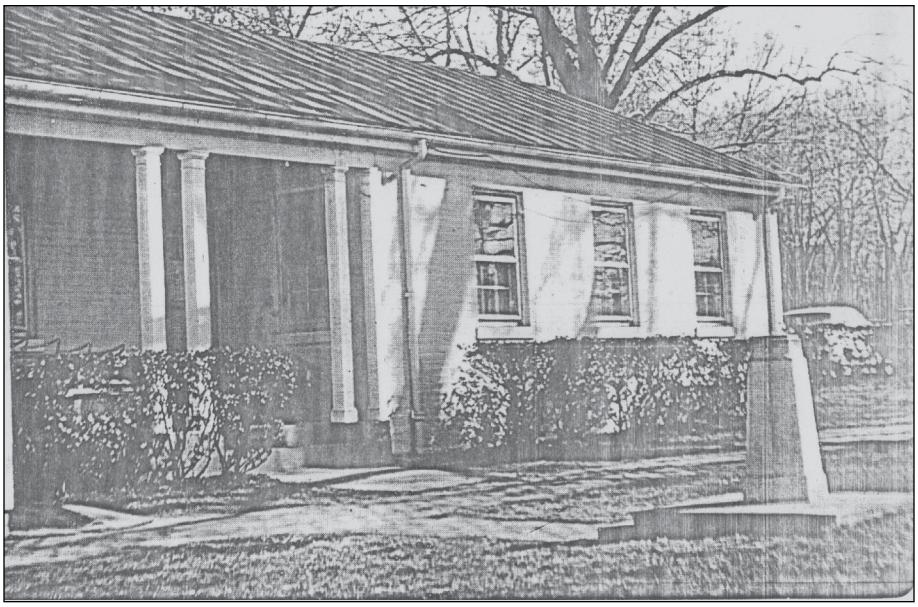

Figure 2-41. View of the drinking fountain (right) near the Caretaker's Cottage (Copeland 1978).

Consequently, the natural aging process of the property along with the inability of both the FDMHA and NACWC to fund repairs, including minor efforts such as grass cutting and tree pruning, caused the house and grounds to deteriorate.[199]

In 1941, FDMHA trustee Nannie Helen Burroughs prepared a list of repairs needed at Cedar Hill, which included repairing the house's roof, completing general repairs to its porch, floors, and windows, painting the house's exterior and interior, and repairing the road and retaining wall. While some blamed the NACWC for not providing financial support for Cedar Hill, Burroughs and others blamed the FDMHA trustees for not upholding their responsibility to preserve and maintain the Douglass home. In a letter to FDMHA trustees dated July 26, 1941, Burroughs provided a summary of the condition of the property, the trustees' role in its preservation, and advice on what the trustees should consider to make improvements. Burroughs wrote, "The Douglass Home Trustees are not faithful to their trust. The home is in terrible condition. In fact, it is a disgrace to negro women. . . Who is responsible? You. You ran in two years ago, held a brief meeting, and left me in charge of buildings and grounds, and did not leave one cent with which to do anything." Burroughs noted that one of the major problems was the need of a full time caretaker who could dedicate eight hours a day working on the home and its grounds. She also stated that the wood-frame building, erected by Douglass as a servants' quarters/guest house and formerly rented by the FDMHA, had to be torn down because it was unfit for habitation. Burroughs concluded her letter by saying,

> Finally, I think if we are honest with ourselves, we will confess that we have done a mighty poor job of making Douglass Home a shrine that will compare

> with those dedicated to expressing appreciation for the achievements of the Honoree, and to inspiring and challenging all who look upon it to go and dedicate themselves to like ideals and achievements.[200]

The local press agreed with Burroughs, and during the 1940s and 1950s reported on the deteriorating conditions at Cedar Hill. In April of 1943, the Washington Tribune reported that "the house is so run down and weeds so high that the public is not permitted to visit the shrine."[201] As predicted by NYA Director Francoise Bell, without property upkeep, the grounds once again needed to be cleared and grounds improvement became a major goal of the FDMHA in the early 1940s. FDMHA president Sallie Stewart noted in 1943 that the "back five acres" of the property had "grown up in woodland."[202]

The *Atlanta Daily World* reported in March 1946, that "recent improvements" had been made to the house and grounds and included the repair and painting of the house. Although it did not specify the repairs, the newspaper reported that the FDMHA spent more than $4,000 over the last year on the house. It also noted that after the repairs, "vandals in the all-white neighborhood where the home is situated" had been attempting to "bar visitors from the shrine by blocking the roadway" with cans, broken bottles, and other debris. Although the vandals did not damage the house, it was "believed that the vicious acts perpetrated" were "manifestations of envy of the improvements which have been made in the maintenance of the shrine."[203]

Between September 1948 and February 1949, the FDMHA had the original 9.25 acres of the site cleared at the cost of over $7,000. The proposal for the clearing stated that it involved removing "all thicket and underbrush down to grass level, trimming all trees of dead limbs, and the removal of all dead trees." Stewart also approved the filling of wells on the site at the insistence of the District government. While the clearing of the site may have been welcomed by neighbors, it caused the FDMHA additional problems, such as erosion, and brought unwanted attention to the poor condition of the buildings.[204] The following year the FDMHA contracted with the Berrall-Jasper Fence Company to build a 5-foot high chain link fence on the W and 14th street SE sides of the property and a 7-foot-high chain link fence around the 15th Street SE and rear of the property. The FDMHA was compelled to build the fence due to youths entering and causing damage to the property, despite the efforts of the police.[205] Beginning in 1949, the property was solely maintained by Gladys Parham, hired by the FDMHA as caretaker. With little help and funds, Parham and her children did their best to preserve and protect the house and grounds and recruited various Boy Scout troops and local children to help cut the grass and cut down shrubs and weeds.[206]

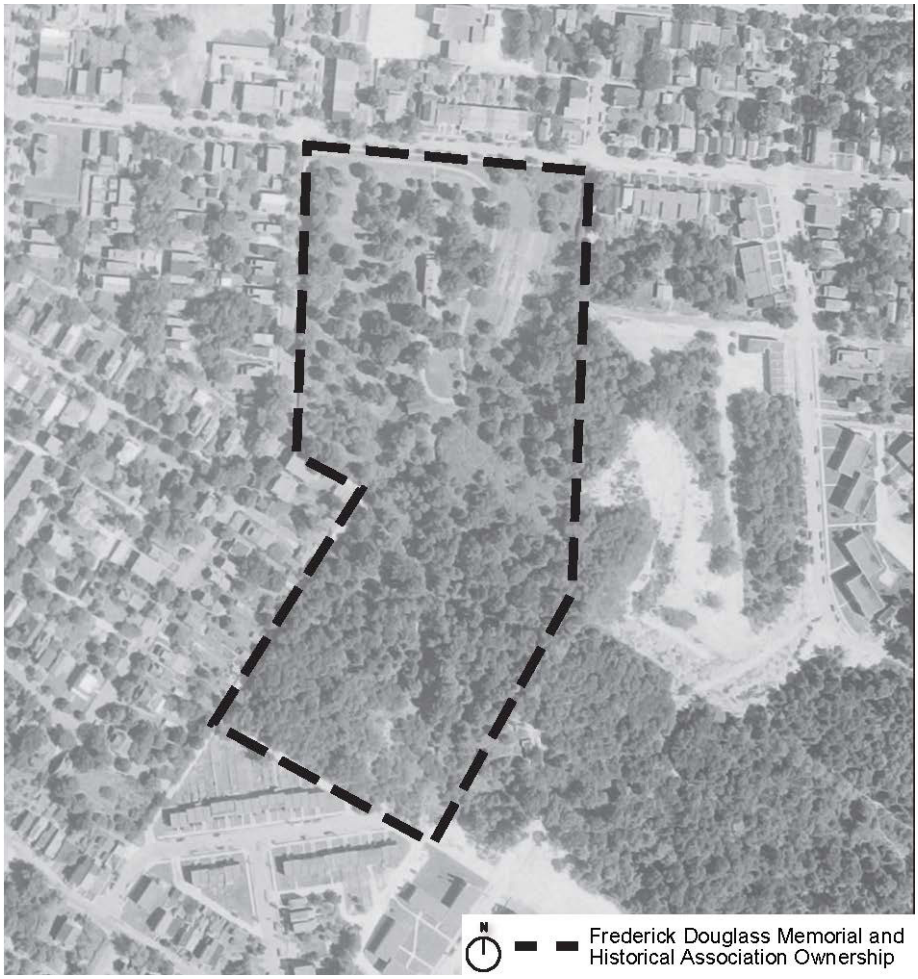

Figure 2-42. Aerial of Cedar Hill, 1951 (USGS).

In 1951, the *Baltimore Afro-American* published a scathing report on the condition of the property and stated, "The present condition of the Frederick Douglass estate here is a far cry from the kind of memorial and shrine the white widow of this illustrative American intended it to be." Recognizing that Helen Pitts Douglass had hoped that Cedar Hill would become another Mount Vernon and a "permanent tribute to the greatness of [Frederick Douglass]," the newspaper stated that "the dream is still to be realized." The newspaper reported:

> From a distance, the mansion and grounds of Cedar Hill look well kept and attractive. A close-up view, however, tells quite a different story.
>
> The removal of shrubbery and trees a few years ago and the erosion of the soil have rendered the driveway from the street practically useless for auto traffic.
>
> If you travel by foot, you feel that your life is being endangered as you mount a steep flight of cracked and bumpy concrete steps to the lawn in front of the 12-room brick house. . .
>
> At the rear of the house, connected by a breezeway, the caretaker's cottage is orderly and neat and seems to be in good repair.

> In pitiable contrast, a few feet away, you find the rubble of a little building [the Growlery], its wooden roof fallen in, its walls collapsed and only a small brick chimney standing erect. . .
>
> Nearby is a brick carriage house, with great holes yawning where windows were and the brick walls in a general state of dilapidation.
>
> Not far from the carriage house, colored schoolchildren of Washington at one time built a brick wall near a garden area, with a bust of Mr. Douglass. The bust, wrecked by vandals, is now gone and the garden has become a memory.
>
> Beyond it and the brick wall stretch the remaining acres of the Douglass estate, a tangled jungle of trees and bushes.[207]

In addition to this description, a 1951 aerial photograph provides additional detail on the appearance of the property at this time. A large number of trees grew in the vicinity of the house, particularly in the North Lawn and West Glen areas, despite the recent clearing by the FDMHA. Evenly spaced rows of trees appear southeast of the Growlery, suggesting the location of Douglass's orchard. The east glen appears to have been recently cleared or mowed, perhaps part of the clearing efforts completed by the FDMHA (Figure 2-42).[208]

According to Susan Harley in *A Study of the Preservation and Administration of "Cedar Hill,"* "Since [the FDMHA and the NACWC] never dissolved their separate corporate bodies to form one corporate body, the two groups were constantly caught in a series of power plays and the Douglass Home suffered as a result." With tensions rising, the NACWC voted at its 1950 annual meeting to no longer provide funds to the Douglass Home. A year later, the FDMHA donated 0.9 acres of Cedar Hill to the District of Columbia for a public highway and held a ceremony at the site to mark the occasion.[209]

Desperate for funds, in 1952 the FDMHA sold (although under the understanding that they were leasing the land) a portion of the original 14 acres, primarily the unimproved, wooded portion of the property that Douglass purchased in 1887 (Lot 13), to Douglass Glen-Gardens Inc., for an apartment building complex, further reducing the estate to 8.07 acres. The terms of the contract were not only controversial, but between 1952 and 1975 the FDMHA did not receive any money from the transaction. The failed transaction was a major disappointment to the FDMHA and was a last resort to secure the necessary funds to restore the house and improve the grounds.[210] In 1953, Glen-Gardens Inc. built ten garden-apartment buildings on the former Cedar Hill property, accessed via a circle drive (Cedar Street SE) that extended east from 14th Street SE (Figure 2-44).[211]

A severe winter storm in Washington, DC, on February 25, 1956, with wind gusts up to 69 miles per hour, caused major damage to the Frederick Douglass House

Figure 2-43. View of Frederick Douglass Home illustrating the condition of the property in 1961 (NPS).

and other buildings across the city.[212] The storm loosened the metal roof of the house, eventually letting water into the structure and causing portions of the plaster ceiling to fail and fall throughout the house. The storm also likely caused damage to the carriage house and Growlery.[213] The same year the FDMHA and the NACWC decided to form a committee to lobby Congress to have the federal government take over the Douglass property.[214] FDMHA president Emma I. Dickson stated at the time, "I see no alternative at this time since for forty years there has not been a workable solution. . . I am intensely interested in full coordination of both organizations in this matter."[215]

In 1960, the NACWC organized a committee of more than 20 "distinguished citizens" to advise the association on the restoration and maintenance of the Frederick Douglass Home. Led by Mordecai W. Johnson, president emeritus of Howard University, the purpose of the committee, which included educators, government officials, congressmen, and business and civic leaders, was to provide recommendations to the NACWC and the FDMHA on "ways and means of restoring the home and maintaining it as a national shrine."[216] In February 1961, deemed by the FDMHA and the NACWC as "Frederick Douglass Month," the organizations publicly launched an effort to make the Frederick Douglass Home a national shrine and began efforts to raise $100,000 needed for the restoration of the house. At a program at the Sheraton-Park Hotel in Washington, the NACWC officially launched the drive with speakers Sen. Philip Hart of Michigan, Mordecai Johnson, the former president of Howard University, and Benjamin Quarles, a Douglass biographer. At the event, Senator Hart announced that he and Congressman Charles Diggs, Jr., also of Michigan, would introduce bills in

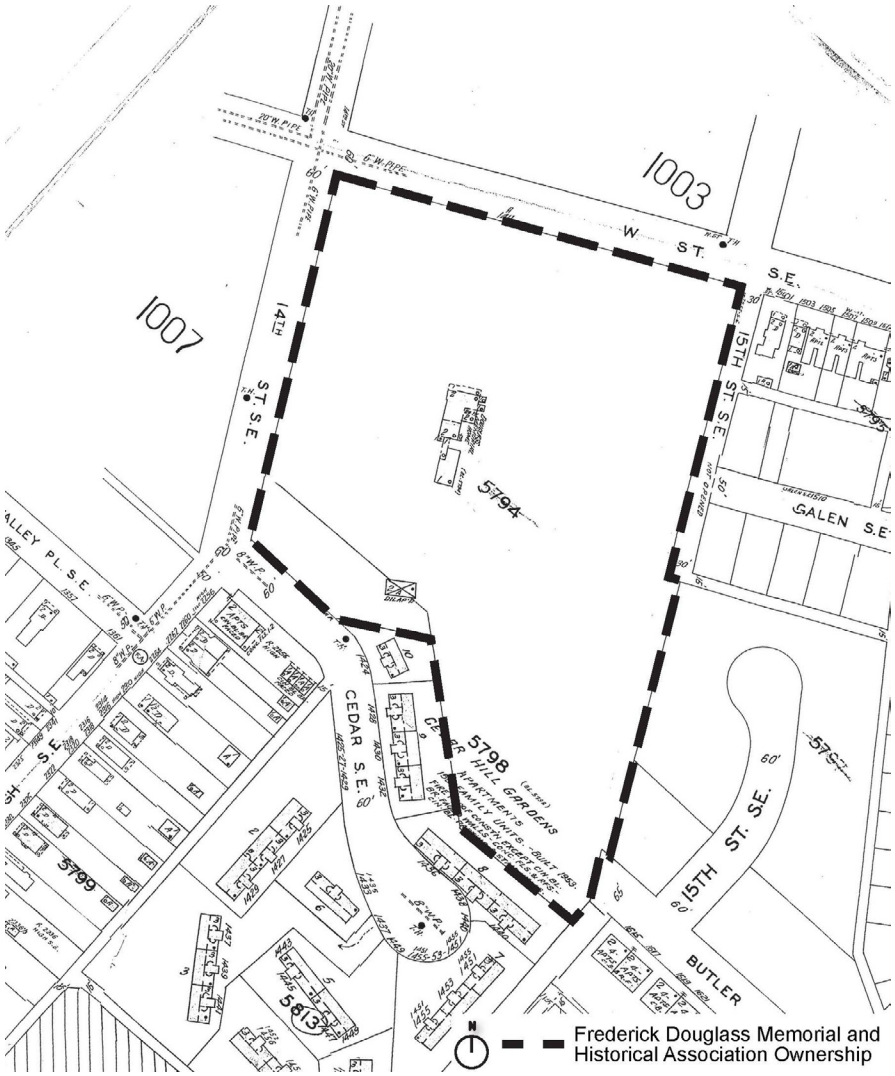

Figure 2-44. Sanborn Fire Insurance Map, 1960, after the sale of land to Douglass-Glen Gardens Inc. (Sanborn Fire Insurance Company).

the Senate and House to make site a "historic shrine." The fundraising effort only brought in $6,000, making it clear that the FDMHA and the NACWC could not raise enough money needed to pay for the upkeep of the property (Figure 2-43).[217]

FDMHA president Mary Gregory and NACWC president Dr. Rosa Gragg jointly led the lobbying effort to transfer the property to the federal government as a memorial to Douglass. Rosa Gragg, who lived in Detroit, Michigan, temporarily moved to Washington, DC, and worked with local members of both the NACWC and the FDMHA in the lobbying campaign. Mary Gregory, who lived in Cincinnati, Ohio, charged Elizabeth Clark, secretary of the FDMHA trustee board and a Washington resident, with representing her at congressional hearings. Other individuals also aided the organizations, including attorney Herbert I. Reid of Howard University of Law, who provided legal advice in connection with the congressional hearings.[218]

It was likely no coincidence that Gragg gained support from members of congress who were from her native Detroit. Gragg later recalled that Congressman Diggs "was like a son" and Senator Hart "was like a brother" to her. Gragg also stated that Senator Hart was so impressed with the greatness of Frederick Douglass that he provided office space and a staff person to aid the lobbying efforts.[219] Senator Hart and Congressman Diggs sponsored the legislation to make the property a national memorial and first introduced the bill in August 1961.[220] Senator Hart stated, "Here in our National's capital, where people come not only from all over the United States but all over the world, such a national historic shrine would bring home to countless thousands of visitors the true meaning of democracy and make us even more its showcase."[221] In September 1961, the Advisory Board on National Parks, Historic Sites, Buildings and Monuments recommended to the Secretary of Interior that the Frederick Douglass Home become a unit of the National Park Service's National Capital Parks.[222]

Senator Hart reintroduced the bill at a hearing of the Public Lands Subcommittee of the Senate Interior Committee in May 1962 with amended language specifying that the property would become part of National Capital Parks and administered by the Department of the Interior.[223] According to the *Washington Post,* Gragg testified that "her organization is ready to donate the house and grounds to the government." Also at the hearing in support of the bill was Elizabeth E. Clark of the FDMHA, Frank E. Harrinson of the National Park Service, and Mordecai Johnson.[224] The senate approved the bill in July 1962. [225]

On September 5, 1962, President John F. Kennedy signed Public Law 87-633, which allowed the Department of the Interior to accept the donation of the Frederick Douglass Home from the FDMHA as part of the National Park System (Figure 2-45). In his remarks, given in his office at the White House, President Kennedy stated, "It is fitting that [Douglass's] home in Anacostia should pass into public ownership and protection as a memorial to his contributions to human welfare, and the advancement of human dignity, and as an inspiration to all."[226]

On June 25, 1964, Cedar Hill officially became part of the national park system. Secretary of the Interior Stewart L. Udall accepted the deed to the property as a gift from the FDMHA at a ceremony held on the site with over 500 people present. Attending the ceremony were Sen. Philip A. Hart and Rep. Charles C. Diggs; Mary E. C. Gregory, president of the FDMHA, Rosa Gragg, President of the NACWC; and George A. Hartzog Jr., Director of the NPS. Although ceremony attendees were able to participate in a tour of the house, the site would not open to the public until the NPS was able to complete the restoration of the house and make it safe for visitors.[227]

Figure 2-45. President John F. Kennedy at the signing of Public Law 87-633 on September 5, 1962. From left: Sen. Philip Hart, House Speaker John McCormack, President of NACWC Rosa L. Gragg, Rep. Charles C. Diggs, FDMHA President Mary Gregory, and the grandson of Frederick Douglass, Joseph Douglass (*Washington Post* 6 September 1962).

The NPS's acquisition of the Frederick Douglass Home came as part of the agency's Mission 66 program, an ambitious capital improvement program intended to dramatically improve, expand, and modernize the national park system by 1966, the 50th anniversary of the NPS. In addition to improved park amenities, such as administrative buildings, comfort stations, and visitor centers, the billion-dollar program also allowed the NPS to acquire 78 additional park units, an increase of almost 40 percent over the 180 parks in the system at the beginning of the program in 1956. In addition to the Frederick Douglass Home, the NPS acquired the home of Booker T. Washington in Franklin County, Virginia in 1956. These properties, both homes of prominent African Americans, represented themes not previously represented in the national park system.[228]

Landscape Condition

The Historic Period Plan for 1964 **(HP3)** illustrates what is known concerning the landscape condition at the conclusion of this period.

Stewardship efforts of the FDMHA and NACWC resulted in the gradual transformation of the cultural landscape during the first half of the 20th century. In 1964, the landscape demonstrated different layers of landscape features. The character of the grounds associated with the Douglass family domicile and gentleman's farm shifted toward a more ornamental and institutional landscape between the 1920s and 1940s. The overall property reflected a smaller size, with the southern portion sold in 1952 and developed into housing. A small house for an on-site caretaker was built immediately behind the residence. A small number of memorial features was erected such as the sundial next to the front steps in the North Lawn, a brick memorial wall south of the Caretaker's Cottage, a water fountain southwest of the house, and two brick piers at the driveway entrance. A large sign identifying the museum was located in front of the Frederick Douglass House.

By the 1960s, maturation of the landscape and changes in maintenance resulted in the deterioration of landscape features. The diversity of land cover present during the Douglass era became less complex with the abandonment of most gardens and fields; however, the former garden or field in the valley east of the residence continued to be cultivated with unknown crops into the 1950s. Woodland cover expanded across the southern and eastern portions of the property that once contained an orchard, planted terraces, and a well. Trees grew, patterns of ornamental shrub plantings eroded, and most of the smaller structures became ruins, including the Growlery, barn and chicken coop, and the guest house. Brick paving remained within the eastern half of the carriage house and stable footprint. Near to the residence, remaining shrubs grew along the slopes and groundcover plants continued to cover the steep hillside. The driveway ended at the top of Cedar Hill in a wide gravel area that once served as Douglass' croquet lawn.

Legend

- Lot boundary
- Building
- Building foundation
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Deciduous shrub
- Woodland
- Groundcover/bed
- Lawn
- Grasses/rough turf
- Field /garden
- Brick
- Gravel
- Concrete
- Fence
- Overhead Electric
- Wall
- Approximate terrace location
- 2 foot contour (2019)

Notes and Sources

FRDO Photograph Archives
1951 Aerial Photograph
1967 FRDO Master Plan
1969 Anna Coxe Toogood, Frederick Douglass Home Historic Grounds Report
1972 and 1975 Topographic Surveys
1970 Restoration Interpretation Drawings
1970 Restoration of Douglass Home Drawings

50 0 50 100 150
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
HP3	CLR HISTORIC SITE DRAWINGS 1964 LANDSCAPE FREDERICK DOUGLASS NATIONAL HISTORIC SITE AREA 1 NATIONAL CAPITAL WASHINGTON, D.C.	FRDO 833 173683
		PMIS/PKG NO. 238103
		DATE 08/27/2020

Figure 2-46. View of Frederick Douglass House, 1963 (HABS).

NATIONAL PARK SERVICE: 1964–2019

Initial Studies and Improvements by the NPS

With the NPS acquisition of the property came a flurry of studies on the property as the agency worked toward rectifying years of neglect. The NPS completed Historic American Buildings Survey (HABS) documentation of the house (1964) as well as Historic Structure Reports (and initial study in 1965 and a Part I in 1968) (Figure 2-46 and Figure 2-48). In addition, the NPS completed a Master Plan (1967), an interpretive prospectus, and a Historic Grounds Report (1968), which focused on the surrounding landscape of the property.

The 1964 HABS report aptly described the poor condition of the house and grounds at the time the NPS took over the property:

> At the time of this inspection in June 1964, the house stood in a moldering and untouched state. The structure had experienced little vandalism or damage from fire or earthquake. The grounds were overgrown and the building suffered from the lack of paint and proper roof. The interior of the house showed signs of severe settlement and most rooms were not square in the vertical or horizontal direction. Floors had pulled away, moldings no longer fitted and the main mantels on the first floor showed signs of moving away from the walls. In places the floor was rotted through and many soft places indicated that the timbers below the floors were either rotted or termite eaten. Some of the exterior blinds were missing and a few windows broken. None of the mechanical equipment was operative . . . [although] the house was equipped at one time with electric lights, plumbing and hot air heat. The fabric of the house did not seem sound but the furniture and pictures were all in place as were all of the other household items (see Figure 2-46 and Figure 2-48).[229]

As the house and site remained closed to the public, minor improvements were made to the grounds. In August 1967, First Lady "Lady Bird" Johnson, toured the grounds at Cedar Hill to see the work of Project Trail Blazers, a privately funded program that paid 13- to 15-year-olds to work on beautification projects and was spearheaded by Mrs. Johnson and her Committee for a More Beautiful Capital. At Cedar Hill the youth cleared land for a picnic area and built outdoor tables.[230] Photographs suggest that the picnic area was located behind the house and south of the brick memorial arch (see Figure 2-34).[231] In 1968, the NPS improved the entrance to the drive near the corner of W and 14th streets SE with new plantings. Landscape plans indicate that the planting areas included boxwoods, English ivy, lemon daylily, jonquils, Wichura roses, and a pink crape myrtle. The project, which kept the existing entrance gate posts built by the NYA, included building brick-lined planters and brick paving along the W Street SE sidewalk.[232]

In 1968, the FDMHA expressed concern that no progress had been made on the restoration of the house and grounds. Senator Hart wrote to Mary Gregory, president of the FDMHA in July 1968, updating her on the NPS's progress. Hart reported that "Admittedly, the situation is disappointing. Although the grass is now being cut and basic steps are being taken toward restoration, the present appearance of the place is deplorable." Hart confirmed the completion of the NPS studies, that the NPS had a stabilization crew working on and off for the last six months on the house, and that the grounds were being surveyed.[233] In response to the FDMHA's concern with the lack of progress on the restoration, in 1969 National Capital Region (NCR) Director Nash Castro offered to plant some "attractive flower beds at appropriate places on the grounds" as well as to start "at least a weekly Summer in the Parks program on the grounds of the house." Castro also indicated that the NPS would upgrade its informational publication on the historic house and develop an outdoor interpretive exhibit.[234]

Delays on the restoration were due to the lack of funds to complete the project. NPS studies revealed that the house required extensive repairs as a result of serious damage caused by termites and water infiltration. Although it was recognized at the time the NPS acquired the property that extensive repairs might be needed, funding for this purpose was limited to $25,000 with the hope that additional funds would be provided by private donations and from money generated by the FDMHA's erroneous six-acre lease to Glen Garden Apartments Inc. (also shown on maps as the Cedar Hill Garden Apartments). The donations or proceeds from the apartments never came to fruition (since the association sold the land instead of leased it), which left meager funds to restore the property.[235] With the support of Senator Hart and Congressman Diggs, Congress requested additional funding in 1969 that would restore the house,

rehabilitate the furniture, and pay for additional studies. At a rally held at the site in March 1969, Hart told a group "If we can afford to send three men around the moon, to build an anti-ballistic missile system, we surely can afford to restore this home in the name of racial unity."[236] Congress approved and President Richard Nixon authorized the bill in November 1969, paving the way for the much-needed improvements.[237] Additional studies followed, including the architectural data of the Historic Structure Report (Part II in 1970), Historic Furnishing plans (1971-1975), and archeological investigations (1973).[238]

Figure 2-47. View of rear of caretaker's house and Frederick Douglass House, 1963 (HABS).

Figure 2-48. View of the interior main stair of the Frederick Douglass House during restoration, 1971 (HABS).

Figure 2-49. View of east parlor of the Frederick Douglass House during restoration, 1971 (HABS).

The restoration of the house required expansive work to correct decades of minimal upkeep. Its foundation was repaired and repointed and in some instances, completely rebuilt. Additional repairs were made to the exterior, including the reconstruction of the front porch floor and steps. All of the moldings, fascia, modillions, and soffits of the cornice were removed and repaired and insect infested or rotted portions were replaced in kind. On the interior, many of the original floors on the first floor required replacement and due to water damage, the plaster walls and ceilings were completely removed and new lath and plaster installed (Figure 2-48 and Figure 2-49). The "sanitary closet" on the southeast side of the house, built by the FDMHA in the 1920s, was removed and the two-story addition on the southwest side of the house, shown in photographs from the 1890s, was reconstructed.[239] As part of the multi-year restoration, a retaining wall that lined the property along W Street SE was demolished and replaced.[240] Between 1964 and 1972 the NPS also removed the circular drive behind the house and constructed a gravel parking lot in its place.[241]

On February 14, 1972, Frederick Douglass's birthday, the NPS formally dedicated and reopened the Frederick Douglass Home to the public. Over 2,700 visitors came to see the newly restored house and furnishings. Announcing the official opening, Secretary of the Interior Rogers C. B. Morton said, "Under President Nixon's mandate to promote the preservation of our historic legacy, it is appropriate that all Americans now will be able to visit the home of a man who never hesitated to remind us that our future demands that we strive constantly to be a united people." The NPS and the FDMHA collectively conducted the dedication ceremony.[242] Director of the NPS George B. Hartzog Jr. called

the restoration "one of the most complete and accurate" in the national park system.[243]

The Visitor Center

Between the opening of the site in February 1972 and the following August, approximately 46,000 people visited the Frederick Douglass Home, including as many as 800 school children from the District and surrounding suburbs.[244] The NPS reported that the number of visitors amounted to three times as many as was expected. Responding to the number of visitors, the NPS announced in November 1972 that it was ready to approve a $130,000 visitor center on the grounds and hired Washington, DC, architect Robert J. Nash to design the building.[245] Neighborhood residents also hoped that the new visitor center would be joined by a $7 million African American arts center. Nash explained that both the visitor center and the arts center would be built partly underground and into the side of the hill by design, "so as to completely respect the historic preservation of the site." According to Nash's initial plans, the 30,000 square-foot arts center was to have a 400-seat auditorium open to local and national theater groups, a black studies library, practice rooms for music students, a workshop for visual and graphic arts, and a studio for the culinary arts "to promote and preserve the art of soul-food cooking."[246]

Although the arts center had local support, NCR Director Russell E. Dickenson had "some doubts on the wisdom" of the inclusion of the center. Dickenson stated that although the NCR had not taken an official position at that time, "my preliminary judgement is that maybe we're trying to do the right project in the wrong place. We're concerned about the impact on this historic property." Dickenson noted that there were other NPS lands along the Anacostia River that might be a better location for the arts center. He also thought that getting $7 million of federal funding would be "rough sledding" and would take a special congressional appropriation requested by NPS Director George B. Hartzog.[247] Plans for the arts center never moved forward.

Progress on the visitor center also stalled, likely due to funding issues. In 1979, the *Washington Post* reported that the House was expected to approve an Omnibus Parks Bill that included $937,000 to "complete construction of the visitor center, parking, walks and landscaping."[248] In 1980, the NPS announced that it awarded a $602,400 contract with the Jonal Construction Co. of Silver Spring, Maryland, to build the approximately 2,000-square foot visitor center. Following architect Robert J. Nash's 1972 plans, the visitor center was built partially underground on the northeastern slope of the property within the east glen (Figure 2-50). In addition to housing an information center and restrooms, the building included

Figure 2-50. Rendering of the Visitor Center by Robert J. Nash, ca. 1972 (NPS).

an exhibit area and a 50-seat audio-visual room that could also be used as a community meeting room. The focal point of the building was a life-size bronze statue of Frederick Douglass by sculptor Ed Dwight of Denver, Colorado. NPS landscape architect Steve Elkinton developed the landscape plan for the site.[249] In September 1980 the NPS held a groundbreaking ceremony for the new visitor center. Participating in the ceremony were Fannie Douglass, great granddaughter-in-law of Frederick Douglass; Manus J. Fish, director of the NCR; James Joseph, undersecretary of the Department of the Interior; Ira J. Hutchinson, deputy director of the NPS; Maxine Boyd, President of the FDMHA, and others.[250]

Although the NPS anticipated that the visitor center would be completed by September 1981, damage caused by vandals delayed its opening. Workers on the site complained of being pelted with rocks. Additional damage occurred when the vandals tore the roof insulation from the building and scattered it in the adjacent woods, stole construction equipment, and broke into the nearly completed visitor center. Fencing around the construction area and additional patrols by US Park Police did not deter the vandalism. The construction project manager told the *Washington Post* that the site of the Visitor Center formerly served as a baseball field for neighborhood youths and said, "I don't know if it's a vendetta or what."[251]

Finally, on February 13, 1982, the NPS held a ceremony at Cedar Hill to officially open the new visitor center. The *Washington Post* reported that the total cost of the new building and its associated improvements to the site cost $1.3 million. As part of the visitor center the NPS constructed an adjacent 31-car parking area, located on the east side of the building, as well as a stairway and a path that connected the

visitor center with the driveway. While the existing vegetation along the southeast side of the parking area was retained, the improvements also included adding trees and shrubs around the perimeter of the parking area, visitor center, and paths.[252]

Grounds Restoration

Concurrently with the construction of the new visitor center, other improvements were made to the grounds of Cedar Hill in the early 1980s, following a landscape restoration plan developed by Craven Reeves in the late 1970s. Following an archeological investigation, in 1981 the NPS reconstructed Douglass's Growlery on the original site of the building and built a stone pathway to connect the building to an existing brick walk on the east side of the house. The NPS also made improvements to the driveway and replaced asphalt curbing with brick, removed the parking area south of the Caretaker's Cottage, and rebuilt the circular drive, although not at its historic location due to air conditioning and electrical units installed on the west slope during the 1972 restoration. Additional improvements included new brick walks along the east and west sides of the house, improvements to the existing brick walks, and the addition of handrails on the front steps (Figure 2-43 suggests that handrails present in 1930s photographs had been removed by the 1960s). The drawings for the project indicate that a non-historic stone wall, which bordered the south side of the entrance road near the parking area and likely served as a retaining or barrier wall, was also removed.[253]

On February 12, 1988, the Secretary of the Interior Donald P. Hodel designated the property by secretarial order (76 STAT. 435) the Frederick Douglass NHS. The purpose of the new designation was to give the property a title that reflected its national significance and "the nomenclature of comparable units of the National Park System."[254] In November 1988, the metes and bounds descriptions of the Frederick Douglass NHS were revised to include an additional parcel of land that was donated by the FDMHA. When the FDMHA transferred the property to the Department of the Interior in 1964, it included 8.08 acres of land. The additional land (Square 5813, Lot 806) contained .45 acres, making the Frederick Douglass NHS a total of 8.53 acres (Figure 2-51).[255] After the acquisition of the additional parcel, the NPS constructed a metal rail fence around the perimeter of the property between 1989 and 1993.

Additional Improvements and Preservation

In the early 2000s, the non-profit organization Frederick Douglass Gardens Inc., founded by Anacostia Garden Club member and president Diane Dale, partnered with the TKF Foundation, (a private grant-making foundation that partners with

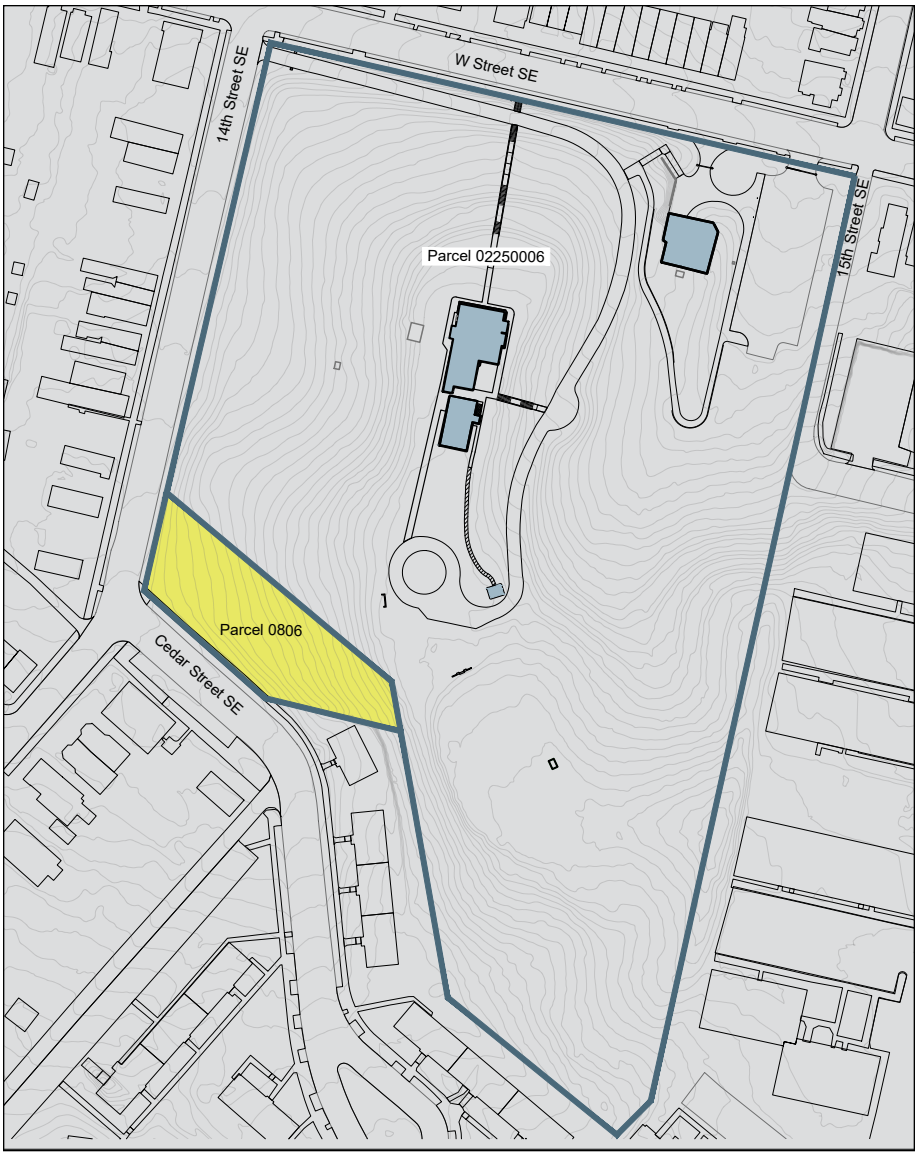

Figure 2-51. Map illustrating Parcel 806 (QE 2019).

organizations to create "sacred places" to increase a sense of community) to create a memorial garden that Anacostia residents could enjoy. Initially planned at a location near the local Anacostia library, opposition led Douglass Gardens Inc. to establish a public-private partnership with the NPS and to relocate the plans for the garden to Cedar Hill. Designed by Anne Gleeson of Environmental Restoration LLC, the garden was built adjacent to the south side of the visitor center parking area in 2003, despite the fact that NCR staff determined that the installation of the garden would adversely affect the historic integrity of the site.[256]

The NPS completed several landscape documentation studies in the 2000s including a Historic American Landscape Survey (HALS) of a large white oak that stood near the northeast corner of the house in 2006 followed by a Cultural Landscape Inventory of the site in 2007 (Figure 2-52). In 2011, the NPS prepared

a Landscape Preservation Maintenance Plan to assist with the care of historic landscape features of the site including vegetation, paths, and other landscape elements. The HALS program also documented a southern magnolia tree along the east side of the house in 2012.[257]

In July 2005, lightning struck a tree on the west side of the Caretaker's Cottage and caused a large tree limb to fall on the building's roof and punch a hole in the roof above the site manager's office. Consequently, an emergency roof replacement took place in the fall of 2005.[258] Other work needed on the cottage, such as exterior painting and window restoration, also occurred in the fall of 2005. Site improvements occurred between 2005 and 2006. The NPS rehabilitated the entrance drive by milling and repaving the drive and replacing broken brick curbing. The project also included the rehabilitation of lighting in the parking

Figure 2-52. Photograph of the white oak tree that stood on the northeast side of the house, 2006 (HALS).

lot and adding an underground drainage system for the Caretaker's Cottage.[259] Lightning struck again in 2008, killing the large white oak that had been documented by HALS in 2006. The tree was removed from the site by 2010.

After 30 years had passed since the NPS's initial restoration of the property, the house was once again in need of restoration by the early 2000s. In April 2007, the NPS marked the completion of a three-year restoration project of the house and grounds with a ribbon-cutting ceremony. The $2.7-million-dollar project used historic photographs and new technology to restore the house to the years Douglass lived at Cedar Hill. The HVAC system was upgraded to correct a massive mold problem behind the wallpaper. Lead paint around the windows and exterior of the house was removed. The project included taking and analyzing over 300 paint samples to determine the colors used while Douglass lived in the house. White before the restoration, the house was painted a grayish brown that replicated the color that Douglass had painted the house around 1892. Site work included resurfacing the entrance drive, the repair and realignment of curbing along the drive, and the additional lighting along the accessible walk from the visitor center.[260]

On February 17 and 18, 2018, the NPS welcomed over 5,000 visitors to Cedar Hill, kicking off the year-long bicentennial of Frederick Douglass's birth (Figure 2-52). The festivities allowed visitors a glimpse of the life of Frederick Douglass and

Figure 2-53. Visitors at the Frederick Douglass National Historic Site to celebrate the bicentennial, February 18, 2018 (NPS).

how he lived as a global activist through tours of his home, musical performances from Douglass's era, and remarks from guest speakers and presenters, including school children who were the winners of the 2017 Frederick Douglass Oratorical Contest. Kenneth B. Morris Jr., the third-great-grandson of Frederick Douglass and the co-founder and president of the Frederick Douglass Family Initiatives, served as the honorary guest speaker during Saturday's opening ceremony. Attendees were also able to enjoy remarks from Robert G. Stanton, Former Director of the National Park Service and Member of the Advisory Council on Historic Preservation, David Blight, author and award-winning historian, and Leigh Fought, renowned Douglass historian.[261] The two-day celebration marked the beginning of special tours and events throughout February that honored Frederick Douglass.[262]

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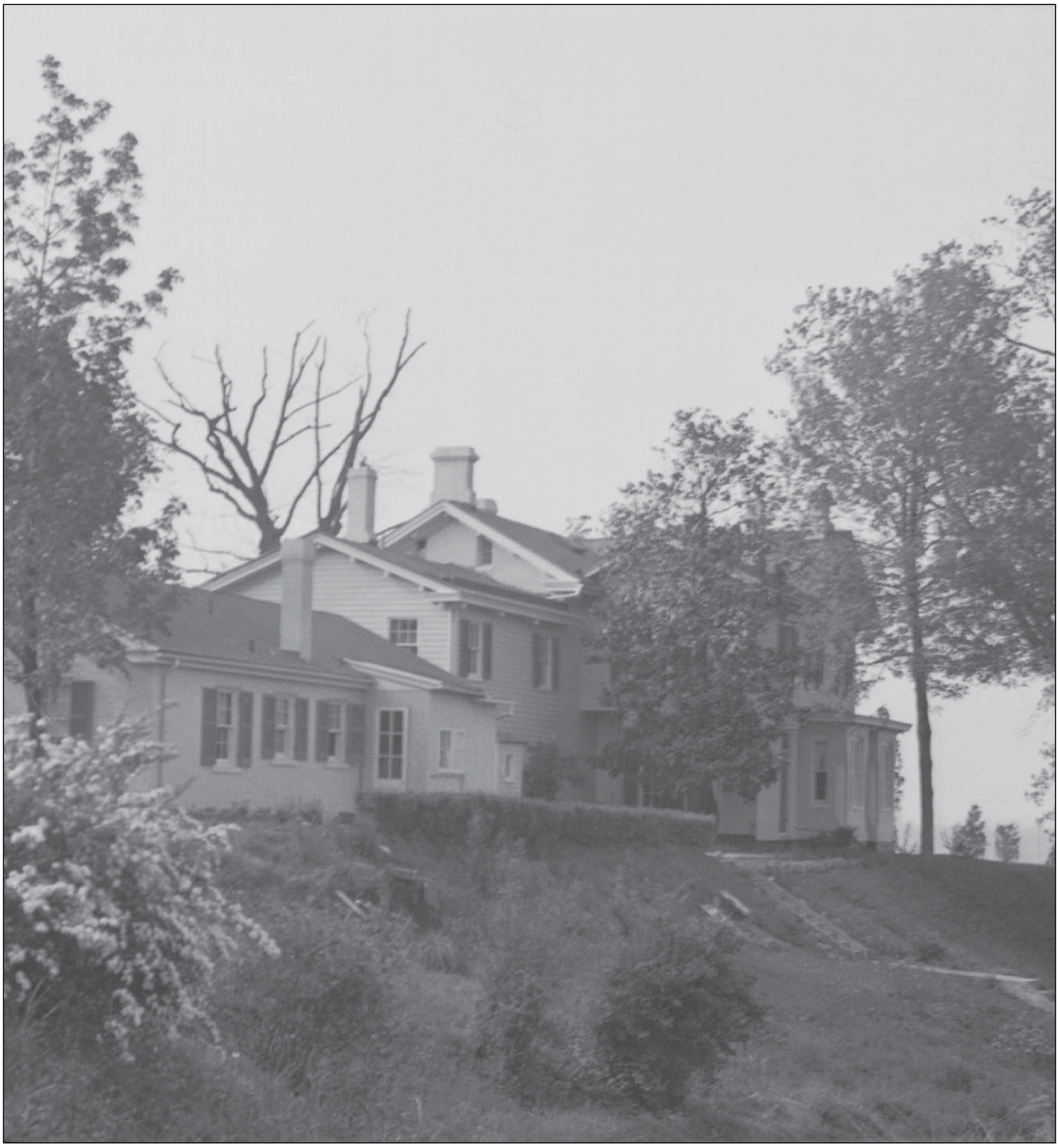


CHAPTER 3

CULTURAL LANDSCAPE EXISTING CONDITION AND LANDSCAPE ANALYSIS

Chapter title page: View of Cedar Hill from the southeast, ca. 1930 (NPS).

Chapter 3: Cultural Landscape Existing Condition and Analysis

This chapter documents the existing condition of the Frederick Douglass National Historic Site cultural landscape and provides an analysis of landscape integrity organized according to nine landscape characteristics: natural systems and topography, spatial organization, land use, views and vistas, vegetation, circulation, buildings and structures, constructed small-scale features, and ecological sites. Landscape characteristics are the tangible and intangible features and elements of a landscape that, individually and collectively, give a landscape character and aid in understanding its cultural value.[1] Definitions of the individual landscape characteristics are provided in the terminology section at the end of this report.

A site survey was conducted in November 2018 to record conditions within the 8.53-acre study area (Figure 3-1). The 2013 Frederick Douglass National Historic Site Cultural Landscape Inventory (CLI) and NPS Geographic Information Systems (GIS) data provide a basis for documentation of the landscape condition.[2] Plan drawings illustrating existing conditions are included at the end of this chapter. Plan drawings consist of **EC1 through EC4,** containing the following information:

- EC1: Study Area Existing Condition (1" = 100')
- EC2: Hilltop Existing Condition (1" = 60')
- EC3: Existing Vegetation (1" = 100')
- EC4: Contributing Features (1" = 100')

Landscape integrity is summarized for the overall landscape according to the seven aspects integrity defined by The US Secretary of the Interior. Next, the five Landscape Character Areas are described. This is followed by a list of character defining features. Existing condition and analysis for each landscape characteristic follows, including a table summarizing feature significance at the end of each section. In the tables, feature significance is identified as contributing, non-contributing or missing.

CONTRIBUTING FEATURE

An aspect, quality or characteristic of a cultural landscape that contributes significantly to its physical character.

NON-CONTRIBUTING FEATURE

An existing aspect, quality or characteristic of a cultural landscape that does not contribute to its significance.

MISSING FEATURE

An aspect, quality or characteristic of a cultural landscape that contributed significantly to its physical character but is no longer extant.

Understanding which features are contributing, non-contributing, or important but no longer extant, provides a foundation for decision-making to guide recommendations for future treatment of the landscape.

SUMMARY OF LANDSCAPE INTEGRITY

Integrity is the ability of a property to convey its historic significance. In order to retain integrity, a landscape must maintain the identity for which it is significant. The US Secretary of the Interior defines seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association.

The analysis in this chapter is predicated on the Statement of Significance in Chapter 2, which explains that the property is significant under Criterion B for its association with Frederick Douglass during the years that he lived on the property, 1877 to 1895, and under Criterion A for its association with the 19th century movement to preserve African American sites, which expands the period of significance through 1964.

The cultural landscape of the Frederick Douglass National Historic Site generally retains integrity to the period of significance that includes both Frederick Douglass's Cedar Hill and the Frederick Douglass Memorial and Historical Association (FDMHA) eras. One area of exception is the northeast corner of the property known as the East Glen. Historic integrity is not present at the north end of this area due to changes to historic character and features related to the addition of the Visitor Center, parking lot, and an ornamental garden. With the exception of the East Glen, the landscape retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Location

The cultural landscape of the Frederick Douglass National Historic Site continues to occupy its historic location on a hilltop overlooking the Anacostia River and the monumental core of the District of Columbia. Collectively, the features that contribute to the significance of the cultural landscape have remained in their original locations and maintained their original relationships.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The study area is a vernacular, residential landscape that reflects the enduring place-making of the Douglass family and later commemorative overlays. Changes and additions related to NPS management have not substantially altered the historic design of the cultural landscape. Broad vegetation patterns generally reflect historic precedent and contribute to the integrity of the site; however, nearly all plant material and planting areas reflect the NPS period. Characteristic elements of circulation such as the north and east brick walks and the carriage pull-over along the curvilinear driveway reflect

historic design. The landscape retains integrity of design as extant layout, terraces, circulation patterns, and buildings combine to reflect historic design.

Setting

Setting is the physical environment of the cultural landscape. The Frederick Douglass House continues to be a large and prominent property within the urban community of Anacostia in southeast Washington, DC. The site retains its prominent position on a hill above the surrounding neighborhood from which it is visually separated by topography and vegetation. Although sale of the southwestern lot in the twentieth century coincided with densification and the rise of multi-family units, the setting of the property remains distinct from its evolving context. In contrast to the physical buffer between the property and the neighborhood, community connections have never been severed. The study area possesses integrity of setting.

Materials and Workmanship

Materials are the physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic property. Materials are closely related to workmanship in a cultural landscape, which is the physical evidence of the crafts of a particular culture or people during any given period. Features with intact materials from the Douglass era include the Douglass House and the earthen terraces on the north lawn and East Glen, which are intact and in good condition. The Caretaker's Cottage, brick walks of the hilltop, and the brick entry piers also demonstrate integrity of materials and workmanship from the commemorative era. Overall, integrity of materials and workmanship is affected by past alterations. Changes to or loss of designed planting patterns, walkway and drive surfaces, outbuildings, small-scale site features result in challenges to the expression of historic materials and workmanship. Despite the changes, the overall cultural landscape demonstrates integrity of materials and workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The remarkably strong aspects of landscape character exhibited by topography and the location of the house in its elevated, pastoral setting facilitate the integrity of feeling. Although aspects of spatial organization, land use, and vegetation differ from the period of significance, their impacts on the overall perception of historic character are minimal. The study area feels like it was the private, domestic oasis of Frederick Douglass and thus demonstrates integrity of feeling.

Association

Association is the direct link between the important historic event or person and a cultural landscape. The property retains strong associations between the existing landscape and the national figure of Frederick Douglass as reflected in the landscape during both eras within the period of significance, Frederick Douglass's Cedar Hill (1877-1895) and the Frederick Douglass Memorial and Historical Association (1895-1964).

LANDSCAPE CHARACTER AREAS

In order to organize the information of this report, the Douglass landscape is divided into five Landscape Character Areas (LCAs) (Figure 3-11). Divisions between LCAs relate to land cover, land use, and proximity to the centrally located Douglass House.

- North Lawn
- East Glen
- Woodland
- West Glen
- Hilltop

The names, sequence of areas, and general configuration of the LCAs are based on the management zones established by the Frederick Douglass National Historic Site Preservation Maintenance Plan, 2011.[3] Maintenance concerns related to land cover relate to the division between LCAs. For example, while both the Woodland and south part of the Hilltop contain canopy trees, the Hilltop has an understory of lawn on relatively level ground. In contrast, the Woodland contains a dense understory over sloped terrain.

North Lawn

The North Lawn is characterized by two broad terraces that form a plinth for the house on the Hilltop and accentuate its prominence from W Street SE. A single brick stairway connects the street to the front porch of the residence and divides areas of trees over grass (Figure 3-2).

During the historic period, the north lawn was visible upon approaching the house from W Street SE. Its chief historic characteristics were the series of terraced slopes that rose to the hilltop, and the flight of steps used to navigate them. The vegetation in this area was meadow-like with a mixture of large deciduous trees over grass, clover, and other herbaceous plants. Red-cedars and a small number of Norway spruce that were likely planted by Frederick Douglass

also grew in this area. The length of the grass on the north lawn, as in other areas, was most likely determined by grazing animals. Aside from the arrangement of trees along the north steps, most trees were randomly spaced on this section of the property. By 1893, the driveway parallel to W Street SE was in place. It is not known if there was a fence along the front of the property during the historic period.[4] After Douglass's death, an ornamental character dominated the site and additional trees and shrubs were planted. Documentation suggests that during the 1920s the National Association of Colored Women's Clubs (NACWC) paid to "make slight changes on the contours of the terraces" near the north steps.[5] While plantings matured and some trees were lost and replanted, the general character of the North Lawn persisted throughout the period of significance.

Major additions to the North Lawn by the NPS after acquisition in 1964 include: entrance gate plantings, evergreen trees, ivy beds along W Street SE, driveway and walk materials, signs, and the perimeter fence at street level. Most existing, deciduous trees in the north lawn are descendants of 19th century trees that were self-seeded from surrounding trees. The eastern red-cedars found today were planted in 1977, or are replacements of the 1977 plantings. The age of the existing Norway spruce near the front of the house is undetermined but historic photographs indicate its presence dates prior to 1964. Despite modern utility wires and poles, the addition of the fence, gate, and the planting of turf grass and ivy, the appearance of the sloping North Lawn and Douglass House in the background is, in many ways, similar to its historic appearance.[6]

East Glen

The East Glen is primarily characterized by the broad lawn which slopes east from the Douglass House toward the Visitor Center and the parking lot. The area also contains an pedestrian ramp and an ornamental garden.

The character of the East Glen is reflective of its vegetation and consists of shrubs, annuals, perennials and a small number of ornamental trees in the garden; trees and shrubs used to screen the edges and walls of the Visitor Center; trees and ground covers that surround and soften the edges of the Visitor Center plaza and parking lot; and, the woodland edge.[7] Runoff and the subsurface flow of water through the valley of the East Glen causes issues with seepage onto paths in the area.

The Garden at Cedar Hill is an ornamental garden that has been present between the south end of the Visitor Center parking area and the woods along the east property line since 2003 **(EC2)**. The garden was conceived in the 1990s by neighborhood resident and president of the Anacostia Garden Club, Diane

Dale, as an opportunity to connect the community to the historic site. The site was established through formation of the non-profit organization Frederick Douglass Gardens, Inc. Nature Sacred.[8] TKF Foundation designed the garden with contemplative elements on behalf of the NPS and its non-profit partner organization.

Historically, the East Glen contained a large garden plot and a well that served as a primary water source for the house. These features were accessed by wooden steps that descended from a carriage turnaround east of the house. The current drive has been built to recapture the layout of the carriage turnaround. The wooden steps, a split rail fence along the drive, well, and garden plot are not extant.

The character of this area has been altered due to the loss of most historic landscape features, encroachment of the woodland edge on the valley of the glen, and the addition of numerous features related to the Visitor Center and the Garden at Cedar Hill in the northeast corner of the LCA.

Woodland

The Woodland is a mixture of native and non-native trees, shrubs, and vines. It is a disturbed area, with a number of invasive plants dominating the understory. Prominent tree species include black cherry (*Prunus serotina*), American beech (*Fagus grandifolia*), various oaks (*Quercus spp.*), common hackberry (*Celtis occidentalis*), black locust (*Robinia pseudoacacia*), a dwindling number of ash (*Fraxinus sp.*), and the invasive tree-of-heaven (*Ailanthus altissima*).

Historic correspondence includes romantic descriptions of strolling through the Woodland at Cedar Hill. Views east from the Douglass House looked over portions of the Woodland; however, the exact location and historic extent of the forest cover is not known. During the Douglass period, the property included almost six, partially-wooded acres located to the south of the current boundary.

Since the 19th century, the Woodland has encroached toward the north of the property. Photographs confirm that Douglass planted a fruit orchard to the south of the Growlery that extended to the upper slopes of the East Glen, which pertains to the Woodland today. A well that existed during the Douglass era adjacent to a garden is located within the area now known as the Woodland.

Historically a drive led east from Douglass's property and behind the orchard to the neighboring Pitts family property. The non-extant feature is not evident in

Figure 3-1. Study area and Landscape Character Areas.

the Woodland today. Its extent and duration during the Douglass period is not known.[9]

The existence of the Woodland in the modern landscape of the property is significant, despite the fact that its location and extent do not accurately reflect what existed during Douglass's time. The remaining Woodland is a unique landscape feature within the context of a dense, residential neighborhood. It serves as a visual buffer between the Douglass property and the urban neighborhood and remains as an extant, historic aspect of the cultural landscape.

West Glen

The West Glen consists of convex and concave slopes scattered with trees over lawn. The western perimeter is bordered by a perimeter fence on the west side. Toward the hilltop and west of the house, trees and shrubs screen a submerged, concrete utility box.

During the Douglass period, trees over grasses were interspersed with specific vegetative features. The lower slopes of the West Glen contained vegetable and flower gardens, fruit trees, and a rectangular plot of corn that was likely grown for animal feed. Toward the south of the West Glen, Douglass built a new driveway after changes were made to W. Street in 1892. The drive meandered from the southwest section of the property and terminated at the top of the slope. The drive was abandoned and grades were repaired after Douglass built the current driveway that entered the property from the northwest in 1894.

Figure 3-2. Area 1: North Lawn from the driveway below the lower terrace (QE, 2018).

During the Douglass period, unknown portions of the slopes were likely planted with strawberry, sweet potato, and honeysuckle vines.[10]

The West Glen is characterized by a ground plane of grass with a canopy of trees; however, evidence of garden plots, orchards, or other special planting is not evident. A single non-historic pear tree located west of the Caretaker's Cottage is the only feature of the West Glen that evokes the agricultural tradition in this area. Despite changes over time, spatial organization of the area is intact and the broad slopes remain dotted with specimen trees.

Hilltop

The Hilltop, or upper terrace that surrounds the Douglass House, is the historic and contemporary epicenter of the study area. Commanding views to the north reveal the core of Washington, DC, beyond the Anacostia River. Vegetation includes trees over lawn, shrub masses, and flower beds. Brick and flagstone walkways lead visitors around the buildings, including the Douglass House, Caretaker's Cottage, and Growlery (reconstructed in 1981). A driveway ascends the hill, passes a carriage turnaround, and ends in a circular roundabout that accommodates a small number of parked vehicles near the Growlery.

Frederick Douglass and his family and friends gathered together outdoors on the Hilltop. There they could enjoy views over the city to the north or views of the gardens, orchards, fields, and woods to the west, south, and east. In the summer, chairs, benches and hammocks provided outside seating. Games and other activities took place on the shaded back lawn, known as the "croquet lawn."

Figure 3-3. Area 2: A view to the Visitor Center parking lot and Garden at Cedar Hill from the south end of the East Glen (QE, 2018).

Legend

- FRDO CLR Study Area Boundary
- Landscape Character Area
- Visitor Center
- Frederick Douglas House/Caretaker's Cottage
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Evergreen shrub
- Deciduous shrub
- Stump
- Woodland
- English ivy bed
- Groundcover/garden bed
- Lawn
- Stone
- Concrete
- Concrete pavers
- Brick
- Asphalt
- Masonry wall
- Approximate terrace location
- 2 foot contour

Notes and Sources

QEA - De Vries, Malinay, Williams, cultural landscape field investigations, 11/2018.
FRDO GIS contours, buildings, and boundaries, 2018.
FRDO Landscape Preservation Maintenance Plan, NPS, 2011.
FRDO Proposed Site Plan, NPS, 2005.
NPS Cultural Resource Database, 2018.
NPS NCR GIS Base 2018
NPS NCR Aerial satellite image 2017
Topography : DSM Hillshade LIDAR, NPS, 2015; Alpha Corp., Design & Install High Quality HVAC, C-201 2019.
Landscape Character Areas derived from FRDO Landscape Preservation Maintenance Plan, NPS 2011.
Refer to detailed diagrams in Chapter 3 for additional information on contributing features.

50 0 50 100 150
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
EC1	CLR EXISTING CONDITIONS DRAWINGS 2019 LANDSCAPE FREDERICK DOUGLASS NATIONAL HISTORIC SITE REGION 1 - NATIONAL CAPITAL AREA	FRDO 833 173683
		PMIS/PKG NO. 238103
		DATE 08/27/2020

Legend

- FRDO CLR Study Area Boundary
- Visitor Center
- Frederick Douglas House/Caretaker's Cottage
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Evergreen shrub
- Deciduous shrub
- Stump
- Woodland
- English ivy bed
- Groundcover/garden bed
- Lawn
- Stone
- Concrete
- Concrete pavers
- Brick
- Asphalt
- Masonry wall
- Metal picket fence
- Metal rail
- Gate
- Sign/marker
- Pergola
- Bench
- Fire hydrant/connection
- Site light
- Floodlight
- Approximate terrace location
- 2 foot contour

Notes and Sources

QEA - De Vries, Malinay, Williams, cultural landscape field investigations, 11/2018.
FRDO GIS contours, buildings, and boundaries, 2018.
FRDO Landscape Preservation Maintenance Plan, NPS, 2011.
FRDO Proposed Site Plan, NPS, 2005.
NPS Cultural Resource Database, 2018.
NPS NCR GIS Base 2018
NPS NCR Aerial satellite image 2017
Topography : DSM Hillshade LIDAR, NPS, 2015;

Alpha Corp., Design & Install High Quality HVAC, C-201 2019.
Landscape Character Areas derived from FRDO Landscape Preservation Maintenance Plan, NPS 2011.
Refer to detailed diagrams in Chapter 3 for additional information on contributing features.

30 0 30 60 90
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
EC2	CLR EXISTING CONDITION DRAWINGS 2019 LANDSCAPE ENLARGEMENT FREDERICK DOUGLASS NATIONAL HISTORIC SITE REGION 1 - NATIONAL CAPITAL AREA	FRDO 833 173683 PMIS/PKG NO. 238103 DATE 08/27/2020

Nearly all the outbuildings were located on the hilltop or along its edge. These included the barn/chicken coop and carriage house/stable, the Growlery, a corn crib, privy, servant's quarters/guest house, and another unidentified structure. There was also a root cellar east of the house and an underground cistern near the barn for rainwater collection.

Views north from the north facade of the house towards the Anacostia River and the city are mostly intact with changes overtime due to the pattern of trees within the view. The general stability of historic character in the north Hilltop area contrasts with views from the back of the house toward the south due to the loss of active farm operations and the presence of the Caretaker's Cottage, contemporary driveway, buildup of the surrounding residential neighborhood, and the expansion of the adjacent woodland.

The Douglass House, the Caretaker's Cottage (built over part of the croquet lawn in 1928), and the Growlery remain as buildings that convey historic character on the Hilltop. Beyond that, to the south of the paved drive is a memorial wall, fire standpipe, and hydrant. Structures housing the utilities on the west slope are surrounded by massed plantings that are intended to conceal them from view.

The cedars that crowned the Hilltop, and for which Douglass named the property, largely disappeared during the twentieth century. The FDMHA developed an ornamental pattern of additional evergreen trees and shrubs through the 1930s. Of these plantings, one privet remains northwest of the house. The NPS planted additional cedar trees between 1977 and the present. Flower beds and masses

Figure 3-4. Area 3: View into the Woodland from the edge of the Hilltop south of the Douglass House (QE, 2019).

of shrubs continue to convey a residential character to the grounds around the Douglass House. Beyond the walks and flower beds, swaths of English ivy are intended to cover the steep slopes toward the East Glen and West Glen. Poison ivy, seedlings, and other invasive plants are present in the English ivy beds and under trees on the hillside.

LANDSCAPE EXISTING CONDITION & ANALYSIS

This section describes the existing condition of the Frederick Douglass National Historic Site landscape, documenting the features associated with the life of Frederick Douglass, and preservation, interpretation, and commemoration of the site. The existing condition of the study area is assessed according to relevant landscape characteristics including:[11]

1. *Natural Systems and Topography* are environmental aspects of a place that have influenced the development and form of the landscape including natural water bodies and soils. Topography is the three-dimensional configuration of the landscape surface, characterized by slope and orientation.
2. *Spatial Organization* is the arrangement of elements that define and create space through the ground, vertical, and overhead planes, including topography, vegetation, natural systems, and buildings and structures.
3. *Land Use* is tied to the ways that people have used the landscape and often relates to patterns of spatial organization.
4. *Views and Vistas* are groupings of features that create or allow a range of vision, which can be natural, or designed and controlled.
5. *Vegetation* is indigenous or introduced trees, shrubs, vines, ground covers, herbaceous plants, and lawn.

Figure 3-5. Area 4: View of the West Glen from the west perimeter fence (QE, 2018).

6. *Circulation* consists of the features and materials that constitute systems of movement including vehicular routes such as roads and parking areas and pedestrian routes such as walks and trails.
7. *Buildings and Structures* are three-dimensional built features such as houses, outbuildings, retaining walls, and . In the landscape, these features create mass, scale, and contribute to character by their style and appearance. The four buildings of the Frederick Douglass National Historic Site are addressed in detail in Chapter 4.
8. *Small-Scale Features* are landscape elements that provide specific functions at the site. These include historic fences and concrete caps associated with underground features, and well as contemporary features such as utility poles, waysides, tables, benches, and trash and recycle receptacles.
9. *Archeological Sites* are surface and subsurface cultural materials related to past occupation and use of the site.

Narrative text, diagrams, and photographs describe existing, character-defining features. Field reconnaissance, undertaken in November 2018, assisted in documenting the cultural landscape.

The existing condition of the landscape is evaluated using the following criteria except for trees, which were evaluated using a separate system explained in the section on vegetation.

Good – There are no major problems and the features do not require intervention. Only minor or routine maintenance is needed.

Fair – Some deterioration, decline, or damage is noticeable; the feature may require immediate intervention. If intervention is deferred, the feature likely will require attention within five years.

Poor – Deterioration, decline, or damage is serious; the feature is seriously deteriorated or damaged, or presents a hazardous condition. The feature requires extensive and immediate attention.

Figure 3-6. Area 5: View across the northern Hilltop from the front porch of the Douglass House (QE, 2018).

CHARACTER DEFINING FEATURES

Features that contribute to the historic character of the cultural landscape include significant individual elements remaining from the period of significance, 1877-1964. These features are identified by number on Landscape Contributing Features Plan **(EC4)** and listed in Table 1 (Table 3-1). Non-contributing features are those constructed or emerging after 1964 (Table 3-2). Their presence does not contribute to the significance of the property. Non-contributing features may be considered to be compatible with historic character if they aesthetically and physically harmonize with the physical context of the historic period and if they do not impact the historic integrity of the property. One example is the carriage turnaround on the driveway east of the house that NPS rehabilitated in the 1970s to resemble the missing historic feature. Incompatible features are those that are not harmonious with the cultural landscape and, by virtue of their existence, can diminish historic character with their presence. Missing features are those that were important to the historical significance of the property and are no longer extant today.

Figure 3-7. Area 5: View south across the south Hilltop with the Growlery, contemporary drive circle, and former orchard area from the path west of the Caretaker's Cottage and Douglass House (QE, 2018).

Table 3-1. Contributing Features

LANDSCAPE CHARACTERISTIC	FEATURE
Natural Systems and Topography	Cedar Hill
	Terraced hillsides
Spatial Organization	Hilltop building site
Land Use	Preservation, interpretation, and commemoration
	Visitor and administrative functions
Views	Panoramic view from the hilltop
	Visual relationship between Douglass House and street
	View east from bay window of Douglass House
	View south from bay window of Douglass House
Vegetation	Cedar trees on hillside
	Grass on ground plane with specimen trees
	Magnolia trees on east side of the house
	Ornamental plantings around Douglass House
	Shrub mass between Douglass House and Growlery
	Woodland along south and east boundaries
Circulation	Driveway
	North stairway
	East stairway
	Paths on hilltop
Buildings and Structures	Douglass House
	Caretaker's Cottage
	Growlery
Small-scale Features	Barn/chicken coop remnant
	Brick entrance piers
	Memorial wall (Memorial arch)
	Sundial
Archeological Sites	(Entire property has potential)

Table 3-2. Non-Contributing Features

LANDSCAPE CHARACTERISTIC	FEATURE
Natural Systems and Topography	Level NE Corner
Spatial Organization	Visitor Center Area
Vegetation	Garden at Cedar Hill
Circulation	Visitor Center parking lot
	Visitor Center pathways
	Paths in Garden at Cedar Hill
Buildings and Structures	Visitor Center
Small-Scale Features	Benches
	Electrical units
	Flag pole
	Hand rails
	Lighting
	Pergola
	Perimeter fence and gates
	Picket fence
	Signs
	Site utilities
	Waste and recycle receptacles

NATURAL SYSTEMS AND TOPOGRAPHY

Existing Condition

Natural systems and topography that contribute to the historic character of the site include the natural landform of Cedar Hill and its slopes. Aspects of topography include the geomorphological setting and site soils.

Water resources are not present on site although rainwater runoff and water seepage occurs through the valley of the East Glen. Also, the location of a filled, historic well is located at the south end of the East Glen and may be associated with the course of a historic spring.

The Frederick Douglass National Historic Site is located on a naturally raised knoll that is situated approximately 2,500 feet southeast of the Anacostia River. Associated with the Chesapeake Bay watershed, the Anacostia River joins the Potomac River approximately two miles southwest of Cedar Hill. The hill is a

prominent natural feature that rises approximately 60 feet above the surrounding neighborhood and provides sweeping views to the river and Washington, DC. While the hill itself is an ancient terrace derived from the Anacostia and Potomac tidal watershed, its slopes have been tiered by people over time into several distinct terraces north and east of the hill crest.[12] Broad terraces were created across the North Lawn prior to Douglass' purchase of the property and the topography continued to be modified after that time. In 1921, for example, at the request of the NACWC, unspecified portions of the terraces were modified with gentler grades to provide easier pedestrian access.

The significance of topography to the site is indicated by the historic name of the property, "Cedar Hill." The house near the crest of the hill is at approximately 130 feet above sea level (fsl). The historic drive exits the property at its northwest corner at an elevation of 70 fsl. The highest part of the site is an elevated plateau south of the house that reaches about 140 fsl.

Cedar Hill is part of the Coastal Plain physiographic province, which extends from the fall line boundary between the crystalline Piedmont and sediments of the Coastal Plain to the Atlantic Ocean. The hill was formed by the Potomac Formation, clay-dominated soils created by river deposits during the Cretaceous Period. These soils overlay the crystalline bedrock of the Piedmont. Later Pleistocene sedimentary terraces of the Bacons Castle Formation were formed across the site, consisting of gray, yellowish-orange, and reddish-brown sandy gravel and feldspathic quartz sands that grade upward to silt and clay sediments. Site terraces visible today have been constructed at the surface of the river floodplain terrace system. Human overlays on this geological profile created the topography and soils of Cedar Hill.

Soil types and areas of erosion within the study area are mapped on Figure 3-8. The East Glen (including the Visitor Center and parking lot) is composed of KmB – Keyport-Urban land complex, at 0 to 8 percent slopes, which consist of moderately well drained soils. The soil profile consists of 0 to 10 inches fine sandy loam, 10 to 48 inches silty clay loam, and 48 to 80 inches of stratified silt loam to sandy loam. Depth to the water table is about 18 to 48 inches.

The North Lawn, West Glen, and Woodland is composed of CfD – Christiana-Urban land complex, at 15 to 40 percent slopes, which consist of well drained soils. The soil profile consists of 0 to 10 inches silt loam and 10 to 75 inches silty clay. Depth to the water table is more than 80 inches. The Hilltop is composed of CfC – Christiana-Urban land complex, at 8 to 15 percent slopes, which consist of

well drained soils. The soil profile consists of 0 to 10 inches silt loam, and 10 to 75 inches of silty clay. Depth to the water table is more than 80 inches.

Site topography is characterized by constructed terraces and broad slopes that descend from an upper plateau containing historic buildings and a relatively level zone south of the residence (Figure 3-9 and Figure 3-10). A sinuous driveway ascends the hill from the low point in the northwest to the level area south of the house (Figure 3-13). A level passing zone along the drive lies directly east of the Douglass House within the concave valley of the East Glen (Figure 3-14). Historically, this was a carriage turnaround. Two areas of the site reflect alteration of topography since 1964. Regrading related to the removal of outbuildings, reconfiguration of a farm and service area southwest of the Caretaker's Cottage, and placement of a large utility vault resulted in changes to the upper slope on the west side of the Hilltop. Also, the Visitor Center and the parking lot in the northwest corner of the property are cut into the slope of the East Glen.

The sloped lawn north of the house and the wooded hillside along the east property line have distinct terraces that provide character to the landscape. The North Lawn contains an approximately 50-foot wide lower terrace and 30-foot wide upper terrace. In the Woodland near the East Glen, a series of narrow, earthen terraces transition from the valley east of the house to the eastern edge of the property. The concentric terraces have level areas approximately ten feet wide that are evident on a digital elevation model derived from LiDAR (Figure 3-9 and Figure 3-10). A potential road trace along the west and south side of the south plateau and former orchard is also visible.

The condition of the topography at Cedar Hill and its terraced hillsides is generally good with localized areas of erosion. The terraces on the North Lawn and the Woodland and the slopes of the West Glen and East Glen contain areas of erosion that correspond to the removal of vegetation or drainage from the top of the hill Figure 3-8). A drain pipe west of the front porch concentrates drainage and results in localized areas of erosion and related issues with turf management Figure 3-15). Drainage occurs on the sides of the north stair flights, creating bare earth runnels alongside the steps. In the woodland, areas of seepage and fallen trees lead to erosion of the densely vegetated slopes.

Analysis

The geological feature of Cedar Hill, with its deep water table and steep slopes, provided habitat for eastern red-cedars (*Juniperus virginiana*), for which Douglass named the property. Cedar Hill afforded Douglass a view over Washington, DC,

with the Capitol Building, other distinct buildings and monuments, the Anacostia River, and the larger landscape context in sight. The visual separation between Douglass' home and the city enhanced its function as a respite for Douglass. The river's general orientation and the sweeping vista provide a historical reference to the period of significance for the Frederick Douglass National Historic Site. The site retains its prominent position on a hill above the surrounding neighborhood from which it is visually separated by topography.

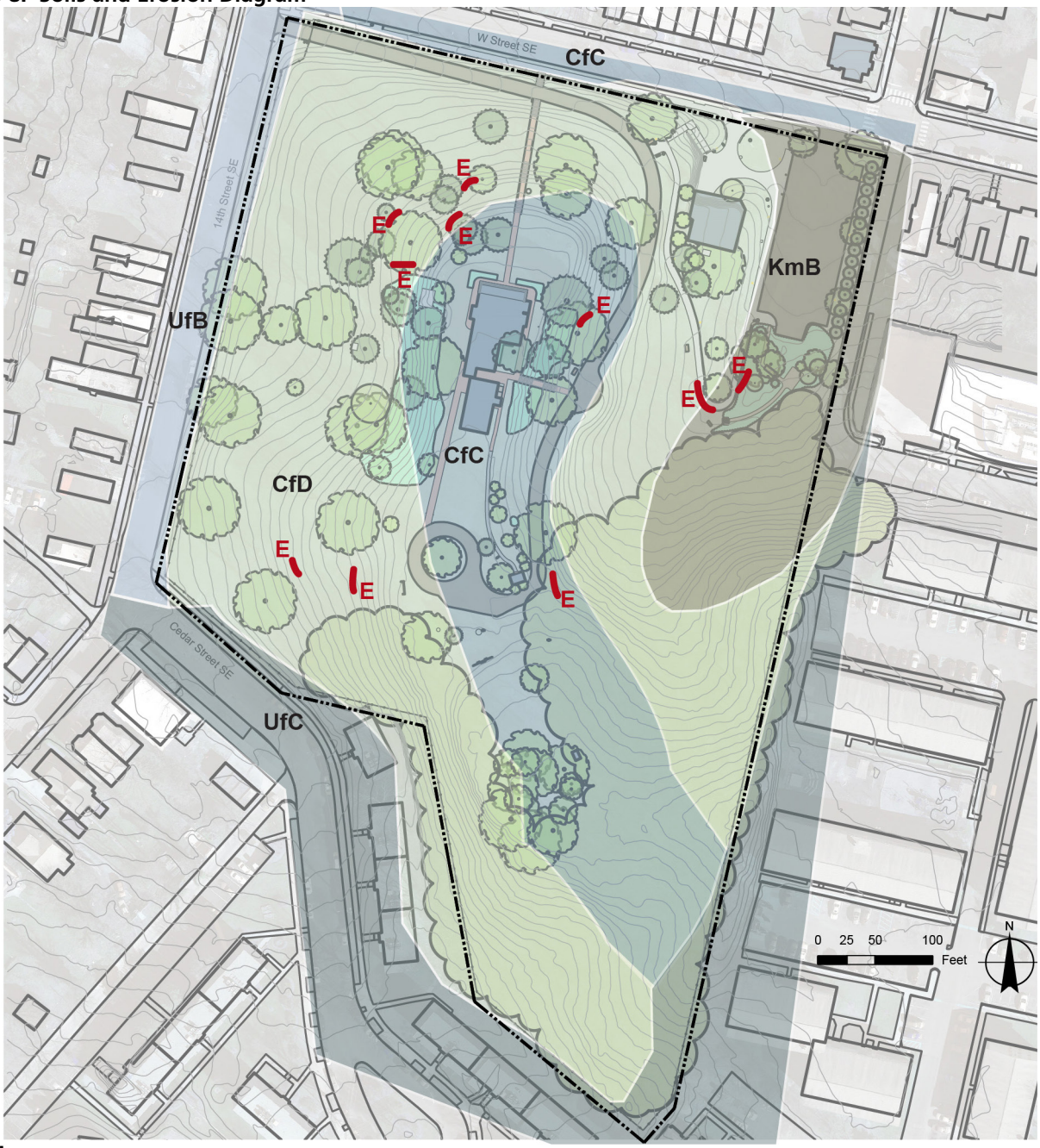
Soils, along with climate, provided good growing conditions for crops and gardens, and allowed Douglass to grow a wide variety of fruiting and flowering trees, shrubs, and perennials. The lower areas, with richer soil and availability of water, were ideal for growing vegetables. While crops and vegetables are no longer grown, the site retains these favorable aspects of soil that provide favorable growing conditions.

W Street currently reflects changes that were made in the beginning of 1889. Portions of the hill were lowered along the street during this time of Douglass' residence. The lower portion of the slopes along W Street SE and 14th St. SE demonstrate up to 20 feet of cut due to construction of the street grid since 1889. Before W St. SE (historically Jefferson Avenue) was lowered during neighborhood transportation improvements, the low point of the property near the northeast corner was approximately 90 fsl.

Topography within the study site demonstrates general continuity with the period of significance with the exception of cutting the slopes of the far northeast corner to accommodate the Visitor Center Figure 3-10). The hillside terraces, though slightly altered over time, remain from the historic period. The terraces are reported to have been more distinct during the historic period than in modern times although historic maps and photographs show similar landforms and slopes. It is known that the NACWC requested minor changes to the terraces adjacent to the north stairway improvements and possibly to repair erosion in 1921.[13] While they were more precisely graded and more sharply defined historically, the hillside terraces largely reflect the character during the residency of Frederick Douglass.

The eastern edge of the West Glen is a steep slope that was historically contoured for the carriage drive and turnaround. Today, it is a bowl shaped depression with undulating, more level areas that are vestiges of earlier circulation and possible planting areas. The Woodland continues to be characterized by steep slopes and a series of terraces along the eastern edge. Documentation of the property to date does not offer an explanation of the origin or early use of these terraces near the eastern edge of the property. The majority of the hilltop remains relatively level.

Figure 3-8. Soils and Erosion Diagram



Legend

FRDO CLR Study Area

CfC	Christiana-Urban land complex, 8 - 15% slopes
CfD	Christiana-Urban land complex, 15 - 40% slopes
KmB	Keyport-Urban land complex, 0 - 8% slopes
UfB	Urban land-Christiana complex, 0 - 8% slopes
UfC	Urban land-Christiana complex, 8 - 15% slopes
E	Areas of Erosion, November 2018

Sources

1. USDA Natural Resources Conservation Service, Web Soil Survey, March 2019
2. NPS NCR GIS Base 2018 3. NPS NCR Aerial satellite image 2017

The significant natural systems and topographic features retained today are important aspects of the cultural landscape that are directly associated with the occupancy of this property by Douglass. Some aspects of historic natural systems have been modified. Possible springs in the East Glen are no longer present, however subsurface evidence of the Douglass well may remain. Modifications of topography have occurred in the northeast corner with construction of the Visitor Center and parking lot, but the legible character and significance of the contributing resources persists. The study area retains integrity of materials, location, feeling, setting and association related to natural systems and topography for all historic periods. Table 3-3 provides a list of contributing natural systems and topographic features.

Table 3-3. Natural Systems and Topography

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Cedar Hill	C	Geologically, Cedar Hill is a terrace that was left behind as a river valley deepened within the tidal watershed of the lower Anacostia River. Douglass selected the property due to its prominent location.	X	X	X	X
Terraced hillsides	C	Constructed terraces to the north and east of the house provide visual and functional appeal.	X	X	X	X
Level NE corner	NC	Level area excavated from the hill to create the Visitor Center and parking area				X

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Non-contributing
M = Missing
X = Present during period.
? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Figure 3-9. Site Topography from Digital Elevation Model Diagram

Legend

FRDO CLR Study Area

Sources

1. DSM Hillshade LIDAR, NPS, 2015

Figure 3-10. Topographic Landform Analysis Diagram

Legend

- FRDO CLR Study Area
- Historic Topography
- Topography post-1961

A Terraced hillside, north
B Hilltop
C West slope
D Altered slope, post-1961
E East slope
F Driveway
G South plateau
H Terraced hillside, east
I Potential road trace
J Visitor Center and parking

Sources

1. DSM Hillshade LIDAR, NPS, 2015

Figure 3-11. View of the north terraces and Douglass House from the bottom of Cedar Hill (QE, 2018).

Figure 3-12. View of the north terraces and Douglass House from the bottom of Cedar Hill, ca. 1930s (NPS).

Figure 3-13. View of Cedar Hill from the northwest (QE, 2018).

Figure 3-14. Photo of the concave shaped valley between the East Glen and the Woodland (QE, 2018).

Figure 3-15. Photo of erosion on the upper slope of the West Glen (QE, 2018).

SPATIAL ORGANIZATION

Existing Condition

The overall spatial organization of the 8.53-acre property is founded on the relationships between the cluster of historic buildings on the hilltop site and the surrounding support grounds that consist of the terraces of the North Lawn, the slopes of the East Glen and West Glen, and the Woodland in the south portion of the property (Figure 3-16). Walks with steps and a curving drive connect the hilltop to surrounding areas and enhance the sense of elevation and relative seclusion at the hilltop. The arrangement of site features according to placement on the hill establish fundamental aspects of the site including visual relationships with the surrounding neighborhood and views to the city. The overall property is bounded by streets within a densely urbanized neighborhood.

The centrally located Douglass House is the nexus around which site features are concentrated and positioned on the hill **(EC1)**. To the west, north, and east, a broad lawn with trees provides a pastoral setting in alignment with the facade of the house. Many core historic resources including the house, Growlery, Caretaker's Cottage, main circulation routes, and other features are situated within the hilltop area **(EC2**, Figure 3-17, and Figure 3-18). Wooded slopes to the south and east form a cup around hilltop. To the northeast, the Visitor Center, parking lot, pedestrian walks, and an ornamental garden represent an area of recent additions to the historic site (Figure 3-21). The overall spatial organization of the property with respect to the cluster of constructed elements on the hilltop is in good condition.

Analysis

The spatial organization of the site is significant for its relationship to Douglass's selection of the hilltop location and for the historic relationships between the family's development and use of the site. Chapter 2: Historical Background and Context provides additional detail about this relationship. Indicative of the significance of the hilltop location to Douglass, NPS interpreters explain Douglass' life journey from the front porch due to the prospect offered by the central and elevated position of the residence. The clustered pattern of buildings and constructed features on the hilltop is related to the development of historic site character with a scenic and formal landscape near the front of the house and a landscape characterized by service and farm features occurring behind the house. This pattern remains from the period of significance when additional outbuildings were located within the Hilltop (Figure 3-16).

The placement of features on the upper terrace near the house optimized the limited amount of constructible terrain on the site. The core building cluster

facilitated easy access to outbuildings by Douglass, who operated the property as a gentleman's farm. An outhouse, farm-related out-buildings, a croquet lawn, gardens, and an orchard were located south of the house. After Douglass's death in 1895, the FDMHA added a Caretaker's Cottage to the south of the house, where the croquet lawn exists. The placement of this service building followed the tradition of locating outbuildings on level ground behind the main house. After the NPS acquired the property in 1964, reconfiguration of the entry drive south of the Caretaker's Cottage remained associated with the service cluster. In 1981, reconstruction of the Growlery helped to solidify the spatial extent of the building cluster on the Hilltop and reestablish connections across it (Figure 3-19 and Figure 3-20). While the reconstruction of the Growlery represented continuity of spatial organization, placement of the Visitor Center in 1980-1982 reflected a departure from the historic pattern, which nevertheless preserved the importance of the Hilltop.

The Visitor Center and related features were sunken into the northeastern corner in order to minimize the impact on the core of the historic landscape. While this altered the northeast corner of the property, the spatial organization of the site remained consistent with the arrangement of spaces and their interrelationships during the period of significance.

Spatial organization of the study area remains characterized by the location of features in relation to the hilltop that were present during the period of significance. The presence of a core residential and service cluster at the top of the hill surrounded by gardens, ornamental yards, and a wooded edge continues historic patterns. Although the reduced density of outbuildings and farm-related features south of the house obscure historic character and the clarity of purpose in this part of the hilltop, the Growlery and Caretaker's Cottage represent the general historic pattern. Overall, the spatial organization of the study area demonstrates historic integrity. Table 3-42 summarizes the analysis of spatial organization.

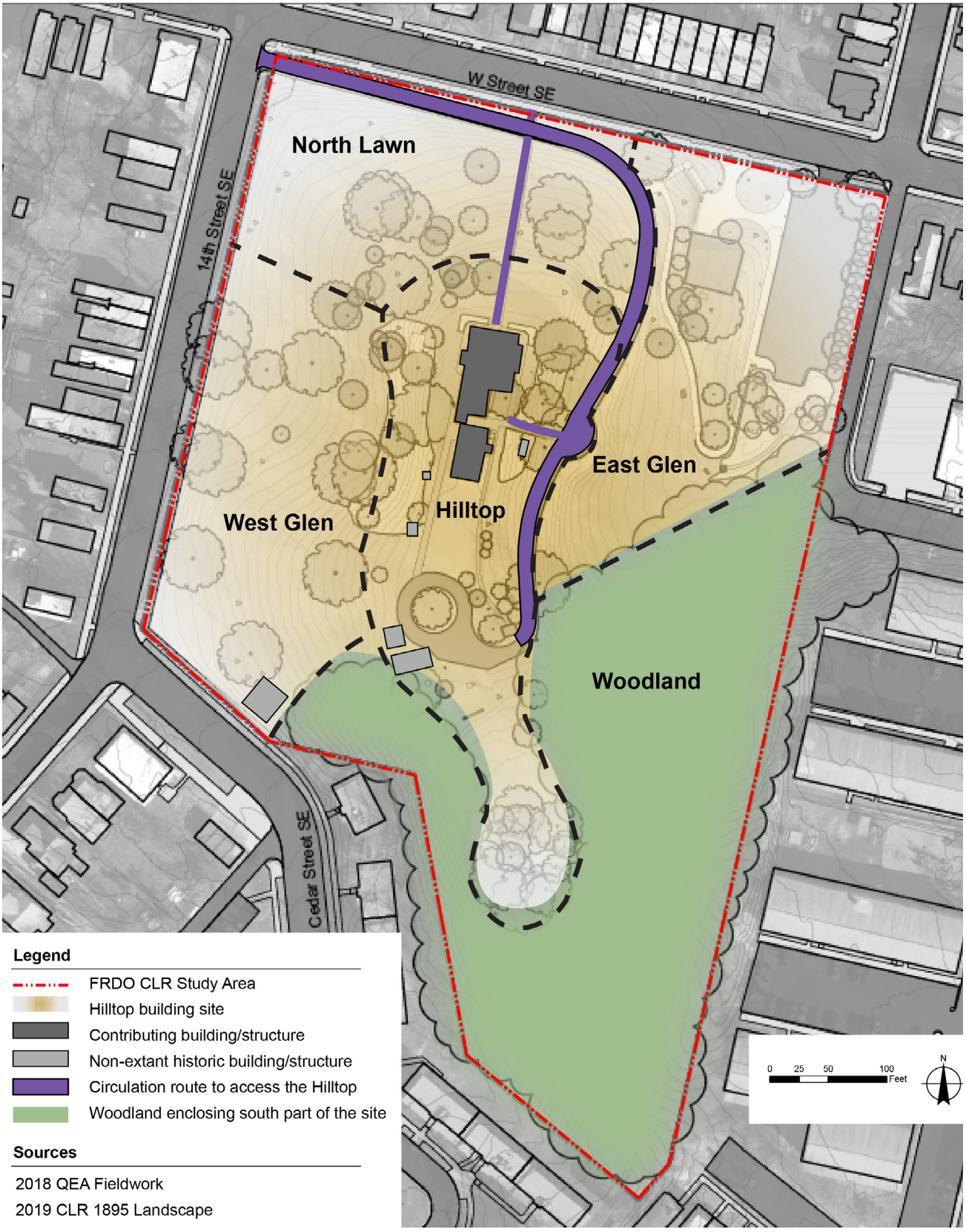
FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Non-contributing
M = Missing
X = Present during period.
? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Table 3-4. Spatial Organization Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Hilltop building site	C	Pattern of property development based on the spatial relationship between the hilltop building cluster and the lower, surrounding grounds	X	X	X	X
Visitor Center area	NC	Modified from the NE corner of the East Glen after the historic period.				X

Figure 3-16. Spatial Organization Analysis Diagram



LAND USE

Existing Condition

The cultural landscape of the Frederick Douglass National Historic Site is currently used for preservation, interpretation, and commemoration. These uses are facilitated by the visitor service and administrative functions of the NPS. As a National Historic Site, the property is representative of the historic significance of Frederick Douglass's life and his impact on the nation. The NPS continues site uses from the FDMHA era (1895-1964) within the period of significance.

Aspects of the cultural landscape and buildings demonstrate preservation activity on site. Remaining historic circulation routes are maintained. The staircases that lead up the earthen terraces to the house remain. Maintenance activities preserve extant vegetation and prioritize historic, contributing specimen plants. The relict foundation of the original barn/chicken coop and the majority of a memorial wall are preserved in situ. The original Douglass House and Caretaker's Cottage reflects restoration activities under the NPS. A reconstruction of the Growlery exists in its historic location and orientation.

The site is open to visitors for interpretation and education. A Visitor Center, visitor parking lot, and contemplative garden are located in the East Glen. Interpretive signs and waysides located primarily along W Street SE and within the site allow for a visitor to tour the grounds independently of a guided tour. The Visitor Center displays artifacts related to Douglass and showcases a video presentation developed by the NPS. Visitor access to the site is from the Visitor Center where paved surfaces allow for pedestrian access from the surrounding neighborhood.

Land use of the study area remains characterized by visitor service and administrative functions that were present during the period of significance. The presence of the Caretaker's Cottage, now used by the NPS, is emblematic of administrative use. The use of the Douglass House as a museum is consistent with the historic pattern. Visitor facilities and infrastructure such as the Visitor Center, parking, and associated walkways are not historic features, but maintain the character of interpretation and commemoration of the site. Overall, the land use of the study area retains historic integrity to the period of significance.

The core of the visitor experience occurs on the Hilltop, in which the Douglass House, Growlery, and Caretaker's Cottage with administrative office, and staff parking are critical resources. Visitor and administrative functions persist and continue efforts originally established by Helen Pitts Douglass, Congress, the FDMHA, and the NACWC. The house is a house museum where Douglass's

Figure 3-17. View of the spatial relationship between the buildings on the Hilltop including the Growlery, Caretaker's Cottage, and the Douglass House in 1938 (New Deal Network).

Figure 3-18. Continuity of spatial organization is partly demonstrated by the relationship between the Growlery, Caretaker's Cottage, and the Douglass House on the Hilltop (QE, 2018).

Figure 3-19. The widened entry drive and outbuildings like the Growlery and carriage house/stable mark the south end of developed Hilltop, ca. 1930 (NPS).

Figure 3-20. The terminus of the entry drive and the Growlery (indicated by a black rectangle) mark the south end of the developed part of the Hilltop today (QE, 2018).

possessions illustrate his life at Cedar Hill. Commemorative features have been added to the landscape since at least 1922 and include a sundial beside the north steps and a memorial wall located south of the driveway terminus **(EC2).**

Analysis

The land use of the site is significant for its interpretive and commemorative functions and for the preservation of the landscape. These functions were institutionalized during the commemorative period after Douglass's death. Since 1895, stewards have preserved the property to interpret and commemorate Douglass's residency at Cedar Hill and his importance to the nation. Today, these functions remain and are consistent with the historic use of the property. Current contributing land uses pertain to the FDMHA era; however, historic land use prior to Douglass' death no longer remains on site.

During the Douglass era of the period of significance, Douglass operated Cedar Hill as a "gentleman's farm" in which the landscape was organized through a combination of residential and agricultural uses (Figure 3-22). Land use followed the pattern formed by the mid-nineteenth century picturesque style of estate configuration with a residential formal use and domestic core and entry drive, an agrarian buffer, and a more naturalistic setting at the periphery. Residential use refers to activities associated with the place of domicile. These occur with the domestic realm, which indicates the constellation of activities that primarily support the household. Residential use differs from agricultural use, which at Cedar Hill is oriented toward the conversion of terrestrial resources for food production.

Figure 3-22 demonstrates early land uses of the property. Residential uses typified the area around the Douglass house, front lawn north of the main facade, and landscape to the south behind the house. The carefully planted, terraced lawn and formal approach of the curving entry drive served as a formal arrival space and demonstrated the importance of the resident. Ornamental beds were concentrated in this area. Uses related to the family's leisure and daily necessities were clustered south of the house and included spaces like the croquet lawn, root cellar, garden beds, and Douglass' Growlery.

The illustration depicts agricultural land uses that characterized the remainder of the property. Primary farm and garden uses filled the slopes of the glens surrounding the Hilltop. Orchard blocks and hillside plantings formed part of this working zone. To the south, pastoral uses of the larger fields and woodlands to the south complemented the suite of historic agricultural land uses at Cedar Hill. While wooded areas and terraced landforms persist on the south and east edges of the property, little evidence of past agricultural activities remains in the landscape today.

Figure 3-21. Situated along W Street SE below the Douglass House, the Visitor Center, parking lot, and Garden at Cedar Hill occupy the northeast corner of the property (QE, 2018).

Figure 3-22. Historic Land Use Analysis Diagram

Table 3-5. Land Use Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Preservation, interpretation, and commemoration	C	Since 1895, the property, including the landscape and main buildings, has been preserved to interpret and commemorate Douglass.			X	X
Visitor and administrative functions	C	Five years following Frederick Douglass's death, at Helen Pitts Douglass's request, Congress chartered the Frederick Douglass Memorial and Historical Association (FDMHA) to preserve the Douglass house and site.			X	
Agriculture	M	Non-extant.	X	X	X	
Residential use	M	Non-extant.	X	X	X	

FEATURE SIGNIFICANCE ABBREVIATIONS

C = Contributing

NC = Non-contributing

M = Missing

X = Present during period.

? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

HISTORIC LAND USES

Residential - Formal use = welcome area and formal arrival space that demonstrated the importance of the resident.

Residential - Familial use = related to leisure activities and daily activities of the family

Agriculture - Farm and garden = orchard and hillside plantings that were worked as part of the gentleman's farm

Agriculture - Field and forest = woodlands that were used for walking and some farming activities.

VIEWS AND VISTAS

EXISTING CONDITION

The elevated setting affords broad views from the Hilltop toward the surrounding landscape of Washington, DC, the adjacent residential neighborhood, and nearby vegetated hillsides within the boundary of the site (Figure 3-23). The top of Cedar Hill provides a nuanced, panoramic view of the city and beyond. As in the historic period, the presence of large trees at various levels on the hillside block the possibility of a sweeping vista but permit numerous slotted views that change over time and vary by season. The views are alternately framed or obscured by trees on the hilltop. The Anacostia River, Washington Navy Yard, Washington Monument, the Library of Congress Jefferson Building, and US Capitol Building are visible from the top of the hill, the front porch, and the windows on the front facade of the house (Figure 3-24). The prospect of the setting also reveals the distant skyline of Washington, DC (Figure 3-25 and Figure 3-26).

Due to its location, a unique visual relationship exists between the Douglass House and the residential frontage of West and 14th Streets below. The adjacent neighborhood consists of two story single family and row houses. Apartment complexes that make up most of the south and east perimeters are largely obscured by wooded slopes. The views between the house and the neighborhoods to the northeast and northwest are partially screened by trees on the hill (Figure 3-27 and Figure 3-28). Vegetation and topography form an episodic visual screen that creates a sense of privacy around the Douglass House.

Important views and vistas are seen from inside of the house. To the north from the front door and the second floor windows offer views to the city. Douglass added fenestrated bays with windows to the east wall of the parlor and library. These permit light to enter the house as well as control a range of vision. Vistas from the windows and views from the walks outside of the bays that face east overlook the wooded slopes near the East Glen as well as the garden by the Visitor Center. The bay window of the library and the provides a view to the south that captures the grounds immediately outside of the building as well as the slopes and wooded edge of the East Glen. These planned sight lines from east and south windows would permit morning light to enter the house when shades are open. These views to the east and south are similar to those immediately outside the house (Figure 3-29 and Figure 3-30).

A glimpse of the Douglass House from the parking lot builds anticipation of a visit to the core of the site (Figure 3-21). Generally, other views from the northeast

corner are obscured by topography and vegetation such that a clearer views do not occur until ascent of the historic driveway above the Visitor Center.

Analysis

The views and vistas of the study area are significant for their connection to the life of Frederick Douglass. The hilltop setting provided exposure to the Washington, DC, skyline which encompassed Douglass's life from slavery to office holder in the nation's capital. The hilltop setting with the broad, slotted views of the surrounding landscape influenced the location of the house on Cedar Hill from construction to selection and purchase by Douglass. The precise location of views during the Douglass era are not identified since historic documentation does not provide detail on visual factors such as tree branching patterns, heights, and foliage characteristics. Views from the Hilltop are not captured in photographs from the Douglass era; however, the visual connection to important landmarks including the Washington Monument, the US Capitol, the Anacostia River, and the surrounding hills are recorded in reports from both newspapers and visitors.[14] Notably, the porch and doors and windows of the facade offer views toward the north as they did during the historic period.

The visual relationship between the Douglass House and the neighborhood to the north is evident. The placement of perimeter fencing and growth of the vegetation since the period of significance has altered the pattern of which features can be seen from specific locations but all primary aspects of views, such as the rhythm of houses along W Street, are present by slight shifts in position on the Hilltop. During the Douglass period, the view to the neighborhood was imposing, due to the difference in elevation between the street below and the house on the hill above. Visitor accounts recall the dramatic entrance experience from the street and serene setting as one climbed the stairs up toward the house.[15] After 1895 and into the 21st century, the view toward the house retained prominence and served as a welcoming and powerful experience for museum guests. Today, these historic approaches from the street are joined by the fleeting view from the parking lot toward the house although views from other locations in the northeast corner are obscured by topography and vegetation until ascent of the hill. Changes to the historic visual relationship occur along the entire west and north perimeter due to security fencing and in the northeast corner of the property due the addition of the Visitor Center and large concrete stairway that ascends to the driveway.

The view to the east and south from the parlor and library, respectively, are significant and he specifically modifying the house to capture these views. In 1887, Douglass added bay windows along the east side of the house and by 1886, he had built the library with a bay window. The view to the east overlooks the

concave valley form of the East Glen. Changes to the view that do not contribute to the significance of the property include the presence of the Visitor Center, parking lot, ornamental garden, and the Anacostia Community Health Center. The view to the south from the library windows remains a complex view to trees and other plantings around the house in the foreground and vegetated slopes in the background. Historically, it is likely that the terraced hillsides now within the Woodland were planted with fruiting or flowering plants and visible from the windows of the library. As during the period of significance, the entry drive and landscape around the Growlery is also visible from this vantage.

The extant historic views demonstrate the significance of the site. The condition of remaining views is good to fair and generally reflects historic character despite the growth of vegetation, the altered placement of trees on the hill, and the process of urban growth and modernization of the surrounding neighborhood. These alterations do not impinge on the ability of each view to reflect its connection to Douglass and the period of significance. Views remain characterized by sweeping vistas of the surrounding city and distant landscape and were present during the period of significance.

FEATURE SIGNIFICANCE ABBREVIATIONS

C = Contributing

NC = Non-contributing

M = Missing

X = Present during period.

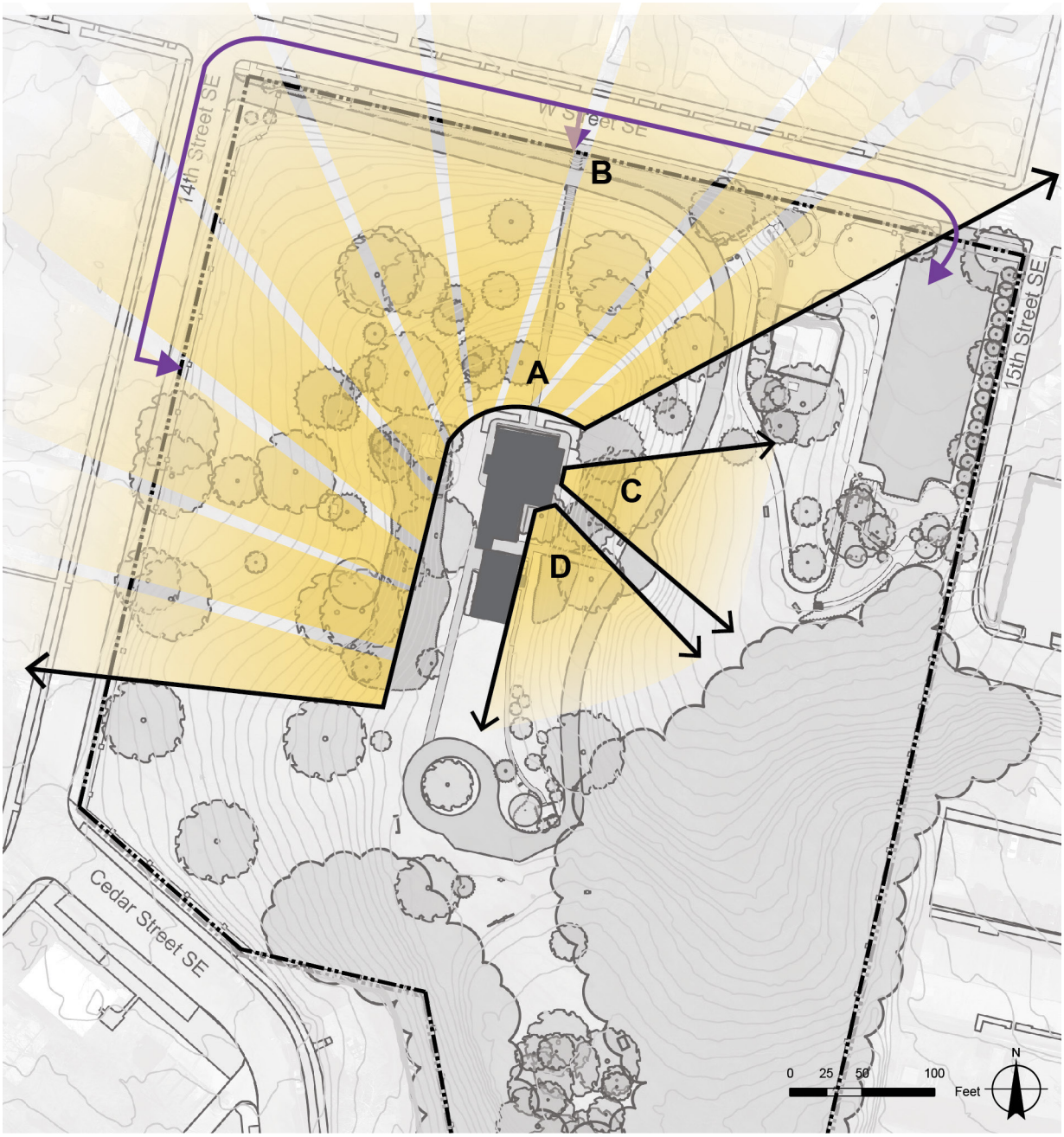
? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Table 3-6. Views and Vistas Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Panoramic view from the hilltop toward the Monumental Core and South West Waterfront	C	Present during the period of significance.	X	X	X	X
Visual relationship between Douglass House and street	C	Present during the period of significance.	X	X	X	X
View east from bay window of Douglass House	C	Windows added by Douglass. View from the bay window.		X	X	X
View south from bay window of Douglass House	C	Windows added by Douglass.		X	X	X

Figure 3-23. Historic Views Diagram



Legend

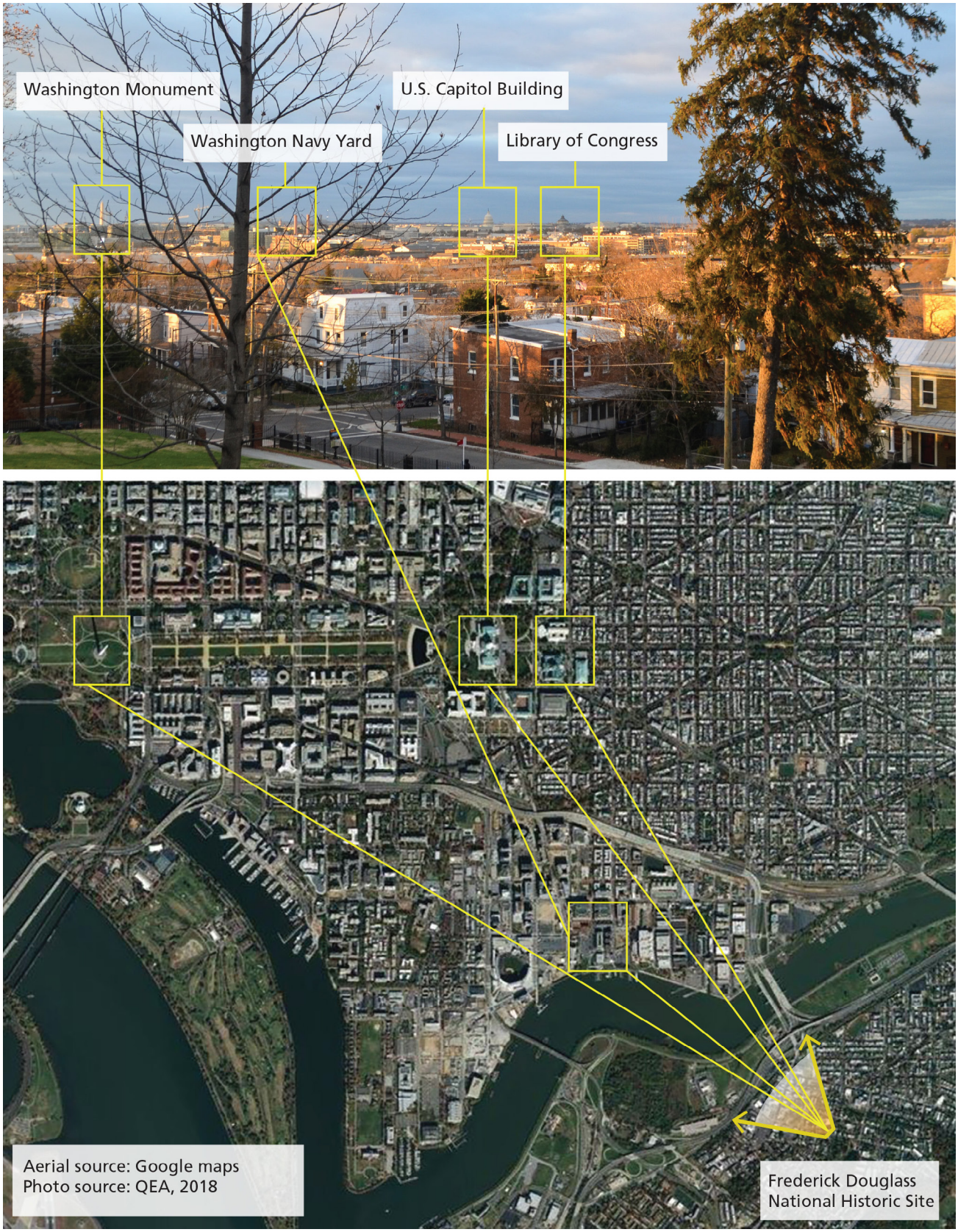
	FRDO CLR study area boundary
A	Panoramic views from hilltop to north (see Figure 3-24)
B	Visual relationship between Douglass House and neighborhood
C	View east from bay window of Douglass House
D	View south from bay window of Douglass House

Sources

QE fieldwork, November 2018.

2019 CLR Existing Conditions Plan

Figure 3-24. Panoramic View from Hilltop to North Diagram



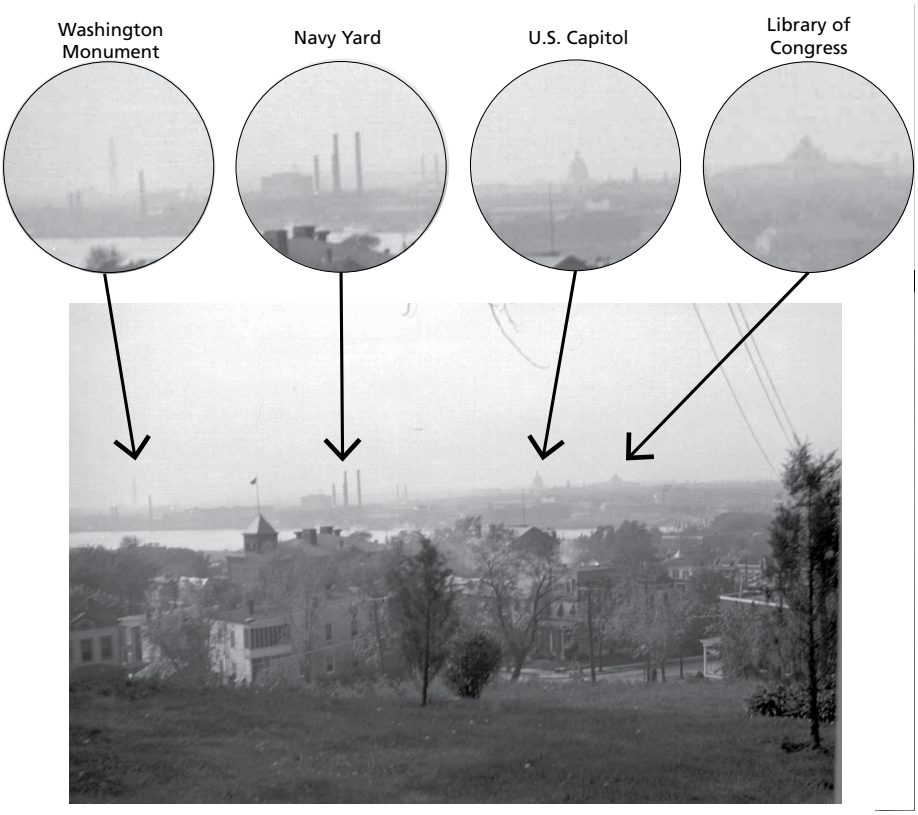


Figure 3-25. Views from the house to the monuments remain at different points in time; however, trees influence the visual relationship between the Douglass House and the city and between the house and the streetscape below the hill, ca. 1930s (NPS).

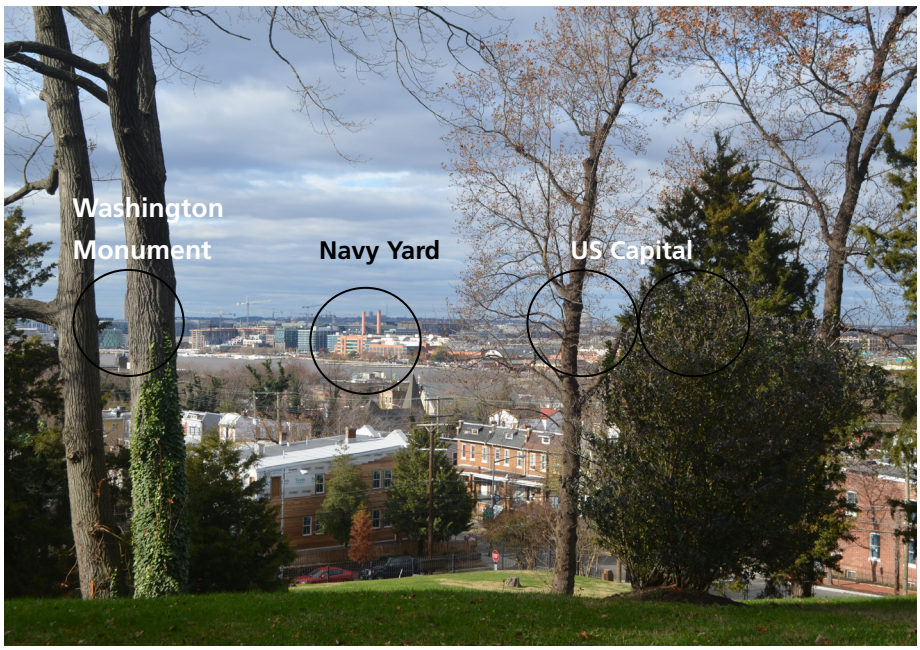


Figure 3-26. Views between the house and the neighborhood are buffered by changes in vegetation on the hillside. Gray circles identify the location of distant features shown from the identical vantage in Figure 3-25. Compare with the more open views from a slightly different location in Figure 3-24. (QE, 2018).

Figure 3-27. View southeast to the Douglass House from W Street SE, ca. 1930s (NPS).

Figure 3-28. The growth of assorted trees block the front facade of the house from the view southeast to the Douglass House from W Street SE (QE, 2018).

Figure 3-29. The view to the east from house in the vicinity of the bay windows reveals vegetation in the foreground and a house beyond a vegetated hillside in the background, ca. 1930s (NPS).

Figure 3-30. The current view to the east from the vicinity of the bay windows added by Douglass shows trees in the foreground and Anacostia Community Health Center beyond the Garden at Cedar Hill in the background (QE, 2018).

Although the placement of fencing, location of visitor facilities, and growth of vegetation have obscured some views, particularly those closest to the house, overall the views reflect the historic pattern and retain historic integrity.

VEGETATION

Existing Condition

Vegetated land cover makes up approximately 89 percent of the property totaling about 7.60 acres of the 8.53 acre site. Vegetation of the study area includes turf, planting beds with ground covers, shrubs, trees and shrubs, woodland, and an ornamental garden. All inventoried trees, shrubs, and ground cover beds are recorded on the 2019 Vegetation Plan located at the end of this chapter **(EC3).**

The predominant vegetation of the ground plane is lawn. Scattered trees and beds with other ground cover plants lie within the pervasive, green, and uniformly mown turf grasses. Areas of subsidence on the hillside slopes have localized impacts to the condition of the lawn.

English ivy is the primary ground cover in the beds on the slopes of the North Lawn, East Glen, and West Glen. The NPS incrementally added ivy to beds during its ownership to cover steep slopes. The large bed west of the Douglass House, for example, was augmented on plans in 1978 (Figure 3-35).[16] In addition to evergreen and deciduous trees planted within these areas, the beds also contain unintended species such as bitter dock (*Rumex obtusifolius*), porcelain-berry (*Ampelopsis brevipedunculata*), and various tree seedlings. The bed near the generator west of the Douglass House and the beds east of the Caretaker's Cottage also contain American pokeweed (*Phytolacca americana*). A narrow, linear bed west of the Caretaker's Cottage contains liriope (*Liriope muscari*).

The inventory of free standing trees at the Douglass landscape took place in November 2018 and totaled 92 individual trees on the property. The collection of trees includes 64 deciduous and ornamental trees (such as flowering crabapple), 26 evergreen trees, two broadleaf evergreens (southern magnolia), and 32 stumps. The majority of the tree species on site are native to the bioregion including the three most common deciduous trees: nine northern red oak (*Quercus rubra*), eight white ash (*Fraxinus americana*), and eight tulip poplar (*Liriodendron tulipifera*). The most common evergreen tree on site, eastern red-cedar (*Juniperis virginiana*), is the namesake of Cedar Hill and has been intentionally planted throughout non-wooded portions of the site. Non-indigenous tree species have been introduced to the site during and after the period of significance including southern magnolia (*Magnolia grandifolia*) and Norway spruce (*Picea abies*).

Assessment of tree conditions for the 92 trees followed the NPS Comprehensive Condition Assessment Report – Tree rating system from the Olmsted Center for Landscape Preservation.[17] The field team assessed trees using the following categories:

Excellent - Aggressive growth with no apparent signs of physical damage, defects, disease or insect damage, or dieback/deadwood.

Good - Good growth with minor signs of limited physical damage, defects, disease or insect damage, or minor dieback/deadwood.

Fair - Decreased growth with moderate signs of physical damage, defects, disease or insect damage, or moderate dieback/deadwood.

Poor - General state of decline with little or no growth, major physical damage, defects, disease or insect damage, or major dieback/deadwood.

Dead - Greater than 90% of crown dieback with no growth.

Table 3-7. Tree Conditions

CONDITION	NUMBER	PERCENTAGE
Excellent	20	22%
Good	31	34%
Fair	22	24%
Poor	11	12%
Dead	7	8%

The overall condition of the tree collection ranges from excellent to dead with the majority classified as excellent, good, or fair (Table 3-7, Figure 3-31, and **Plan EC3)**. The Hilltop area around the Douglass House contains the greatest density of good condition trees. Most poor condition trees are ash trees affected by Emerald Ash Borer that are growing at the south end of the Hilltop.

Two historic southern magnolia (*Magnolia grandiflora*) trees are located east of the Douglass House on the Hilltop. One tree is adjacent to the library windows and can be tracked through historic site surveys and photographs as early as 1893 (Figure 3-32, Figure 3-33, Figure 3-34).[18] The second magnolia is located between the aforementioned magnolia and the entry drive. This tree is slightly larger than the first and also appears in historic site surveys.

Vegetation is used to screen non-historic additions to the property. The roof of the Visitor Center is masked by eastern red-cedar (*Juniperus virginiana*) and red oak (*Quercus rubra*) trees and shrubs. The beds along the south and west edges of the Visitor Center create a partial buffer with incomplete and informal hedges of winter honeysuckle (*Lonicera fragrantissima)* and flowering quince (*Chaenomeles speciosa*). The beds are interspersed with poison ivy (*Toxicodendron radicans*).

Irregularly massed shrubs line the east side of the path to the Growlery (Figure 3-18 and Figure 3-20). Constituting the largest grouping of shrubs on the grounds, species include sweet shrub (*Calycanthus floridus*), winter honeysuckle (*Lonicera fragrantissima*), a rose (*Rosa sp.*) within a trimmed mulberry (*Morus alba*), flowering quince (*Chaenomeles speciosa*), winter jasmine (*Jasminum nudiflorum*), and mockorange (*Philadelphus coronarius*). An herbaceous peony (Paeonia sp.) is also located between these shrubs and the driveway. Of these shrubs, the winter honeysuckle appears to be the oldest shrub within the study area. Its provenance and age have not been determined.The forested slopes of the Woodland comprising the south and east sides of the property includes a mixture of native and non-native trees, shrubs, and vines. The general condition of the vegetation in this area is fair to poor due to the abundance of invasive understory plants and the low level of regeneration of native canopy and understory trees (Figure 3-36). The slope along the east side of the property closest to the parking lot contains black cherry (*Prunus serotina*), white oak (*Quercus alba*), and red oak (*Quercus rubra*). Non-native Norway maple (*Acer platanoides*) trees and yew (*Taxus sp.*) shrubs are also present. Invasive brambles (*Rubus sp.*) and round-leaf green briar (*Smilax rotundifolia*) dominate the understory.

Woodland covers the slope of the East Glen to the edge of the plateau south of the house. This area contains the following trees: American beech (*Fagus grandifolia*),

various oaks (*Quercus spp.*), black cherry (*Prunus serotina*), ash (*Fraxinus sp.*), common hackberry (*Celtis occidentalis*), black locust (*Robinia pseudoacacia*), and tree-of-heaven (*Ailanthus altissima*). Invasive understory plants include brambles (*Rubus sp.*), round-leaf green briar (*Smilax rotundifolia*), honeysuckle vine (*Lonicera sp.*), multiflora rose (*Rosa sp.*), and English ivy (*Hedra helix*). A grouping of yucca (*Yucca sp.*) stands at the edge of the woods east of the driveway loop and Growlery.

The Garden at Cedar Hill is an ornamental garden between the south end of the Visitor Center parking area and the woods along the east property line **(EC2).** A single path winds through mulch beds with three flowering dogwood (*Cornus florida*), a Siberian crabapple (*Malus baccata*), and a variety of shrubs such as boxwood (*Buxus sp.*) and crepe myrtle (*Lagerstoemia indica*) (Figure 3-37). Ornamental grasses, liriope, and other perennial and annual plants form the garden's ground plane. Other features of the garden include two benches, a puncheon, and a pergola. The NPS and volunteers that are organized through the partner organization maintain the garden.

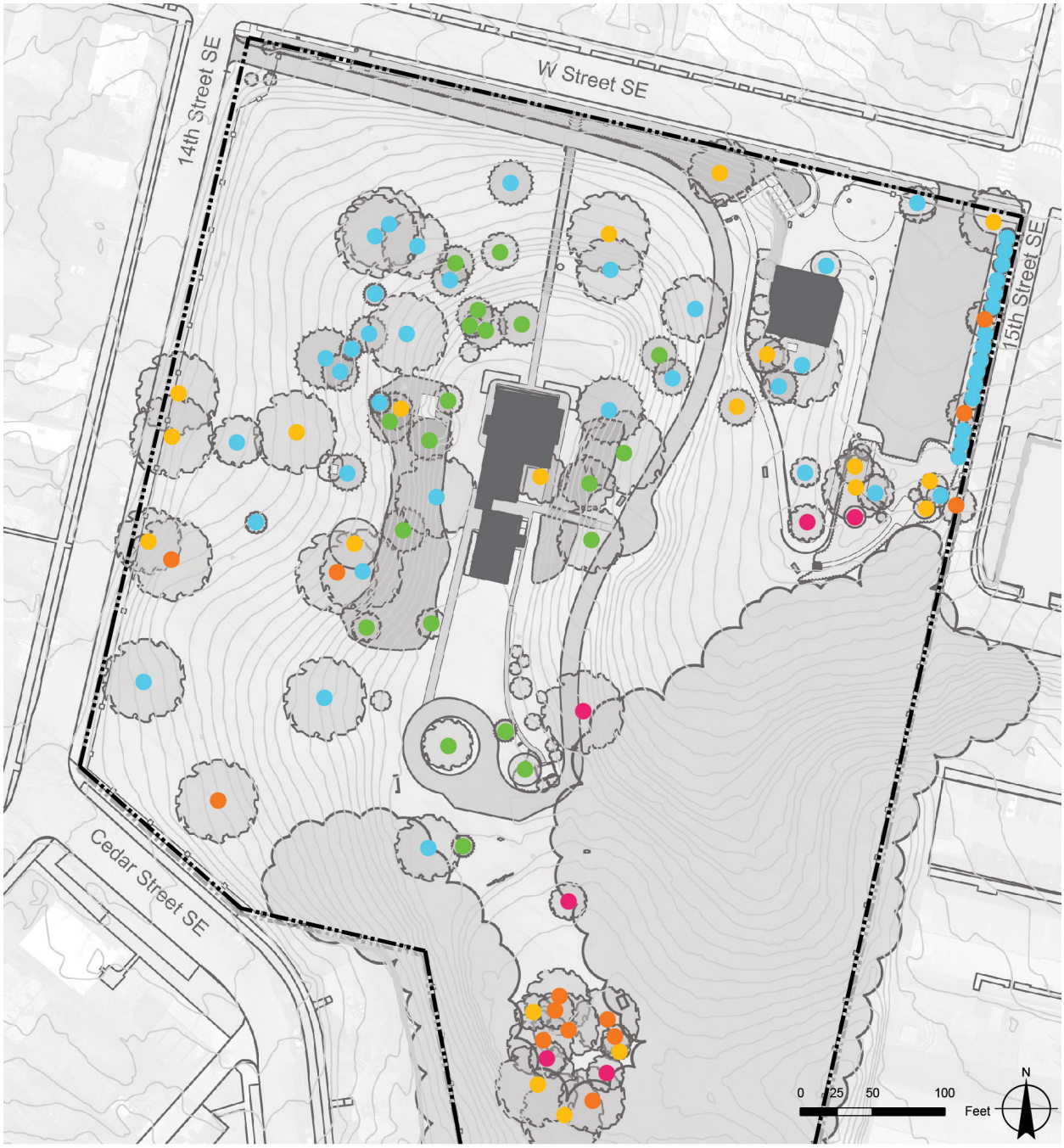
The general condition of site vegetation during the 2018 inventory ranges from fair to good; however, active management is improving conditions. Work plans have been created in early 2019 for rejuvenating shrubs, mulching planting beds, removal of invasive plants and seedlings from ivy beds, and removal of deadwood. English ivy and poison ivy is targeted for removal from 25 trees. Removal of the 32 stumps began in late 2018. In addition, eleven new trees are scheduled for planting on the grounds by the spring of 2019.

Analysis

Overall vegetation patterns are significant as they generally resemble the historic landscape with elements of the Douglass era that were incorporated into the memorial era of the period of significance. The persistence and importance of vegetation as an important characteristic of the site is evinced by approximately 89 percent of the site remaining in impervious cover regardless of the loss of some historic outbuildings and the addition of the Visitor Center and parking area.

During ownership by Douglass, Cedar Hill operated as a well maintained gentleman's farm, which included a wide variety of vegetation types with different functions. Closest to the house were garden beds with flowering perennials and annuals, limited areas of tended lawn, herbaceous and grassy ground covers on the hillsides, and shade trees that created a bucolic setting that was welcoming and cool in the heat of summer. A mixture of shrubs and vines created a picturesque

Figure 3-31. 2019 Tree Condition Diagram



Legend

- study area boundary
- Excellent
- Good
- Fair
- Poor
- Dead

Sources

- QE fieldwork, November 2018
- 2019 CLR Existing Conditions Plan
- Olmsted Center for Landscape Preservation, Comprehensive Condition Assessment Report - Tree (Boston: Massachusetts, US Department of the Interior, National Park Service, Olmsted Center for Landscape Preservation, 2010). 7, July 1978.

Vegetation Key

Code	Scientific Name	Common Name
TREES		
Aa	Ailanthus altissima	Tree-of-heaven
As	Acer saccharinum	Silver maple
Cf	Cornus florida	Flowering dogwood
Cg	Carya glabra	Pignut hickory
Cs	Carya spp.	Hickory, unspecified
Co	Celtis occidentalis	Hackberry
Fa	Fraxinus americana	White ash
Jn	Juglans nigra	Black walnut
Lt	Liriodendron tulipfera	Tulip poplar
Ma	Morus alba	White mulberry
Mb	Malus baccata	Siberian crabapple
Mg	Magnolia grandiflora	Southern magnolia
Ns	Nyssa sylvatica	Black tupelo
Pa	Picea abies	Norway spruce
Pc	Pyrus communis	Common pear
Ps	Prunus serotina	Black cherry
Qa	Quercus alba	White oak
Qc	Quercus coccinea	Scarlet oak
Qph	Quercus phellos	Willow oak
Qpr	Quercus prinus	Chestnut oak
Qr	Quercus rubra	Northern red oak
Qs	Quercus sp.	Oak, unspecified
Rp	Robinia pseudoacacia	Black locust
SHRUBS		
Bs	Buxus sp.	Boxwood, unspecified
Ca	Calycanthus floridus	Sweet shrub
Ch	Chaenomeles speciosa	Flowering quince
Is	Ilex sp.	Holly, unspecified
Ja	Jasminum nudiflorum	Winter jasmine
Li	Lagerstroemia indica	Crepe myrtle
Lf	Lonicera fragrantissima	Winter honeysuckle
Lo	Lonicera sp.	Honeysuckle, unspecified
Ls	Ligustrum sp.	Privet, unspecified
Ph	Philadelphus coronarius	Mockorange
Rs	Rosa sp.	Rose
Wf	Weigela florida	Weigela

Legend

- FRDO CLR Study Area Boundary
- Visitor Center
- Frederick Douglas House/Caretaker's Cot
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Evergreen shrub
- Deciduous shrub
- Stump
- Woodland
- English ivy bed
- Groundcover/garden bed

Tree Condition Assessment Key

Trees are assessed for size and condition

As 25 C — Genus/species; Size diameter at breast height (dbh), inches; Canopy condition

A. Excellent - Aggressive growth with no apparent signs of physical damage, defects, disease or insect damage, or dieback/deadwood.

B. Good - Good growth with minor signs of limited physical damage, defects, disease or insect damage, or minor dieback/deadwood.

C. Fair - Decreased growth with moderate signs of physical damage, defects, disease or insect damage, or moderate dieback/deadwood.

D. Poor - General state of decline with little or no growth, major physical damage, defects, disease or insect damage, or major dieback/deadwood.

E. Dead - Greater than 90% of crown dieback with no growth.

Notes and Sources

QEA - De Vries, Malinay, Williams, cultural landsc
field investigations, 11/2018.
FRDO GIS contours, buildings, and boundaries, 2
FRDO Landscape Preservation Maintenance Plan
NPS, 2011.
FRDO Proposed Site Plan, NPS, 2005.

50 0 50 100 150 FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
EC3	CLR EXISTING CONDITION DRAWINGS 2019 VEGETATION FREDERICK DOUGLASS NATIONAL HISTORIC SITE AREA 1 NATIONAL CAPITAL WASHINGTON, D.C.	FRDO 833 173683 PMIS/PKG NO. 238103 DATE 08/27/2020

character by the Growlery. Eastern red-cedar trees dotted the Hilltop and were the inspiration for Douglass's naming of the property. Replanted red-cedar trees continue to grow on the hill and the pattern of lawn with shade trees remains. During Douglass's residency there was a greater species variety of shrubs and perennials. There were more maintained, ornamental gardens than there are today. Once the property was no longer used as a primary residence and served interpretive and commemorative functions, the vegetation was maintained without a need for domestic functions or the personal preferences of the Douglass family.

The utilitarian function of vegetation gradually changed during the 20th century and was abandoned around the transition of the property to the NPS. During the Douglass era, the property functioned as a gentleman's farm and provided sustenance to the family. The transition to the FDMHA prompted the eventual loss of vegetation features including the following: a grape arbor, which was present in the early 1890s in the location of the Caretaker's Cottage; a vegetable garden, fruit trees, and corn field in the West Glen; an orchard south of the house; and, pasture grasses in the in the additional parcel south of the current Frederick Douglass National Historic Site. These vegetation types were not maintained by the end of the commemorative period and are not discernible in the landscape in today. Aerial photograph indicate that a large garden area in the East Glen continued to serve a horticultural function at least as late as 1951, though it is not known who tended the field or garden (Figure 3-38). Later photographs and surveys do not indicate the presence of a garden in this area. Individual fruit trees from the Douglass era likely persisted into the NPS era but are no longer present on site.

Woodland vegetation was an important feature of the Douglass property; the forested slopes were a favorite place for Douglass and guests to engage in the natural surroundings.[19] Over time, the woodland encroached northward, overtaking the former orchard on the south plateau behind the Growlery. While the presence of the woodland is important, its regeneration is impacted by the vigor of invasive species .

Vegetation patterns of the Douglass period were partially maintained during the commemorative period, with successive replanting of flower beds and shrubs around the house and Caretaker's Cottage. Trimmed hedges replaced more naturally shaped, individual shrubs near the house. Steep slopes were planted to a mixture of undetermined, knee-height herbaceous plants. Flowering shrubs continued to create a floral setting to the Growlery. Other areas, such as the Woodland, were allowed to naturalize.

Figure 3-32. A single shrub and two trees including a southern magnolia and tall red-cedar occupy the Hilltop directly east of the Douglass House in 1893. Mixed grasses and other herbaceous plants cover the slope between the upper plateau and the driveway. The frame of a grape arbor is south of the house (NPS).

Figure 3-33. A southern magnolia grows between a trimmed hedge and the library windows of the Douglass House, ca. 1930s. Flowering shrubs and a ground plane of grasses and herbaceous plants cover the slope west between the driveway and the house. A second magnolia is present down slope and east of the house (NPS).

Figure 3-34. Two historic southern magnolia are located east of the Douglass House. The slope west of the house is primarily turf grass with defined beds of English ivy (QE, 2018).

Figure 3-35. A bed of English ivy covers the slope west of the house (QE, 2018).

Figure 3-36. Norway maple and English ivy compete with native plants in the Woodland (QE, 2018).

Figure 3-37. Flowering trees, shrubs, and ground covers create a setting for benches and the winding path in the Garden at Cedar Hill. A small puncheon straddles a low area in the garden (QE, 2018).

The cedars that crowned the Hilltop largely disappeared by 1960, but have been periodically replanted including 18 in 1977.

The existing landscape continues to reflect the park-like character of the site, with deciduous and evergreen trees over grass and flower beds around the Douglass House. The general pattern of flowering shrubs between the house and the Growlery persists although the configuration changed. Numerous deciduous and evergreen trees, such as the red-cedars for which the property is known, have been replanted. Beds of ivy planted after the period of significance cover

FEATURE SIGNIFICANCE ABBREVIATIONS

C = Contributing

NC = Non-contributing

M = Missing

X = Present during period.

? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Table 3-8. Vegetation Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Cedar trees on hillside	C	Present during the historic period.	X	X	X	X
Grass ground plane with specimen trees	C	Present during the historic period.	X	X	X	X
Magnolia trees on east side of house	C	In the location of a tree during Douglass' residency.	?	X	X	X
Ornamental plantings around house	C	Present during the historic period.	?	X	X	X
Shrub mass between house and Growlery	C	Present during the historic period.	?	X	X	X
Woodland along south and east boundaries	C	Present during the historic period.	X	X	X	X
Garden at Cedar Hill	NC	Built in 2003.				X
Garden plots	M	Non-extant.	X	X		
Grape arbor	M	Non-extant.		X		
Orchards	M	Non-extant.	X	X		

Figure 3-38. A July 1951 aerial photograph shows garden plot or path patterns in the East Glen that indicate use of a Douglass-era garden continuing into the late FDMHA era (USGS).

Legend

FRDO CLR Study Area

Garden Area in East Glen

Sources

1. US Geological Survey, July 5, 1951

the steep slopes that lead down to the terraces below the hilltop. The Garden at Cedar Hill is a distinct and recent addition to the grounds adjacent to the Visitor Center. Despite a small number of plantings that do not reflect historic character, the dominant presence of historic patterns demonstrates the integrity of the contributing vegetation features of the property.

CIRCULATION

Existing Condition

Circulation within the study area is comprised of vehicular and pedestrian routes. Most existing circulation patterns are derivative of patterns present by the end of the period of significance. Components of circulation added since 1964 relate to the provision of access to the historic site from the Visitor Center. Circulation routes and materials are illustrated on existing conditions plans **(EC1 and EC2).** Historic and contemporary circulation patterns are presented on the Circulation Diagram (Figure 3-39).

Vehicular circulation includes the historic driveway route and the Visitor Center parking lot. Access to the historic driveway occurs in the northwest corner of the property along 14th Street SE near the intersection with W Street SE. The driveway is restricted to NPS staff and passes through a gate between two historic brick piers (Figure 3-40). The route rises southward across the North Lawn and curves along the edge of the East Glen on the ascent to the Douglass House at the top of Cedar Hill. The driveway northeast and east of the Douglass House has a 12'-0" wide asphalt driving surface with curbs formed by a single row of bricks (Figure 3-41). The curb is flush to the pavement in specific areas to allow for surface drainage into the East Glen. At a point directly east of the house, the driveway expands along a 45'-0" wide, semi-circular pullover that occupies the location of a historic carriage turnaround (Figure 3-14). Steps ascend westward to the house from the turnaround. The widened area provides unmarked, angled parking for approximately three vehicles. The driveway terminates in a loop south of the house (Figure 3-42). A widened part of the loop accommodates angled parking for approximately six vehicles. Overall, the driveway is in good condition.

W Street SE provides access to the Visitor Center parking lot in the northeast corner of the study area (Figure 3-43). This is the primary parking lot for visitors and NPS staff. The gated, asphalt lot accommodates 30 vehicles including two accessible parking spots. It is in fair condition with several areas of damaged brick curb.

Pedestrian access to the site occurs through two gates along the brick sidewalk on W Street SE. One entrance aligns with the historic north steps that connect the

front porch of the Douglass House to the street. The gate is usually locked. The second entrance is on center with the doors of the Visitor Center. The entry gate is offset from the sidewalk (Figure 3-45).

Wide areas of concrete paving create assembly areas in the space between the Visitor Center, street, and parking lot. At the north side of the Visitor Center, a 5'-0" wide concrete walk and series of steps provide direct access to the historic driveway (Figure 3-46). A 5'-0" wide concrete ramp connects the same point on the historic driveway to an 8'-0" wide collector walkway at the south end of the parking lot (Figure 3-47). Concrete surfaces in this area are in fair condition.

Steps on the north and east sides of Cedar Hill follow the same alignment as stairways during the period of significance. On the north side, four sets of steps ascend the terraced slope and are divided by the relatively level surfaces of the driveway, two gently sloped terraces, and the walks surrounding the Douglass House (Figure 3-48). Three individually spaced steps ease the transition of the path across the lower terrace (Figure 3-49). The 5'-0" wide brick path and steps are in good condition. Steps on the east side of the house connect the carriage turnaround to a walkway south of the Douglass House and north of the Caretaker's Cottage (Figure 3-50). Two flights of steps are divided by a 10'-0" landing halfway up the slope. While some small areas of erosion from the surrounding slopes affect the path near the driveway, the brick steps and path are in good condition.

Pedestrian circulation surrounding the Douglass House and Caretaker's Cottage includes brick paths, small areas of concrete, and a flagstone path leading to the Growlery. Relaid by the NPS in the 1980s, the paths are mostly in the location of historic brick paths that were indicated by archeological investigations around 1973. One short segment of brick path is non-contributing but compatible with the historic site. It extends from an historic walkway on the west side of the Douglass House (Figure 3-51), over a formerly gravel area south of the Caretaker's Cottage, and connects to the driveway terminus (Figure 3-42). Brick paths range from 3'-0" to 5'-0" wide and are in fair condition with localized areas of deterioration.

The Hilltop includes areas of concrete and stone paving. A fractured concrete pad on the west side of the Caretaker's Cottage marks the original access route to the building. The path to the Growlery consists of mortared flagstone between 24 and 30 inches in width and follows the alignment of a gravel or packed earth path to the outdoor study during the period of significance.

A brick landing marks the entrance to the Growlery (Figure 3-52 and Figure 3-53). The stone path is in fair condition.

Paths in the Garden at Cedar Hill consist of exposed aggregate pavers in poor condition. The main route is two pavers wide to create a 3'-0" wide walkway. The path crosses a small timber puncheon at the line of drainage through the garden (Figure 3-37). The wooden walkway is 4'-0" wide and 12'-0" long. It connects to a plaza of pavers that forms a 12'-0" x 18'-0" uneven surface (Figure 3-54). The path ends in turf near a pergola and bench at the south end of the garden.

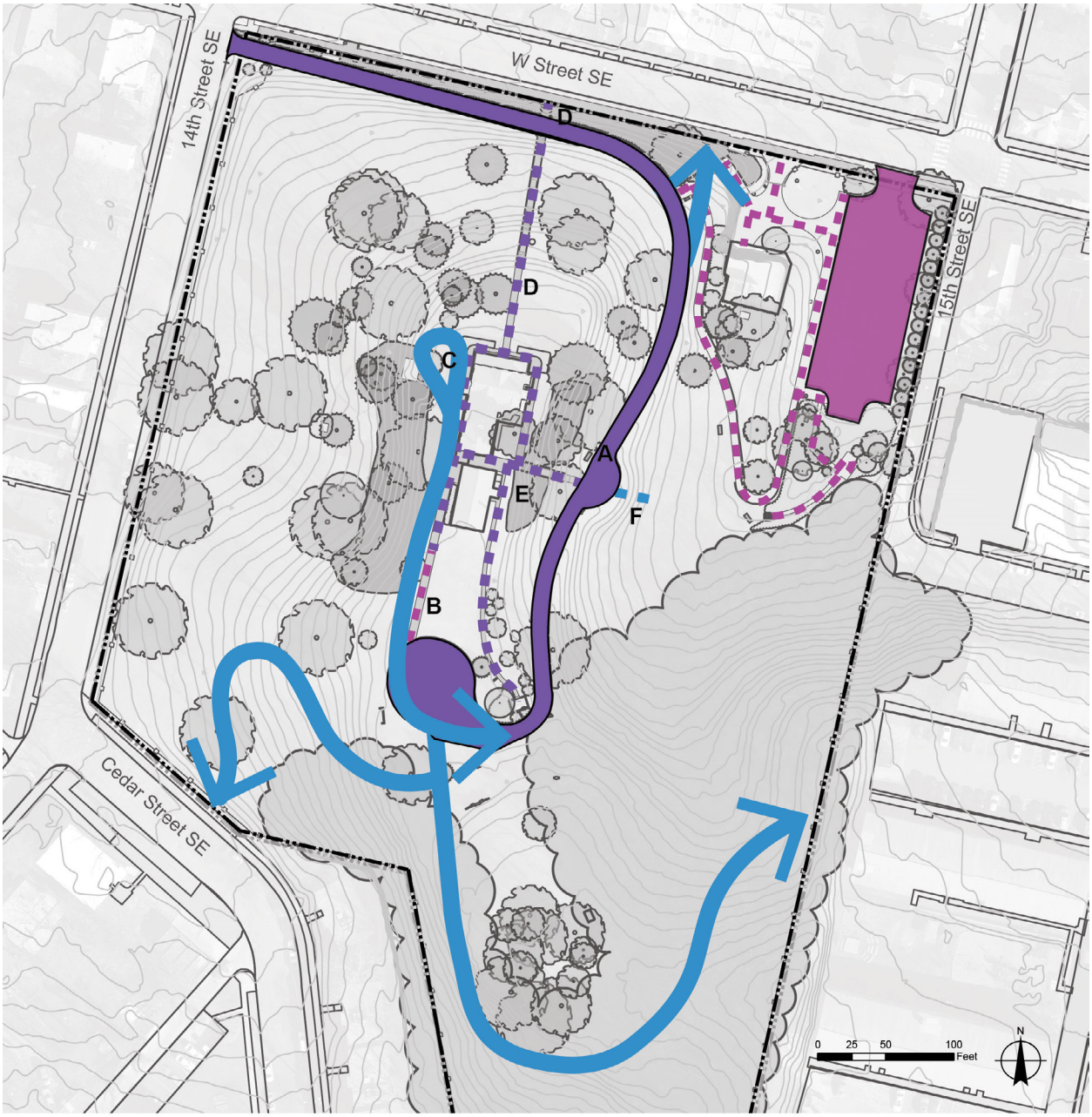
Analysis

Numerous circulation features contribute to the significance of the cultural landscape. Table 3-7 and Figure 3-39 document existing and former circulation routes within the study area. Non-contributing circulation is located within the East Glen and associated with the Visitor Center and the Garden at Cedar Hill.

Most circulation patterns align to historic locations although use and materials have changed since the period of significance. The driveway and pathways and steps surrounding the house and Caretaker's Cottage served the Douglass family and other residents and staff during the period of significance. Vehicular and pedestrian access to the Hilltop have changed since the period of significance. Visitors and staff primarily enter the property at the Visitor Center parking lot and park rather arrive from the historic driveway entrance at 14th St. SE and W Street SE and then proceed a parking location on the Hilltop. Similarly, pedestrian access to the property typically originates at the Visitor Center sidewalk gate or the parking lot and proceeds via a sloped walk or flight of steps to the middle of the historic driveway rather than from the historic driveway entry or the intersection of the north steps at the W Street SE sidewalk.

Originally gravel during the historic period, the driveway followed its circuitous route up Cedar Hill. It expanded into a wider area near the barn and other outbuildings and continued along the west side of the house to a narrow turnaround near the front porch. During the FDMHA era, the earlier driveway terminus was abandoned and a gravel parking area occupied most of the area south of the Caretaker's Cottage. The existing driveway loop provides access for fire and emergency vehicles but does not reflect the historic condition of the period of significance. The 64' diameter circular turnaround is a vestige of the gravel service zone south of the Caretaker's Cottage. The loss of farm outbuildings and truncation of the driveway led the NPS to extend a brick walk south of the Caretaker's Cottage to the newly configured driveway in the 1980s (Figure 3-42).

Figure 3-39. Circulation Analysis Diagram



Legend

- Contributing circulation route - vehicular
- Contributing circulation route - pedestrian
- Missing circulation route - vehicular
- Missing circulation route - pedestrian
- Non-contributing circulation route - vehicular
- Non-contributing circulation route - pedestrian
- FRDO CLR Study Area Boundary

- **A** Driveway and carriage turnaround
- **B** Non-contributing (compatible) pathway over non-extant service area
- **C** Non-extant driveway terminus
- **D** Steps north of home
- **E** Steps east of home
- **F** Non-extant steps east of carriage turnaround
- **G** Non-extant first driveway entry, 1880s

Sources

2018 QEA Fieldwork

2019 CLR Existing Conditions Plan

Missing circulation features include drives to the north, southeast, and southwest of the property and a set of steps into the East Glen from the driveway. Changes to the Anacostia road grid beginning in the 1880s led to the abandonment of access roads that once connected the Cedar Hill to adjacent properties to the north and southwest. The alignment of the current entry drive in the northeast of the property results from the closure of an earlier entrance to the north during the Douglass era. To the southeast, a road connecting the Hilltop to Douglass' neighbor, the Pitts property, did not persist through the end of the FDMHA era. East of the house, a small set of steps east of the carriage turnaround provided access to a former well in the valley of the East Glen. These steps deteriorated along with the carriage turnaround prior to 1964.

Overall, circulation routes retain integrity in the historic site with the exception of features in the East Glen. Integrity of location, feeling, association, and setting are evident although the rehabilitation of the site for visitor use has affected the integrity of materials, workmanship, and design.

Table 3-9. Circulation Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Driveway	C	Mostly historic alignment from the historic period.		X	X	X
North stairway	C	Historic alignment from the historic period.	?	X	X	X
East stairway	C	Historic alignment from the historic period.		X	X	X
Paths on hilltop	C	Mostly historic alignments around the Douglass House from the historic period.	?	X	X	X
Visitor Center parking lot	NC	NPS addition to the site.				X
Visitor Center pathways	NC	NPS additions to the site.				X
Paths in Garden at Cedar Hill	NC	Built in 2003.				X
Drives from Hilltop to adjacent properties to the southeast and southwest	M	Non-extant.	?	X		
Stairway from carriage turnaround into East Glen	M	Non-extant.		X	X	

FEATURE SIGNIFICANCE ABBREVIATIONS

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NC = Non-contributing

M = Missing

X = Present during period.

? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Figure 3-40. Historic driveway NW entrance between brick piers. View west toward 14th Street SE (QE, 2018).

Figure 3-41. Asphalt driveway and brick curb with depressed edge for drainage located at the SE portion of the site, looking northwest (QE, 2018).

Figure 3-42. Terminus of driveway at the southern portion of the site with parking to south and an adjoining non-historic brick walk to transition between the reconfigured driveway and the historic pathways around the Douglass House and Caretaker's Cottage, looking south (QE, 2018).

Figure 3-43. Visitor Center parking lot with concrete pathways located at the northeast portion of the site, looking east (QE, 2018).

Figure 3-44. Pedestrian entry at gate along W Street SE, looking north. The brick steps connect the sidewalk to the front porch of the Douglass House (QE, 2018).

Figure 3-45. The pedestrian entry near the Visitor Center includes a gate offset from the sidewalk, looking north (QE, 2018).

Figure 3-46. Concrete steps connect the Visitor Center to the historic driveway, looking east (QE, 2018).

Figure 3-47. A sloped walk connects the parking area with the driveway and steps by the Visitor Center, looking north (QE, 2018).

Figure 3-48. Brick steps north of the Douglass House transition the slopes between terraces, looking southwest (QE, 2018).

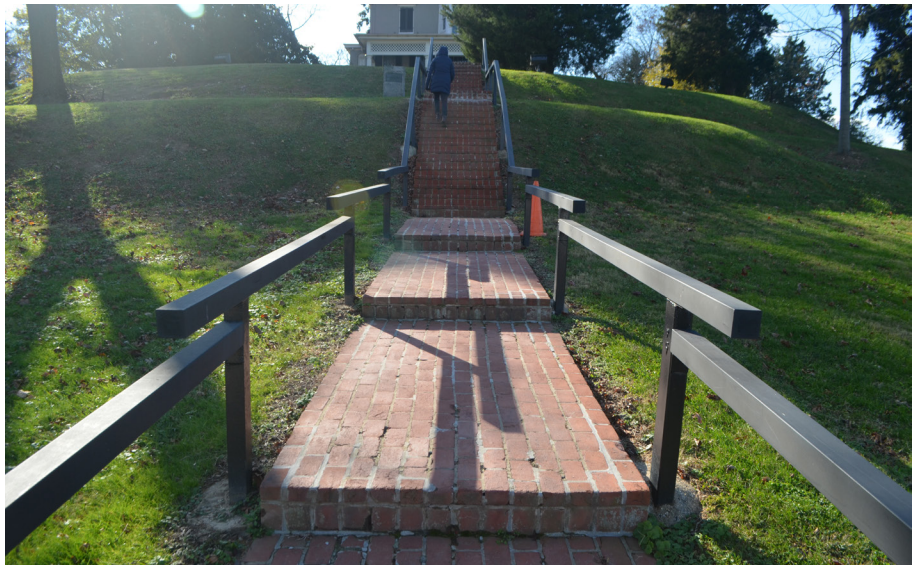

Figure 3-49. Three individual steps accommodate the slope of the lower terrace of the North Lawn, looking southwest (QE, 2018).

Figure 3-50. Brick steps connect the east side of Douglass House with the historic carriage turnaround, looking northwest (QE, 2018).

Figure 3-51. A historic brick path on the west side of the Douglass House extends beyond the Caretaker's Cottage to the current driveway loop, looking southwest (QE, 2018).

Figure 3-52. Historically, the path the Growlery may have been gravel or packed earth as suggested by a ca. 1890s photograph (QE, 2018).

Figure 3-53. The mortared flagstone path to the Growlery ends in a brick landing at the facade of the reconstructed building, looking southeast (QE, 2018).

Figure 3-54. A plaza consisting of exposed aggregate pavers forms a node within the Garden at Cedar Hill, looking southwest (QE, 2018).

BUILDINGS AND STRUCTURES

Existing Condition

The buildings and structures of Frederick Douglass National Historic Site include two historic buildings, one reconstructed building, and one building constructed by the NPS as a Visitor Center. Extant buildings are illustrated on existing conditions plans **(EC1 and EC2)**. Existing conditions are described in Chapter 4: Building Existing Condition and Analysis. The remnant of a former barn/chicken coop exists as a small-scale feature (Figure 3-58). The locations other missing outbuildings are known although they no longer have clear surface expression.

Extant historic buildings include the Douglass House and Caretaker's Cottage. Aligned from north to south, these buildings form a coherent visual unit in the landscape and distinguish the core of the Hilltop from the remainder of the property. The Douglass House, built between 1855 and 1859, is a two-and-half-story gable-roofed masonry house (Figure 3-55). It is centrally located within the study area, prominently sited on top of Cedar Hill. A two-story frame wing is located on the south end of the house, and a wide porch spans the full width of the front facade. The house currently serves as a living museum of Douglass's life in the late nineteenth century. The modest, one story gable-roofed masonry Caretaker's Cottage, likely built in 1881, is directly south of the house, and serves as offices for NPS staff (Figure 3-56).

Buildings and structures that were added to the site after the period of significance include the Growlery and the Visitor Center. The Growlery, believed to have been built between 1855 and 1859, is one-story rough stone, gable-roofed building located southwest of the Caretaker's Cottage (Figure 3-53). Reconstructed by the NPS in 1981, it replicates a building that Douglass used a study within a picturesque landscape setting near the house (Figure 3-547). The reconstructed building is based on findings of archeological investigations in the early 1970s and historic photographic documentation.

The Visitor Center, built in 1982, is constructed into the lower slope of the East Glen in the northeast corner of the property. The placement and design of the building presents a minimal presence from the historic core of the site on the Hilltop. The concrete facade faces the neighborhood along 14th Street SE (Figure 3-57).

Figure 3-55. View of the facade and east elevation of the Douglass House from the front lawn, looking southwest (QE, 2018).

Figure 3-56. View of the south and west elevation of the Caretaker's Cottage from a historic pathway, looking northeast (QE, 2018).

Figure 3-57. View of the facade and embedded setting of the Visitor Center, looking southwest (QE, 2018).

Analysis

Extant buildings from the period of significance are the Douglass House and the Caretaker's Cottage. The main house was constructed ca. 1855-1859 and prominently placed at the crown of Cedar Hill. After Douglass purchased the property in 1877, he added a rear frame addition to the south elevation of the building. After Douglass's death, the house was transformed into a museum, but the physical structure of the building remained unchanged. Over time, the house declined into poor condition and in 1970s the NPS undertook substantial rehabilitation work. Today, the main house retains its historic character and retains its central and elevated position at the heart of the property.

The Frederick Douglass Memorial and Historical Association (FDMHA) constructed the Caretaker's Cottage in 1928. The cottage was placed on the former croquet lawn to the south of the main house. Since its construction the Caretaker's Cottage has had few alterations and continues to convey its significance as part of the commemorative period of the site.

During the Douglass period, the study area included several buildings and structures associated with the house and gentleman's farm. These included the carriage house, barn, privy, chicken coop, and other outbuildings which were located on the level upper terrace south of the main house. These farm-related structures fell into disrepair after 1895. Photographs from the 1930s illustrate that the outbuildings suffered from neglect and that the barn had been demolished. A storm destroyed what remained of many of the outbuildings in 1956. Today, only remnant foundations are left from the various outbuildings (see Small-scale Features).

To the south of the house along the southern boundary a guest house/servants' residence was constructed by Douglass for his frequent house guests and was later used as the servant's quarters. After 1895, this building was rented by the FDMHA until it was no longer fit for habitation and torn down in 1941.

The Growlery, originally intended as a storehouse, was likely constructed around the same time as the house, and modified by Douglass into a retreat where he could read and write without interruption. The Growlery fell into disrepair during the 20th century, and by the 1950s its wooden roof had fallen in, its walls collapsed, and only the brick chimney stood. It was further damaged after a storm in 1956. It was reconstructed by the NPS in 1981 in its historic location. The Growlery contributes to the significance of Cedar Hill.

The Douglass House and the Growlery, a reconstruction, are significant for their association with the Douglass period. These two buildings, as well as the Caretaker's Cottage, are also significant for their association with the commemorative period. The three buildings continue to reflect the historic setting of the property. The loss of service and farm-related structures behind the house diminishes the character of the working gentleman's farm during Douglass residency; however, the current character of this area more closely reflects the later decades of the period of significance when the property no longer served as a farm. While the loss of service and farm-related structures and the addition of the Visitor Center in 1980-1982 changed the appearance of the landscape, the extant buildings have integrity and help to maintain the historic character of the site.

Table 3-10. Buildings and Structures Analysis

FEATURE SIGNIFICANCE ABBREVIATIONS
C = Contributing
NC = Non-contributing
M = Missing
X = Present during period.
? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Douglass House	C	From the historic period. It serves as a living museum of Douglass's life.		X	X	X
Caretaker's Cottage	C	From the historic period. It currently serves as NPS staff offices.			X	X
Growlery	C	The building is a reconstruction of a structure from the historic period.		X	X	X
Visitor Center	NC	NPS addition to the site.				X
Barn/ chicken coop	M	Foundation remnant remains (see Smale-Scale Features).		X	X	
Carriage house/stable	M	Non-extant.		X	X	
Outbuilding SW of house	M	Non-extant.	?	X	X	
Servant quarters/ guest house	M	Non-extant.	?	X	X	
Root cellar	M	Non-extant.	?	X	X	
Privy	M	Non-extant	?	X	X	
Above-ground cistern	M	Non-extant	?	X	X	

SMALL-SCALE FEATURES

Existing Condition

The Frederick Douglass National Historic Site contains numerous small-scale features and furnishings. Extant, historic small-scale features include a foundation remnant of the barn/chicken coop, a sundial, a memorial wall, brick piers, fences and gates, handrails, signs, a flagpole, and site furnishings. The locations of small-scale features and furnishings are identified on drawings EC1 and EC2.

The foundation remnant is a masonry wall and footing of the barn/chicken coop that Douglass commissioned to be built in 1881 (Figure 3-58). It is located southwest of the driveway loop. The red brick, ruinous feature runs 11'-10" north-south along the edge of a gravel area that defined the working zone for farm and later service activities on the Hilltop. Remnant sidewalls run 3'-0" east-to-west from the north end of the wall and 2'-2" from the south end of the wall. The eleven course wall rises nearly 4'-0" from the ground and is a visual cue to the former outbuilding in this location. The feature is in fair condition with evidence of mortar deterioration and spalling.

A decorative, freestanding masonry wall is located south of the Growlery on the gentle slope forming the south plateau of the Hilltop (Figure 3-59). The front facade of the feature faces northwest towards the Douglass House. Known as the memorial wall or memorial arch, the red brick wall was constructed in the 1930s with a now-missing arched niche that contained a bust of Frederick Douglass. African American faculty and students from the then segregated District of Columbia public schools helped build the memorial wall and dedicated a memorial drinking fountain on the west side of the house in the same decade. NPS recommended the removal of the fountain in 1981.[20] The red bricks of the memorial wall resemble those of the barn/chicken coop remnant and may have been reused from other outbuildings. The wall has a symmetrical, pier and panel design and faces northwest. It is 19'-0" long and 6'-0" tall with a width ranging from a double course of bricks (0'-8") to 0'-18" at the two integrated, square piers. It is in good condition with few instances of spalling or biotic growth.

Two brick piers mark the historic driveway entrance on 14th Street SE near W Street SE (Figure 3-60). The red brick piers were placed as site adornment by the Division of Negro Affairs of the National Youth Administration in 1937. The design includes shallow banding on the 6'-3" high vertical faces and an integrated, pyramidical brick cap. Once free-standing, the 0'-20" x 0'-24" piers are 6'-3" high and are now connected to the perimeter fence and the entrance gate. The piers are in good condition.

The perimeter fence is a security feature that surrounds the entire property. Installed in 1989, the fence consists of black painted 0'-.3/4" steel pickets and 0'-4" square posts of varying height from 4'-0" to 8'-0" high. The fence is set in the ground or on concrete retaining walls of variable height of 4'-0" to 5'-0" high along W Street SE (Figure 3-62). Closer to the Visitor Center and parking lot and turning the corner south along 51st Street, the fence is constructed in the ground, and stands at eight feet high. A 0'-6" concrete curb runs along the exterior side of the fence on 15th Street. Although a few pickets are damaged along 15th Street SE, the fence is in good condition. The concrete retaining wall is in fair condition with several areas of cracking and spalling. Along 14th Street SE, the fence stands at six feet high. The height of the fence increases to 8'-0" high along Cedar Street SE. Matching the 0'-6" concrete curb that runs along 51st Street, the curb extends along the exterior of the fence along both 14th and Cedar Streets SE.

A memorial sundial is located in the North Lawn, on the east side of the stairway between the Douglass House and the street (Figure 3-61). It is not visible from the porch due to the change in grade. The sundial consists of a bronze face and a gray granite pedestal with a bronze plaque that records its donation by the Married Women's Culture Club of Pittsburgh in 1922. The facade containing the bronze plaque faces north. The 0'-19" square pedestal is 0'-32" tall and in good condition.

Matching gates are located at four entrances. A swing gate spans the historic driveway and a rolling gate secures the parking area (Figure 3-40). A pedestrian sized gate provides access to the north stairway from the street (Figure 3-44). Near the Visitor Center, a swing gate marks the main pedestrian entry to the site (Figure 3-45). The gates to the historic driveway entrance and the pedestrian entrance by the Visitor Center are inset from the main alignment of the perimeter fence. The gates are in good condition.

A short section of picket fence surrounds an HVAC unit and waste receptacle on the east side of the Caretaker's Cottage (Figure 3-63). The 4'-0" high wooden fence is painted white. It is 10'-3" long on the east side closest to the brick walkway, and 5'-0" wide on the north side facing the rear side of the Douglass House.

Handrails are present along the staircases and ramps. In the north and east stairways, the rails consist of 0'-4" wide metal beams at 2'-7" high that simulate the heavy wooden rails visible in photographs from the 1890s (Figure 3-32 and Figure 3-34). Standard steel tube rails are present at other instances of steps, sloped walks, and ramps on the property (Figure 3-46). No rails are present at the stepped entrances to either the Douglass House or the Caretaker's Cottage. The

handrails located on the north side of the Douglass House run parallel to the angle of the stairs. The rails are 99'-6 1/2" in length from the top to the bottom of the stairs. The handrails end at the bottom of the last full riser before the road. The handrails located on the east side of the Douglass House and Caretaker's Cottage run parallel along the angle and length of the first run of stairs and measure 5'-3" from the top of the stairs to the landing. The railing runs parallel to the landing, measuring at ten feet, nine inches. The railing then follows the angle of the second run of stairs measuring 11'-0" from the top of the stairs to the bottom of stairs. Rails are uniformly painted a flat black and in good condition.

Interpretive, wayfinding, and park identity signs are present throughout the historic site. Interpretive signs present information about Douglass and the property outside of the historic driveway entry in the northwest corner of the property and north of the Growlery (Figure 3-64). These 0'-24" x 0'-36" mounted, weather-resistant poster boards are affixed to painted black iron stands. Wayfinding signs are located at entrances along the perimeter fence, at the intersections along the driveway with the north stairway, and steps and ramp to the Visitor Center (Figure 3-65). The framed metal, square signs are mounted on 4'-0 x 4'-0" wooden posts at four feet high. The site identity sign is mounted to the perimeter fence outside of the gate of the historic driveway (Figure 3-66). In the final decades of the period of significance, a museum sign was located in the lawn north of the Douglass House. The existing signs are in good condition.

The property contains two types of benches. Three standard NPS benches with black metal frames and wood slats are located at the driveway intersection with the steps and ramp to the Visitor Center, near the carriage turnaround, and along the ramp to the Visitor Center (Figure 3-67). Two ornamental benches are located at the north and south ends of the Garden at Cedar Hill (Figure 3-68). The wooden benches are Asian-inspired in style with curved backs and details. They are marked with a plaque noting "Open Spaces/Sacred Spaces" which identifies them with the Nature Sacred TKF Foundation that assisted Frederick Douglass Gardens, Inc. design the garden. A niche for a journal of visitor notes is located under the seat of the south bench.

Lighting includes site lights on poles and ground-mounted floodlights. Six contemporary metal light fixtures line the east and west sides of the parking area (Figure 3-69). Three site lights line the accessible ramp leading from the Visitor Center to the driveway. The light poles are approximately 16'-0" high and fixtures are aluminum powder coated black. Four floodlights illuminate the facade and west elevation of the Douglass House (Figure 3-69).

Each light has a concrete base. One base without a light is located under a large red-cedar east of the front porch.

The south end of the Garden at Cedar Hill is marked with a wooden pergola (Figure 3-71). The feature is approximately 4'-0" wide and 7'-0" tall to the north, the pergola frames the view to the concrete pavers pathway that leads to the Asian-inspired garden. To the south, the pergola frames the view of a wooden bench that sits on a higher slope of the garden. The posts of the pergola are set directly into the ground. Mulch covers the ground plane at the pergola.

Waste and recycling receptacles are located west of the parking lot, at the intersection of the driveway with the steps and ramp to the Visitor Center and behind a fence next to the Caretaker's Cottage (Figure 3-72). The round receptacles have steel frames and manufactured wood slats painted green for casing. A post located between the two receptacles labels one container as "trash" and the other as "recycle."

A metal flagpole is located in an island of turf near the pedestrian entrance north of the Visitor Center (Figure 3-73). A brass ball finial tops the flagpole. The foundation of the flagpole is below the lawn surface and no base is evident. An external polyester rope halyard holds the flag height in place.

Site utilities include a large HVAC unit and an electrical box that are concealed on the slope west of the Douglass House. The HVAC unit is set within a 12'-0" x 16'-0" concrete vault that is built into the hillside (Figure 3-74). The green, metal electrical box is nestled in vegetation southwest and downslope from the HVAC unit (Figure 3-75).

A steel utility shed is located on the east edge of the south plateau (Figure 3-76), and is nestled in the forested area on the edge of the lawn. The shed is 5'-0" wide, 8'-0" long, and 5'-0" high, and is painted green. The structure is set on a concrete pad and houses an electrical unit related to the historic buildings.

Analysis

Small-scale features that contribute to the historic landscape include the foundation remnant of the barn/chicken coop, the sundial, the memorial wall, and the entrance piers (Plans EC1 and EC2). The foundation remnant of the barn/chicken coop and the Growlery mark the historic edge of the residential support area south of the Douglass House. The sundial, memorial wall, and brick entrance piers date to the commemoration period after the death of Douglass. Each feature is in fair but stable condition; however, they embody and reflect historic character.

These features retain integrity of location, design, setting, materials, workmanship, feeling, and association. Table 3-9 lists contributing and non-contributing small-scale features.

Most of the small-scale features including interpretive signs, wayfinding signs, park identification signs, the flagpole, benches, a garden pergola, waste receptacles, and lighting within the property are NPS additions for visitor safety and comfort, interpretation, or operational use and do not contribute to the historic landscape.

FEATURE SIGNIFICANCE ABBREVIATIONS

C = Contributing

NC = Non-contributing

M = Missing

X = Present during period.

? = Unknown if present during period.

For explanation of terms, see Terminology section at the end of this report.

Table 3-11. Small-scale Features Analysis

FEATURE	C, NC, M	RATIONALE	ASSOCIATED PERIOD			
			PRE-1877	1877-1895	1895-1964	1964-2019
Barn/ chicken coop remnant	C	From the historic period.		X	X	X
Brick entrance piers	C	From the historic period.			X	X
Memorial wall (Memorial arch)	C	From the historic period.				X
Sundial	C	From the historic period.			X	X
Benches	NC	NPS and partner addition to the site.				X
Electrical units	NC	NPS addition to the site				X
Flag pole	NC	NPS addition to the site.				X
Hand rails	NC	NPS addition to the site.				X
Lighting	NC	NPS addition to the site.				X
Pergola	NC	NPS partner addition to the site.				X
Perimeter fence and gates	NC	NPS addition to the site.				X
Picket fence	NC	NPS addition to the site.				X
Signs	NC	NPS addition to the site.			X	X
Site utilities	NC	NPS addition to the site.				X
Waste and recycle receptacles	NC	NPS addition to the site.				X
Memorial fountain	M	Non-extant.			X	

Figure 3-58. Barn/chicken coop remnant, looking southeast (QE, 2018).

Figure 3-59. 1939 Memorial wall, looking southeast (QE, 2018).

Figure 3-60. 1937 entrance piers (QE, 2018).

Figure 3-61. 1922 Sundial (QE, 2018).

Figure 3-62. Perimeter fence and concrete retaining wall along W Street SE (QE, 2018).

Figure 3-63. Picket fence concealing utilities and a waste receptacle next to the Caretaker's Cottage (QE, 2018).

Figure 3-64. Interpretive sign near driveway entry by the intersection of W Street SE and 14th Street SE (QE, 2018).

Figure 3-65. Wayfinding sign by the historic driveway (QE, 2018).

Figure 3-66. Site identity sign at the northwest corner of the property (QE, 2018).

Figure 3-67. Metal and wood slat bench along the driveway east of the Douglass House (QE, 2018).

Figure 3-68. Arched wood slat bench located on the north side of the Asian-inspired garden, looking south (QE, 2018).

Figure 3-69. Area light at the intersection of the accessible ramp with the driveway (QE, 2018).

Figure 3-70. One of four floodlights located on the northeast lawn of the house, angled towards the house (QE, 2018).

Figure 3-71. Pergola in the Garden at Cedar Hill (QE, 2018).

Figure 3-72. Waste and recycle receptacles by the Visitor Center (QE, 2018).

Figure 3-73. Metal flagpole located north of the Visitor Center, looking southwest (QE, 2018).

Figure 3-74. HVAC unit and concrete vault located west of the Douglass House (QE, 2018).

Figure 3-75. Electrical unit southwest of the HVAC unit in the West Glen (QE, 2018).

Figure 3-76. Electrical unit located in the east side of the Woodland, adjacent to the Hilltop lawn (QE, 2018).

ARCHEOLOGICAL SITES

The historical evolution of the cultural landscape suggests that the entire property possesses potential for subsurface cultural materials. Although no systematic shovel testing of the property has occurred, a small number of archeological investigations have corroborated this assumption. A review of prior studies has identified areas where archeological investigation have been conducted and provided recommendations for future investigation.[21]

Initial investigations of Cedar Hill were conducted in the early 1970s by Gardner, Gluckman, Fanale and Walker of Catholic University in Washington, DC. Those excavations revealed the locations of the carriage house cistern, root cellar, cedar trees area, and well, which help in the understanding of how Douglass used the property and/or the appearance of the property during the Douglass era. The investigation team located the brick cistern, which had been infilled during the 1960s, south and east of the southeast corner of the carriage house ruins. The root cellar stood on the east side of the Douglass House, slightly south of the upper flight of steps leading up the hill, and evidenced by stones on the floor and walls of the excavation trench. Excavations on the north side of the house sought to locate cedar trees present during Douglass's ownership. Although the team uncovered stumps in this area, the excavations did not conclude that these were cedar trees. In the East Glen, the team visually identified the location of the well, which at that time was marked by a pile of rocks. No information was included in this report regarding any shovel testing or investigations beyond these features.

An archeological investigation at the Frederick Douglass House was later conducted by Denver Service Center, National Capital Team Staff Archeologist Robin D. Ziek from October 10 to November 20, 1978. Thirteen excavation unit were dug focused on confirming the identification of various historic Douglas era structures on the property. Based on these excavations, information was provided on the following: the location of the well to the east of the house, the construction of the stables; the surfacing material of the driveway and historic grade; and the full dimensions of the so-called "chicken house," north of the stables. Archeological investigations also revealed important data on the development of the Cedar Hill property over time. Research showed that the grounds were graded and filled during Douglass' time, possibly to provide a level space for activities such as croquet. Archeological investigations of the Growlery enabled its reconstruction in the early 1980s. Originally constructed for use as a shed in the 1850s, Douglass converted the Growlery into a retreat. Excavations confirmed that it was a small, one room building with a chimney, which historical records indicate was simply furnished with a couch and desk.

Archeological research yielded other architectural details, such as a later wooden floor installed over the original stone floor.

Protection of potential archeological resources and additional archeological investigations are recommended as the existing landscape has potential to yield information on the evolution of the Frederick Douglas National Historic Site.

Contributing Features Key

Natural Systems and Topography
1. Cedar Hill
2. Terraced hillsides

Spatial Organization
3. Hilltop building site

Land Use (not shown on EC4)
4. Preservation, interpretation, and commemoration

Views and Vistas
5. Panoramic views from the hilltop
6. Visual relationship between Douglass House and the street
7. View east from Douglass House
8. View south from Douglass House

Vegetation
9. Cedar Trees
10. Grass on the ground plane with canopy of trees
11. Magnolia trees on east side of house
12. Ornamental plantings around the Douglass House
13. Shrub mass between house and Growlery
14. Woodland along south and east boundaries

Circulation
15. Driveway
16. North stairway
17. East stairway
18. Paths on hilltop

Buildings and Structures
19. Douglass House
20. Caretaker's Cottage

Small-Scale Features
21. Sundial
22. Memorial wall
23. Brick entrance piers
24. Barn/chicken coop remnants
25. Growlery

Archeological Resources (not shown on EC4)

Legend

- FRDO CLR Study Area Boundary
- Visitor Center
- Frederick Douglas House/Caretake
- Deciduous tree
- Evergreen tree
- Broadleaf evergreen tree
- Ornamental/fruit tree
- Evergreen shrub
- Deciduous shrub
- Woodland
- English ivy bed
- Groundcover/garden bed
- Lawn
- Stone
- Concrete
- Concrete pavers
- Brick
- Asphalt
- Masonry wall
- Contributing view
- Approximate terrace location
- 2 foot contour

Notes and Sources

QEA - De Vries, Malinay, Williams, cultural landscape field investigations, 11/2018.
FRDO GIS contours, buildings, and boundaries, 2018.
FRDO Landscape Preservation Maintenance Plan, NPS, 2011.
FRDO Proposed Site Plan, NPS, 2005.
NPS Cultural Resource Database, 2018.
NPS NCR GIS Base 2018
NPS NCR Aerial satellite image 2017
Topography : DSM Hillshade LIDAR, NPS, 2015; Alpha Corp., Design & Install High Quality HVAC, C-201 2019.
Landscape Character Areas derived from FRDO Landscape Preservation Maintenance Plan, NPS 2011.
Refer to detailed diagrams in Chapter 3 for additional information on contributing features.

75 0 75 150 225
FEET

NORTH

SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
EC4	CLR EXISTING CONDITION DRAWINGS LANDSCAPE CONTRIBUTING FEATURES FREDERICK DOUGLASS NATIONAL HISTORIC SITE AREA 1 NATIONAL CAPITAL WASHINGTON, D.C.	FRDO 833 173683 PMIS/PKG NO. 238103 DATE 08/27/2020

ENDNOTES

1. Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, A *Guide to Cultural Landscape Reports: Contents, Process, and Techniques,* (Washington, DC: NPS, 1998), 139.
2. National Park Service, National Capital Region Lands GIS Office was used create the global positioning system (GPS) inventory used in site investigations and to produce the existing condition drawings.
3. National Park Service, *Frederick Douglass National Historic Site Preservation Maintenance Plan*, 2011.
4. National Park Service, *Preservation Maintenance Plan*, 2011.
5. Anna Coxe Toogood, *Frederick Douglass Home, Cedar Hill, Historic Grounds Report, Historical Data Section* (Washington, DC: National Park Service 1968), 51.
6. National Park Service, *Preservation Maintenance Plan,* 2011.
7. National Park Service, *Preservation Maintenance Plan,* 2011.
8. Nature Sacred, "Frederick Douglass Gardens, Inc.," accessed 1 March 2019 at https://naturesacred.org/sacred_place/frederick-douglass-gardens-inc/;Nature Sacred, "Garden at Cedar Hill," accessed 1 March 2019 at https://naturesacred.org/case_study/garden-at-cedar-hill/.
9. National Park Service, *Preservation Maintenance Plan,* 2011.
10. National Park Service, *Preservation Maintenance Plan,* 2011.
11. Landscape characteristics not relevant for the Frederick Douglass National Historic Site include constructed water features. The landscape characteristic of cluster arrangement overlaps with spatial organization and is discussed within that category. Page, Gilbert, and Dolan, *A Guide to Cultural Landscape Reports*, 1998, 53; Charles Birnbaum and Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Department of the Interior, 1996), 15-16.
12. National Park Service, *Cultural Landscape Inventory, Frederick Douglass National Historic Site*, 2013.
12. Toogood, *Historic Grounds Report,* 51.
14. National Park Service, *Cultural Landscape Inventory, Frederick Douglass National Historic Site*, 2013.
15. James R. Hinds, *Frederick Douglass Home, Cedar Hill, Historic Structures Report Part II* (Historical Data), (Washington, DC: National Park Service, 1968), 16.
16. Greenhorne & O'Mara, Inc. Topographical Survey Frederick Douglas [sic]Home, 833-41900, 14 Sept. 1972; National Park Service, Site Plan Detail, PCIP Pkg.159, Drawing No. 833-2500aA, Sheet 3 of 7, July 1978.
17. Olmsted Center for Landscape Preservation, *Comprehensive Condition Assessment Report – Tree* (Boston: Massachusetts, US Department of the Interior, National Park Service, Olmsted Center for Landscape Preservation, 2010).
18. National Park Service, Site Plan Detail, PCIP Pkg.159, Drawing No. 833-2500aA, Sheet 3 of 7, July 1978.
19. Ka'mal McClarin, "Cedar Hill: Frederick Douglass's Rustic Sanctuary," accessed 21 December 2018 at https://www.nps.gov/articles/cedar-hill-frederick-douglass-rustic-sanctuary.htm.
20. National Park Service, Site Plan Detail, Sheet 3, Site Restoration: Frederick Douglass Home, 833_80003, 10-1981.
21. Joshua Torres, NCR Regional Archeologist, correspondence, "FRDO Archeological Overview and Recommendations," November 1, 2019.

CHAPTER 4

BUILDINGS EXISTING CONDITION AND ANALYSIS

Chapter title page: Frederick Douglass House, ca. 1980 (HABS).

Chapter 4: Buildings Existing Condition and Analysis

The Frederick Douglass NHS includes four buildings: the Frederick Douglass House, the Growlery, the Caretaker's Cottage, and the Visitor Center. Overall, the Frederick Douglass House, Growlery, and Caretaker's Cottage are in good condition and the Visitor Center is in fair condition.

This chapter describes the existing architectural elements by building starting with the Frederick Douglass House, followed by the Growlery, the Caretaker's Cottage, and lastly the Visitor Center. Existing structural, mechanical, plumbing, and electrical systems, hazardous material, and accessibility are then described in subsequent sections. At the end of this chapter is the documentation of each buildings' physical condition, discussed by features, materials, and systems, with a description of deteriorated areas using the ASTM Uniformat II Classification for Building Elements. Photographs of the buildings' existing conditions are included throughout the chapter.

BUILDING TERMINOLOGY

Fredrick Douglass House: The primary dwelling located on the property, also referred to as the house or main house.

- **Main Block**: The original two-and-a-half-story brick portion of the house, built by the Union Land Association between 1854 and 1859 (Figure 4-1 and Figure 4-2).
- **South Wing or Rear Wing**: The two-story wood-frame wing built on the south or rear elevation of the main block, erected between 1877 and 1887 (Figure 4-3).
- **Library Addition**: One-story brick addition built on the southeast corner of the main block between 1877 and 1886. It has a wood-frame second story, added in the 1890s (Figure 4-4).
- **Two-story rear addition**: small two-story wood-frame addition likely added by 1886 to the west corner of the south wing (Figure 4-3).

Growlery: Small one-story stone building that Douglass used as a retreat, likely built by the Union Land Association prior to Douglass's ownership. Reconstructed by the NPS in 1981 (Figure 4-5).

Caretaker's Cottage: One-story building erected by the Frederick Douglass Memorial and Historic Association (FDMHA)n 1928. Located south of the house (Figure 4-6).

Visitor Center: One-story building constructed by the NPS between 1980 and 1982. Located on the east side of the property along W Street SE (Figure 4-7).

Cedar Hill: Refers to the entire Douglass estate, including the house, outbuildings, and grounds.

Figure 4-1. Frederick Douglass House main block, looking southwest (QE, 2018).

Figure 4-2. Frederick Douglass House main block, looking southwest (QE, 2018).

Figure 4-3. Frederick Douglass House showing rear wing and two-story addition (far right) (QE, 2018).

Figure 4-4. Frederick Douglass House library addition, looking north (QE, 2018).

Figure 4-5. Frederick Douglass's Growlery, looking south (QE, 2018).

Figure 4-6. Caretaker's Cottage and the rear elevation of the Frederick Douglass House, looking northeast (QE, 2018).

Figure 4-7. Visitor Center, looking southwest (QE, 2018).

FREDERICK DOUGLASS HOUSE

CHRONOLOGY OF ALTERATIONS AND USE

Table 4-1. Frederick Douglass House Chronology of Alterations and Use

DATE	EVENT
1854 – 1859	The Union Land Association builds a single dwelling on what becomes known as Van Hook Hill. Two-and-half stories over a full basement, the brick house has an L-shaped floor plan, a cross gable roof, and Greek Revival and Italianate-style features.
1861	The property and house appear on a Boschke map of the District of Columbia as "Fox and Van Hook." Four small outbuildings, located to the south, also appear on the map.[1]
ca. 1863	John Van Hook and his family move into the house.[2]
1870 – 1876	Due to bankruptcy and/or failure to pay taxes, the Equity Court of the District of Columbia auctions the Van Hook property. The *National Republican* describes the property: "The place contains about nine acres, improved by a large dwelling and the necessary outbuildings. Location perfectly healthy; good water, shrubbery, &c."[3]
1875	The property is transferred to the Freedman's Savings and Trust Company.4
1877	On September 1, Frederick Douglass purchases the 9 1/4 –acre property for $6,700.[5] Shortly after, Douglass and his family move from 316 A Street NE to the former Van Hook property.[6]
1877 –1886	Douglass constructs a one-story brick library addition on the southeast corner of the house. An 1886 article states that the house is four rooms on first story and all brick and describes the location of the library.[7]
1877 – 1887	An 1887 photograph taken by Charles Douglass (Frederick Douglass's son) shows a two-story wood-frame addition on the rear of the house, indicating that the wing had been built by this time. The addition contains a kitchen, laundry, and storage on the first story and an additional bedroom and storage on the second story.
1881	A lithograph in *The Life and Times of Frederick Douglass*, published in 1881, shows the house as having decorative cresting along the roof of the porch.
ca. 1886	Douglass places an advertisement in the *Evening Star* to rent Cedar Hill for a year while he travels abroad. The advertisement states that the house had a furnace, range, and bathroom, indicating that Douglass improved the house with these features by this time.[8]
1887	In November 1887 Douglass pays John McLean for building two bay windows, "flooring kitchen work & materials," as well as for repairs to the parlor floor, the porch, and to a cellar window. The total cost is $479.92.[9]

DATE	EVENT
1892	Douglass applies for a building permit to construct a second-story frame addition above the "south wing" of the house, likely the wood-frame addition above the library. The addition contains a bedroom that connects to Douglass's bedroom on the south.[10]
ca. 1893	An image in *Frederick Douglass the Orator,* by James M. Gregory, includes a photograph of the house that illustrates that the cresting on the porch roof has been removed.
1895	On February 20, Frederick Douglass dies at Cedar Hill at the age of 77.
1898	Helen Pitts Douglass purchases Cedar Hill from Frederick Douglass's heirs.
1900	At Helen Pitts Douglass's request, Congress charters the Frederick Douglass Memorial and Historical Association (FDMHA) (31 Stat. 662). Helen bequeaths the house to the association.
1903	On December 1, Helen Pitts Douglass dies at Cedar Hill at the age of 65. Cedar Hill passes to the FDMHA.
1909	The FDMHA connects the house to sewer and water. Additional repairs at this time include "pulling down the old water-closet, etc. and building a sanitary closet." These improvements likely include removing the two-story frame addition on the southwest corner of the house. The FDMHA also adds a small one-story lean-to addition on the southeast corner of the house that contains a toilet and water tank.[11]
1916 – 1918	The National Association of Colored Women's Clubs (NACWC) assists in preserving the Douglass house and helps pay off the mortgage.[12]
1921 – 1922	Restoration on the house begins.[13] The restoration focuses on structural stabilization of the house and adding plumbing and electricity. A bathroom is added on the second floor of the house in the southwest corner of the rear wing. A dedication of the "Frederick Douglass Memorial Home" takes place on August 12, 1922.[14]
1922 – 1956	The FDMHA makes minor repairs to the house as needed, but struggles to maintain the house due to lack of funds.
1956	A severe wind storm loosens the metal roof of the main house, eventually letting water into the structure and causing portions of the plaster ceiling to fail and fall throughout the house.[15]
1964	The FDMHA transfers the deed to the property to the NPS, officially transferring its ownership. A Historic American Buildings Survey (HABS) indicates that the house is in a "moldering and untouched state." The house has major damage due to water infiltration and termites.[16]

DATE	EVENT
1970 – 1972	The National Park Service completes several studies and a multi-year renovation of the house. The restoration includes repair to the foundation that requires the foundation to be completely rebuilt in certain areas. Additional repairs to the exterior include the reconstruction of the front porch floor and steps and the removal and repair of all of the moldings, fascia, modillions, and soffit of the cornice. Insect infested or rotted portions are replaced in kind. The "sanitary closet" on the southeast side of the house is removed and the two-story addition on the southwest side, shown in photographs from the 1890s, is reconstructed. On the interior many of the original floors on the first floor require replacement and due to water damage, the plaster walls and ceilings are removed and new lath and plaster is installed. Fireplaces and mantles are restored. The brick chimney servicing the kitchen fireplace is rebuilt and all chimneys are repointed as needed.[17]
1972	After the extensive restoration, the property reopens to the public on February 14.[18]
1982 – 1983	The NPS installs an alarm and smoke detection system in the house. In a letter to the Advisory Council on Historic Preservation, the NPS indicates that the installation project also corrected a "structural sag" in the second floor by removing the second floor floorboards and sistering the floor joists. The floor boards are replaced with the originals after the completion of the project.[19]
1984	The NPS repairs or replaces the shutters and their hardware in kind.[20]
1989	The NPS completes repairs to the porch which includes the removal and replacement of the tongue-and-groove porch decking, the removal and the replacement of the stair treads, risers, and quarter round molding. All work is completed in kind.[21]
2001	The NPS makes in-kind repairs to the porch ceiling. Additional repairs are made at this time to the floors on the second floor hallway of the main block.[22]
2001 – 2002	The NPS replaces the roof, flashing, and gutters.[23]
2004 – 2007	In 2007 the NPS completes a three-year restoration of the historic house and grounds and the house reopens to the public on February 14. The project includes the replacement of the HVAC units, the design and installation of an environmental monitoring system, window repair, shutter replacement, completion of a historic paint and wallpaper study, the installation of circa 1895 reproduction wallpaper, the painting of the interior and exterior to their circa 1895 appearance; mold remediation; and the design and installation of a fire suppression system.[24]
2011	A magnitude 5.8 earthquake on August 23 causes minor damage to the house.

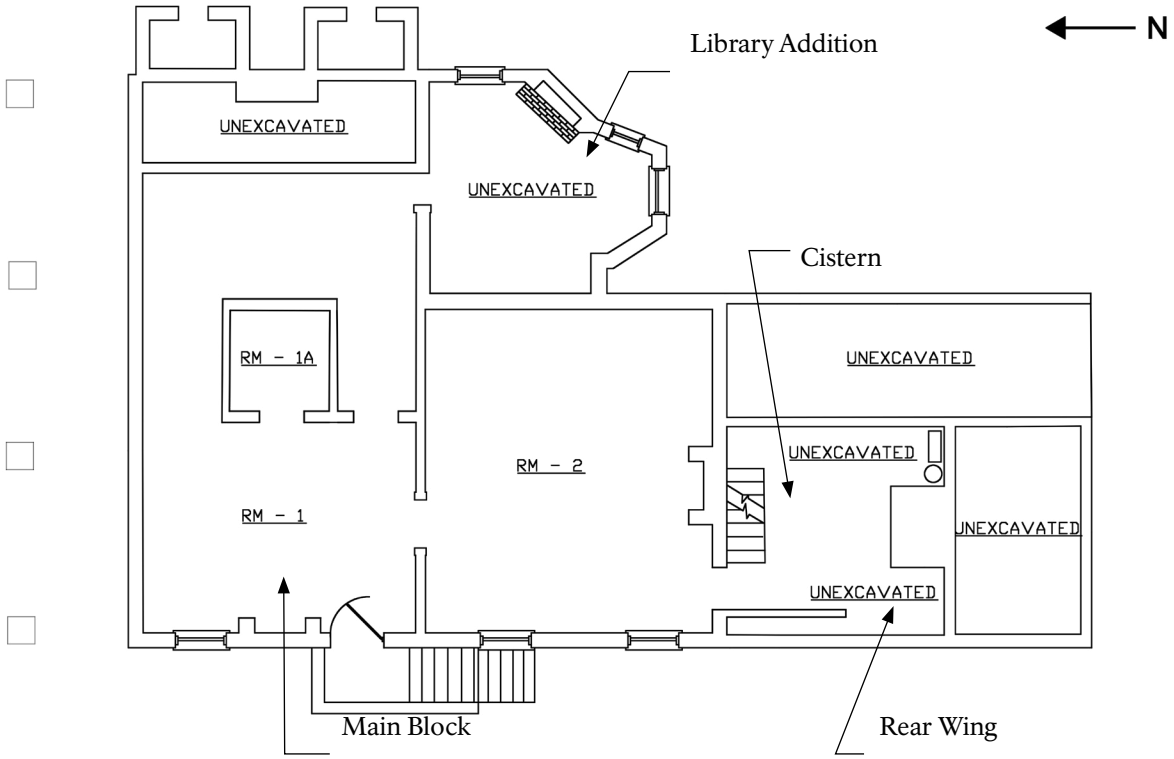

Figure 4-8. Frederick Douglass House, basement room key (QE, 2019).

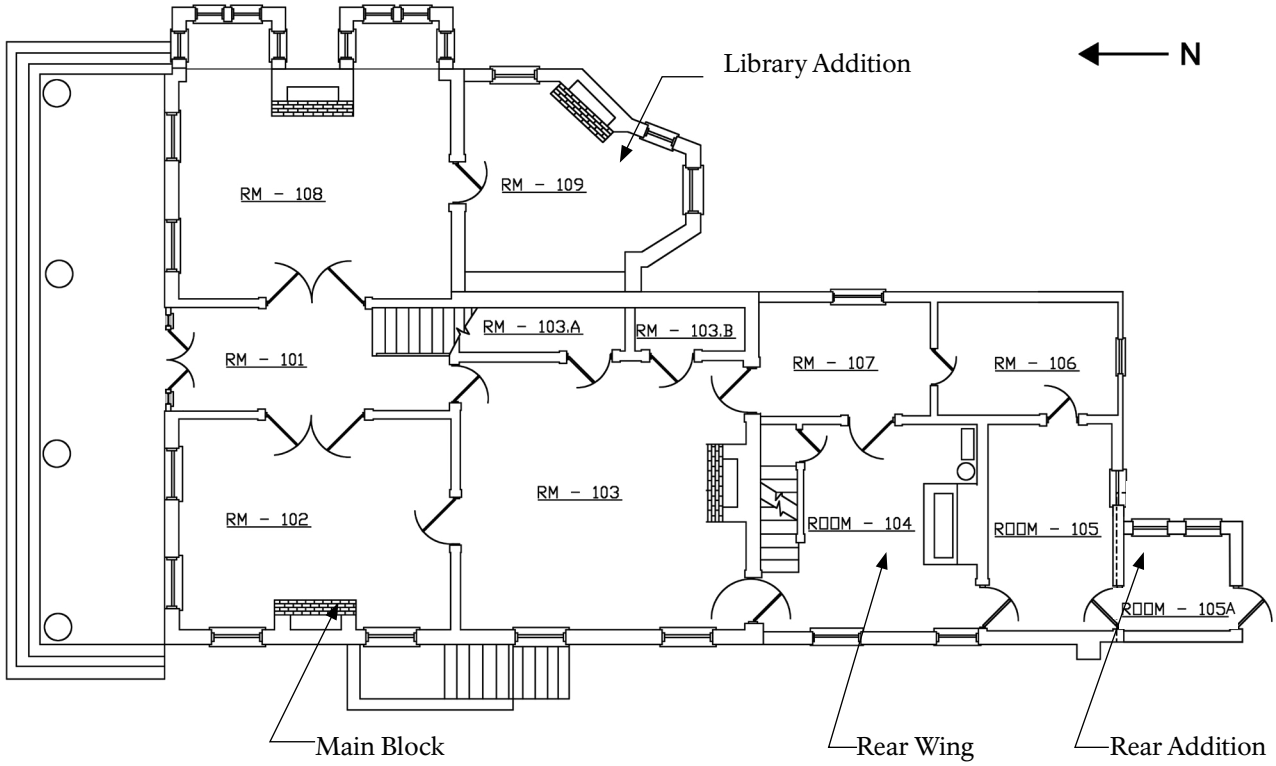

Figure 4-9. Frederick Douglass House, first floor room key (QE, 2019).

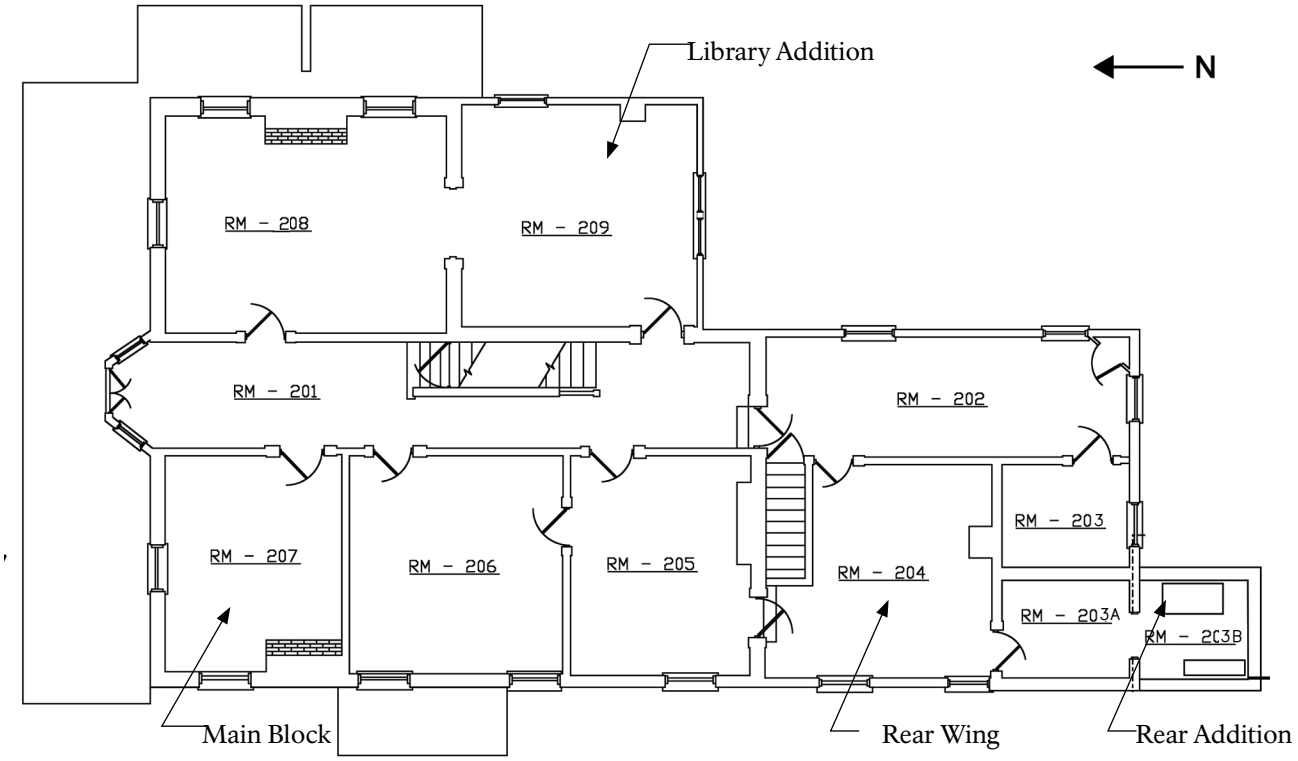

Figure 4-10. Frederick Douglass House, second floor room key (QE, 2019).

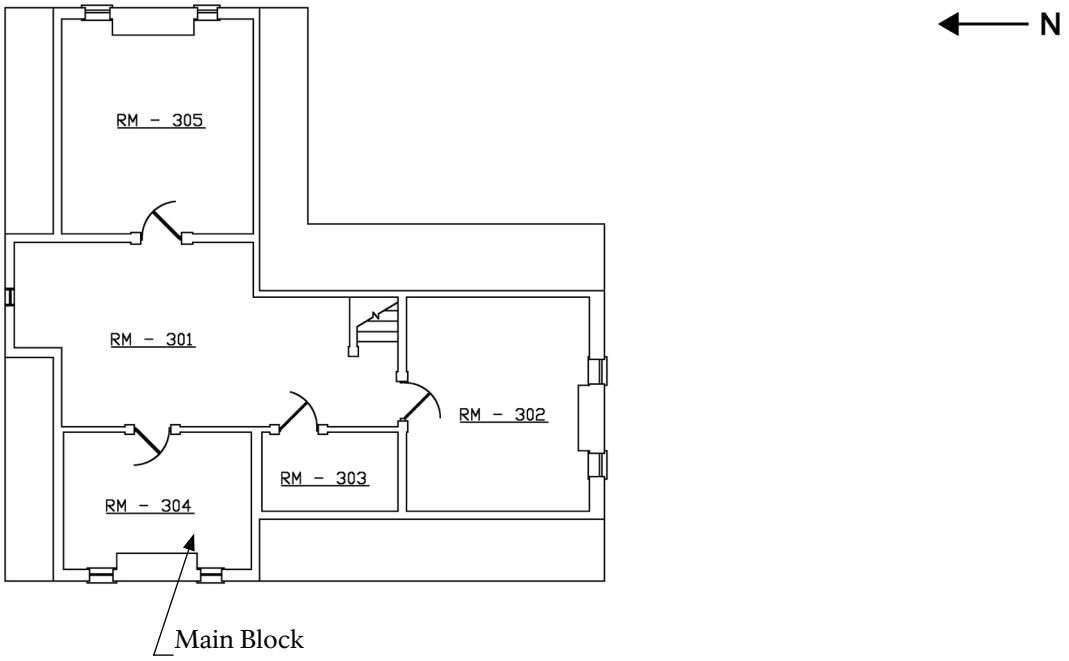

Figure 4-11. Frederick Douglass House, third floor room key (QE, 2019).

PHYSICAL DESCRIPTION

Summary

The Frederick Douglass House is a two-and-half-story single-family residence that was initially constructed ca. 1854-1859. The house has several phases of construction that comprise its current form (Figure 4-17 and Figure 4-12). The original two-and-a-half-story brick main block has a center hall plan and a L-shaped footprint with a cross gable roof. The main block is five bays wide (38'-3") on the north, four bays deep (40"-3") on the west elevation, and two bays deep (20'-1") on the east elevation.

Between 1877 and 1886, Douglass added a one-story brick library addition that is roughly one bay wide and one bay deep on the southeast corner of the house (16'-7" x 15'- 2"). The addition has a three-sided bay that projects from its south elevation. In the early 1890s Douglass added a wood-frame second story over the library addition.

Douglass also expanded the house between 1877 and 1887 with a two-story wood-frame wing that extends from the south elevation of the main block. The wing is three bays wide and three bays deep with a roughly square footprint (approximately 24"-4" x 23'-1/2"). The wing does not have a basement; however, a cisern is located underneath the southern end of the wing. By the 1890s a two-story wood-frame addition that is one bay wide by one bay deep with a square footprint (approximately 7 '-0" x 7'-0") was built along the southwest corner of the rear wing.

The Frederick Douglass House is primarily a mix of the Greek Revival and Italianate styles, likely borrowed from 19th-century builders' manuals and pattern books. The Greek Revival style was the predominant style of domestic architecture in the United States from 1830 to 1850. Its popularity began in Europe in the early 19th century following archeological investigations in Greece. Other factors, including Greece's war for independence (1821-1832) that aroused sympathy in the newly independent United States, as well as the War of 1812 that diminished British influence and the dominant Federal Style, further popularized the style. Although the first examples in the United States were public buildings, including the Bank of the United States in Philadelphia, built in 1818 and designed by William Strickland, domestic examples date from around 1830 to 1860.[25]

By the 1840s, stylistic preferences began to shift with the publication of Andrew Jackson Downing's Cottage Residences, which featured full-façade drawings of houses with Gothic and Italian Renaissance influences. The Italianate style in particular was popular in the United States from 1850 to 1875, the time in which

the Frederick Douglass House was constructed. Inspired by informal Italian-style villa architecture, the Italianate style began as part of the Picturesque movement in England as a reaction to the formalism of the classical ideals in art and architecture that was popular for around 200 years.[26]

Prior to 1840, architectural styles usually remained in one region over a long interval of time, with stylistic mixtures occurring during transitional periods as fashions were changing. Combinations of styles increased after the publication of Downing's influential book, which offered several choices of fashionable building styles. As explained by Virginia Savage McAlester in *A Field Guide to American Houses*, a "popular mixture of the romantic era added Italianate detailing to the previously dominate Greek Revival form."[27]

Folklorist Henry Glassie also explains,

> Nineteenth-century builders merged the old and the new in their houses. . . A purer novelty lay in the book's ornamental details. Disconnected from direct use, ancillary to the building's internal functioning, decorative details were easy to change. . . The building borrowed easily from the book, taking new details and popping them into the old spots. It was enough for his house to seem Italianate – up to date in the decades after the Civil War – if he tucked a row of brackets under the eaves and rounded the tops of the windows. . . The house was fashionable, new in its detail, but its form was most likely an Italianate revision of the Greek Revival modification of the Georgian house of the eighteenth century."[28]

It is likely that Fox and Van Hook borrowed features of both the earlier Greek Revival style and the more current Italianate style, which became popular among the newly built residences in Uniontown in the 1850s.[29] Typical of the Greek Revival style are the house's central hall plan, double-leaf door with sidelights and transom, six-light windows, and overhanging eaves with a frieze board and cornice returns. Other elements, such as the brackets underneath the eaves and centered front gable with a circular window on the façade are more reminiscent of the Italianate style. Douglass likely made additional stylistic changes after he purchased the house in 1877, including the addition of lattice and cresting on the porch (the cresting is currently not extant), and added or matched the roof brackets and window hoods as these elements are consistent throughout the main block and its various additions.

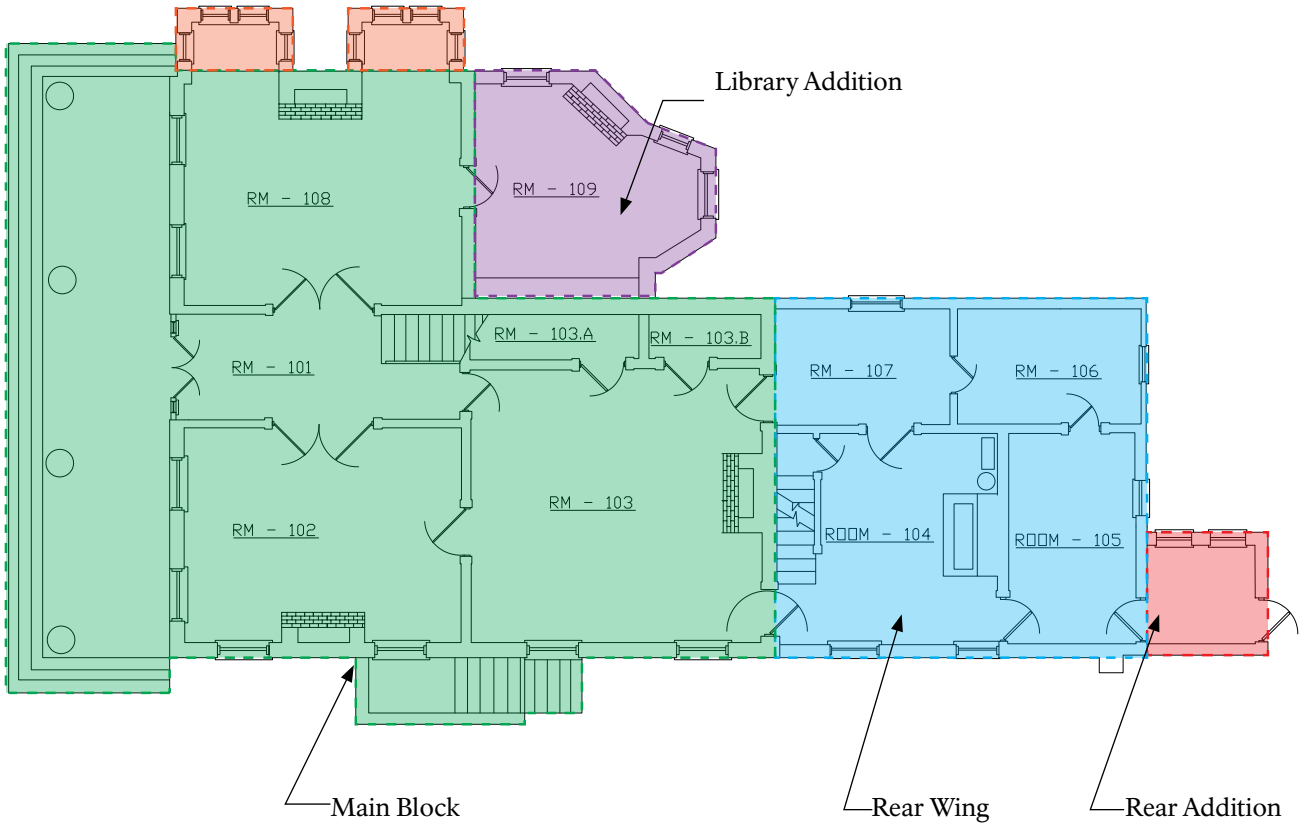

Figure 4-13. First Floor Plan Diagram

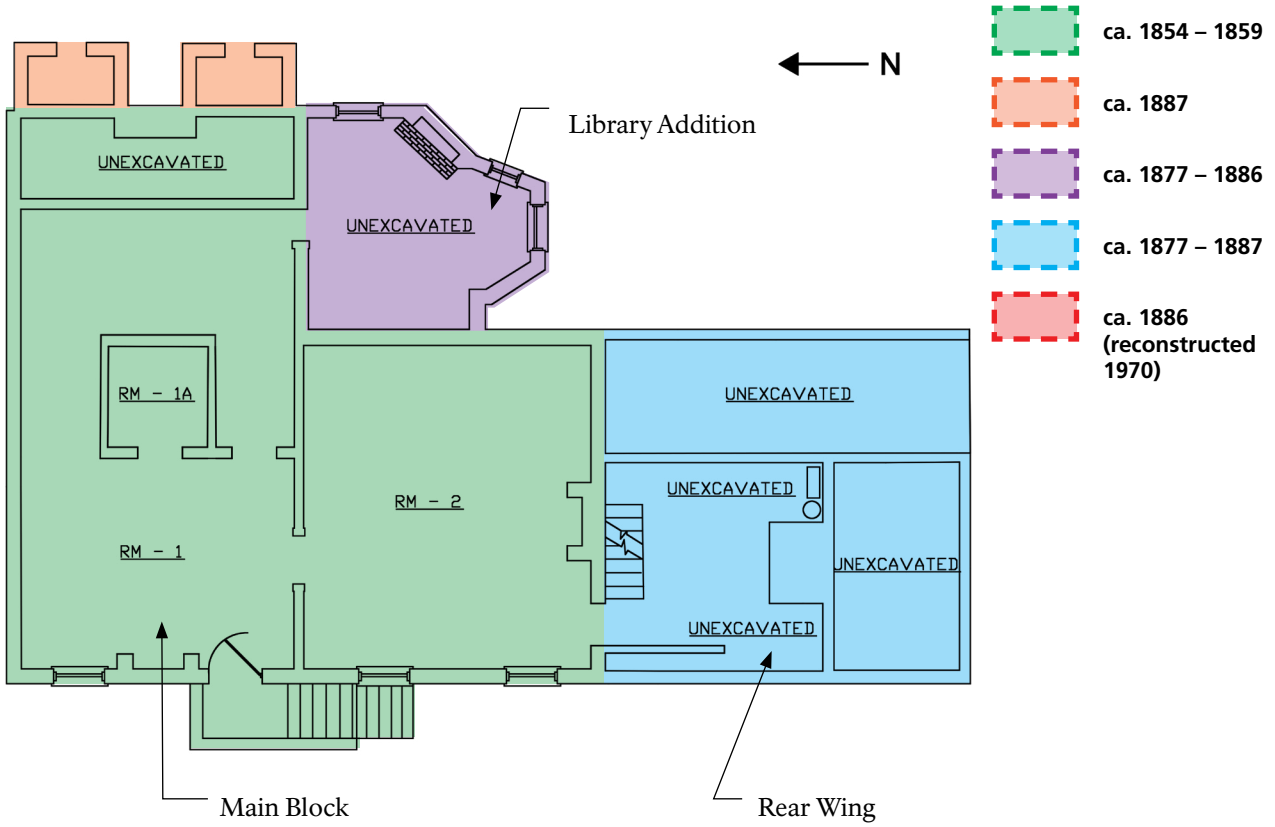

Figure 4-12. Frederick Douglass House, basement diagram (QE, 2019).

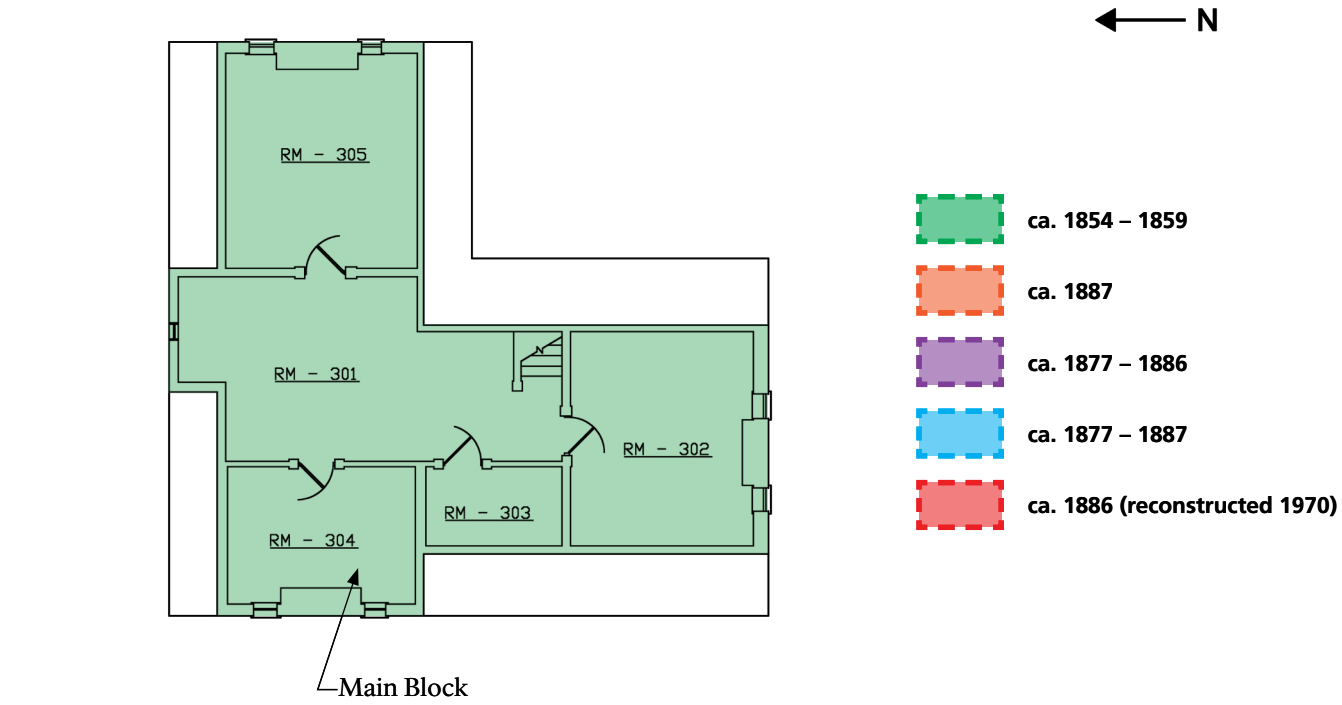

Figure 4-14. Frederick Douglass House, third floor diagram (QE, 2019).

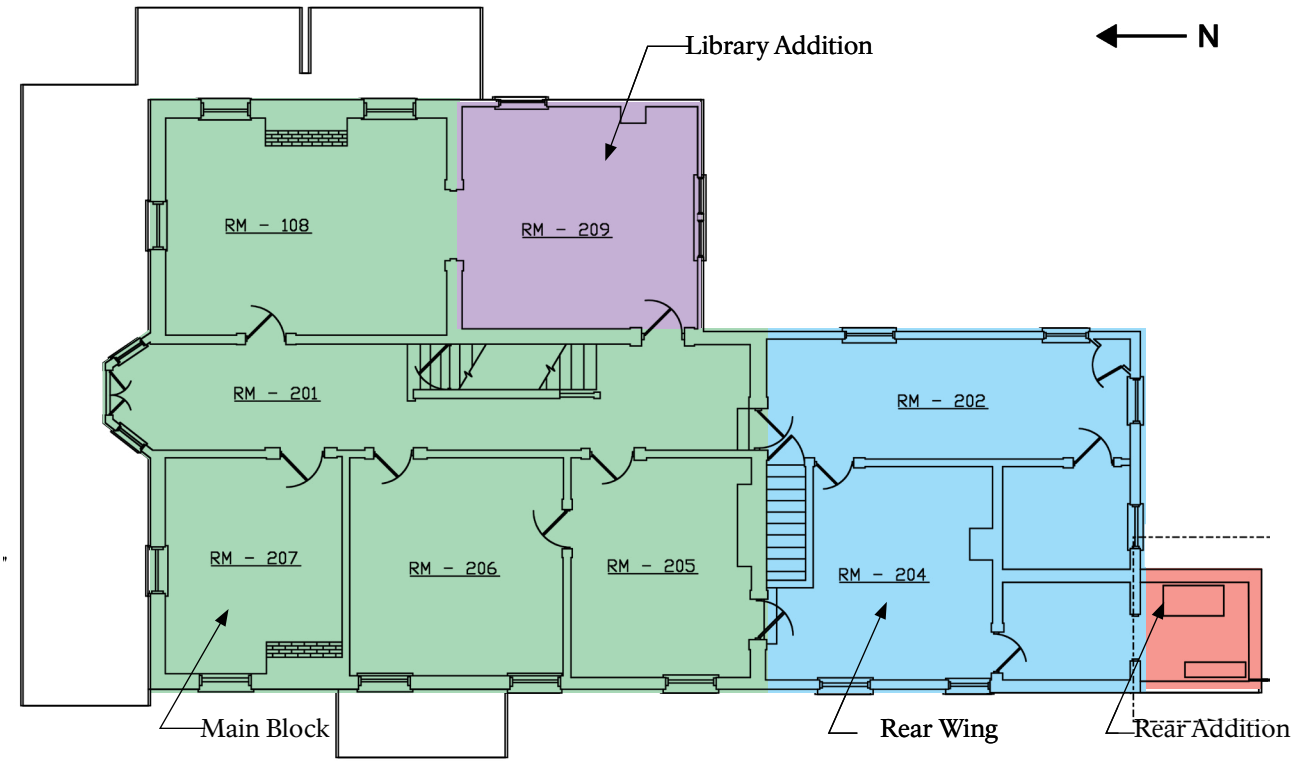

Figure 4-15. Frederick Douglass House, second floor diagram (QE, 2019).

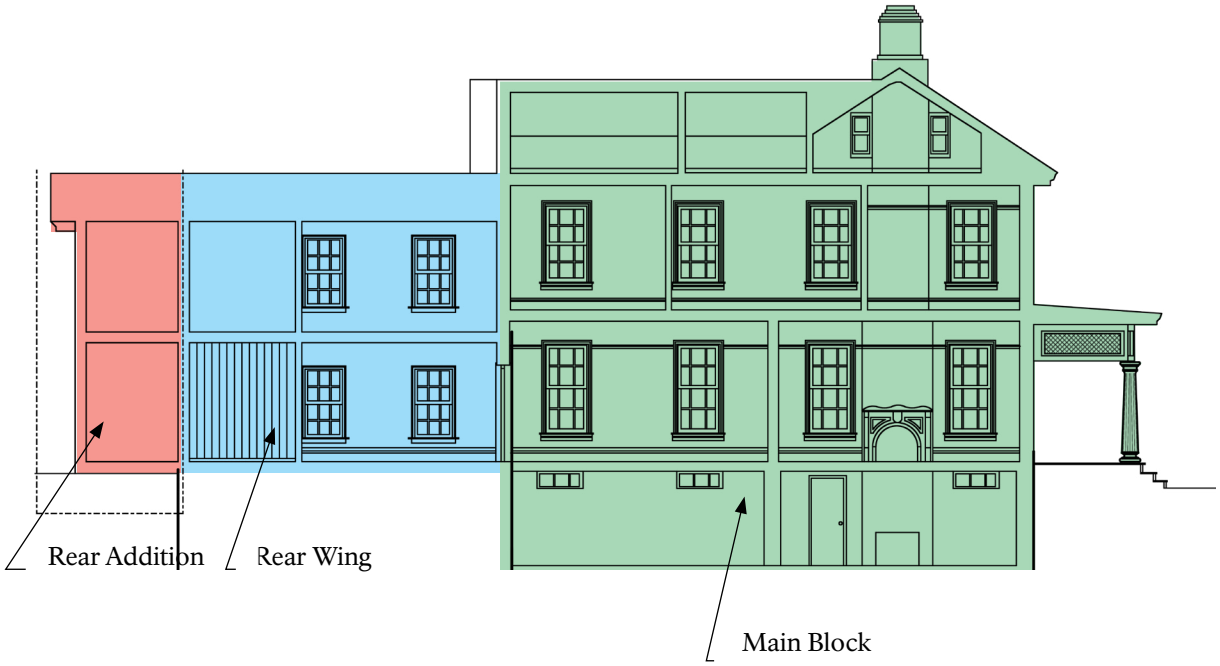

Figure 4-16. Frederick Douglass House, section diagram (QE, 2019).

ca. 1854 – 1859

ca. 1877 – 1887

ca. 1886 (reconstructed 1970)

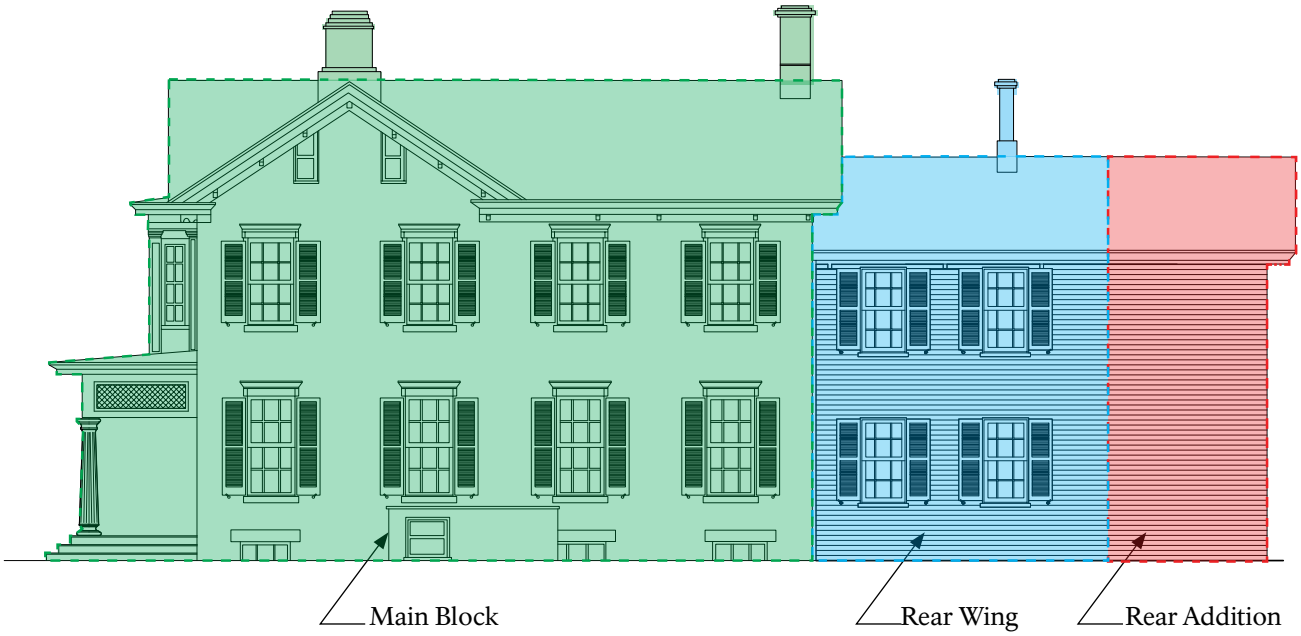

Figure 4-17. West Elevation Diagram

ca. 1854 – 1859

ca. 1877 – 1887

ca. 1886 (reconstructed 1970)

Figure 4-18. Frederick Douglass House north elevation (QE, 2018).

Exterior Envelope

Elevations

North Elevation

The north elevation is the primary façade of the house (Figure 4-18). It is five bays wide with a distinctive steeply pitched gable over the center bay and is symmetrically fenestrated. A one-story three-bay porch spans the façade and shelters a centered double-leaf door. Flanking the door are elongated floor-to-ceiling six-over-twelve windows. Above on the second story are two six-over-six windows. A three-sided wood bay window with decorative pilasters is located in the center bay of the second story. The center of the bay has a French door that provides access to the porch roof. Above the bay and in the center of the gable is a circular window.

East Elevation

The east elevation exhibits several periods of construction (Figure 4-19). The main block is two bays wide. Two rectangular brick bays with decorative canted corners and one-over-one windows project from the first story, built by Douglass in 1887. On the second story are two six-over-six windows. South of the main block is the library addition, initially built as a one-story brick addition between 1877 and 1886 and with a wood-frame second story built around 1892. The first story of the library addition has a single elongated six-over-twelve window and on the second story above is a six-over-six window. South of the library wing is the two-story rear wing that has a six-over-six window in the northern bay of the first story and two evenly-spaced six-over-six windows on the second story. Paired two-over-two windows fenestrate the first story of the narrow two-story addition located on the southwest corner of the rear wing.

Figure 4-19. Frederick Douglass House east elevation (QE, 2018).

Figure 4-20. Frederick Douglass House south elevation viewed from the southwest (left) and southeast (right) (QE, 2018).

South Elevation

With the exception of the attic, the rear (south) elevation of the main block is covered by the two-story rear wing and the library addition (Figure 4-20). The south elevation of the library addition has a three-sided projecting bay with elongated windows on its south and east sides. The wood-frame second story of the library addition projects over the canted bay below and is supported by wood brackets. The second story of the library addition has one pair of one-over-one windows. The south elevation of the rear wing is fenestrated by four evenly-spaced six-over-six windows, two on each story. On the west end of the rear wing is the two-story, one-bay addition that has a single-leaf door on the first story.

West Elevation

The west elevation of the building consists of the original main block, the rear wing, and the two-story addition (Figure 4-21). The west elevation of the main block is four bays wide and symmetrically fenestrated with six-over-six windows. Along the two northern bays is an enclosed stairway that leads down at grade to an entrance to the basement (Figure 4-23). The rear wing has four windows, two on each story, located toward its northern end. The west elevation of the two-story addition to the rear wing is unfenestrated (Figure 4-21 and Figure 4-22).

Figure 4-21. Frederick Douglass House west elevation, showing south wing and two-story rear addition (QE, 2018).

Figure 4-22. Frederick Douglass House west elevation. Brick exterior walls are visible on the main block and weatherboard siding is visible on south wing (QE, 2018).

Foundations

The foundation of the original main block of the house is composed of 0'-13" wide brick and 0'-18" wide uncoursed field stone (Figure 4-24). The library wing and the bay windows on the east elevation have brick foundations. The foundation under the rear (south) wood-frame wing of the house was rebuilt during the 1970-1972 restoration and consists of three courses of brick above concrete footings. All of the foundations are painted.

Exterior Basement Stairway

An enclosed stairway that leads down to the basement of the main block is located on the west elevation of the house (see Figure 4-23). It consists of nine brick treads and is enclosed by brick walls and a flat roof (Figure 4-25). The west wall of the stairwell has a small six-light wood-sash casement window. At the bottom of the stairwell is a poured concrete floor with a drain.

Figure 4-24. Brick and fieldstone foundation, visible in the basement (QE, 2018).

Figure 4-23. Exterior basement stairway, west elevation (QE, 2018).

Figure 4-25. Exterior basement stairway (left) and deteriorating brick in the stairway (right) (QE, 2018).

Exterior Walls

Brick

The exterior walls of the main block are 0'-13" thick and the bricks average 0'-2 ½" x 0'-4" x 0'-8 ½" in size. The bricks are laid in an irregular common bond. The first story of the library wing is also constructed of common bond brick (Figure 4-26). All of the brick walls have been painted, most recently during the 2007 restoration of the house that used paint analysis to match the exterior paint to the color used during Douglass's ownership and occupancy. The bricks were originally bonded by lime mortar, but repointing and patching was completed with lime-cement mortar and/or Portland cement.

Frame South Wing

The two-story south or rear wood-frame wing of the house is constructed of 0'-3" x 0'-4" studs at approximately 1'-6" off center. The wing is clad with weatherboard siding that has been painted the same color as the main block (Figure 4-27). On the first story of the south elevation, the eastern bay is clad in tongue-and-groove siding (Figure 4-28).

Second Floor Frame Library Addition

The frame addition over the library addition is constructed of 0'-3" x 0'-4" studs and is covered with drop or German siding (Figure 4-30).

Figure 4-26. Spalling and biological growth is visible near the ground plane in the east elevation brick wall (QE, 2018).

Figure 4-27. The weatherboard siding on the south wing has faded and has peeling paint (QE, 2018).

Figure 4-28. Tongue-and-groove siding on southeast corner of south wing (QE, 2018).

Figure 4-30. Peeling paint is visible on the drop or German siding used on the second floor above the library addition (QE, 2018).

Figure 4-29. Porch ceiling (left) and stair with missing non-slip adhesive (right) (QE, 2018).

Porch

The one-story porch extends across the front (north) façade of the house. The porch sits on four 2'-1" x 2'-1" brick piers. Wood steps with three risers line the three sides of the porch. The floor/decking of the porch is tongue-and-groove and the ceiling is pine board (Figure 4-29). The porch has a standing-seam metal roof that is supported by four fluted Roman columns with a wood architrave, cornice, and frieze with lattice insets.

Cornice

The cornice on the main block and the various additions of the house consists of a boxed molded wood cornice with returns. Below the cornice is an unadorned frieze board with decorative curved brackets underneath the eaves (Figure 4-31

Figure 4-31. Fascia board on the north elevation that is separating from the cornice (QE, 2018).

Figure 4-32. Peeling paint visible at the cornice over the bay windows on the east elevation (QE, 2018).

and Figure 4-32). The cornice and brackets on the original main block of the house and the various additions are identical, suggesting that Douglass added these features or matched the original cornice and brackets after the additions were constructed.

Roof & Drainage

The main block of the house has a cross-gable, standing seam metal roof with overhanging eaves and a centered front gable on the north elevation. The porch along the north elevation has a flat seam metal roof (Figure 4-33). The main block of the house and its porch have half-round hanging metal gutters.

The two small rectangular bays on the east elevation and the exterior basement stairway on the west elevation have flat seam metal roofs. The two small bays on the east elevation are equipped with recessed gutters while the exterior stairway has a square hanging gutter. The south wing and the two-story rear addition have gable standing seam metal roofs. The rear wing of the house has Dutch gutters.

Exterior Doors & Transoms

The primary entrance of the house is centered on the first story of the north façade and consists of a double-leaf two-paneled door with sidelights and a transom. (Figure 4-34). On the south two-story addition on the rear wing is a single-leaf four-paneled door (Figure 4-34). The basement entry on the west elevation consists of a single-leaf six-paneled door.

Windows

The windows on the main block are double-hung wood sash (exceptions are noted) and have simple masonry sills (Figure 4-35 and Figure 4-36). Many of the windows on the first and second stories of the main block and later additions to the house are capped with wood window hoods that have bracketed cornices. A similar window hood caps the doorway on the north wall of Room 106 of the south wing. This wall was originally the exterior south elevation of the house, suggesting that the window hoods were present prior to the construction of the rear wing and that Douglass matched the window hoods of the additions to those of the original main block.

On the west elevation of the main block, the basement has fixed windows with three divided lights and large wood lintels. The windows on the first story of the north façade are six-over-twelve (2'-10" x 9'-1")[30] that extend from the floor to the ceiling. On the first story of the west façade of the main block the windows are elongated six-over-six windows (2'-10" x 6'-6 ½"). The two bay windows on the east elevation hold single (1'-11" x 5'-10") and paired (1'-6" x 5'-10") one-over-one windows within segmental arched openings. The segmental arches hold incised decorative panels and capping the openings are segmental arched brick lintels. Between the paired windows are incised mullions. Windows on the second story of the main block consist of standard-sized six-over-six windows (2'-10" x 5'-3"). The attic windows are two-light casement (1'-6" x 3'-0"). In the front gable on the north façade is a single circular window with a fixed sash (0'-14" in diameter).

The first story of the library addition has similar elongated windows to the façade. The windows on the east elevation and the south side of the bay window are six-over-twelve (2'-10" x 9'-1"). A narrow two-over-four window (1'- 4" x 9'-1")

Figure 4-33. The flat seam metal roof over the porch, visible from the second floor windows, has some biological growth (QE, 2018).

Figure 4-34. The front door (left) and the rear door (right) (QE, 2018).

Figure 4-35. First floor north elevation windows extend from floor to ceiling (left). Typical first floor west elevation window with wood window hood (right) (QE, 2018).

is located on the east side of the bay window. The west side of the bay window is unfenestrated. The east elevation of the second story above the library has a six-over-six window (2'-10 ½" x 6'- 7"). On the south elevation are paired one-over-one windows with a wood surround (2'-0" x 6'-7").

The first and second stories of the rear wing hold six-over-six double-hung wood-sash windows with wood sills (2'-10" x 4'- 6 ½"). On the east elevation of the south two-story addition to the rear wing is a pair of two-over-two wood-sash windows with wood surrounds (Figure 4-38).

Shutters

The majority of the windows on the first and second stories are fitted with exterior wood shutters, the exception being the windows in the two projecting bays on the east elevation that are fitted with interior shutters, the basement and attic windows, the east window on the first story of the rear wing's south elevation, and the windows in the two-story addition to the rear wing. The shutters are louvered with fixed slats and have cast iron shutter dogs (or tiebacks) with a shell motif (see Figure 4-35). Three sets of shutters were missing from the south elevation of the rear wing at the time of this survey, one from the west window on the first story and the two windows on the second story.

Chimneys

The house has five interior brick chimneys, all with corbelled caps. Two interior-end chimneys, chimney 102 and chimney 108, flank the main block of the house (Figure 4-39). An additional chimney is located along the interior of the gable end of the original south elevation of the house, chimney 103. The fourth chimney is located on the east side of the library addition, chimney 109. The rear south wing has a single interior brick chimney, located adjacent to the roof ridge, chimney 104. Note, chimney numbers related to the first floor rooms that each serves.

Figure 4-36. Example of typical peeling paint and failed glazing compound (QE, 2018).

Figure 4-37. This photo illustrates a greater level of deterioration of a window's bottom rail than typical at the first floor east elevation (left) (QE, 2018).

Figure 4-38. Condensation was present on some windows during the site survey in November 2018. This example is from the pantry, Room 107 (right) (QE, 2018).

Figure 4-39. The west interior-end chimney 108 has peeling paint (QE, 2018).

Interior

Floor Plan

Basement

Under the main block of the house, the basement primarily consists of two rooms, Room 1 comprising the north section and Room 2 the southwest portion of the original house (Figure 4-8). The exterior stairway on the west side of the house leads into Room 1. Approximately in the center of Room 1 is a small square room (Room 1A) with access through a door on its west wall. The HVAC system is located in Room 2. The library addition portion of the basement is only partially excavated. The area under the south wing is mostly unexcavated with the exception of the stairway that leads to the kitchen, which abuts the south wall of the main house, and a cistern, located underneath the southeast corner of the wing.

First Floor

The first floor of the main block consists of a center hall (Room 101), containing the main stairway, that is flanked by the east (Room 108) and west (Room 102) parlors (Figure 4-40 and Figure 4-41). South of the west parlor is the dining room (Room 103) (Figure 4-42). The library addition (Room 109) is located on the south side of the east parlor (Figure 4-43).

The rear wing contains the kitchen, laundry, and storage areas. The kitchen (Room 104) is accessed from the south side of the dining room (Figure 4-44). Stairways on the north wall of the kitchen lead down to the basement and up to the second

Figure 4-40. West parlor, Room 102 looking west (QE, 2018).

Figure 4-41. East parlor, Room 108, looking south (QE, 2018).

Figure 4-42. Dining Room, Room 103 (QE, 2018).

Figure 4-43. Library, Room 109, looking south (QE, 2018).

Figure 4-44. The kitchen, Room 104, has plaster walls and ceiling and tongue and groove floors (QE, 2018).

Figure 4-45. Tongue and groove pine boards finish the walls and ceiling in the laundry room, Room 105 (QE, 2018).

story of the wing. South of the kitchen is the laundry (Room 105) (Figure 4-45). Along the east side of the kitchen and laundry are two small store rooms (Room 106 and Room 107). The small addition (Room 107A) located on the southwest side of the laundry currently serves as an entrance vestibule at the rear of the house.

Second Floor

The second floor of the main block consists of the center hall with the main stairway and three bedrooms on the west (Rooms 205, 206, and 207) and one bedroom (Room 208) on the east (Figure 4-46 through Figure 4-49). Historically the west side of the second story may have contained two bedrooms instead of three. It has been suggested that Douglass removed the original wall that divided the space into two bedrooms and replaced it with two walls to create

Figure 4-46. Lady's guest bedroom, Room 205 (QE, 2018).

Figure 4-47. Anna Douglass bedroom, Room 206 (QE, 2018).

Figure 4-48. Helen Pitts Douglass bedroom, Room 207 (QE, 2018).

Figure 4-49. Frederick Douglass's bedroom, Room 208 (QE, 2018).

Figure 4-50. Men's bedroom, Room 209 (QE, 2018).

Figure 4-51. Helen George bedroom, Room 204 (QE, 2018).

three bedrooms. Since the center bedroom (Room 206) lacks a fireplace, the reconfiguration could have occurred after Douglass installed a furnace. An additional bedroom (Room 209) is located south of the east bedroom, built in the early 1890s above the library addition (Figure 4-50).

The rear wing contains a hallway along its east side (Room 202). To the west is a bedroom (Room 204) that also contains the service stairway that leads down to the kitchen (Figure 4-51). South of the bedroom are two small rooms. The west room serves as an office and is accessed from the bedroom (Room 204). The east is unfinished and accessed from the hallway (Room 202). During the FDMHA ownership of the site, these rooms held a bathroom, added during the 1920s and removed during the 1970s restoration. On the south side of the west room is a small storage room that was built as part of the two-story addition (rebuilt in 1970-1972).

Third (Attic)

Only the original main block of the house contains a third floor or attic. It consists of five rooms with sloped walls (Figure 4-52). The stairway leads into Room 301, the largest and central room of the third floor. Room 301 is flanked by two smaller rooms, Room 305 on the east and Room 304 on the west. A small room (Room 303), is located opposite the stairway. Room 302 is on the south side of Room 301.

Figure 4-52. Room 305 of attic (QE, 2018).

Shutters

The two bay windows in the east parlor are fitted with interior wood louvered shutters with adjustable slats (Figure 4-53).

Figure 4-53. Interior shutters in East Parlor, Room 108 (QE, 2018).

Figure 4-54. Fireplace in the west parlor, Room 102 (QE, 2018).

Fireplace and Mantels

The house has two fireplaces in the basement, five fireplaces on the first floor, and three fireplaces on the second floor.

One fireplace in the basement is located on the east wall of Room 1 and has an unadorned brick surround. A second fireplace was located on the south wall of Room 2. Although some evidence remains of the fireplace, it has been altered and fitted with shelving.

Figure 4-55. Fireplace and mantle in Dining Room, Room 103 (left) (QE, 2018).

Figure 4-56. Fireplace and Greek Revival-style mantle in Room 209 (right) (QE, 2018).

The fireplaces in the west and east parlors (Rooms 102 and 108) are located on the west and east walls, respectively (Figure 4-53 and Figure 4-54) . The fireplaces have stone hearths and black polished stone mantelpieces with semi-circular arches and carved moldings. The fireplace in the library (Room 109), located in the southwest corner of the room, also has a stone hearth and a simple black stone mantelpiece. It has been fitted with a cast iron stove (see Figure 4-43). In the dining room, the fireplace is located on the south wall and has been enclosed (Figure 4-55). This fireplace has a stone hearth and an elaborate carved wood mantelpiece that likely dates from the 1890s. The over-mantel has a shelf and mirror with a broken pediment above. The fireplace in the kitchen has a brick hearth and has been covered and fitted with a cast iron range. A small cast iron stove is also located on the north wall of the laundry (Room 105) (see Figure 4-45).

Originally fireplaces on the second floor were located in Rooms 205, 207, and 208. The fireplace in Room 207 was enclosed during the 1970s restoration. The remaining fireplaces have brick hearths and simple Greek Revival-style wood mantelpieces with pilasters and entablatures (Figure 4-56).

Cistern

A large brick cistern is located under Rooms 104, 105, and 106 in the rear wing. The cistern is a circular structure with an inside diameter of approximately 9 feet, 6 inches and a height of approximately 12 feet. Access is via a manhole beneath the hand pump in Room 105. The walls of the cistern are parged (see Figure 4-136 and Figure 4-137).

Floors

Basement

The floors of the basement are poured concrete over original brick. This occurred prior to 1970.

First

Flooring on the first floor was replaced during the 1970-1972 restoration and primarily consists of tongue and groove pine flooring that is 0'-1" thick and is 0'-3" to 0'-6" wide (Figure 4-58). The exceptions are Rooms 105 and 106 in the rear wing and the south addition that have brick floors.

Second

Flooring on the second floor is original and consists of tongue and groove pine that is 0'-1" thick and is 0'-3" to 0'-6" wide (Figure 4-59). The floors of the office

Figure 4-57. Basement Room 2, showing concrete floor and brick walls (QE, 2018).

Figure 4-58. Paint is peeling on the tongue and groove floor in the dining room, Room 103 (QE, 2018).

and its storage room (Room 203, located in the rear wing and addition) are covered in carpeting (Figure 4-60). At the time of the survey in November 2018, the flooring of the storage area accessed from the hallway (Room 202) had been removed and the subflooring was exposed.

Third

The third floor has tongue and groove flooring that is 0'-1" thick and 0'-3" to 0'-6" wide (see Figure 4-52).

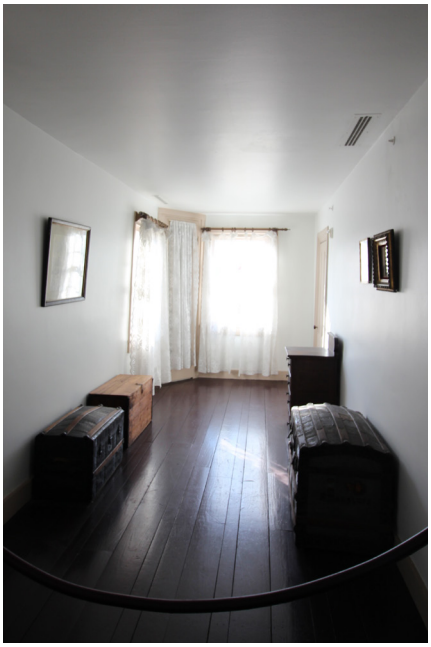

Figure 4-59. Room 202, showing wood flooring (left) (QE, 2018).

Figure 4-60. Room 203, showing carpeting (right) (QE, 2018).

Walls and Ceilings

Wall Paper

As part of the 2007 restoration project, a paint and wallpaper study was completed and the new reproduction historic wallpaper was purchased and installed. On the reproduction paper includes variations on floral prints in shades of green, yellow, and tan.

Basement

The walls of the basement are stone and brick.

First

The walls and ceilings in the main block, library, and kitchen are lath and plaster. All of the walls and ceilings are covered with paper with the exception of the kitchen (Room 104), where the walls and ceiling are painted (Figure 4-61 through Figure 4-64). The walls of Rooms 106, 106, and 107 are finished with 0'-1" x 0'-5"

Figure 4-61. Ceiling paper is in good condition with some minor cracks and bubbling, including this example in the dining room, Room 103 (QE, 2018).

Figure 4-62. Wall paper is peeling under the window in the east parlor, Room 108 (QEA 2018).

Figure 4-63. Paint is cracking at a repair to a door frame in the second floor corridor, Room 201 (left) (QE, 2018).

Figure 4-64. A magnitude 5.8 earthquake in 2011 caused the south wing to separate from the main block, evidenced by a large crack in the wall in the northwest corner of Room 204 (QE, 2018).

tongue and groove pine boards and the ceilings are covered with 0'-1" x 0'-3 ½" beaded ceiling boards. All the surfaces in these rooms are painted.

Second

All of the walls and ceilings on the second floor main block, including Room 209 above the library, are plaster on wood lath and are papered. The walls and ceilings of the rooms in the rear wing are lath and plaster and are painted.

Third

The walls and ceilings of the third floor are lath and plaster and are painted.

Interior Doors

The interior doors of the first and second floors are four-paneled with planted moldings. The third floor also has four-paneled doors, but the doors do not have planted moldings and they are of lighter construction. Prior to the 1970-1972 restoration, only 16 doors hung in the 29 interior doorways, with 13 missing. Currently several interior doors are no longer present, likely to ease access to the rooms both visibly and physically during tours.

Stairways

Main Stairway, First to Second

The main stairway from the first to the second floor is located in the center hall of the main block and is a partially open, straight-run stair (Figure 4-65 and Figure 4-66). The stairway has open stringers with decorative brackets, a heavy newel post, and turned balusters. The stairway is 3'-0" wide with 0'-10" treads and 0'-7 ¼" risers that are covered with a carpet runner. Wood handrails are attached to the east wall and on the west wall where the stairway is enclosed.

Main Stairway, Second to Third

The stairway from the second to third floor (attic) is an enclosed dog-leg stair with a single landing (Figure 4-67). A door is located on the fourth riser. The stairway consists of eighteen 0'-9" treads and 0'-7 ¾" risers.

Service Stairway (First to Second Floor)

The service stairway is located on the north wall of the kitchen (Room 104) and connects the kitchen with the rear hall (Room 202) above (Figure 4-68). It is an enclosed straight-run stair with thirteen 0'-9 ⅛" treads and 0'-8 ¼" risers. The stairs are covered in carpeting. A wood handrail is attached to the north wall.

Figure 4-65. The main stairway banister (left).

Figure 4-66. Peeling paint on stairway (right) (QE, 2018).

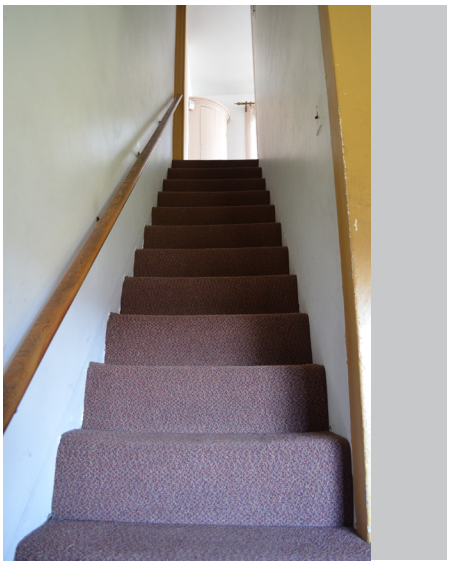

Figure 4-67. Stairway to third floor (left).

Figure 4-68. Service Stairway (right) (QE, 2018).

Access Stairway (First Floor to Basement)

The access stairway to the basement is located along the north wall of the kitchen (Room 104), underneath the service stairway. The stairway is enclosed by a door. It consists of a straight-run stair with 0'-9" treads and 0'-8" risers. A steel pipe handrail is attached to the north side of the wall. These stairs were replaced during the 1970-1972 restoration of the house and are not original.

Interior Trim

The door and window trim in the main block of the house and the library addition is two-piece and measures 0'-6" in width (Figure 4-69). Exceptions are the bay windows in the east parlor (Room 108) and the bedroom above the library (Room

209). In these locations the trim has bulls-eye corner blocks. In the rear wing the door and window trim is one-piece molded and narrower in width (Figure 4-66).

Door and Window Trim, Third Floor

The trim in the third floor is 0'-4" beaded trim.

Base, First and Second Floors

The first and second floors have three-piece molded base trim that is 0'-12" in height (Figure 4-69).

The base trim in the kitchen (Room 104) is a simple 0'-1" x 0'-6" board.

Figure 4-69. Example of baseboard and door trim, Room 201 (left).

Figure 4-70. Interior trim, Room 104 (right) (QE, 2018).

Figure 4-71. Baseboard trim, Attic (left).

Figure 4-72. Picture molding, West Parlor, Room 102 (right) (QE, 2018).

Base, Third Floor

The base trim on the third floor is a simple 0'-1" x 0'-4 ½" board (Figure 4-71).

Picture Mold

Picture molding is found in Rooms 101, 102, 103, 108, and 109 on the first floor and rooms 201, 207, 208, and 209 on the second floor (Figure 4-72).

Original Building Systems

Heating

Originally the main block of house was heated by eight fireplaces, two in the basement, and three each on both the first and second floors. Douglass had fireplaces installed in the library and the kitchen additions to the house. Douglass installed a furnace in the house by 1886. The FDMHA installed new "furnaces" in the house during the 1922 restoration.[31] These two furnaces were present when the NPS took over the property in 1964 and were gravity-type furnaces with cylindrical ducts that in some instances occupied the fireplaces and flues. Prior to the 1970s restoration, there were seven hot air registers located in the first floor rooms and six wall and one floor registers on the second floors. No heat was provided to the third floor.[32] The NPS installed a new HVAC system in 1970-1972 and this system was replaced in 2000 (see Mechanical and Plumbing Systems below for more information on current system).[33]

Plumbing and Fixtures

Frederick Douglass added an underground cistern in the house as part of the construction of the rear wing between 1877 and 1887 that provided water to the kitchen and adjacent laundry via hand pumps. An advertisement placed by Douglass in 1886 to rent his Cedar Hill property referenced that the house had a bathroom. The removal of a "water closet" by the FDMHA in 1908 indicates that the two-story rear addition on the south elevation of the rear wing held the bathroom. In 1909 the FDMHA connected the house to city water and sewer. The association removed this addition and constructed a small lean-to addition near the southeast corner of the house that contained a toilet and water tank. In 1922 an additional bathroom was added on the second story of the house in the southwest corner of the rear wing. All modern plumbing features were removed during the 1970-1972 restoration of the house (see Mechanical and Plumbing Systems below for more information on current system).

Electricity and Lighting Fixtures

The FDMHA installed electricity in the house in 1922 and when the NPS acquired the property in 1964, all electric wiring and fixtures dated from this period. The electrical systems were upgraded during the 1970-1972 restoration of the house.

FREDERICK DOUGLASS HOUSE CHARACTER DEFINING FEATURES

Exterior

Massing

- Two-and-a-half-story L-shaped brick main block
- Two-story library wing
- Two-story rear wing
- Two-story addition on southwest corner
- One-story porch on main (north) elevation
- Projecting bays on east elevation of main block and south elevation of library

Materials

- Stone and brick foundation and painted brick exterior walls of main block
- Brick foundation and painted brick walls of library wing
- Painted brick foundation of rear wing and addition
- Wood-frame second story above library, rear wing, and addition, painted same color as main block

Roof

- Cross gable roof with prominent centered front gable
- Standing-seam metal and flat-seam metal roofs
- Overhanging eaves with boxed cornice, cornice returns, frieze board, and decorative brackets
- Corbelled brick chimneys

Doors

- Double-leaf door with transom and sidelights on main entrance

Windows

- Symmetrical fenestration on north and west elevations
- Elongated windows on first story of main block and library wing
- Wood-sash double-hung windows
- Wood window hoods
- Wood louvered shutters with cast iron tie backs

FREDERICK DOUGLASS HOUSE CHARACTER DEFINING FEATURES (CONT.)

Interior

- Original floor plan and configuration of spaces
- Wood floors
- Wood moldings
- Window, door, and base trim
- Four-paneled doors and original hardware
- Stone fireplaces on the first floor parlors
- Fireplace and wood mantelpiece in dining room
- Fireplaces and wood mantelpieces in second floor bedrooms
- Main stairway
- Service stairway in rear wing
- Papered walls and ceilings in main block and library addition
- Painted plaster walls and ceilings in rear wing and attic

GROWLERY

CHRONOLOGY OF ALTERATIONS AND USE

Table 4-2. Growlery Chronology of Alterations and Use.

DATE	EVENT
ca. 1854-1859	The Union Land Association builds the Growlery as a storehouse, located behind (south of) the main house. The Growlery is one of four outbuildings illustrated on the 1861 Boschke map, taken from surveys in 1856-1859, suggesting that it was built by this time.
1877	Frederick Douglass purchases the Van Hook property.
1877-1887	Douglass makes improvements to the building to serve as his Growlery. According to archeological surveys, Douglass likely adds a wood floor above the original stone floor and builds a fireplace and chimney to heat the building. The building serves as Douglass's "den" and is often called the Growlery, based on a similar building described in Charles Dicken's 1853 *Bleak House*.
1929	The brick chimney is dismantled and rebuilt by a local handyman.[34]
1936-1939	Workers from the National Youth Administration (NYA) make repairs to the Growlery.[35]
1951	By 1951 the building is in poor/ruinous condition: the roof has fallen in, the walls have collapsed, and only the brick chimney remains.[36]
1978	All that remains of the Growlery are portions of the foundation walls, stone flooring, and part of the chimney.[37]
1964-1971	The NPS modifies the entrance drive and runs over and completely obliterates the southeast corner of what remains of the structure.[38]
1981	The Growlery is rebuilt using historic photographs and information gleaned from a 1981 archeological survey.[39] The driveway is altered around this time to curve around the Growlery.[40]

PHYSICAL DESCRIPTION

Summary

The Growlery is a small stone, gable-roof building that Frederick Douglass used as a retreat and study. It was likely built around 1854-1859 by John Van Hook and John Fox during the initial development of the property and may have served as a storehouse. Douglass made improvements to the building, including the addition of the brick mr and fireplace and wood flooring, after he purchased the property in 1877. Neglect and other environmental factors caused the building to collapse by the 1950s. In 1981 the National Park Service reconstructed the building using historical and archeological research. The building sits south of the main house and on the north side of the entrance drive. A short brick walk or pad is located

Figure 4-73. Growlery north elevation (QE, 2018).

Figure 4-74. Growlery, southeast corner (QE, 2018).

Figure 4-75. Growlery interior looking east (left).

Figure 4-76. Growlery interior looking west (left) (QE, 2018).

directly in front of the entrance to the building and a flagstone walk connects the building to the main house.

The Growlery is oriented with its main elevation facing north-northwest. For simplicity, the main elevation will be referred to as the north elevation. Other elevations will follow the cardinal directions.

Exterior

The Growlery is a modest one-story building (stone exterior walls are approximately 6'-6" high) that is one bay wide and one bay deep with a rectangular footprint (approximately 11'- 9" x 8'- 7 ½") (Figure 4-73 and Figure 4-74). It sits on a sandstone foundation and is constructed of random-coursed rubble masonry with weeping mortar joints. The building has a side gable roof covered in wood shingles and is finished with an unpainted wood rake board. A prominent exterior-end brick chimney stands along the west elevation of the building. The chimney is laid in five-course American-bond brick, is shouldered, and has a corbelled brick cap. On the north elevation of the building, facing the main house, is the building's only opening, a single-leaf door that has a brick threshold. The opening has a wood lintel and a brick sill and holds a wood Z-braced plank door with exterior strap hinges. Drawings for the reconstructed Growlery note that masonry present at the time of reconstruction was to be inspected for construction techniques, disassembled, and then rebuilt per the drawings. Thus, some of the masonry used in the reconstruction is original to the ca. 1854-1859 building.[41]

Figure 4-77. Growlery, detail of interior roof structure (QE, 2018).

Interior

The interior of the building consists of a single room with unfinished stone walls and exposed roof trusses, rafters, collar beams, and purlins (Figure 4-75 and Figure 4-77). A wood floor laid with unfinished planks running north/south covers an original stone floor. Centered on the west wall is a fireplace with a small brick firebox. The brick hearth and chimney breast are covered in 0'-½" plaster (Figure 4-76).

GROWLERY CHARACTER DEFINING FEATURES

Exterior

- One-story, one-bay wide, one-bay deep rectangular massing
- Random-coursed stone with weeping mortar joints
- Side-gable roof with wood shingles and rake board
- Prominent five-course American-bond brick chimney with shoulders and corbelled brick cap
- Single-leaf Z-braced plank door on center of north façade with wood lintel and brick sill
- Unfenestrated with the exception of single-leaf door on north elevation.

Interior

- One-room floor plan
- Unfinished stone walls
- Wood plank floor
- Exposed roof trusses, rafters, collar beams, and purlins
- Fireplace with brick firebox. Hearth/chimney breast covered in plaster.

CARETAKER'S COTTAGE

CHRONOLOGY OF ALTERATIONS AND USE

Table 4-3. Caretaker's Cottage Chronology of Alterations and Use.

DATE	EVENT
1927	The FDMHA hires Lewis W. Giles to design the Caretaker's Cottage at Cedar Hill.[42]
1928	The FDMHA and NACWC raise funds to build the new Caretaker's Cottage. Builder Randolph Dodd constructs the cottage following Gilles's design at a cost of approximately $5,000.[43]
1939 – 1940	On Halloween night of 1939, vandals damage the cottage. E. P. Dixon, hired as the new caretaker, refuses to move into the cottage until repairs are made. Dixon lists the repairs for the cottage: "Removing of old flooring in the living room, putting in new joist and laying new floor. Repairing floors in the bedrooms and putting on new moulding. New sash cords in 3 windows. Repairing plastering in dining room. Repairs to water spout on west side of house."[44]
1941	The FDMHA considers using the cottage as a residence for a site "host" and a reference library and moving the caretaker to the carriage house/stable.[45]
1949	Gladys Parham becomes caretaker of the Frederick Douglass Home. Parham and her family live in the cottage and serve as stewards of the property.
1983	The NPS adds a security and smoke detection system to the building.[46] Gladys Parham dies in November.
ca. 1983 – 1989	The NPS renovates the building for use as offices.
2005	Lightning causes a tree branch to fall on and damage the roof of the cottage. The NPS completes an emergency replacement of the roof. The NPS upgrades the fire detection system and installs sprinklers.[47]
2006	The NPS completes additional work on the cottage including exterior painting, the installation of a new drainage system, and the repair and restoration of the windows.

PHYSICAL DESCRIPTION

Summary

The Caretaker's Cottage was built in 1928 by the FDMHA to provide a separate living area for a full-time caretaker instead of using the main house for this purpose. Washington architect Lewis W. Giles designed the five-room cottage. It was used as a residence for the property's caretaker from 1928 until 1983, after the death of Gladys Parham, the long-time caretaker of the property. The NPS

renovated the building between 1983 and 1989 for staff offices. Giles appears to have designed the cottage to compliment and not detract from the Frederick Douglass House. Its brick construction, standing-seam metal, gable roof with cornice returns, and six-over-six windows, reflect the characteristics of the Douglass House.

The Caretaker's Cottage is a one-story brick building with rectangular massing and is five bays wide and two bays deep (46'-6 ½" x 30'-0"). A one-story wood-frame vestibule is located on the east elevation, near the north end. Photographs from the 1930s indicate that the vestibule is original to the building.

The building is located directly south and approximately 10'-0" from the main house. The building sits on a level portion of the property that originally served as the rear yard of Douglass's home and was likely graded by Douglass to serve as

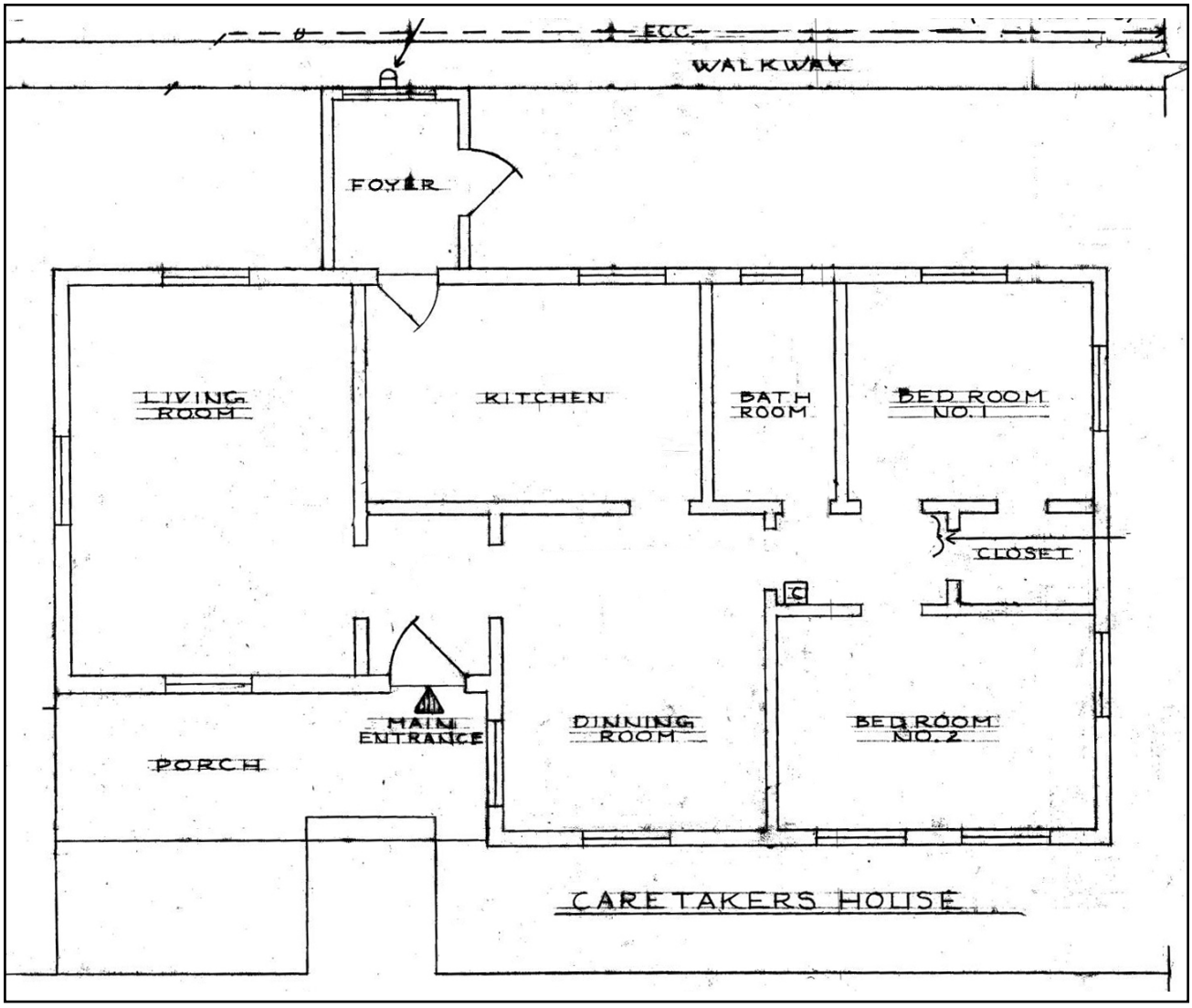

Figure 4-78. Caretaker's Cottage, room key (NPS, 1983).

a croquet court. Brick sidewalks run along the east, north, and west sides of the cottage.

Exterior Envelope

Elevations

West Elevation

The main façade of the cottage faces west and has an integrated or cutaway porch on its two northernmost bays (Figure 4-79). The porch is supported by four wood squared posts and one pilaster with wood bases and simple squared capitals. The porch has a poured concrete foundation and floor and a tongue-and-groove ceiling. A single step, leading up to the main entrance of the building, is integrated into the foundation/floor on the southern end of the porch. Originally the porch continued to the north and was connected to the rear of the main house, creating a covered breezeway that joined the cottage with the back door of the main house. In the 1970s, the NPS reconstructed the small two-story rear addition to the house, necessitating the modification of the porch. At this time, the breezeway between the two buildings was removed and the porch shortened to its current configuration.

The primary entrance to the cottage, which is sheltered by the porch, is offset and consists of a single-leaf door. North of the door is a single window. Between the window and the door is a cast bronze commemorative plaque, attached to the exterior wall, that is dedicated to Gladys B. Parham, "The Guardian Angel of Cedar Hill," who lived in the Caretaker's Cottage from 1949 until her death in

Figure 4-79. Caretaker's Cottage, west elevation (QE, 2018)

Figure 4-80. Caretaker's Cottage, detail of memorial plaque (QE, 2018).

Figure 4-81. Caretaker's Cottage, south and east elevations (QE, 2018).

1983 (Figure 4-80). The remaining three bays of the façade contain three evenly spaced windows.

South Elevation

The south elevation is pierced by two evenly spaced windows. Above, in the open pediment of the gable, is a lunette louvered vent with a lug concrete sill (Figure 4-81).

East Elevation

The three southern bays of the east elevation are fenestrated by three evenly-spaced windows. The two northern windows are slightly shorter than the other windows of the cottage. North of the windows is a projecting wood-frame entrance vestibule that is covered in T1-11 siding. Historic photographs suggest that the siding was originally tongue-and-groove. A single-leaf door is located on

Figure 4-82. Caretaker's Cottage, north and east elevations (QE, 2018).

its south elevation. The east elevation of the vestibule has a single one-light wood-sash window. North of the entrance bay is a single window. The door and window of the vestibule are replacements and not original to the building. Mechanical equipment is located along the north side of the elevation and is surrounded by a wood picket fence.

North Elevation

The north elevation of the cottage has a single window on the eastern bay (Figure 4-82). The western bay is the entrance porch. The open pediment of the gable has a lunette louvered vent with a lug sill.

Materials

The foundation of the Caretaker's Cottage is clad in brick. No records indicate the foundation construction type. The exterior walls of the main block are seven-course American-bond brick (Figure 4-84). The wood-frame vestibule on the east elevation is clad in T1-11 siding (see Figure 4-82). Historical photographs from the 1930s indicate that the vestibule was originally covered in tongue-and-groove siding.

Roof and Drainage

The main block building has a side gable, standing seam metal roof with a boxed cornice and cornice returns (Figure 4-85). The vestibule has a shed standing-seam metal roof. Rounded metal gutters are located underneath the roof eaves on the east and west sides of the building. The west side of the building has two downspouts and the east has one. The roof was replaced in kind in 2005 and drainage improvements occurred in 2006. At this time the downspouts were connected to underground drain pipes that terminate away from the building along the adjacent hill slopes.

Figure 4-83. Caretaker's Cottage, south and east elevations (QE, 2018).

Figure 4-84. Peeling paint and brick deterioration near ground plane (QE, 2018).

Figure 4-85. West and south elevations of the Caretaker's Cottage, showing roof and drainage (QE, 2019).

Chimneys

An interior brick chimney with a corbelled cap rises above the roof along the building's east elevation (Figure 4-89).

Windows

All of the windows in the main block are six-over-six double-hung wood-sash with concrete lug sills (Figure 4-86). The majority of the window openings are 4'-6" x 2'-10", with the exception of two smaller window openings on the east elevation that are 4'-0" x 2'-10". A one-light fixed wood-sash window is located on the east elevation of the vestibule with an opening that measures 2'-9 ¼" x 3'-11". The majority of the windows were removed, painted, and repaired in kind in 2005-2006. Photographs from the 1930s indicate that the windows on the main block originally had wood louvered shutters. In addition, the vestibule had a small

Figure 4-86. Detail of window (left) (QE, 2018).

Figure 4-87. Primary entrance and commemorative plaque (right) (QE, 2018).

Figure 4-88. View of vestibule, east elevation (left) (QE, 2018).

Figure 4-89. Painted brick chimney (right) (QE, 2018)

window on its north elevation that has since been removed and the opening is covered in siding.

Doors

The primary entrance on the west elevation consists of a single-leaf two-paneled wood door with a six-light window that appears to be original to the building (Figure 4-87). A secondary entrance is located in the vestibule on the east elevation of the building. It consists of a single-leaf flat-profile metal door. This door is not original to the building.

Interior

Floor Plan

Historically, the Caretaker's Cottage consisted of a small entrance foyer, entered from the porch, with a living room to the north (Figure 4-78). A doorway on the south side of the foyer led to a dining room on the west side of the house. East of the dining room was the kitchen. A small vestibule, located on the east side of the house, provided direct entry into the kitchen from the exterior. Two bedrooms occupied the south end of the cottage, with a small bathroom located between the kitchen and the bedroom on the east side of the house. The NPS renovated the interior of the building between 1983 and 1989 for use as offices for on-site staff. The floor plan has remained as it was historically with the former living room, dining room, and two bedrooms currently serving as offices. The kitchen remains functional and is used by staff. A closet has been added to the south side of the kitchen.

Figure 4-90. Caretaker's Cottage, main entrance foyer and front door (left) (QE, 2019).

Figure 4-91. Caretaker's Cottage, former dining room, looking north toward main entrance foyer and former living room (right) (QE, 2019).

Figure 4-92. Caretaker's Cottage, former living room (QE, 2018).

Walls and Ceilings

The walls of the building are painted plaster. During the conversion of the building from a residence to offices, drop ceilings were added to all of the rooms with the exception of the vestibule and bathroom (Figure 4-92). The ceiling of the vestibule is covered in tongue-and-groove siding. The ceiling of the bathroom is painted plaster (Figure 4-95 and Figure 4-96).

Flooring

The floors of all of the rooms, with the exception of the kitchen, vestibule, and bathroom, are covered in commercial carpeting. The kitchen, vestibule, and bathroom floors are covered in linoleum tiles (see Figure 4-95 and Figure 4-97). A visual inspection revealed that subflooring is present underneath the carpeting.

Doors

The interior doors of the building that remain are two-paneled wood doors (Figure 4-93) that appear to be original to the building. Several of the doors have been removed to facilitate circulation between the rooms and for the placement of furniture.

Trim

Interior historic features of the building include the original 0'-4" wide door and window cap trim and 0'-6" high baseboards. The door and window trim are beaded and the doors have plain base blocks. The cap trim consists of a beaded fillet, flat head casing, and an ogee cap molding (Figure 4-94).

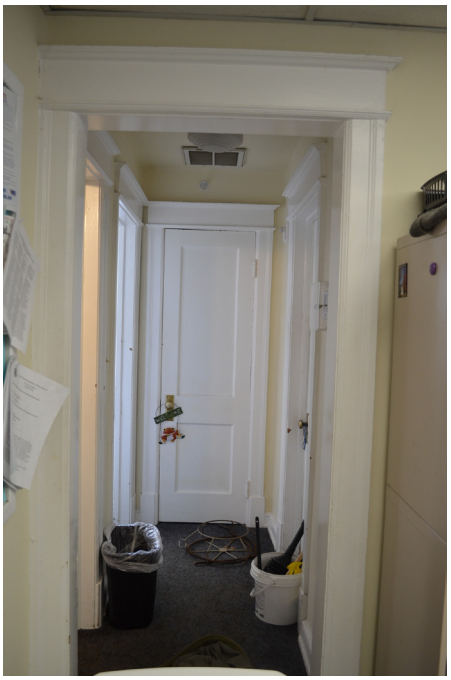

Figure 4-93. Door trim, Caretaker's Cottage, looking south from former dining room toward bedrooms and bathroom (left) (QE, 2019).

Figure 4-94. Detail of door and base trim, Caretaker's Cottage (right) (QE, 2019).

Figure 4-95. Caretaker's Cottage bathroom (left) (QE, 2019).

Figure 4-96. Caretaker's Cottage rear vestibule (right) (QE, 2019).

Figure 4-97. Caretaker's Cottage interior kitchen, facing north (QE, 2018).

Figure 4-98. Caretaker's Cottage interior kitchen, facing east (QE, 2018).

Figure 4-99. Caretaker's Cottage interior, east bedroom (currently office) (left) (QE, 2018).

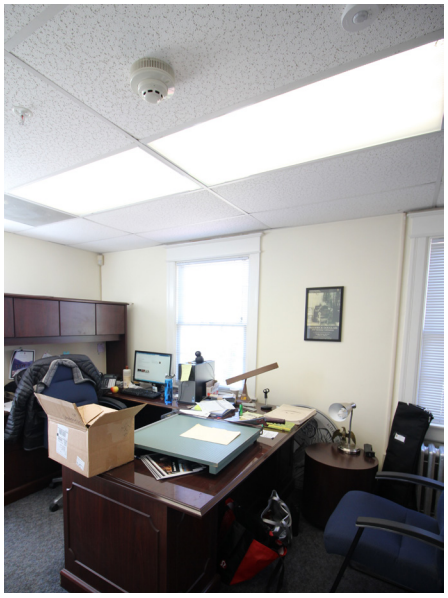

Figure 4-100. Caretaker's Cottage interior, west bedroom (currently office) (right) (QE, 2018).

CARETAKER'S COTTAGE CHARACTER DEFINING FEATURES

Exterior

- One-story, rectangular form
- Brick exterior walls
- Standing-seam metal, gable roof with overhanging eaves and cornice returns
- Six-over-six wood-sash windows
- Inset front porch with square posts
- Single-leaf two-paneled wood door with six-light window
- Lunette louvered vents in gable ends

Interior

- Door and window cap trim, wood baseboards
- Original five-room floor plan

VISITOR CENTER

CHRONOLOGY OF ALTERATIONS AND USE

Table 4-4. Visitor Center Chronology of Alterations and Use.

DATE	EVENT
1972	The NPS hires Washington architect Robert J. Nash to design the new Visitor Center for the Frederick Douglass House. Nash designs the building to be unobtrusive by placing it partially underground along the northeastern edge of the site. Plans include a parking lot and connection from the Visitor Center to the house. Nash's plans also include Phase II, an African American arts center, which was not built.[48]
1979	NPS landscape architect Steve Elkinton creates the landscape plan for the Visitor Center.
1980	In September the NPS holds a ground-breaking ceremony to mark the start of the Visitor Center construction.
1982	On February 13, 1982 the Visitor Center opens to the public.
1983	The NPS adds a security and smoke detection system to the building.[49]
Date Unknown	The NPS redesigns the exhibit space within the Visitor Center for use as a book store.

PHYSICAL DESCRIPTION

Summary

The Visitor Center at the Frederick Douglass NHS was built by the NPS beginning in 1980 and opened to the public in 1982. Washingtonian and African American architect Robert J. Nash designed the building in 1972. The Visitor Center is built into the side of the hill within the East Glen of the site and sits below the entrance drive to the house. As such, only the north façade of the building is on-grade and the east elevation is partially below grade. The main entrance to the building is located on the north façade and is fronted by an entrance walk that connects to the adjacent parking lot to the east. Along the east side of the building is a dog-leg stair that leads up to the entrance drive, connecting the building to the main house.

The building has a roughly square footprint measuring 45 feet x 47 feet, 6 inches. The northeast corner of the building is canted. At the northwest corner of the building, a retaining wall, also constructed of poured in place concrete, extends to the north and then slightly northwest, bordering the entrance walk to the building and the staircase leading up to the main house.

Exterior Envelope

Elevations

North Elevation

The primary elevation of the Visitor Center is the north façade, which is the only elevation of the building on grade (Figure 4-102). On the west end of the façade is the main entrance to the building, which abuts the adjacent retaining wall (Figure 4-103). The façade and entrance are accessed via a concrete sidewalk and entryway from the parking lot and W Street or from the stairs adjacent to the retaining wall that lead up to the main house and site.

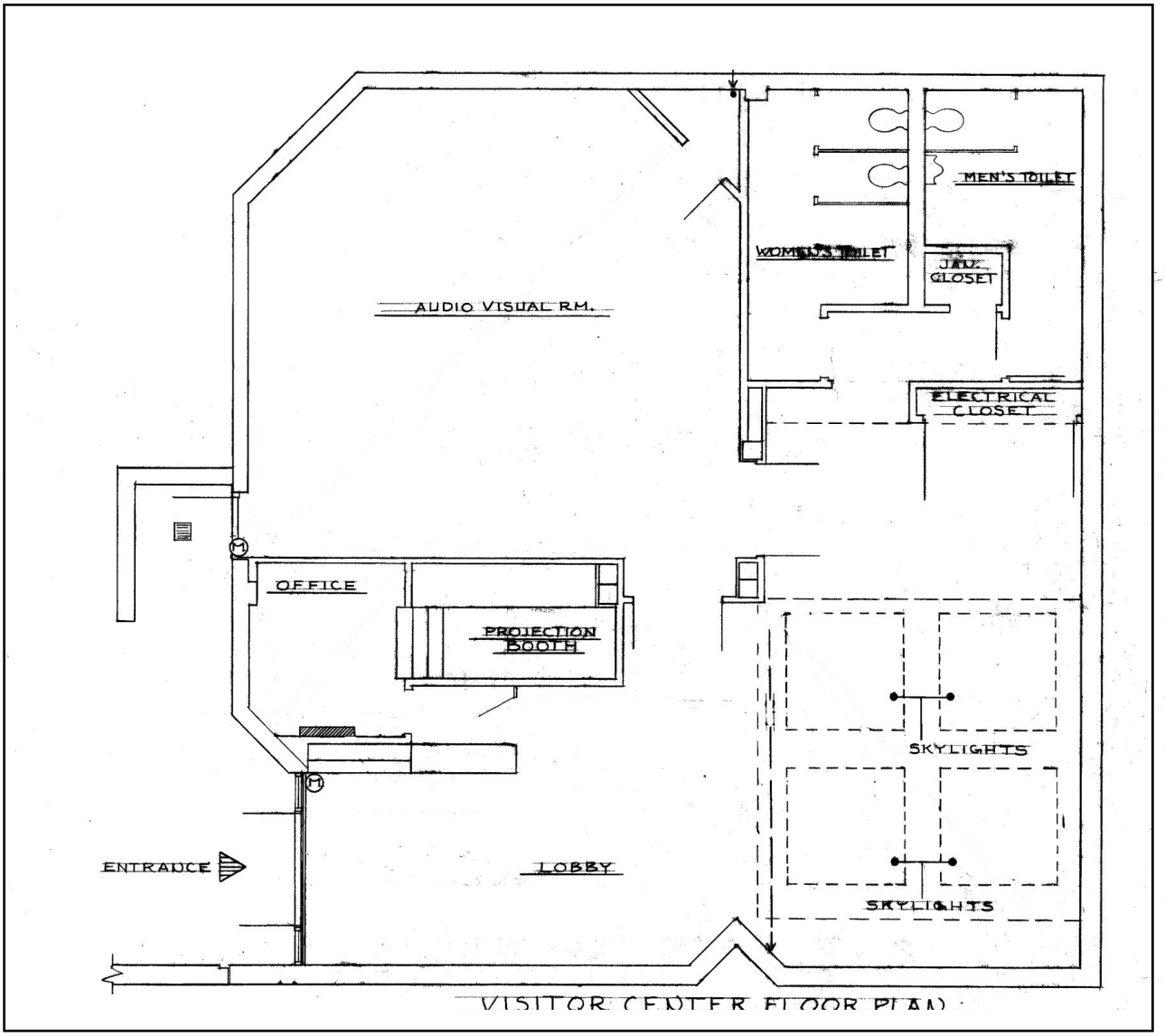

Figure 4-101. Visitor Center, room key (NPS, 1983).

East Elevation

The east elevation is partially below grade. A small louvered metal vent is located on the lower portion of the wall near its southern end. A rectangular concrete ventilation well abuts the southern edge of the wall and is capped with a metal grate (Figure 4-104 and Figure 4-105).

South Elevation

The south elevation of the building is completely below grade. A break in the parapet near the southeast corner provides access to the roof (see Figure 4-104). South of the break in the wall is a drain covered by a metal grate.

Figure 4-102. The Visitor Center is built into the hill on the east side of the site, looking southwest (QE, 2018).

Figure 4-103. Entrance to the Visitor Center, looking south (QE, 2018).

West Elevation

The west elevation of the building is completely below grade.

Materials

The Visitor Center sits on a slab-on-grade concrete foundation. The exterior walls of the building are constructed of cast in place concrete (Figure 4-106 and Figure 4-107).

Roof and Drainage

The flat roof of the building has a 4'-0" high parapet and consists of a concrete deck that is covered with membrane waterproofing and protective board (Figure 4-108). A simple steel railing stands on top of the parapet on the east and north elevations as well as on the northwest retaining wall (Figure 4-109).

Figure 4-104. View of Visitor Center's east elevation and access to roof on southeast corner (QE, 2018).

Figure 4-105. Flashing missing along the foundation of east elevation (QE, 2018).

Figure 4-106. Concrete panels separating at wall along north stair (left).

Figure 4-107. Cracks and efflorescence in concrete walls around skylights, aligned to like location of reinforcement bars (right) (QE, 2018).

Figure 4-108. View of Visitor Center roof (QE, 2018).

Figure 4-109. Cracks, failed patches, and efflorescence on exterior wall that align with the seam of the roof (QE, 2018).

The remaining parapet is capped with metal flashing. Access to the roof is through a break in the parapet on the east side of the building. The roof slopes to the southeast. A catch drain is located along the south edge of the roof.

Windows

The interior of the Visitor Center is lit by a raised square skylight with four domed lights on the building's southwest corner (see Figure 4-107 and Figure 4-112). The skylight framing is constructed of concrete.

Doors

The primary entrance to the building is located on the west end of the north façade, adjacent to the retaining wall (see Figure 4-103). It consists of a double-leaf metal and glass door with sidelights. East of the main entrance is a single-leaf flush profile metal door that serves an emergency exit. A short concrete retaining wall with a steel railing borders the concrete sidewalk that leads to the emergency exit.

Retaining Wall and Stairs

The retaining wall extends north from the west end of the north façade and faces east (Figure 4-110). It then turns northeast along the hillside terrace that fronts the property, facing north. On the east-facing retaining wall adjacent to the entrance is metal lettering that reads:

> Frederick Douglass Home Visitor Information Center
> U.S. Department of the Interior
> National Park Service

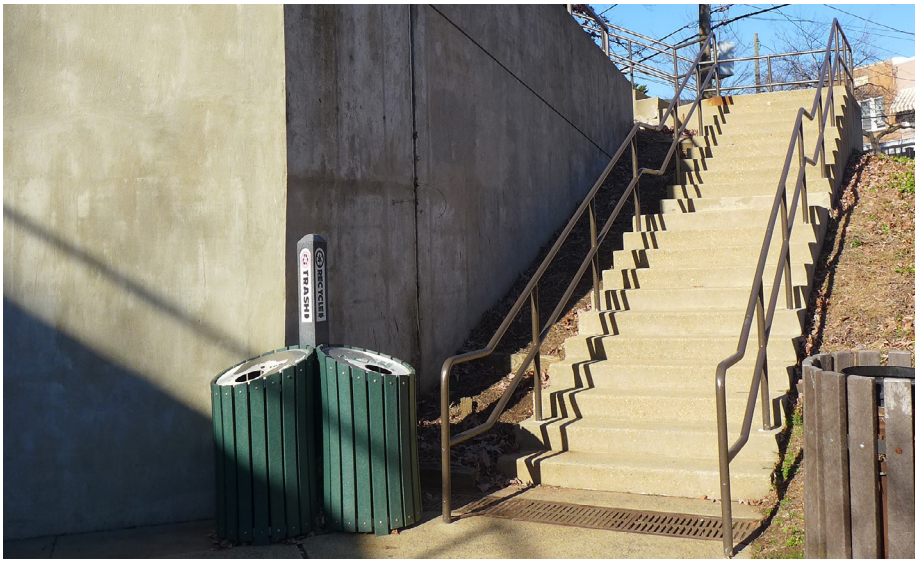

Figure 4-110. Exterior stair (QE, 2018).

Figure 4-111. Visitor Center interior, looking southwest (QE, 2018).

Figure 4-112. Skylight (QE, 2018).

Figure 4-113. Audio/visual meeting room (QE, 2018).

Figure 4-114. Peeling and bubbling paint at the base of a plaster wall in the audio/visual meeting room (QE, 2018).

Figure 4-115. Failed crack repair and ferrous staining in the exposed concrete ceiling of the audio/visual meeting room (QE, 2018).

A poured concrete dog-leg stair runs parallel to the north-facing retaining wall and then turns southeast where it then connects with the main entrance drive. Metal pipe railings line the stairs.

Interior

Floor Plan

The interior of the Visitor Center consists of an entrance lobby with an information desk and small adjacent office (Figure 4-101). An exhibit area is located along the north wall of the building opposite the information desk and continues to the west end of the building (Figure 4-111). A non-permanent enclosure was built within southwestern section of the exhibit space and serves as a bookstore. The lobby and exhibit area are primarily lit by the skylight above (Figure 4-112). An audio visual/meeting room occupies the northeast corner of the building (Figure 4-113). A small projection room is located on the east side

of the audio visual room. In the southeast corner of the building are men's and women's restrooms.

Floors

With the exception of the restrooms, the floors of the Visitor Center are covered in commercial carpeting (Figure 4-114). The restroom floors are covered in 0'-2" tiles.

Walls and Ceilings

With the exception of interior partition walls, which are drywall, the interior walls and ceilings of the building are primarily unfinished concrete, identical to the exterior of the building (Figure 4-115). The walls of the audio/visual meeting room are covered in soundproofing material. The walls of the restrooms are covered in 0'-4" tiles.

VISITOR CENTER CHARACTER DEFINING FEATURES

Exterior

- Siting into the hillside and two elevations below grade, giving it an inconspicuous appearance
- Poured in place concrete construction and exterior walls
- Flat roof with parapet and metal rail
- Large skylight
- Glass and metal door
- Flat-profile metal door
- Abutting concrete retaining wall and steps leading up to Frederick Douglass House and site

Interior

- Exposed concrete walls and ceilings
- Open floor plan with exhibit space
- Audio/visual meeting room

STRUCTURAL SYSTEMS

Survey methods

Site structural inspections were performed by a senior structural engineer from Alpha Corporation, Mr. Timothy Walton, P.E. and Alpha structural designer, Sara Power, in conjunction with NPS personnel and other A/E team members, on November 28, 2018. The inspections were visual only and did not include destructive testing. Inspections were limited to accessible areas within the Frederick Douglas House including the basement, first floor, second floor, attic, and exterior. In addition, inspections were performed where accessible for the Growlery, Caretaker's Cottage, and Visitor Center.

Structural inspections of all floor framing and roof framing were not possible as many of these areas are composed of fixed ceilings, hiding framing from view.

Structural Systems

Limited record drawings, repair drawings, and a previous assessment of the historic site were provided by NPS. Structural drawings were not included in the information provided by NPS for the historic buildings. Structural drawings were provided for the Visitor Center. The information described herein is based on available drawings, photographs, and visual inspections. A description of the construction and existing material condition of various areas and structural systems of the buildings on the Frederick Douglass NHS are described below.

Frederick Douglass House

Exterior

The Frederick Douglass House is brick and mortar construction with wood roof joists and a metal roof. The rear addition to the house was constructed with wood siding, painted to match the painted brick exterior of the main block. The chimneys are also all painted. The house is surrounded by brick walkways and features a wood front porch which spans across the entire north face of the house.

On the east side of the house, a covered stairwell, constructed of brick and mortar walls with a wood-frame roof, provides exterior access to the basement (see Figure 4-116 through Figure 4-119) . The roof above the stairwell spans 10'-1" and is framed with painted wood members measuring 0'-2" x 0'-8" nominal and spaced approximately 0'-19" on center shown in Figure 4-116. The members are braced. The header at the top of the stairs is approximately 0'-2 ¼" x 0'-7 ¼" spanning 3'-4 ½" to the wall.

Figure 4-116. Roof framing above exterior stairwell (Alpha, 2018).

Figure 4-117. Debris around drain in exterior stair landing (Alpha, 2018).

Figure 4-118. Mold present on wall in corner of stairwell basement landing (Alpha, 2018).

Figure 4-119. Missing mortar and cracks in parging in wall along the house at exterior stairwell (Alpha, 2018).

Figure 4-120. Brick at grade level on west face of main block of house (Alpha, 2018).

Figure 4-121. Exterior transition on west side of house (Alpha, 2018).

Basement/ First Floor Framing

The first floor framing, consisting of wood beams and joists, is visible from the basement (Figure 4-122). The beams frame into the exterior brick and mortar walls and the interior walls. Wood floor joists were found to be installed 1'-3" to 1'-7" on center on the north and south sides of Room 1A, with the joists on both the east and west sides of Room 1A being installed approximately 1'-0" to 1'-1" on center. A combination of original and new framing was evident in the first floor framing. Earlier termite damage and insufficient load capacity led to new joists and new steel beams being installed.

In Room 1, steel beams were installed on either side of Room 1A to support the wood joists (Figure 4-123). The wood joists are lapped across the top chord of the steel beams by as much as 2'-0". A steel column was installed beneath one of the steel beams (Figure 4-124). This beam also was supported on masonry within inches of the steel column. Additional wood framing beams were visible at the chimney. This was a typical of all other chimneys where framing was visible.

The interior wall between Rooms 1 and 2 is a stone and mortar wall. Parging was applied to the north side of the wall within Room 1 (Figure 4-125).

Adjacent to the stone wall in Room 2, a steel beam was installed running parallel to the wall to support the wood joists. At approximately the midpoint of the room, a pier constructed of 0'-8" x 1'-4" concrete masonry units (CMUs) with brick at the top was installed to support the steel beam.

A 0'-5 ½" diameter steel tube column was installed to support the steel beam and wood joists, spanning down the center of Room 2 from east to west.
The column was installed with a steel plate welded top and bottom.

Figure 4-122. Wood beam on south side of interior basement stairs (Alpha, 2018).

Figure 4-123. Wood beams not attached to steel beam (Alpha, 2018).

Figure 4-124. Steel post at brick column in Room 1A (Alpha, 2018).

Figure 4-125. Parging on south wall in Room 1A (Alpha, 2018).

Figure 4-126. Failing and soft brick mortar in north east corner of Room 1 (Alpha, 2018).

Figure 4-127. Failing and soft brick mortar in north wall, west side, Room 1. (Alpha, 2018).

Figure 4-128. Shear crack in wood joist (Alpha, 2018).

Figure 4-129. Damaged wood joist in Room 1 (Alpha, 2018).

Figure 4-130. Cracking in brick and mortar of bearing wall (Alpha, 2018).

Figure 4-131. Loose brick above door opening (Alpha, 2018).

Figure 4-132. Failing and soft brick mortar in north east corner of Room 2 (Alpha, 2018).

Figure 4-133. Bow in wall above west window in Room 109 (Alpha, 2018).

Figure 4-134. Bow in wall and ceiling finish in Room 108 (Alpha, 2018).

Figure 4-135. View of cistern from above (Alpha, 2018).

The top plate was welded to the beam, and the bottom plate was bolted with four anchor bolts to the concrete slab.

On the south side of Room 2, a steel beam was installed to span the opening leading to the interior stairs and support the wood joists. The interior wood stairs used to access the first floor from the basement are 2'-9 ½" wide with 0'-1" x 0'-9" framing.

The wood beam shown in Figure 4-122 frames into the unexcavated area on the south side of the interior stairs leading up to the first floor. It is a 0'-5 ¾" by 0'=5 ¾" square wood beam and appears to be in good condition.

First Floor/ Second Floor Framing

The second floor framing was not visible due to the existing flooring and the fixed ceilings. Only cosmetic items were noted on this level. Wood floors span the wood joists of the first floor below and plaster walls frame each room. At the time of inspection, Room 206 had a noticeable dip near the center of the room (Figure 4-133).

The cistern hatch in Room 105 allowed visual inspection of the 12'-0" deep cistern. The cistern is cylindrical with a dome roof and fabricated with multi-thick wythes of brick. Figure 4-135 shows the view of the cistern from above in Room 105. Using a camera mounted on a PVC pole, the cistern overall was found to be in good condition. Parging was added at some point after the original construction, as the parging was in excellent condition for most of the depth of the cistern.

Figure 4-136. Dome of cistern as viewed from inside the Cistern (Alpha, 2018).

Figure 4-137. Bottom of cistern wall (Alpha, 2018).

Figure 4-138. Parging failure at top of cistern wall (Alpha, 2018).

Figure 4-139. Parging failure at top of cistern wall (Alpha, 2018).

Second Floor/ Third Floor Framing

The attic, or third floor, floor framing was not visible from below on the second floor, because the ceilings are all fixed. Due to this, only cosmetic items were noted on this level (Figure 4-140 through Figure 4-143). From the second floor level, the top of the tin porch roof is visible (Figure 4-144). The roof is in fair condition and has large areas of biological growth.

Attic

The ceilings in the attic (third floor) space are fixed and did not allow for inspection of the roof joists in most areas (Figure 4-145).

On the second floor, an attic hatch in Room 203 allowed access for visual inspection of the roof framing above the addition on the south end of the house (Figure 4-147). The wood roof framing is approximately 0'-4" deep and 0'-3" wide and spaced between 2'-5" and 2'-8" on center. The wood floor framing supporting the attic was also visible from the attic hatch in Room 203. The attic floor framing is approximately 0'-4 ¾" deep and 0'-3" wide and spaced 1'-3" to 1'-4" on center.

From the attic level, the standing seam metal roof above the south addition was visible (Figure 4-148). The south roof features Dutch gutters and downspouts with a brick chimney. The roof hatch in the attic allowed visual inspection of the main house roof in the area directly around the hatch (Figure 4-149 and Figure 4-150). The main roof is also a standing seam metal roof with metal gutters and downspouts with brick chimneys.

Figure 4-140. Bubbling of ceiling finish on right side of window (Alpha, 2018).

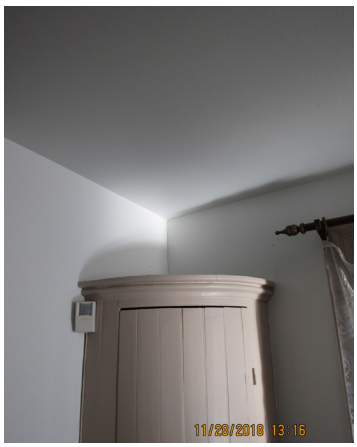

Figure 4-141. Crack in corner behind corner cabinet in Room 202 (Alpha, 2018).

Figure 4-142. Crack in corner of Room 204 (Alpha, 2018).

Figure 4-143. North wall above window leaning in toward Room 208 (Alpha, 2018).

Figure 4-144. Mold on porch roof (Alpha, 2018).

Figure 4-145. Cracks in plaster around chimney in Room 304 (Alpha, 2018).

Figure 4-146. Signs of termite damage visible on floorboards of Room 302 (Alpha, 2018).

Figure 4-147. Water marks on roof framing visible from hatch in Room 203 (Alpha, 2018).

Figure 4-148. Debris on roof (Alpha, 2018).

Figure 4-149. Debris on roof between main block and rear addition on the east side of the house. Caused by adjacent magnolia tree (Alpha, 2018).

Figure 4-150. Peeling paint on north east chimney (Alpha, 2018).

Growlery

The Growlery is constructed using stone and mortar with a wood-frame roof, wood shingles and a brick and mortar chimney. Small in size, the one room Growlery features a small fireplace and a wood floor. The roof framing is visible from the inside of the Growlery and measured approximately 0'-3 ½" x 0'-5 ½" and spaced approximately 1'-1" on center and is painted white. The roof framing was constructed using a mortise and tenon joint connection at the top brace. The overall roof framing as well as the mortise and tenon connections are shown in Figure 4-151.

Figure 4-151. Growlery roof framing (Alpha, 2018).

Figure 4-152. Cracking mortar joints on Growlery chimney (Alpha, 2018).

Caretaker's Cottage

The Caretaker's Cottage is a painted brick and mortar building with wood roof trusses. The two bedroom-house has one full bath, kitchen, living room, and dining room. The front porch, located on the west side of the cottage, has a concrete poured floor and support columns at the corner and mid span.

Figure 4-155. Front view of Caretaker's Cottage and porch, showing peeling paint and cracks (QE, 2018).

Figure 4-153. Efflorescence on chimney of Caretaker's Cottage (QE, 2018).

Figure 4-154. Poor brick condition on west side of Caretaker's Cottage (Alpha, 2018).

Visitor Center

Constructed of cast in place concrete, with concrete beams framing into concrete walls, the Visitor Center was built into the side of the hill leading up to the Frederick Douglass House. The Visitor Center has high ceilings and large open spaces, leaving the exposed concrete visible in the main areas of the building. The roof is laid with pavers making it accessible to walk on for maintenance. A fenced-in enclosure houses the HVAC units and sits adjacent to the elevated roof area featuring four skylights.

Figure 4-156. Cracks in concrete ceiling in audio/visual meeting room (Alpha, 2018).

Figure 4-157. Cracks in concrete ceiling in audio/visual meeting room (Alpha, 2018).

Figure 4-158. Crack in southwest interior corner of Visitor Center (Alpha, 2018).

Figure 4-159. Cracks in concrete ceiling in audio/visual meeting room (Alpha, 2018).

Figure 4-160. Cracks in concrete framing around skylights (Alpha, 2018).

Figure 4-161. Cracks in concrete framing around skylights (Alpha, 2018).

Figure 4-162. Water intrusion at HVAC roof penetration above Visitor Center bathrooms (Alpha, 2018).

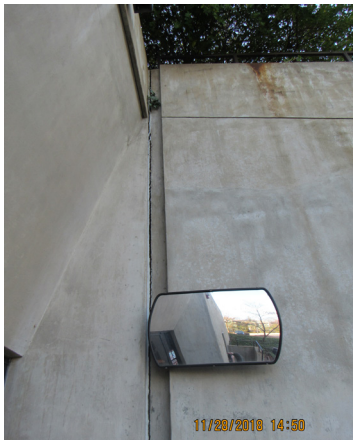

Figure 4-163. Gap in vertical expansion joint (Alpha, 2018).

Figure 4-164. Cracks in retaining wall at building sign (Alpha, 2018).

Figure 4-165. Keyed expansion joint at mid span of retaining wall from face of wall (Alpha, 2018).

Figure 4-166. Keyed expansion joint at mid span of retaining wall from top of wall (Alpha, 2018).

Figure 4-167. Keyed expansion joint at stairs in retaining wall from face of wall (Alpha, 2018).

Figure 4-168. Keyed expansion joint at stairs in retaining wall from top of wall (Alpha, 2018).

Figure 4-169. Rust around rail posts on Visitor Center roof (Alpha, 2018).

Figure 4-170. Depressed pavers on roof of Visitor Center and debris present (Alpha, 2018).

Figure 4-171. HVAC enclosure on roof of Visitor Center (Alpha, 2018).

Figure 4-172. Visitor Center skylights (Alpha, 2018).

Figure 4-173. Debris around Visitor Center skylights (Alpha, 2018).

Figure 4-174. Spalling and cracks on east concrete wall (Alpha, 2018).

Figure 4-175. Spalling and cracks on east concrete wall (Alpha, 2018).

MECHANICAL AND PLUMBING SYSTEMS

Frederick Douglass House

The mechanical systems of the Frederick Douglass House are served by two split system air conditioning units with electric heating coils. The split system air handler units are located in Room 2 of the basement. AHU-1, shown in Figure 4-176, serves the south end of the building and has a nominal cooling capacity of 7.5 tons whereas AHU-2 serves the north half, or front of the building, and has a nominal capacity of 10 tons. These systems were installed as part of the 2004 renovation where the main equipment was replaced and new standalone direct digital controls were provided. Prior to this renovation, the last mechanical renovation dated back to 1987 where six zones were provided in the basement, three for each of the air handling units where duct mounted electric reheat coils were provided. Concurrent with this CLR/HSR is a project to replace the existing heating, ventilation, and air conditioning (HVAC) system of the Frederick Douglass House with a new system capable of providing environmental conditions needed for the historic building and its collection (see Vol II, Page 7-12).

Currently, outside air is provided to the house through a wall mounted louver that is located at grade on the northwest side of the house as seen in Figure 4-177. The split system refrigerant piping from the basement air handling units is routed below grade in conduit to an exterior well where the two exterior condensing units are located. The cover of the well on the west side of the property is seen in Figure 4-178.

Both air handling units are provided with direct steam electric humidifiers. The humidifier for AHU-1 is functional whereas the humidifier for AHU-2 is not based upon observations made in November 2018. The humidifier for AHU-1 is the source of the high humidity observed in the south of the end of the building and can be seen in Figure 4-179 and Figure 4-180 showing the single pane windows. Windows on the north end of the house in rooms served by AHU-2 did not show signs of condensation. Temperatures in the rooms ranged from 75-79°F with relative humidity ranging from 30% in rooms served by AHU-1, to 50% in rooms served by AHU-2.

Ductwork is routed through the basement and serves grilles located in the floor of the first floor above. The ductwork is routed up chases to serve the second floor spaces with wall mounted grilles. Excessive noise and air movement from the mechanical system was observed on the first floor.

Figure 4-176. Air Handling Unit, Room 2, Frederick Douglass House (Summer Consultants, 2018).

Figure 4-177. Outside air intake, Frederick Douglass House (Summer Consultants, 2018).

Figure 4-178. Exterior well and cover (Summer Consultants, 2018).

Figure 4-179. Condensation on window, Frederick Douglass House (Summer Consultants, 2018).

Figure 4-180. Condensation on windows, Frederick Douglass House (Summer Consultants, 2018).

Figure 4-181. Rain Leader, Frederick Douglass House (Summer Consultants, 2018).

The house is served by a 0'-1 ½" domestic water service piping that enters the west side of the basement where a shutoff valve is located. A 40 gallon electric water heater provides hot water for the work sink located in the basement. Waste piping is routed below grade. Cast iron vent piping is routed up through the sloped roof. The slope roof gutters have rain leaders that are connected to cast iron storm piping as seen in Figure 4-181 and is routed below grade to the storm sewer.

Growlery

There is no existing mechanical or plumbing serving the Growlery.

Caretaker's Cottage

A 2 ½ ton split system furnace with direct expansion cooling located in a closet area adjacent to the kitchen provides the air conditioning and heating to the cottage. The system condensing unit is located within a wood fenced area on the east side of the cottage. There is no outside air provided to the cottage. The toilet room is exhaust ventilated. The ductwork from the split system is routed in the attic to ceiling mounted diffusers located through the cottage. Two filter return grilles are used as returns. A programmable electric thermostat controls the unit cooling and heating.

The cottage is served by a 0'-1" domestic water service piping. A 30 gallon natural gas water heater provides domestic hot water. The incoming gas service and meter located on the northwest side of the cottage can be seen in Figure 4-182. The plumbing fixtures consist of a kitchen sink and a bathroom tank type water closet, sink, and a shower. Waste piping is routed below grade. Cast iron vent piping is routed up through the sloped roof.

Figure 4-182. Gas meter, Caretaker's Cottage (Summer Consultants, 2018).

Figure 4-183. ADA water closet, Visitor Center (Summer Consultants, 2018).

The slope roof gutters have rain leaders that are connected to cast iron storm piping that is routed below grade away from the house.

Visitor Center

Split system heat pumps serve the Visitor Center with the air handling units located above the ceiling and the heat pumps located on the roof. There is one system that serves the theater and a second system that serves the remainder of the spaces. Ductwork is routed above the ceiling and along bulkheads to registers and grilles to serve the space. Return grilles are located in the ceilings. Systems are controlled by standalone programmable electric thermostats. The outside air for the systems is provided by roof mounted outside air intakes.

The existing 0'-2" domestic water service is routed within the Visitor Center to serve the plumbing fixtures in the men's and women's toilet rooms. Both rooms have accessible water closets and lavatories. A 40 gallon electric water heater located above the ceiling near the restrooms provides the domestic hot water for the lavatories. The urinals have been renovated with automatic sensor urinal flush valves. Manual flush valves are provided for all water closets. One of the ADA water closets is shown in Figure 4-183.

ELECTRICAL

Frederick Douglass House

PEPCO provides two separate 120/208 3 phase electrical services to the basement of the Frederick Douglass House. The ampacity of the two services are currently unknown.

Each of the underground services terminate in a PEPCO owned CT and meter cabinet. Wire trough extends from each of the CT and meter cabinet with service conductors from which several safety switches are tapped off the service conductors to serve the loads throughout the house (see Figure 4-184).

The incoming service on the left has three safety switches tapped off the incoming service, two of which serve the electric heat for the main house. The third serves an unknown load. There is also a 100A MCB panel which serves two humidifiers.

The incoming service on the right supplies power for the main house fire alarm, lighting and power to include the air conditioning. There are four safety switches tapped off of these service feeders. One of the safety switches serves a wire trough below the switch with five additional safety switches tapped off these feeders to

serve other loads in the house, one of which serves the cottage. See Figure 4-185 for the right side service.

There are two other branch circuit panelboards in the house, one located in the stairwell and the other in the attic.

Fluorescent strip lighting is provided in basement and the attic areas as well as the stair wells. The first and second floors are provided only with natural lighting.

Lightning protection is provided on the Frederick Douglass House (see Figure 4-186).

There currently is no emergency backup power at the site.

Figure 4-184. Main electrical service, Frederick Douglas House (Summer Consultants, 2018).

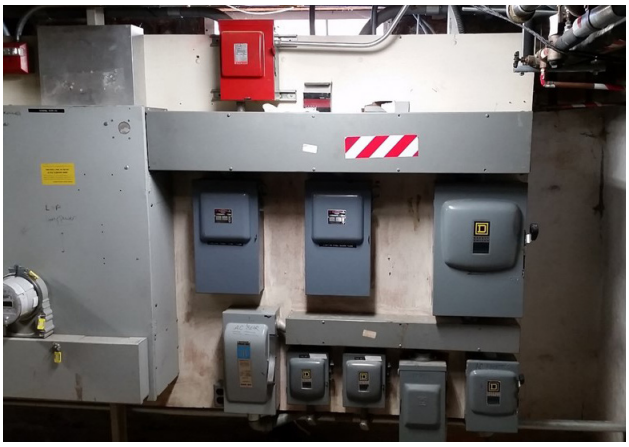

Figure 4-185. Main electrical service, right side, Frederick Douglass House (Summer Consultants, 2018).

Figure 4-186. Lightning protection on rear of Frederick Douglass House (Summer Consultants, 2018).

Figure 4-187. Feeder to Caretaker's Cottage (Summer Consultants, 2018).

Growlery

The Growlery is not provided with electrical power.

Caretaker's Cottage

The Caretaker's Cottage is provided with a 100A 120/208V service fed from a disconnect located in the basement of the Main House. The feeder is routed to the attic of the main house then traverses overhead to the Caretaker's Cottage (see Figure 4-187 and Figure 4-188). The 100A Panel serving the cottage is located in the office in the southeast corner of the building (see Figure 4-189).

Lighting in the Caretaker's Cottage is provided by recessed lensed four lamp troffers. Occupancy sensors are located in each room to automatically turn lights off when the space is not being used (Figure 4-190). The bathroom has incandescent lighting located above the sink (Figure 4-191).

An incandescent globed fixture is located on the porch of the Caretaker's house and security bug lights are located on the back of the house (see Figure 4-192 and Figure 4-193).

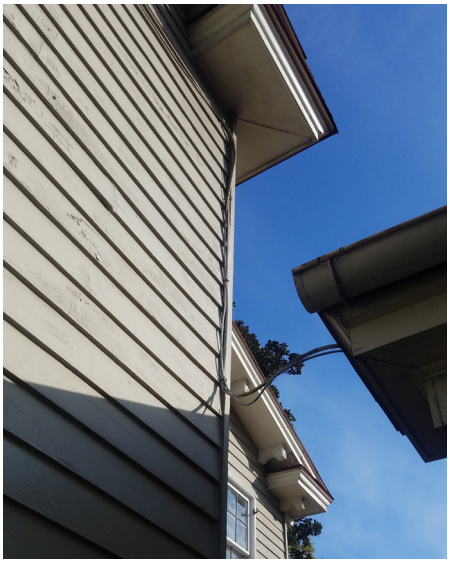

Figure 4-188. Feeder to Caretaker's Cottage, left (Summer Consultants, 2018).

Figure 4-189. Main panel of the Caretaker's Cottage, right (Summer Consultants, 2018).

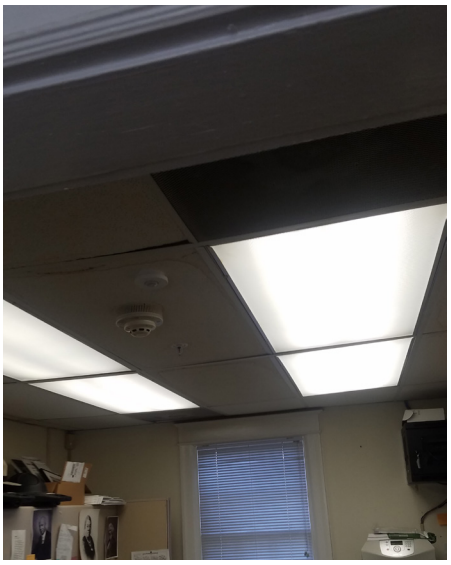

Figure 4-190. General illumination, Caretaker's Cottage, left (Summer Consultants, 2018).

Figure 4-191. Light fixture in bathroom, Caretaker's Cottage, right (Summer Consultants, 2018).

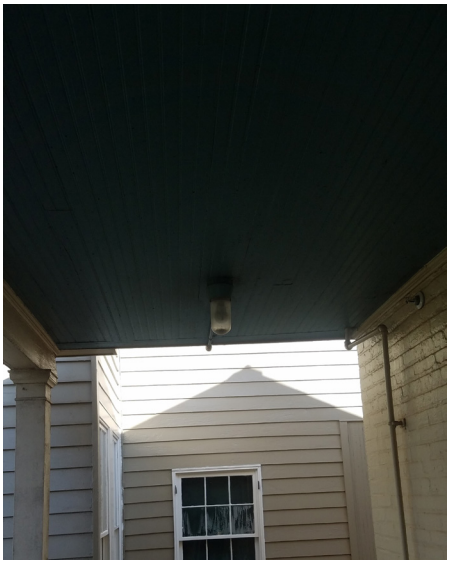

Figure 4-192. Porch lighting, Caretaker's Cottage, left (Summer Consultants, 2018).

Figure 4-193. Security light, Caretaker's Cottage, right (Summer Consultants, 2018).

Visitor Center

The Visitor Center is provided with a separate 120/208V service from PEPCO. The PEPCO transformer is located on the south side of the building and is somewhat shielded by shrubbery. The 400A main service panel is located in an electrical closet located directly between the bathrooms and the bookstore (see Figure 4-194).

The Visitor Center is provided with a combination of natural light and track and surface mounted canned incandescent lighting (see Figure 4-195 and Figure 4-196). A battery inverter located in the electrical room provides battery backed power to the emergency fixtures (see Figure 4-197).

Figure 4-194. Main service panel, Visitor Center, left. (Summer Consultants, 2018)

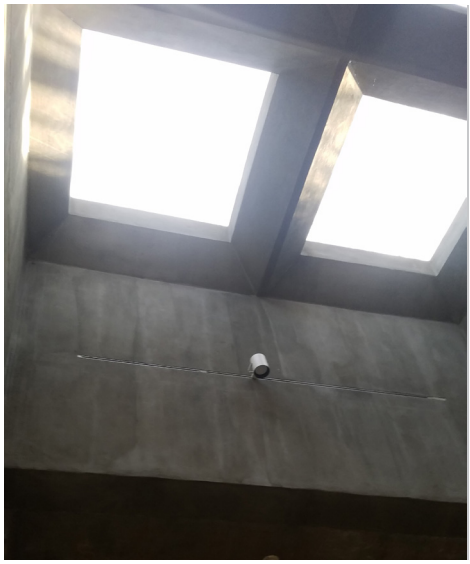

Figure 4-195. Natural lighting, Visitor Center, right. (Summer Consultants, 2018).

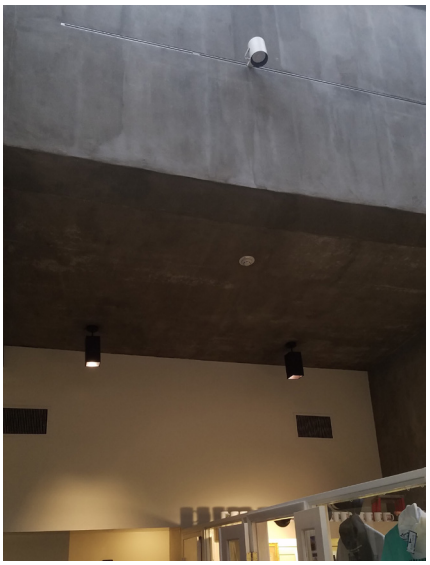

Figure 4-196. General illumination, Visitor Center, left (Summer Consultants, 2018).

Figure 4-197. Battery inverter, Visitor Center, right. (Summer Consultants, 2018).

Site

The PEPCO transformer serving the Frederick Douglas House and the Caretaker's Cottage is located on the west side of the house approximately halfway between the main house and 14th Street (see Figure 4-198).

The PEPCO transformer serving the Visitor Center is located just off the path above the Visitor Center and is mostly covered by shrubs (see Figure 4-199).

Some of the trees are provided with lightning protection including the magnolia on the east side of the house and the split oak tree on the north west side of the house (see Figure 4-200 and Figure 4-201) .

LED spot lights illuminate the front of the Frederick Douglas House.

LED lighting illuminates the concrete sidewalk from the Visitor Center to the brick walkway to the Frederick Douglas House(see Figure 4-202). The brick walk way on the north and east side of the house is not illuminated (see Figure 4-203 and Figure 4-204).

Figure 4-198. PEPCO transformer, left (Summer Consultants, 2018).

Figure 4-199. PEPCO transformer, right (Summer Consultants, 2018).

Figure 4-200. Magnolia tree lightning protection grounding, left (Summer Consultants, 2018).

Figure 4-201. Oak tree lighting protection grounding, right (Summer Consultants, 2018).

Figure 4-202. Visitor Center sidewalk lighting, left (Summer Consultants, 2018).

Figure 4-203. Lighting on brick sidewalk, north lawn, right (Summer Consultants, 2018).

Figure 4-204. Lighting on brick sidewalk, west side of house (Summer Consultants, 2018).

HAZARDOUS MATERIALS

Arc Environmental, Inc. performed a pre-alteration hazardous material survey at the Frederick Douglass NHS to evaluate building materials likely to be impacted by the planned renovation and/or demolition activities. The survey included the assessment of suspect asbestos containing materials (ACMs) and lead-based paint (LBP). The survey was performed on November 29, 2018.

During the survey, a total of 58 bulk samples were collected from 23 suspect homogenous areas identified throughout the site. Based on the findings of the asbestos survey, none of the sampled homogeneous materials were confirmed by laboratory analysis to be asbestos-containing materials. Additionally, four (4) suspect materials were presumed to be asbestos-containing, including: carpet mastic, sink undercoating, and mastic on the exterior porch. These materials were not sampled due to inaccessibility and/or in an effort to maintain the integrity of the material.

The lead-based paint screening was conducted at the site using a portable X-ray Fluorescence (XRF) device. On-site testing revealed the presence of lead-based paint on several building components and/or surfaces including, metal radiator, brick wall, wooden door components, wooden window components, concrete window sills, metal gutter, metal gas line pipe, building exteriors, wood baseboard, wood stair components, wood fireplace mantel, roof hatch casing, wood walls, wood ceiling, wood shelf, wood shelf support, and wood column.

See Appendix B for the full hazardous materials report.

MORTAR ANALYSIS

EverGreene Architectural Arts performed an analysis of mortar samples collected from Frederick Douglass NHS in Washington, D.C. EverGreene was tasked with evaluating mortar samples from the Frederick Douglass House so that the integrity and aesthetic of the masonry work on the exterior portions of the building are documented as part of the larger Historic Structure Report. The findings will be used to help inform recommendations for future masonry work.

EverGreene conservators collected a total of seven samples on December 7 and 19, 2018. Samples #1, 2, and 3 were unusable due to the samples containing a high amount of paint and plaster obscuring the results of acid digestion. Sample #4 was taken as an alternate location during the initial visit and was not selected for study. Sample #5 was taken from the foundation wall between the crawl space and floor joists. Sample #6 was collected from a painted joint on the west

elevation exterior wall. Sample #7 was collected from an interior foundation wall. All samples were collected from the first floor or sublevel of the historic house.

The qualitative observations of sample #6 indicate the mortar contains Portland cement. Based on qualitative observations of samples # 5 and 7, the interior cavity sample, presumably bedding mortar, is natural cement-based. The differing characteristics between the two mortar types indicate that at least two different mortar mixes were utilized. This is confirmed specifically by the differences of the aggregate distribution and that one type has a higher Portland cement content.

See Appendix C for the full mortar analysis report.

ACCESSIBILITY

Architectural Barriers Act (ABA) and Existing Conditions

The Architectural Barriers Act Accessibility Standards (ABAAS) apply to facilities designed, built, altered, or leased with federal funds. Passed in 1968, the ABAAS is one of the first laws to address access to the built environment. The buildings within the Frederick Douglass NHS provide a degree of university accessibility but with deficiencies.

Frederick Douglass House

The Frederick Douglass House provides an accessible route at the first floor. The accessible entrance is located at the back door. Visitors enter on grade through the small addition. A short ramp provides access from the laundry room to the first floor. From there visitors can explore the first floor. The threshold at the back door does not meet ABAAS requirements. It is loose and provides a 0'-1" transition. ABAAS requires a ½-inch transition, maximum. The ramp leading to the back door is not ABAAS compliant. The ramp runs 1'-5" and is 0'-5" tall, meaning it has roughly 1:3 ratio when a 1:12 maximum is required. No railings are required at the ramp as it rises less than 6 inches.

The accessible path does not extend to the porch or to the second or third floor and its use of the rear entrance provides a somewhat lesser experience of the historic house than that provided entering through the front door.

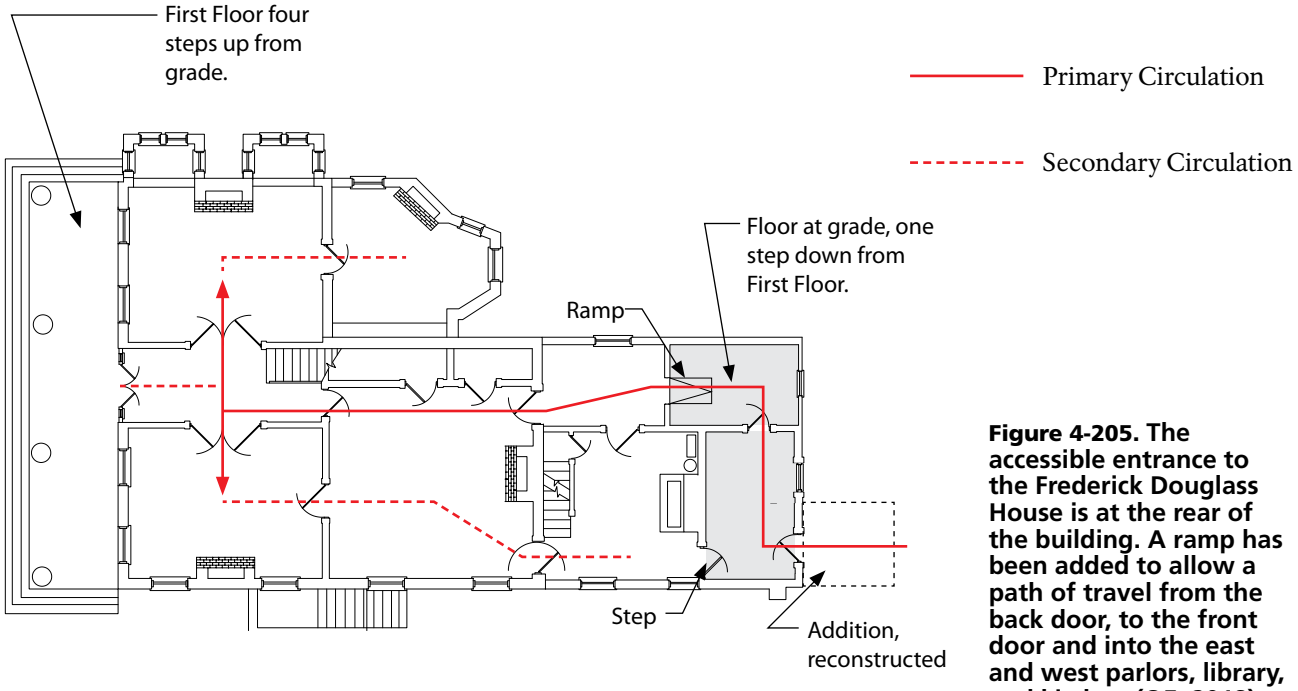

Figure 4-205. The accessible entrance to the Frederick Douglass House is at the rear of the building. A ramp has been added to allow a path of travel from the back door, to the front door and into the east and west parlors, library, and kitchen (QE, 2018).

Growlery

The Growlery meets ABAAS. It is a single story building with a floor on grade.

Caretaker's Cottage

The Caretaker's Cottage does not meet ABAAS. There is not an accessible entrance and the restroom does not provide accessible clearances or fixtures.

Visitor Center

The Visitor Center generally meets ABAAS. The entrance is accessible and the Visitor Center provides an accessible path to and from the exhibits, store, audio/visual meeting room, and restrooms. The restrooms provide accessible clearances and fixtures. The audio/visual meeting room has an inaccessible small stage, two steps up from the main floor. The service counter is not accessible at 3'-6" tall. Checkout counters should not be higher than 3'-2" and work surfaces should be between 2'-4" and 2'-10".

Figure 4-206. The exterior ramp leading to the back door has a slope greater than 1:12 (QE, 2018).

Figure 4-207. This ramp provides an accessible path from the accessible entrance at the back of the Frederick Douglass House, through the pantry and up to the main entrance (QE, 2018).

Figure 4-208. The threshold at the Growlery entrance (QE, 2018).

CONDITIONS ASSESSMENT

The documentation of the of each of the four buildings' physical condition, distilled by features, materials, and systems, with a description of deteriorated areas using the ASTM Uniformat II Classification for Building Elements is below in Tables 4.1 – 4.4.

ASSESSMENT CRITERIA

The following condition assessment criteria are used to describe the condition of architectural elements. Definitions are based on the National Park Service's Resource Management Plan Guidelines.[50]

Good

The building and significant features are intact, structurally sound, and performing their intended purpose. There are no cosmetic imperfections. The building and significant features need no repair or rehabilitation, and only routine or preventative maintenance.

Fair

The building is in fair condition if either of the following conditions are present:

- there are early signs of wear, failure, or deterioration, though the building and its features are generally structurally sound and performing their intended purpose; or,
- there is failure of a significant feature of the building.

Poor

The building is in poor condition if any of the following conditions are present:

- the significant features are no longer performing their intended purpose; or,
- significant features are missing; or
- deterioration or damage affects more than 25% of the building; or,
- the building or significant features show signs of imminent failure or breakdown.

Table 4-5. Conditions Assessment Frederick Douglass House

Frederick Douglass House					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
A Substructure	A10 Foundations	A1020 Special Foundation	Brick	Fair	Mortar is deteriorating in some locations. Efflorescence and failed mortar patches are also present.
			Field stone	Fair	Mortar is deteriorating in some locations.
			Cistern dome	Good	The dome appears to be in good condition
			Cistern walls	Fair	There are areas where the parging has failed and the brick does not appear to be in good condition. The parging has failed near the top of the cistern where the original brick is in poor condition.
	A20 Basement Construction	A2020 Basement Walls	Parging on south wall in Room 1	Poor	Parging is loose and falling in areas.
			North wall in Room 1	Fair	Failing and soft brick mortar. Sand from the mortar can be seen on the floor beneath the wall. Finger pressure on the mortar joints causes the mortar to flake off in the form of sand.
			Outer north west corner of the wall of Room 1A	Poor	There is cracking present in the brick and mortar, which spans across the brick face in some instances. It is cracked beneath the steel beam framing onto the wall. The damage is likely due to seismic activity and is believed to be a recent issue.
			Above door opening in the partial excavated room on the east side of the building leading into Room 1	Fair	Loose brick above the door opening. No structural implications to the loose brick, it is a safety hazard.
			North east corner of Room 2	Fair	The stone mortar is loose, soft and failing.
B Shell	B10 Super Structure	B1010 Floor Construction	1st floor wood framing	Good	Earlier termite damage and insufficient load capacity led to new joists and new steel beams being installed.
			Wood beams on north side of Room 1A	Poor	The wood beams are not attached to the steel beam and have started to rotate at the bearing point.
			Steel Post Column in Room 1	Fair	Steel post not attached to the steel beam above.
			Wood joist located on east wall of Room 1 in line with the north wall of Room 1A	Poor	Shear crack at a large knot in the wood.
			Wood joist in the north east corner of Room 1	Fair	The wood joist is soft and may have previous termite damage. No active termite infestation was noticed; however, it was apparent that previous termite damage occurred throughout the first floor framing.
			Room 206	Poor	A dip in Room 206 is evident when walking across the room. The inspection was limited due to the fixed floors and ceilings around the second floor framing, so the dip could not be inspected visually from either level. The deflection is either caused by a large load that was previously placed on the floor or the existing joists have been damaged. Since this is a bedroom area and no heavy items were located near the center of the room in this or any other room at this level, it is most likely that the joists were damaged from termites.
			Room 302	Fair	Signs of termite damage in the wood floor boards.
		B1020 Roof Construction			Note: The main roof was not included in the survey due to access.
			Roof above Room 203	Fair	The framing appears to be in overall good condition, with water marks on the wood roof framing visible around the chimney.
			Fascia Boards	Fair	Peeling paint visible. Fascia board separating at the main roof the north elevation.
			Cornice	Fair	Peeling paint visible at the cornice over the bay window on the east elevation. Damage visible to sheeting between the roof and gutter.
		B1030 Stair Construction	Porch Stair	Fair	Tread on front stair of the front porch needs to be replaced. Minor cracks and chips visible in paint. Some cracks/ damage on porch roof.

Table 4-5. Condition Assessment Frederick Douglass House Cont.

Frederick Douglass House					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
			Exterior Basement Stairway	Fair	Bricks are deteriorating in some locations. Efflorescence is present. Both are likely caused by poor drainage. The brick deterioration may be exacerbated by mortar that is harder than the brick itself. Debris present around drain at landing. Mold and peeling paint on wall at basement landing. Bricks have some wear on the bullnose treads. Runoff and poor or slow drainage of the floor drain have resulted in the need for sandbags along the door into the basement.
	B20 Exterior Enclosure	B2010 Exterior Walls	Brick Walls (Exterior)	Good	Overall the brick walls are in good condition. Some peeling paint, light spalling, and biological growth is visible near the ground plane on the west and west elevations due to water exposure. Generally, the mortar predating the repairs performed in the 1970s is in poor condition while any mortar included in the repairs is in good condition.
			Brick Wall at Exterior Stair	Fair	Mortar failure and areas where mortar is non-existent. There is also cracking throughout the parging at this location.
			Transition between existing house and rear addition	Good	Joints between brick walls and wood siding is in good condition as viewed from the exterior.
			Weatherboard Siding on South Wing	Fair	Overall the siding is in good condition with some deterioration along the west side of the south elevation of the second story of the library addition. There is some visible cracking in the paint on the second story of the south wing's and two-story addition's south elevations.
			Tongue-and-Groove Siding on South Elevation	Good	
			German Siding on Library Addition	Fair	Peeling paint located below gutter line, likely cause by excess water from gutter above.
		B2020 Exterior Windows	Windows - Typical	Fair	Glazing and frames are typically in good condition. Glazing compound typically is cracked and failing. Some bottom rails have significant peeling paint. Wood should be checked for rot. Typical muntins have biological growth and some peeling paint. Moisture was observed on some windows. The moisture does not appear to be from any visible leak but rather caused by condensation from excessive interior heat.
			Shutters	Fair	Shutters on the north, east, and south elevations are typically in good condition. Shutters on the west elevation are in fair condition. Paint is chipped and peeling.
		B2030 Exterior Doors	Front Door	Good	Some chipped paint.
			Back Door	Good	Some chipped paint and staining.
			Basement Door	Fair	Some signs of deterioration, likely from moisture caused by the poor drainage in the stairwell.
		B2040 Exterior Columns	Porch Columns	Good	Some minor paint chipping.
		B2050 Exterior Ceilings	Porch Ceiling	Fair	Some cracked and bubbling paint in isolated locations and some biological staining, likely due to seasonal moisture.
	B30 Roofing	B3010 Roof Coverings	Standing Seam Metal Roof on Main Block	Good	Survey was limited due to access. The magnolia tree on the south east of the house is too close to the house and causes debris build up on the roof. The upper roof of the main house is in good condition, with the exception of the debris.
			Standing Seam Metal Roof on Rear Wing	Good	Overall, the roof appears to be in good condition, with the exception of the debris present in the Dutch gutters.

Table 4-5. Condition Assessment Frederick Douglass House Cont.

Frederick Douglass House					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
			Flat Seam Metal Roof on Porch and Exterior Basement Stair	Fair. Note: Porch roof surveyed through second floor windows with limited visibility. Basement stair roof surveyed from ground.	Some biological growth.
			Flat Seam Metal Roof on East Bays	Not surveyed due to limited access.	
		B3020 Roof Openings	Chimneys	Good	Note: Chimneys were surveyed from ground with limited visibility.
			North east chimney	Fair	Peeling paint indicating that the mortar may be failing. The peeling paint is a good indication that there is moisture intruding in between the brick layers.
C Interiors	C10 Interior Construction	C1010 Partitions	Basement Partitions	See A2020 Basement Walls	See A2020 Basement Walls
			First Floor Partitions	Fair	Above the door leading from Room 108 to Room 109 there is a bow in the wall and the ceiling finish is damaged. The cause of the bow in the wall is unknown as there was no nondestructive way to inspect the framing in this area.
			Second Floor Partitions	Good	
		C1020 Interior Doors	Interior Doors	Good	Paint chipping from wear at base of some door frames. Paint cracking in isolated repair locations on door frames, for example, on a frame in the second floor corridor, Room 201.
		C1030 Fittings	Base Trim	Good	Some small chips.
			Window Trim	Good	Crack above the southwest window on the west wall in Room 202.
			Picture Mold	Good	
	C20 Stairs	C2010 Stair Construction			
		C2020 Stair Finishes	Wood	Good	
			Paint	Fair	Peeling paint.
	C30 Interior Finishes	C3010 Wall Finishes	Paper	Good	Peeling and bubbling in some isolated locations, for example, below the window in the east parlor, Room 108.
			Plaster	Good	A magnitude 5.8 earthquake in 2011 caused the south wing to separate from the main block, evidenced by a large crack in the wall in the southwest corner of Room 202 and northwest corner of Room 204. In Room 304 there are cracks in the plaster around the chimney.
			Painted Tongue-and-Groove Pine	Good	Some cracks in paint between boards, likely caused by variations in temperature and humidity.
		C3020 Floor Finishes	Brick	Good	
			Carpet	Good	
			Tongue-and-Groove Pine	Good	Paint and finish peeling in some locations.
		C3030 Ceiling Finishes	Paper	Good	Ceiling paper is in good condition with some minor cracks and bubbling.
			Plaster	Good	Cracking throughout plaster ceiling finishes in attic.
			Painted Tongue-and-Groove Pine	Good	

Table 4-5. Condition Assessment Frederick Douglass House Cont.

Frederick Douglass House					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
D Services	D20 Plumbing	D2010 Plumbing Fixtures		Fair	Limited to basement fixtures. All other fixtures have been removed.
		D2020 Domestic Water Distribution		Fair	
		D2030 Sanitary Waste		Fair	
		D2040 Rain Water Drainage		Fair	
		D2090 Other Plumbing Systems		Fair	Gas fired water heater reaching end of useful life.
	D30 HVAC	D3010 Energy Supply		Good	
		D3020 Heat Generating Systems		Good	Electric heating elements are in good condition.
		D3030 Cooling Generating Systems		Fair	Exterior heat pump reaching end of useful life.
		D3040 Distribution Systems		Fair	Duct distribution system is aged.
		D3050 Terminal Package Units		Fair	Unit sizing needs to be verified. Indoor units are in better condition than exterior heat pumps.
		D3060 Controls & Instrumentation		Fair	Controls for AHUs are not intuitive.
		D3070 Systems Testing & Balancing		Poor	Systems provide uneven airflow through house.
		D3090 Other HVAC Systems & Equipment		Fair	Humidifiers sizing needs verification. One unit inoperable.
	D50 Electrical	D5020 Lighting and Branch Wiring	Lighting	Poor	Lighting that is provided is limited.
		D5030 Communication and Security			

Table 4-6. Condition Assessment Growlery

Growlery					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
A Substructure	A10 Foundations	A1020 Special Foundation	Sandstone	Good	
B Shell	B10 Super Structure	B1020 Roof Construction	Wood Frame	Good	Peeling paint on roof joists.
	B20 Exterior Enclosure	B2010 Exterior Walls	Rubble Masonry	Good	
	B10 Super Structure	B1010 Floor Construction			
		B2030 Exterior Doors	Wood Door	Good	Efflorescence visible at threshold. Biological growth present on door. Both likely caused by poor drainage.
	B30 Roofing	B3010 Roof Coverings	Wood Shingles	Good	
		B3020 Roof Openings	Chimney	Fair	Mortar joints on the chimney are cracked and discolored.
C Interiors	C30 Interior Finishes	C3010 Wall Finishes	Rubble Masonry	Good	
		C3020 Floor Finishes	Wood Plank	Good	
D Services	D20 Plumbing	D2010 Plumbing Fixtures	N/A		
		D2020 Domestic Water Distribution	N/A		
		D2030 Sanitary Waste	N/A		
		D2040 Rain Water Drainage	N/A		
		D2090 Other Plumbing Systems	N/A		
	D30 HVAC	D3010 Energy Supply	N/A		
		D3020 Heat Generating Systems	N/A		
		D3030 Cooling Generating Systems	N/A		
		D3040 Distribution Systems	N/A		
		D3050 Terminal Package Units	N/A		
		D3060 Controls & Instrumentation	N/A		
		D3070 Systems Testing & Balancing	N/A		
		D3090 Other HVAC Systems & Equipment	N/A		
	D50 Electrical	D5010 Electrical Service & Distribution	N/A		
		D5020 Lighting and Branch Wiring	N/A		
		D5030 Communication and Security	N/A		
		D5090 Other Electrical Systems	N/A		

Table 4-7. Condition Assessment Caretaker's Cottage

Caretaker's Cottage					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
A Substructure	A10 Foundations	A1010 Standard Foundation	Brick at grade on west side of building	Poor	Bricks in the course at grade have cracks and in some instances pieces of brick have broken off.
B Shell	B10 Super Structure	B1010 Floor Construction	Porch Floor - Concrete	Fair	Peeling paint and some cracks are visible.
		B1020 Roof Construction	Roof Framing	Good	Overall, the roof framing appeared to be in good condition. Water marks were visible on some of the framing surrounding the chimney, but no rot was visible.
			Cornice	Good	Some visible rotting on northwest and southwest corners.
	B20 Exterior Enclosure	B2010 Exterior Walls	Brick	Good	Some peeling paint, brick deterioration, and biological growth at base of wall along grade, caused by water.
			Wood Frame & T1-11 Siding	Good	Minor peeling paint.
		B2020 Exterior Windows	Windows - Typical	Fair	Glazing and frames are typically in good condition. Glazing compound typically is cracked and failing. Some bottom rails have significant peeling paint. Wood should be checked for rot.
		B2030 Exterior Doors	Front Door	Fair	Peeling paint and dirt.
			Rear Door	Good	
		B2040 Exterior Columns	Porch Columns, Wood		Peeling paint and biological growth.
	B30 Roofing	B3010 Roof Coverings	Standing Seam Metal Roof	Good	Note: Surveyed from ground.
		B3020 Roof Openings	Chimney	Fair	Note: Opening not visible from ground. From the exterior of the building, efflorescence is visible on the chimney, indicating that there may be moisture intruding between the bricks.
C Interiors	C10 Interior Construction	C1010 Partitions			
		C1020 Interior Doors	Typical	Good	Some chipped paint from impact.
		C1030 Fittings	Base Trim	Good	Some small chips.
	C30 Interior Finishes	C3010 Wall Finishes	Plaster	Good	
		C3020 Floor Finishes	Carpet	Fair	Subflooring is present underneath the carpeting.
			Linoleum	Fair	Typically fair but missing and peeling at the vestibule.
		C3030 Ceiling Finishes	Plaster	Good	
			Acoustic Ceiling Tile	Fair	Some water staining.
			Tongue and Groove Siding	Good	
D Services	D20 Plumbing	D2010 Plumbing Fixtures		Fair	
		D2020 Domestic Water Distribution		Fair	
		D2030 Sanitary Waste		Fair	
		D2040 Rain Water Drainage		Fair	
		D2090 Other Plumbing Systems		N/A	
	D30 HVAC	D3010 Energy Supply		Good	
		D3020 Heat Generating Systems		Fair	Gas furnace approaching end of useful life.
		D3030 Cooling Generating Systems		Fair	Exterior condensing unit reaching end of useful life.
		D3040 Distribution Systems		Fair	Duct distribution system is aged.

Table 4-7. Condition Assessment Caretaker's Cottage Cont.

Caretaker's Cottage					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
		D3050 Terminal Package Units		Fair	Split system air handling unit reaching end of useful life.
		D3060 Controls & Instrumentation		Fair	Standard thermostat control.
		D3070 Systems Testing & Balancing		Fair	
		D3090 Other HVAC Systems & Equipment		N/A	
	D50 Electrical	D5010 Electrical Service & Distribution	Panel	Fair	Equipment is near end of useful life.
		D5020 Lighting and Branch Wiring	Lighting	Poor	The use of lensed fluorescent troffers is no longer deemed a good source of light.

Table 4-8. Condition Assessment Visitor Center

Visitor Center					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
A Substructure	A10 Foundations	A1020 Slab-on-grade	Concrete Foundation	Good	
B Shell	B10 Super Structure	B1010 Floor Construction	Concrete	Good	
		B1020 Roof Construction	Interior of concrete roof in auditorium	Poor	Within the auditorium there are numerous cracks in the concrete ceiling. Water stains and efflorescence indicates water intrusion across the concrete.
			Framing around skylights, interior	Poor	Cracking in the concrete framing around the skylights in the lobby area of the Visitor Center. There is visible efflorescence indicating that the area is affected by water intrusion.
			Skylights	Fair	A failure in the flashing around the skylights is most likely the cause of the water intrusion issues found within the building below this area. This problem is only made worse by the debris that gets trapped around the skylights and holds water.
			Roof penetration for HVAC equipment above bathrooms	Poor	Water intrusion at the roof penetration for the HVAC equipment located above the bathrooms.
	B20 Exterior Enclosure	B2010 Exterior Walls	Concrete (overall)	Fair	Cracks and spalls. Exposed, rusting reinforcement bars. Rust staining at rail connections. Cracks, failed patches, and efflorescence on exterior wall that align with the seam of the roof. Concrete panels separating at wall along north stair. Cracks and efflorescence in concrete walls around skylights, aligned to like location of reinforcement bars.
			South west interior corner	Poor	Cracking in the concrete wall and efflorescence which indicates water intrusion
			Concrete retaining wall, right side of entrance	Fair	At the front entrance of the Visitor Center, there is a gap in the vertical expansion joint to the right of the door and there are cracks in the retaining wall present below the building sign.
			Keyed expansion joint mid span of retaining wall, right side of entrance	Fair	There is some out of plane movement in the wall that indicates the wall is failing in overturning. There is movement of the retaining wall due to the lateral forces from the soils being retained. The movement is visible at the keyed expansion joints. There are three walls separated by expansion joints. It is unclear as to which wall is actually moving. It appears that the corner may be moving and rotating slightly. The joint opens more at the higher elevations. The wall has shifted 0'-⅝" out of plane in relation to the other wall.
			Keyed expansion joint at stairs	Fair	It is clear that there has been differential movement between the two walls. This movement has caused the joint to fail. It is separated by 0'-3" at the worst case and is 0'-¾" out of plane at the top of the wall.
			East Exterior Concrete Wall	Fair	On the east wall of the building, spalling and cracks are visible in the concrete wall. The horizontal location of the cracking indicates that it is likely the roof waterproofing has failed and is allowing water to be trapped at the interface. The metal flashing along the foundation is detached near the southern end of the wall.
		B2030 Exterior Doors	Rear Metal Door	Fair	Some deterioration visible.
			Concrete Stair	Fair	Failed patch repairs at metal railing. Rust staining.
		B2040 Exterior Stair	Metal - Square at parapet	Fair	Some peeling paint and rust. Ferrous staining visible on concrete below rail connections.
		B2050 Rail	Metal - Round at stair	Fair	Some peeling paint and rust. Rust staining visible on concrete below rail connections.
			Waterproof Membrane	Fair	
	B30 Roofing	B3010 Roof Coverings	Protective Board	Fair	Biological growth and some cracking visible. The pavers on the roof are depressed in some areas allowing water to pool, particularly along the east wall. Debris also gathers on the roof due to the parapet wall. This debris can hold moisture and allow for water intrusion through the pavers when it is not draining properly.

Table 4-8. Condition Assessment Visitor Center Cont.

Visitor Center					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
			Metal sheeting	Poor	Bent, detached, and deteriorating.
			Rail Posts around roof	Fair	The rail posts around the section of roof covered with pavers are installed in such a way that allow them to collect water causing rust and deterioration. The water then causes cracks in the concrete walls.
			HVAC enclosure	Fair	Along the south side of the roof access is an enclosed area that houses the outdoor HVAC equipment. There is a build up of the debris on the roof. As is the case in the paver area of the roof, collected debris can hold water cause further damage and water intrusion into other areas of the building.
			Ventilation	Poor	Waterproofing around ventilation pipes is failing.
		B3020 Roof Openings	Skylights	Poor	Skylight waterproofing is failing.
		B3030 Roof Drainage		Poor	Some drainage issues around vents/grates (use of sandbags). Water infiltration on southwest corner of building. Water leaks into storage closet in the audio-visual room and has caused water damage along the interior wall.
C Interiors	C10 Interior Construction	C1030 Fittings	Exposed Concrete	Fair	Some cracking and efflorescence particularly at skylights.
	C30 Interior Finishes	C3010 Wall Finishes	Plaster	Fair	
			Tile, Restroom	Good	
			Soundproofing	Good	
			Carpet	Fair	
		C3020 Floor Finishes	Tile, Restroom	Good	
			Exposed Concrete	Fair	Some cracking and efflorescence. Ferrous staining and failed crack repairs visible in audio/visual meeting room.
		C3030 Ceiling Finishes	Acoustic Ceiling Tile, Restroom	Fair	Some water staining.
D Services	C30 Interior Finishes	D2010 Plumbing Fixtures		Good	
		D2020 Domestic Water Distribution		Good	
		D2030 Sanitary Waste		Good	
		D2040 Rain Water Drainage		Good	
		D2090 Other Plumbing Systems		Good	Electric water heater appears in good working order.
	D Services	D3010 Energy Supply		Good	
		D3020 Heat Generating Systems		Good	Electric heating elements are in good working order.
		D3030 Cooling Generating Systems		Good	Split system condensing units are in good working order.
		D3040 Distribution Systems		Good	
		D3050 Terminal Package Units		Good	Indoor air handling units located above the ceiling are in good working order.
		D3060 Controls & Instrumentation		Good	
		D3070 Systems Testing & Balancing		Good	
		D3090 Other HVAC Systems & Equipment		N/A	
	D50 Electrical	D5010 Electrical Service & Distribution	Panels	Good	Original to construction
		D5020 Lighting and Branch Wiring	Incandescent Lighting	Good	Fixtures are in good condition but should be considered for replacement for more efficient fixtures.

Table 4-9. Condition Assessment Sitework

Site					
ASTM Uniformat II Classification			Element	Condition	Condition Description
Level 1	Level 2	Level 3			
	G40 Site Electrical Utilities	G4010 Electrical Distribution	N/A		Provided by PEPCO
		G4020 Site Lighting	Pathway lighting	Good	Site lighting has been replaced recently.

ENDNOTES

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