National Park Service
U.S. Department of the Interior

Rock Creek Park
Washington, DC

Cultural Landscape Report Part II
Linnaean Hill

January 2025

Resource Stewardship and Science
Division of Cultural Resources, National Capital Region

Cultural Landscape Report Part II

Rock Creek Park

Linnaean Hill

Washington DC

January 2025

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Associate Regional Director, Resource Stewardship & Science, National Capital Region

Cultural Landscape Report Part II
Linnaean Hill

Rock Creek Park
Washington, DC

Introduction ❖ Treatment Framework ❖ Treatment Recommendations

January 2025

Prepared by:
Quinn Evans

U.S. Department of the Interior • National Park Service • National Capital Region • Resource Stewardship and Science • Washington, DC
2025

As the Nations's principal conservation agency, the Department of the Interior has responsibility for most of our nationally-owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The Department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

U.S. Department of the Interior
National Park Service
Resource Stewardship and Science
Washington, DC

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Cover Photo: Peirce-Klingle Mansion (DC History Center, CHS 7189, 1875)

Title Page: Peirce-Klingle Mansion (NPS NCR, 2023)

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Land Acknowledgement

The landscape now managed as Rock Creek Park is Indigenous land that was home to the ancestors of modern tribal communities in the area. The National Park Service is actively working to generate a statement that properly acknowledges tribal communities present in the landscape and their multifaceted relationships to it. This process requires a comprehensive consultation process with living descendants, tribal representatives, and organizations. While this is not included in the scope of this project, Rock Creek Park is invested in undertaking this process to understand and acknowledge, with respect and specificity, the traditional occupants and stewards of this place.

Executive Summary

Linnaean Hill is an integral piece of Washington DC's horticultural and recreational history. Developed by the Peirce-Klingle family between 1823 and 1890, the property was home to one of the District's first horticultural nurseries and was later designed as a pleasure ground in the Picturesque style. Today, the Linnaean Hill property, which is located at 3545 Williamsburg Lane, NW, is comprised of approximately 32 acres at the southwest edge of Rock Creek Park. It encompasses the entirety of Tract 79, transferred from Joshua Peirce Klingle to the federal government following the 1890 creation of the park.

The following narrative is taken from the 2024 updated Linnaean Hill Cultural Landscape Inventory (CLI), adapted from the 2011 Linnaean Hill National Register Nomination, to provide a brief historical context:

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

> also serves to screen the property from developments on adjacent lands. Although the overall historic integrity of the site has been compromised by these factors, increased maintenance and rehabilitation work in recent years have helped to improve its condition. The Peirce-Klingle Estate at Linnaean Hill and the surrounding area is a remnant landscape of a nineteenth-century nursery and Picturesque style tree park that functions in the twenty-first century as a recreational area as well as a historic site and remains in fair condition.[1]

Linnaean Hill is a historic vernacular landscape and a historic designed landscape significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of history; Criterion B for its association with noted Washington, DC horticulturalist Joshua Peirce; Criterion C for embodying the distinctive characteristics of a type, period, or method of construction; and under Criterion D for its potential to yield information important to the historical development of the property. This Cultural Landscape Report (CLR) supports the determination of significance made in the 2024 updated CLI as well as the primary period of significance from 1823 to 1890.

The Cultural Landscape Report addresses characteristics and features documented in the CLI and recommends rehabilitation as the treatment approach. This approach supports preservation of extant features from the period of significance and allows for compatible change to improve the ability of the landscape to support inclusive visitor experience and interpret significant themes and landscape features. Long-term treatment of the Linnaean Hill cultural landscape emphasizes rehabilitation with a focus on restoring Picturesque principles of landscape design and interpreting the site's horticultural past.

1 "National Park Service Cultural Landscapes Inventory." Final CLI Update. Washington, DC: US Department of the Interior, National Park Service, 2024.

TABLE OF CONTENTS

LAND ACKNOWLEDGEMENT IV

EXECUTIVE SUMMARY V

LIST OF ILLUSTRATIONS VIII

INTRODUCTION 1
- Enabling Legislation 2
- Scope of Work and Methodology 2
- Existing Conditions 6

TREATMENT FRAMEWORK 25
- Management Issues and Considerations 25
- Treatment Vision and Goals 26
- Secretary of the Interior's Standards 27
- Future Research, Studies, and Planning 30

TREATMENT RECOMMENDATIONS 33
- Summary of Treatment Philosophy 33
- Overall Study Area Character Guidelines 36
- Site-Wide (SW) Treatment Recommendations 52
- Main Entrance Area (ME) Treatment Recommendations 58
- Residential Core (RC) Treatment Recommendations 60
- Historic Arrival Area (HA) Treatment Recommendations 72

BIBLIOGRAPHY Bib-1

APPENDIX A TERMINOLOGY A-1

APPENDIX B ROCK CREEK PARK: A REPORT BY OLMSTED BROTHERS B-1

APPENDIX C TREATMENT CONCEPTS CONSIDERED AND DISMISSED C-1

APPENDIX D LINNAEAN HILL NPS CULTURAL LANDSCAPES INVENTORY D-1

LIST OF ILLUSTRATIONS

DRAWINGS

EC-1 Sitewide Study Area Existing Conditions 7
EC-2 Main Entrance Area Existing Conditions 9
EC-3 Residential Core Area Existing Conditions 11
EC-4 Historic Arrival Area Existing Conditions 13
RT-3.1 Sitewide Study Area Treatment Recommendations 75
RT-3.2 Main Entrance Area Treatment Recommendations 77
RT-3.3 Residential Core Area Treatment Recommendations 79
RT-3.4 Historic Arrival Area Treatment Recommendations 81

TABLES

Table 1.0 Summary of Landscape Features: Linnaean Hill 15
Table 3.1 Recommended Plant Palette 44

FIGURES

Figure 3-1. Diagram showing contributing topographic features and spatial organization to be preserved (Quinn Evans, 2024). 35
Figure 3-2. Diagram showing where the residential use zone is recommended to be maintained as lawn punctuated by specimen trees (Quinn Evans, 2024). 35
Figure 3-3. Example of a vegetation management to frame a view of a historic structure (National Trust). 39
Figure 3-4. Rock outcroppings and stacking of natural stone along trail edges where high social trail pressure exists can discourage traffic through protected areas (Hike WNC). 42
Figure 3-5. Berms made from fallen woody materials create an impasse and mitigate erosive forces along trail edges (The Holistic Garden). 42
Figure 3-6. Logs and woody debris can be used to cover social trails and create obstacles that dissuade informal trail use (Bay Area Climbers Association). 42
Figure 3-7. At the Fairsted Residence (the Frederick Law Olmsted National Historic Site), the foreground of the residence is visually clear, while the woodland edges are composed of a simple variety of species, texture, color, and form. The result is a clear, unobscured focus with defined, inviting peripheral edges (The Cultural Landscape Foundation). 43
Figure 3-8. The main viewshed is maintained as open lawn with few specimen trees. The adjacent edges are planted with low grasses and some shrubs to accentuate the sloping topography and visually contrast the straight-line view to the water body below (Reed Hilderbrand Landscape Architecture). 43
Figure 3-9. Flowering species in irregular groupings that provide intentional color along the green woodland backdrop invite the eye and direct visitor's attention from side to side as this entrance drive winds up a gentle slope (SMI Landscape Architecture). 43
Figure 3-10. American beech (*Fagus grandifolia*) (Arbor Day Foundation) 46
Figure 3-11. White oak (*Quercus alba*) (North Carolina Extension) 46
Figure 3-12. Hickory species (*Carya* spp.) (North Carolina Extension) 46
Figure 3-13. Tuliptree (*Liriodendron tulipfera*) (HGTV) 46
Figure 3-14. Southern red oak (*Quercus falcata*) (Brighter Blooms) 46
Figure 3-15. American sycamore (*Platanus occidentalis*) (Gardenia.net) 46
Figure 3-16. Sugar maple (*Acer saccharum*) (Arbor Day Foundation) 46
Figure 3-17. Sweetgum (*Liquidambar styraciflua*) (Maryland DNR) 46
Figure 3-18. Blackgum (*Nyssa sylvatica*) (University of Maryland Extension) 46
Figure 3-19. Eastern white pine (*Pinus strobus*) (Morton Arboretum) 46

Figure 3-20. Swamp white oak (*Quercus bicolor*) (The Spruce) 46
Figure 3-21. Jefferson elm (*Ulmus americana 'Jefferson'*) (Cultural Landscape Foundation) 46
Figure 3-22. American holly (*Ilex opaca*) (Arbor Day) 47
Figure 3-23. Mountain laurel (*Kalmia latifolia*) (The Spruce) 47
Figure 3-24. American hornbeam (*Carpinus caroliniana*) (Casey Trees) 47
Figure 3-25. Sassafras (*Sassafras albidum*) (Florida Native Plant Society) 47
Figure 3-26. Flowering dogwood (*Cornus florida*) (UGA Cooperative Extension) 47
Figure 3-27. Allegheny serviceberry (*Amelanchier laevis*) (The Spruce) 47
Figure 3-28. Eastern redbud (*Cercis canadensis*) (University of Maryland Extension) 47
Figure 3-29. Spicebush (*Lindera benzoin*) (Gardenia.net) 47
Figure 3-30. Witchhazel (*Hamamelis virginiana*) (Gardenia.net) 47
Figure 3-31. Christmas fern (*Polystichum acrostichoides*) (Northern Neck Plant Society) 47
Figure 3-32. Crested iris (*Iris cristata*) (Native Wildflowers Nursery) 47
Figure 3-33. Golden ragwort (*Packera aurea*) (Mt. Cuba Center) 47
Figure 3-34. Compatible Hadco Hagerstown post top light (Phillips Lighting). 51
Figure 3-35. Example of an accessible picnic table compatible with existing Rock Creek Park seating (Kompan). 51
Figure 3-36. Example of a compatible black metal handrail with simple ornamentation (Appalachian Ironworks). 51
Figure 3-37. Example of a compatible powdercoated metal table and chairs (Victor Stanley). 51
Figure 3-38. Boulders consistent with the natural setting that function as bollards (Issuu). Best used in locations further removed from the mansion. 51
Figure 3-39. Example of low black metal bollards compatible with Victorian-era ornamentation (Ironsmith). Best used in vicinity of the residential core area (RC). 51
Figure 3-40. Example of a typical educational wayside (Quinn Evans). 53
Figure 3-41. Example of an educational indoor collections exhibit suitable for interpreting site history after park headquarters is relocated (NPS). 53
Figure 3-42. Example of a tower viewer designed for augmented reality visualizations (curio.zubr.com). This method could be used for repeat photography and historic photo overlays on current-day views; one on the east side of the circular drive where the historic easternly view is non-extant, and one on the first terrace for the historic southern view. 53

Figure 3-43. Example of a tower viewer showing historic and current-day contexts side-by-side (curio.zubr.com). 53
Figure 3-44. Example of two-track/bridle path with fine compacted aggregate paving (123rf.com). 54
Figure 3-45. Rock Creek Park typical bridle trail corridor (NCR CLP, 2012). 54
Figure 3-46. Example of chip seal asphalt driveway edged with granite cobblestone curbs (chipsealdriveway.com). 55
Figure 3-47. Example of a flush granite cobblestone transition between asphalt (non-contributing paved areas) and chip seal asphalt (contributing drives) (chipsealdriveway.com). 55
Figure 3-48. Example of a formalized pedestrian trail of either chip seal asphalt or compacted aggregate paving (Quinn Evans, 2023). 58
Figure 3-49. Conceptual rendering of formalized trail and rock threshold at intersection with Rock Creek Park trail (Quinn Evans, 2024). 58
Figure 3-50. Conceptual rendering of repaved service area and planting adjacent to the service court (Quinn Evans, 2024). 61
Figure 3-51. Historic photograph (c. 1976) of pedestrian walkway with compatible stone paving. White arrow pointing to compatible material added by author (Charles Photographers). 61
Figure 3-52. Diagram of existing and recommended universally accessible and barrier-free routes (Quinn Evans, 2024). 62
Figure 3-53. Example of a contemporary terraced Picturesque-style garden with native plants (STIMSON). 63
Figure 3-54. Example of a contemporary terraced native perennial garden (Wolf Josey Landscape Architects). 63
Figure 3-55. Example of a contemporary Picturesque-style garden with native plants (Dutch Gardens). 63
Figure 3-56. Example of a residential-scaled formal Picturesque-style garden (*Architectural Digest*). 63
Figure 3-57. Remove non-contributing vegetation between the terraces (Quinn Evans, 2024). 64
Figure 3-58. Left. Example of native understory planting defining a path (liveandlethike.com) 64
Figure 3-59. Right. Example of native understory planting defining a road trace (Darrell Gullin). 64
Figure 3-60. Conceptual rendering of gathering space and reconstructed greenhouse wall (Quinn Evans, 2024). 66
Figure 3-61. Historic photograph (1934–35) of mortared stone wall associated with the former greenhouse (HABS DC-168, 3, Albert S. Burns). 68
Figure 3-62. Example of an open-air structure with compatible architectural character (monticello.org). 68

Figure 3-63. Historic photograph of Peirce-Klingle Mansion and former wood shed lean-to structure (CHS 01007, DC History Center, 1906). 69
Figure 3-64. Example of a structure to conceal waste receptacles with compatible architectural character (This Old House). 69
Figure 3-65. Consider relocating overhead utilities that obscure views (Quinn Evans, 2024). 70
Figure 3-66. Consider removing the screening fence and relocating HVAC equipment (Quinn Evans, 2024). 70
Figure 3-67. This diagram conceptually indicates acceptable areas for ground-mounted HVAC equipment and geothermal fields. 71

Introduction

Chapter 1

Chapter Cover Photo: The West Potting Shed and East Utility Building located on the first terrace south of the Peirce-Klingle Mansion, facing northeast (Quinn Evans, 2024).

Introduction

Linnaean Hill is an integral piece of Washington DC's horticultural and recreational history. Developed by the Peirce-Klingle family between 1823 and 1890, the property was home to one of the District's first horticultural nurseries and was later designed as a pleasure ground. Today, the Linnaean Hill property, located at 3545 Williamsburg Lane, NW, is comprised of approximately 32 acres at the southwest edge of Rock Creek Park. Its historical significance is derived from its association with mid to late nineteenth-century Picturesque style landscape and as an intact nineteenth-century estate that once included a horticultural nursery.[1]

The following landscape description is taken from the 2024 updated Linnaean Hill Cultural Landscape Inventory (CLI) to provide the necessary contextual basis for this Cultural Landscape Report (CLR).

> The primary developed area sits on a high point measuring approximately 145 feet (44 meters) in elevation created by an oxbow in the course of Rock Creek. The property includes the Peirce-Klingle Mansion, carriage house/stable, two dependencies (west potting shed and east utility building), nineteenth century terraces, stone retaining walls, historic circulation features, small scale features, and remnant historic vegetation. The cultural landscape boundary includes all of the property that was transferred by Joshua Peirce Klingle to the Rock Creek Park Commission between 1890 and 1894. Known as Tract 79, the parcel was originally under the control of the Office of Public Buildings and Grounds of Rock Creek Park; however, the National Park Service assumed control of Rock Creek Park and the associated Linnaean Hill site in 1933.
>
> Between approximately 1934 and 1936, the National Park Service engaged in "restoration" activities at the site to improve the condition of the property. Modifications were made to the interior of the Peirce-Klingle Mansion in an effort to ready it for occupancy by the incoming park superintendent. In addition, numerous changes were made to the landscape, which were designed to reflect a Colonial Revival style. While the park superintendent vacated the site in 1939, Linnaean Hill served as a rental property until 1952. Four years later, in 1956, it was developed into the Rock Creek Nature Center. During this period, the Peirce-Klingle Mansion was adaptively reused to serve as a museum that provided interpretive displays, while the grounds were modified to provide additional parking as well as enhanced safety through the introduction of lighting, etc. Ultimately, use of the site as the Rock Creek Nature Center was discontinued in 1959 and it reverted back to a rental property until 1988. As a result of the deteriorated condition of the property, the Peirce-Klingle Mansion and associated grounds were rehabilitated by the National Park Service in the late 1980s and early 1990s to support its use as administrative offices for Rock

1 "National Park Service Cultural Landscapes Inventory." Park review draft. Washington, DC: US Department of the Interior, National Park Service, 2024.

Creek Park. Today, the property continues to function in the same capacity, while also offering recreational opportunities via trail connections to park visitors.

The Linnaean Hill cultural landscape is significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of history; Criterion B for its association with noted Washington, D.C. horticulturalist, Joshua Peirce; Criterion C embodying the distinctive characteristics of a type, period, or method of construction; and under Criterion D for its potential to yield information important to the historical development of the property. The primary period of significance begins in 1823 and extends to 1890 and is significant in the areas of Architecture, Landscape Architecture, Archeology (Historic, Non-Aboriginal), Commerce, Conservation and Other (Horticulture). See the statement of significance below for additional detail regarding applicable criteria for evaluation.[2]

ENABLING LEGISLATION

Establishment of Rock Creek Park occurred in the early federal park movement. Following the conservation of Yellowstone, the country's first "national park" in 1872, congress passed bipartisan efforts to set aside land for preservation and public enjoyment. President Benjamin Harrison signed the legislation designating Rock Creek Park into law on September 27, 1890, which also authorized the creation of Sequoia, the nation's second permanent national park. Four days later, Kings Canyon (initially called General Grant) and Yosemite were also approved. This early park movement formed the basis for what would become the National Park Service.

The Cultural Landscape Report study area boundary encompasses the entirety of Tract 79, a 32-acre parcel transferred by Joshua Peirce Klingle to the Rock Creek Park Commission between 1890 and 1894. The parcel was initially managed by the Office of Public Buildings and Grounds of Rock Creek Park and ultimately transferred to the National Park Service along with Rock Creek Park in 1933.

SCOPE OF WORK AND METHODOLOGY

The purpose of this Part II Cultral Landscape Report is to help guide decision-making for the physical landscape associated with Linnaean Hill by park professionals regarding the protection and preservation of significant cultural landscape resources.

2 "National Park Service Cultural Landscapes Inventory." Park review draft. Washington, DC: US Department of the Interior, National Park Service, 2024.

PROJECT GOALS

The goals of the Cultural Landscape Report are to:

1. Analyze and evaluate the property's landscape characteristics and develop a list of contributing and non-contributing features.
2. Provide treatment guidelines for the future management of the historic landscape, addressing management issues and considerations.
3. Correlate between cultural resource data and existing park Facility Management Software System (FMSS) data.

PROJECT TEAM

Quinn Evans (QE), Washington, DC, provided historical landscape architectural services for this study, including limited existing condition documentation and analysis related to the historic landscape. The historical landscape architect also developed treatment recommendations for this report.

METHODOLOGY

A Cultural Landscape Report (CLR) is the primary document used by the National Park Service (NPS) to inform long-term management and treatment decisions for its historically significant landscapes. This CLR builds on information from the updated Cultural Landscape Inventory (CLI), which is used in place of the Part I CLR, including site history, existing condition, and analysis.

Previous studies produced by and for Rock Creek Park that inform our understanding of the study area landscape include:

- 1918 *Rock Creek Park* Report by the Olmsted Brothers (see Appendix B)
- 2014 Cultural Landscape Report for The Historic Trails of Rock Creek Park
- 2023 Draft Historic American Landscape Survey (HALS) for Linnaean Hill
- 2009 Cultural Landscape Inventory of Linnaean Hill (Revised 2024)

NPS Regulations and Policies

The NPS's mission is to "preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations."[3] This CLR follows a cultural landscape approach, adhering to federal standards and guidelines, including:

- Archeological and Historical Preservation Act of 1974
- National Historic Preservation Act of 1966

3 "About Us," *National Park Service*, accessed at https://www.nps.gov/aboutus/indesx.htm

- Resource Conservation and Recovery Act of 1976
- Archeological Resource Protection Act (ARPA), 1979
- Comprehensive Environmental Response and Compensation and Liability Act (CERCLA) of 1984
- Architectural Barriers Act Accessibility Standards (ABAAS)
- Architectural Barriers Act Accessibility Guidelines (ABAAG)
- Americans with Disabilities Act Accessibility Guidelines (ADA)
- *Secretary of the Interior's Standards for the Treatment of Historic Properties*
- *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes*[4]
- *A Guide to Cultural Landscape Reports: Contents, Processes and Techniques*[5]
- *NPS Director's Order 28: Cultural Resources Management*
- *Preservation Brief 36: Protecting Cultural Landscapes*

Project Kickoff

A remote project kickoff meeting was held on 27 September 2023 to introduce the project team, confirm the study area boundary, review the project scope of work and schedule, and establish a strategy for project startup and field investigations.

Field Investigations

QE and park staff conducted field investigations in December 2023 using a combination of photographs, annotated base maps, and GPS data collection.

Treatment Workshop

Development of the treatment framework and recommendations reflect information gathered during an in-person treatment workshop on 7 March 2024. Treatment workshop attendees confirmed the overall study area guidelines as well as preferred concepts for specific issues and conditions throughout the historic landscape.

4 Charles Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington, DC: US Department of the Interior, National Park Service, 1996).

5 Robert R. Page, Cathy A. Gilbert, and Susan Dolan, *A Guide to Cultural Landscape Reports: Contents, Processes, and Techniques* (Washington, DC: US Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program, 1998).

SCOPE OF WORK

CLRs are composed of two parts. Part I consists of a detailed site history that documents the evolution of the physical landscape, narrative and graphic documentation of the landscape's existing condition, and analysis and evaluation of the cultural landscape as it relates to National Register of Historic Places criteria for significance and integrity.

Part II synthesizes the information in Part I to propose a treatment approach and make treatment recommendations for the future condition of the cultural landscape.

There is no Part I for Linnaean Hill, and therefore this CLR uses the CLI generated by the National Capital Region's Cultural Landscapes Program as Part I. Findings from the CLI are summarized in Table 1.0, which uses the Historic Properties Project Documentation (HPPD) Section 5 format to identify contributing features and assess potential effects in response to proposed treatment.

The Part II report is organized into three chapters.

- **Introduction:** The introduction provides the administrative context for the project. It describes the legislative foundations and historic contexts, the project scope of work and methodology, study boundaries, and the existing condition drawings generated for the report along with Table 1.0: Summary of Landscape Features, which documents the findings of the Linnaean Hill CLI alongside proposed treatment.
- **Treatment Framework:** This chapter identifies key landscape treatment issues and concerns, provides a vision and goals for long-term landscape management, outlines identified future research, study and planning efforts, and explains rehabilitation as the preferred treatment approach
- **Treatment Recommendations:** This chapter provides overall treatment guidelines and broad-scale strategies for addressing issues that affect the entire study area as well as general recommendations for protecting the character of the cultural landscape when compatible modifications are needed to support future needs. It also addresses treatment recommendations tailored to specific issues, organized by landscape characteristic, within each character area. The recommendations are conceptual and give guidance and direction to future projects but will require adjustment and refinement as each design is developed.

EXISTING CONDITIONS

OVERALL LANDSCAPE CONDITION

Many extant features of the historic landscape contribute to the feeling and association of the property. The spatial organization of buildings, human-made topographic distinctions, and circulation remain as character-defining features and maintain a good level of integrity. Other aspects of Linnaean Hill have evolved due to changes in land use and vegetation management. Today, the condition of the cultural landscape has been heavily affected by its release to succession since the nineteenth century. Invasives and other vegetation now block historic views and obscure or threaten other character-defining features, including historic circulation and vegetation. The remnant landscape of the nineteenth-century nursery and Picturesque style tree park suffers from the impacted health and quality of remaining specimen vegetation and the lack of deliberateness in composition and plant palette. The overall landscape is in fair condition.

EXISTING CONDITION DOCUMENTATION

Existing conditions are described in four drawings. These maps reflect existing conditions as described in the Linnaean Hill CLI. Existing condition drawings were generated utilizing data provided by the National Park Service National Capital Region and supplemented with data collected during field investigations performed by Quinn Evans in December 2023. A detailed tree survey was undertaken by Rock Creek Park and National Capital Region staff in spring 2024 and has been incorporated into the drawings.

- EC-1, Sitewide Study Area (SW)
- EC-2, Main Entrance Area (ME)
- EC-3, Residential Core Area (RC)
- EC-4, Historic Arrival Area (HA)

Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Sitewide Study Area
Existing Conditions

National Park Service
National Capital Region
Rock Creek Park

Sources

1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By

Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend

- CLR Boundary
- Park Boundary
- Rock Creek
- Building
- Asphalt Drive / Parking
- Gravel and Compacted Earth
- 19th Century Terraces
- Walkway
- Water Trough
- Successional Vegetation
- Tree Canopy
- Shrub Massing
- Rock Creek Park Trails
- Fence
- Wheel Stop
- Retaining Wall
- Road Trace
- Drainage
- Metal Posts and Chain
- Gate
- Hand Rail/ Guardrail
- Stone Step
- Foundation Plantings
- Hagerstown Light Standards
- Mushroom Cap Light Standards
- Remnant Light Standards
- Sign
- Deciduous Tree
- Evergreen Tree
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes

1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 60 120 240 Feet

Drawing EC-1

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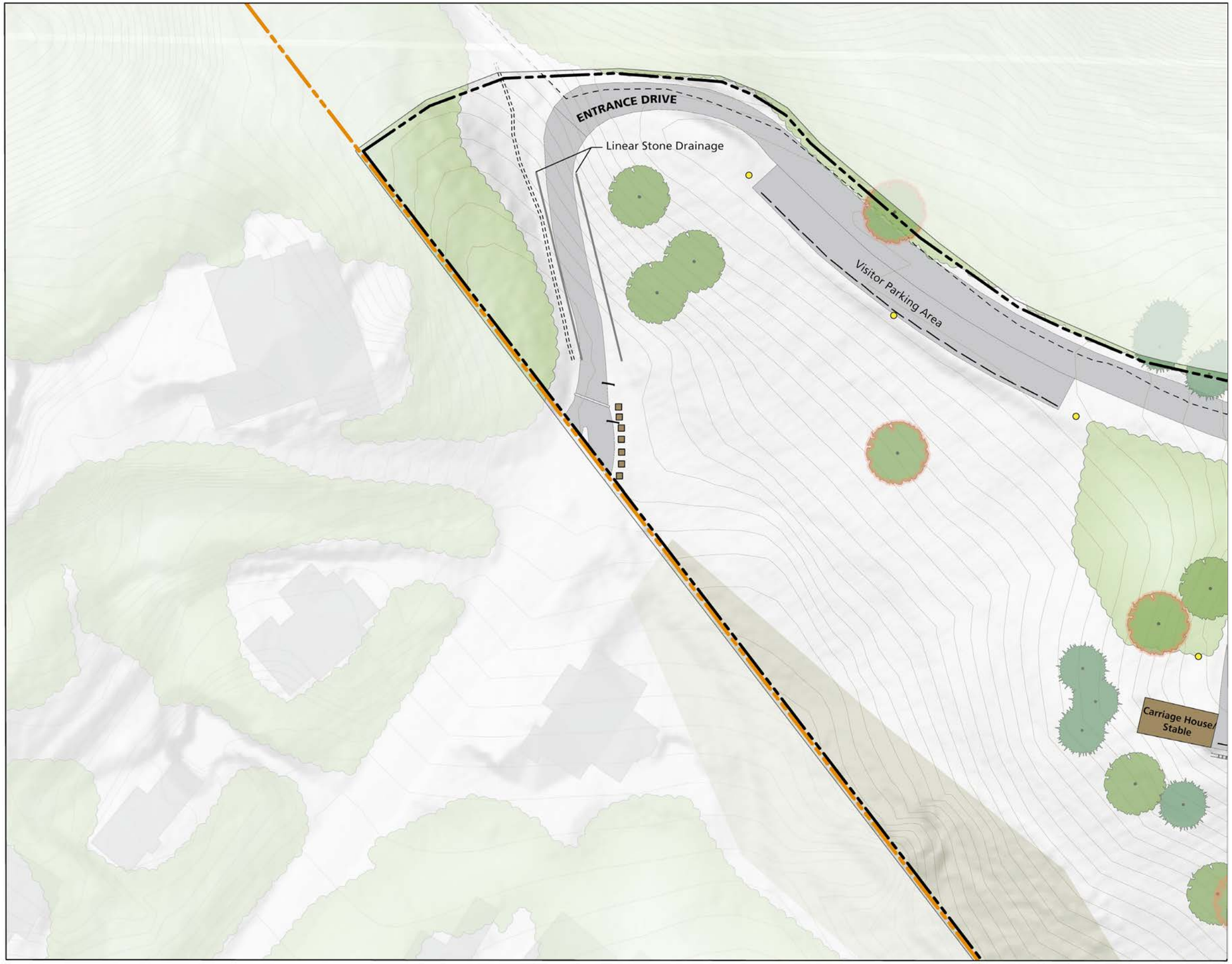

Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Main Entrance Area
Existing Conditions

National Park Service
National Capital Region
Rock Creek Park

Sources
1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By
Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend
- CLR Boundary
- Park Boundary
- Building
- Asphalt Drive / Parking
- Successional Vegetation
- Tree Canopy
- Rock Creek Park Trails
- Retaining Wall
- Road Trace
- Wheel Stop
- Drainage
- Gate
- Wooden Bollards
- Hagerstown Light Standards
- Sign
- Deciduous Tree
- Evergreen Tree
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes
1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 20 40 80 Feet

Drawing EC-2

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Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Residential Core Area
Existing Conditions

National Park Service
National Capital Region
Rock Creek Park

Sources
1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By
Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend

- CLR Boundary
- Park Boundary
- Building
- Gravel and Compacted Earth
- 19th Century Terraces
- Walkway
- Water Trough
- Successional Vegetation
- Tree Canopy
- Shrub Massing
- Rock Creek Park Trails
- Fence
- Retaining Wall
- Wheel Stop
- Metal Posts and Chain
- Road Trace
- Rail
- Stone Step
- Foundation Plantings
- Hagerstown Light Standards
- Mushroom Cap Light Standards
- Remnant Light Standards
- Wayside
- Deciduous Tree
- Evergreen Tree
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes
1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 20 40 80 Feet

Drawing EC-3

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Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Historic Arrival Area
Existing Conditions

National Park Service
National Capital Region
Rock Creek Park

Sources
1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By
Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend
- CLR Boundary
- Park Boundary
- Gravel and Compacted Earth
- Successional Vegetation
- Tree Canopy
- Rock Creek Park Trails
- Retaining Wall
- Gate
- Deciduous Tree
- Evergreen Tree
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes
1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 20 40 80 Feet

Drawing EC-4

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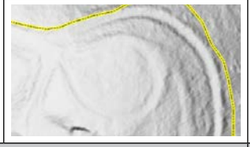
TABLE 1.0: SUMMARY OF LANDSCAPE FEATURES: LINNAEAN HILL

Feature Name (Historic Property in Study Area)	**CRIS Resource Name and ID**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Current Condition**	**Condition Narrative** (Impacts identified)	**Existing Condition Graphic Reference**	**Potential Effect to Integrity** (for contributing features only)	**Scope of Treatment** (treatment guidelines and tasks)
Description of Condition Rating Statements **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.								
Description of Treatment Task Acronyms for Landscape Character Areas **SW:** Sitewide; **ME:** Main entrance area; **RC:** Residential core; **HA:** Historic arrival area								
General Notes When proposed treatment of contributing resources, or establishment of recommended planting and features includes ground disturbance, include archeological monitoring to ensure protection of archeological resources.								
Topography								
Nineteenth-century terraces south of Peirce-Klingle Mansion (3)			Contributing	Good	The terraces are intact and legible.		Treatment will improve condition of contributing resource.	Preserve contributing topographic features; SW.1: Interpret historic features. RC.7: Add Picturesque viewing garden for outdoor program use.
Graded circulation features			Contributing	Good	Graded circulation features (road traces and drives) are intact and most are maintained as such. Graded features that are not maintained as active circulation are less visible due to successional vegetation.		Treatment will improve condition of contributing resource.	Preserve contributing drives; Preserve contributing graded features against erosion; SW.1: Interpret historic features.
Circulation								
Abandoned entry drive from Porter Street to the Peirce-Klingle Mansion (also referred to as the Carriage Road)	45255	33704	Contributing	Fair	This feature is intact and serves as a foot trail but is not managed as a bridle path, per its historic condition. Surfacing varies between gravel and compacted earth, and erosion is occurring along its southern segment nearest Porter Street NW.		Treatment will improve condition of contributing resource.	Preserve contributing drives; Preserve contributing graded features against erosion; SW.3: Rehabilitate contributing carriage drive and maintain for park use.
Circular drive north of Peirce-Klingle Mansion	45257	33706	Contributing	Good	Circular drive is in good condition. An asphalt patch disrupts its historic character.		Treatment will improve condition of contributing resource.	Preserve contributing drives; SW.4: Resurface contributing drives.
Nineteenth-century road trace (trail) extending from the abandoned entry drive north to Rock Creek			Contributing	Good	This feature begins within the study area and extends north outside the study area. The trail intersection is in good condition. Boulders delineating the intersection are unevaluated. It is unclear whether they are historic.		Treatment will improve condition of contributing resource.	Preserve contributing trails on historic circulation routes; HA.1: Preserve contributing trail on contributing nineteenth-century road trace.
Road trace extending west from the circular drive			Contributing	Fair	The road trace is not readily discernible in the landscape. It is mostly clear of large vegetation but has not been maintained for interpretation. A segment of the road trace underlies the current entrance drive between the circular drive and the parking area. A pedestrian trail extends west from the bend in the entrance drive (shown right), which follows the road trace beyond the study area.		Treatment will improve condition of contributing resource.	Preserve contributing trails on historic circulation routes; ME.1: Formalize pedestrian trail on the contributing nineteenth-century road trace.

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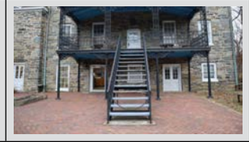
Abandoned road remnant between old entry drive and Peirce-Klingle Mansion			Contributing	Good	The landform of this abandoned road grade is in good condition and legible in the landscape. Large trees and other successional vegetation obscure its historic form and function.		Treatment will improve condition of contributing resource.	Preserve contributing graded features against erosion; RC.11: Interpret abandoned road remnant.
Pedestrian walkway from Peirce-Klingle Mansion to circular drive			Contributing	Good	This concrete path is in the original location of the entry walkway and is in good condition. The concrete surface is not historic.		Treatment will improve condition of contributing resource and accessibility to the front door.	RC.2: Resurface existing entrance walkway.
Red sandstone paving at entrance to Peirce-Klingle Mansion			Contributing	Fair	Sandstone paving is intact and in fair condition. It is abutted by granite thresholds and stone columns that define the northern projecting entrance portico, which obscures the paving area from view.		No negative effect.	Document, assess, and provide treatment recommendations as part of a Historic Structure Report.
Entry drive from Williamsburg Lane	Peirce-Klingle Mansion; NPS Entrance Road; 45256	33705	Non-contributing	Good	The entry drive from Williamsburg Lane is an asphalt-paved surface in good condition.			SW.5: Resurface non-contributing vehicular areas.
Colonial revival brick paths and steps		1596760	Non-contributing	Good	Colonial revival era brick paths and steps were repaired in the 1990s and are in good condition.			RC.4: Maintain existing pedestrian surfaces.
Asphalt pavers between the mansion and the drive to the carriage house/stable		51728	Non-contributing	Fair	Asphalt pavers cover part of the paved landing between the Peirce-Klingle Mansion and the parking area at the carriage house/stable. They were added as a part of the 1990s repair work. Brick and square yellow pavers are also present in this area.			RC.3: Resurface existing service area.
Parking areas (2)	Peirce-Klingle Mansion; Service Court Area and Road; 045259	33709; 51728	Non-contributing	Good	Two parking areas are present on site. One has an asphalt surface and is located between the Peirce-Klingle Mansion and the carriage house/stable, which is for authorized vehicles only with the exception of one accessible parking space. The other is located between the Williamsburg Lane NW entrance and the circular drive. It has an asphalt surface with curbstops.			SW.5: Resurface non-contributing vehicular areas.
Square yellow pavers			Non-contributing	Fair	Square yellow pavers cover part of the paved landing between the Peirce-Klingle Mansion and the parking area at the carriage house/stable. They also occur within the areaway at the northeast corner of the Peirce-Klingle Mansion. Many pavers are cracked and the jointing materials are inconsistent and deteriorating.			RC.3: Resurface existing service area.

TABLE 1.0: SUMMARY OF LANDSCAPE FEATURES: LINNAEAN HILL

Feature Name (Historic Property in Study Area)	**CRIS Resource Name and ID**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Current Condition**	**Condition Narrative** (Impacts identified)	**Existing Condition Graphic Reference**	**Potential Effect to Integrity** (for contributing features only)	**Scope of Treatment** (treatment guidelines and tasks)
Vegetation								
Holly along south edge of the southern terrace			Contributing	Good	The large holly on the south edge of the second southern terrace were likely planted prior to the colonial revival update to the Peirce-Klingle Mansion and are in good condition.		No negative effect.	Preserve contributing vegetation.
Mulberry trees west of the carriage house/stable and south of the entry drive			Contributing	Fair	Mulberry trees are likely retained from the period of significance for Linnaean Hill and are in fair condition due to their advanced age.		No negative effect.	Preserve contributing vegetation.
Sugar maple trees along abandoned entry drive from Porter Street			Contributing	Varies	First- and likely second-generation sugar maples were observed along the Carriage Road in the location of a historic allée. Older trees are in fair condition. Younger trees are in good condition.		No negative effect.	Preserve contributing vegetation; HA.2: Rehabilitate the carriage entry drive allée.
Pear tree			Contributing	Poor	One historic pear tree is located southwest of the Peirce-Klingle Mansion and is in poor condition with a large cavity present near the base of the trunk.		No negative effect.	Preserve contributing vegetation.
Cherry tree			Contributing	Fair	One historic cherry tree to the northwest of the carriage house/stable is on the edge of a wooded area and in fair condition.		No negative effect.	Preserve contributing vegetation.
Double row of boxwood east of the southern terrace			Non-contributing	Good	The boxwood shrubs are in good condition and appear to be planted in an ornamental pattern. They appear in a 1927 photograph of the greenhouse and their original planting date is undetermined.			Maintain non-contributing vegetation.
Daffodils and assorted spring flowering bulbs in the nineteenth-century road trace located between the northern circular drive and the abandoned entry drive from Porter Street			Non-contributing	Good	Daffodils bloom profusely in early spring along the hillside in the location of the historic road trace.			Maintain non-contributing vegetation.
Holly east of southern terrace			Non-contributing	Good	The group of three holly east of the southern terrace were likely planted during the colonial revival update to the Peirce-Klingle Mansion and are in good condition.			Maintain non-contributing vegetation.

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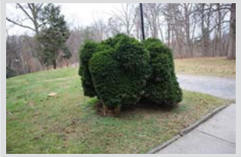
Feature Name (Historic Property in Study Area)	**CRIS Resource Name and ID**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Current Condition**	**Condition Narrative** (Impacts identified)	**Existing Condition Graphic Reference**	**Potential Effect to Integrity** (for contributing features only)	**Scope of Treatment** (treatment guidelines and tasks)
Mock orange located west of the terraces			Non-contributing	Good	The mock orange hedge planted west of the bluestone steps by the east utility building is in good condition.			Preserve the open landscape character around the Peirce-Klingle Mansion; RC.10b: Remove non-contributing, individual species or plant massings.
Japanese cedar within the internal turf area created by the circle drive			Non-contributing	Poor	The Japanese cedar in the circular drive planting bed is declining in health.			Maintain non-contributing vegetation.
Yew northwest of Peirce-Klingle Mansion			Non-contributing	Poor	The yew is located northwest of the Peirce-Klingle Mansion between the building and the set of stone steps that curve down to the west entrance and accessible parking space. It is in poor condition.			Preserve the open landscape character around the Peirce-Klingle Mansion; RC.10b: Remove non-contributing, individual species or plant massings.
Foundation plantings (yucca, porcelain berry)			Non-contributing	Good	Foundation plantings do not convey the historic character of the house but are in good condition. Porcelain berry is non-native, invasive, and will require management.			Preserve the open landscape character around the Peirce-Klingle Mansion; RC.10a: Remove non-contributing, ornamental shrub and herbaceous foundation planting.
Boxwood flanking front walk (2)			Non-contributing	Fair/Poor	Two boxwood shrubs are located on either side of the front walk. One is in fair condition (top) while the other, on the east side of the walk, is in poor condition (bottom).	 		Preserve the open landscape character around the Peirce-Klingle Mansion; RC.10b: Remove non-contributing, individual species or plant massings.
Buildings and Structures								
Dry-laid stone retaining wall along abandoned entry carriage drive leading from Porter Street to the Peirce-Klingle Mansion	Peirce-Klingle Mansion; Retaining Wall #10; 100205		Contributing	Poor	The dry-laid stone retaining wall along the carriage road is in poor condition and requires immediate maintenance to remove vegetation and ensure the structure is preserved.		Treatment will result in an improved condition of the contributing feature.	Maintain buildings and structures in good condition; HA.4: Rehabilitate contributing dry-laid stone retaining walls.
Dry-laid stone terrace walls south of the Peirce-Klingle Mansion	Multiple, see CRIS-HS		Contributing	Fair	Multiple dry-laid walls are integrated into the terraces south of the Peirce-Klingle Mansion. They are in fair condition. Some stones are missing or unstable and the walls appear to be in a state of deterioration.		Treatment will result in an improved condition of the contributing feature.	Maintain buildings and structures in good condition; RC.15: Rehabilitate contributing dry-laid stone terrace walls.
East utility building	Peirce-Klingle Mansion; Utility House; 11994		Contributing	Fair	The east utility building is structurally intact and present but requires immediate evaluation and action to ensure preservation of the structure.		Rehabilitation of the structure will improve physical condition and visitor experience.	Maintain buildings and structures in good condition; In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report. RC.14: Rehabilitate the outbuildings for horticultural programming.

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Feature Name (Historic Property in Study Area)	**CRIS Resource Name and ID**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Current Condition**	**Condition Narrative** (Impacts identified)	**Existing Condition Graphic Reference**	**Potential Effect to Integrity** (for contributing features only)	**Scope of Treatment** (treatment guidelines and tasks)
Peirce-Klingle Mansion	Peirce-Klingle Mansion; 11992	26115	Contributing	Fair	The Peirce-Klingle Mansion is structurally intact and present as the most prominent feature of the cultural landscape but requires immediate evaluation and action to ensure preservation of the structure. Many alterations have been made to the structure and some impede the long-term health of the building.		Treatment will improve the physical condition of the building and ensure long-term viability for park use.	Maintain buildings and structures in good condition; In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report. In the long term: RC.12: Rehabilitate the Peirce-Klingle Mansion for future programmatic flexibility.
Carriage house/stable	Peirce-Klingle Mansion; Carriage House/ Stable; 11993	27116	Contributing	Good	The carriage house/stable has been rehabilitated and is generally in good condition. The first floor is constructed of stone and has not been altered since its use as a stable. One window is broken.		Treatment will improve visitor experience and provide an accessible gathering space on site. If excavation is required for rehabilitation, include archeological monitoring.	Maintain buildings and structures in good condition; In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report. In the long term: RC.13: Rehabilitate the carriage house/stable as a conference room.
Stone retaining walls north of Peirce-Klingle Mansion	Peirce-Klingle Mansion; Stone Retaining Wall #2; 100176		Contributing	Good	The mortared stone retaining walls north of the Peirce-Klingle Mansion, sometimes referred to as areaways, are intact and in good condition.		Routine maintenance will lead to a positive effect on the contributing resources.	Document, assess, and provide treatment recommendations as part of a Historic Structure Report.
West potting shed	Peirce-Klingle Mansion; Potting Shed; 11995	26117	Contributing	Fair	The west potting shed is structurally intact and present but requires immediate evaluation and action to ensure preservation of the structure.		Rehabilitation of the structure will improve physical condition and visitor experience.	Maintain buildings and structures in good condition; In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report. In the long term: RC.14: Rehabilitate the outbuildings for horticultural programming.
Service court retaining wall	Peirce-Klingle Mansion; Retaining Wall #1; 100174		Non-contributing	Good	The service court retaining wall, constructed of stone and mortar, post-dates the period of significance. It is a compatible addition to the historic character of the landscape, and is in good condition.			RC.17: Maintain service court retaining wall.
Cluster Arrangement								
Central building core cluster located on the high point of the Peirce-Klingle estate			Contributing	Good	While individual buildings and structures require maintenance, the cluster of buildings is largely intact and legible as a part of the cultural landscape constructed during the period of significance.		Treatment will preserve feature integrity.	Preserve central building core cluster.
Views								
View south across terraces from Peirce-Klingle Mansion			Contributing	Fair	This view was more extensive due to the winter season. During leaf on, the view beyond the second terrace is largely obstructed by vegetation.		Treatment will have a positive effect on contributing views.	Protect contributing viewsheds from the Peirce-Klingle Mansion; SW.7: Rehabilitate the contributing view south across terraces; RC.11: Manage vegetation related to contributing views.
Small-Scale Features								
Stone ledge and south facade wall opening			Contributing	Good	The stone ledge on the south facade of the Peirce-Klingle Mansion is located near the foundation adjacent to a green drainage pipe. It is in good condition. The wall opening in the south facade has been closed to protect the structure but the exterior opening remains intact and in good condition.		Treatment will preserve integrity of the contributing resource.	Document, assess, and provide treatment recommendations as part of a Historic Structure Report.

TABLE 1.0: SUMMARY OF LANDSCAPE FEATURES: LINNAEAN HILL

Feature Name (Historic Property in Study Area)	**CRIS Resource Name and ID**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Current Condition**	**Condition Narrative** (Impacts identified)	**Existing Condition Graphic Reference**	**Potential Effect to Integrity** (for contributing features only)	**Scope of Treatment** (treatment guidelines and tasks)
Millstones (2)			Contributing	Good	Millstones are incorporated into the entry steps for the east utility building and west potting shed and are in good condition.		Treatment will preserve integrity of the contributing resource.	Document, assess, and provide treatment recommendations as part of a Historic Structure Report.
Stone water trough			Managed as a cultural resource	Good	This trough was added during the colonial revival update and is in good condition.			RC.24: Maintain stone water trough.
Mushroom cap light standards (2)			Non-contributing	Fair	The two mushroom cap standards appear to be in fair to good condition. They were not evaluated for functionality.			Install features compatible with the historic landscape; RC.21: Remove non-compatible small-scale features.
Remnant light standards (3)			Non-contributing	Poor	The remnant light standards are in poor condition with loose cabling. Their date of construction is unknown.			No treatment required.
Hagerstown light standards (5)			Non-contributing	Good	The Hagerstown light standards are modern additions to the landscape that primarily illuminate roads and parking areas in the landscape and are in good condition.			No treatment required. Hagerstown light standards are compatible with the historic landscape.
Interpretive wayside panel			Non-contributing	Fair	The interpretive wayside panel is a modern addition located in the circle drive lawn area. It is the only interpretive signage in the study area and is in fair condition.			No treatment required.
Waste receptacles			Non-contributing	Good	The waste receptacles are modern additions to the landscape and are in good condition. However, their positioning near the accessible entry to the Peirce-Klingle Mansion detracts from interpretation of the historic landscape.			RC.20: Add a structure to conceal waste and recycling receptacles.
Utilities			Non-contributing	Varies	Various utilities are located throughout the study area and are modern additions to the landscape. Some could benefit from upgrades or rethinking, such as the overhead electrical lines and poles, which visually intrude on the terraces.			RC.25: Relocate overhead utilities impacting views.
Wooden bollards (7)			Non-contributing	Fair	Wooden bollards are modern additions to the landscape that reinforce circulation routes and are in fair condition.			RC.21: Remove non-compatible small-scale features.

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Metal entrance gate			Non-contributing	Good	The metal entrance gate is a modern addition to the landscape and is in good condition.			No treatment required.
Metal gate at Porter Street			Non-contributing	Good	The metal gate prevents access up the historic carriage drive. It is a modern addition to the landscape and is in good condition.			No treatment required.
Linear stone drainage features			Non-contributing	Good	The linear stone drainage feature is a modern addition to the landscape that runs parallel to the entrance drive. It is a channel constructed of granitic stones and is in good condition.			No treatment required.
Wooden hand rails and metal protective barriers			Non-contributing	Fair	Wooden handrails and metal protective barriers around the Peirce-Klingle Mansion are in fair condition but detract from interpretation of the historic structure and cultural landscape.			For wooden handrails: Install features compatible with the historic landscape; RC.21: Remove non-compatible small-scale features. For metal protective barriers: Document, assess, and provide treatment recommendations as part of a Historic Structure Report.
Charging stations			Non-contributing	Good	Charging stations are modern additions to the landscape and are in good condition.			No treatment required.
Plastic bumper stops			Non-contributing	Good	Plastic bumper stops are modern additions to the parking areas and are in good condition.			Install features compatible with the historic landscape; RC.21: Remove non-compatible small-scale features.
HVAC screening fence			Non-contributing	Poor	The screening fence south of the east utility building is a modern addition to the landscape. It is in poor condition and detracts from interpretation of the historic landscape.			Preserve the open landscape character around the Peirce-Klingle Mansion; RC.26: Relocate ground-mounted utilities impacting views.

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Archeological Sites								
Linnaean Hill greenhouse site	ROCR00043.00	51NW156	Contributing	N/A	The Linnaean Hill greenhouse archeological site is not a maintained landscape feature. Remnants of the northern wall exist above grade. The wall's structural condition has not been assessed. Sub-grade greenhouse resources are unknown.	Image omitted for resource protection.	Treatment may have an adverse effect on the archeological site. Reconstruction of the wall will require excavation and archeological monitoring. The benefits of reconstructing this feature for visitor experience exceed the risk of adverse effect to the archeological site.	Preserve existing greenhouse archeological site (51NW156).

Treatment Framework

Chapter 2

Chapter Cover Photo: Daffodils in the forest understory within the abandoned road remnant, facing southeast (Quinn Evans, 2023).

Treatment Framework

This chapter provides an organizational framework for development of the recommended treatment of the Linnaean Hill cultural landscape. The chapter begins with an overview of management issues and considerations developed through discussions with the National Capital Region and Rock Creek Park staff throughout the course of the project. The overview is followed by a summary of applicable laws, policies, and regulations that support cultural landscape planning and management. A treatment vision describes the desired future condition of the landscape and treatment goals outline how the vision will be achieved. Finally, the *Secretary of the Interior's Standards* for the preservation of historic properties are reviewed and the recommended treatment approach for the Linnaean Hill cultural landscape is identified. The preferred treatment concept and recommendations are described in the following chapter.

MANAGEMENT ISSUES AND CONSIDERATIONS

Issues and considerations affecting the desired future condition and management of the cultural landscape were identified through a series of meetings from December 2023 through March 2024. The treatment recommendations in the following chapter address the following issues and considerations.

VEGETATION

- Successional vegetation encroachment obscures historic views and alters the historic setting.
- Invasive vegetation requires extensive management by NPS staff.
- A lack of extant historic vegetation makes interpretation of the historic character difficult in some places.
- Rare vegetation species discovered on site require protection.

CIRCULATION

- Some historic circulation routes are missing, inaccessible, or lack interpretation.
- The historic carriage road is not maintained at the proper width and requires regular resurfacing due to erosion.
- Social trails are causing damage to slopes and vegetation.
- Significant stormwater flows are associated with circulation routes, especially the entrance drive and carriage road.

BUILDINGS AND STRUCTURES

- The Peirce-Klingle Mansion is only accessible at the lower level and has significant water damage.
- Rock Creek Park headquarters may be relocated to the maintenance yard at an undetermined date and the Peirce-Klingle Mansion should provide programmatic flexibility.
- Future use recommendations are needed for the carriage house/stable. It is currently in generally good condition.
- Outbuildings (east utility building and west potting shed) are in fair condition and require treatment.

VIEWS

- Vegetation is obscuring historic views.

SMALL-SCALE FEATURES

- Guidance is needed for treatment of small-scale features added after the period of significance, many of which detract from historic character.

VISITOR EXPERIENCE

- Interpretation is desired related to missing historic features and uses.
- Clarification of which features were added at different historic periods is needed.

TREATMENT VISION AND GOALS

TREATMENT VISION

Rehabilitate the Linnaean Hill cultural landscape to recognize its historical and horticultural significance to Washington, DC, and Rock Creek Park while remaining resilient to future changes.

TREATMENT GOALS

Treatment goals document key concepts and processes that guided treatment development toward achieving the vision.

1. Preserve significant character-defining features of the cultural landscape.
2. Reveal, rehabilitate, and interpret important deteriorated or missing features in the landscape.
3. Differentiate significant landscape features from other historic periods.
4. Expand opportunities for visitors to experience and learn about the historic landscape.
5. Utilize appropriate, period-specific philosophies of horticulture and landscape design to guide treatment.
6. Design resilient vegetation treatment and identify management practices that support native ecological systems.
7. Recommend treatment utilizing environmentally and fiscally responsible stewardship practices.

8. Facilitate connections with Rock Creek Park through improved circulation, wayfinding, vegetation management, and education/ interpretation.
9. Maintain flexibility for site changes associated with future programmatic and management objectives.

SECRETARY OF THE INTERIOR'S STANDARDS

The US Secretary of the Interior (SOI) provides professional standards and guidance for the preservation treatment of historic properties listed in or eligible for the National Register of Historic Places. The SOI identifies four approaches to the treatment of historic properties: preservation, restoration, rehabilitation, and reconstruction. Each approach is defined below and its potential appropriateness for application to the study area is explained. The most appropriate approach for the study area is rehabilitation.

RECOMMENDED TREATMENT APPROACH—REHABILITATION

Rehabilitation allows repairs, alterations, and additions necessary to enable a compatible use for a property as long as the portions or features that convey the historical, cultural, or architectural values are preserved.[1] The Secretary of the Interior defines the following 10 standards under rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic

1 *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes,* accessed April 2024, https://nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm.

materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The recommended treatment approach for the Brandywine Valley unit is rehabilitation. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on the current condition and goals for future condition and use, rehabilitation is the most appropriate treatment approach for the study area landscape. This approach provides an umbrella that preserves or restores historic features while rehabilitating vegetation patterns and communities to reinforce period character and adding features that support visitor experience and interpretation.

Under this approach, features that are not compatible with the historic character of the property may be removed. New elements that are compatible with historic conditions may be added to address current needs, such as improving interpretation and visitor experience, screening adjacent residential development, and improving ecological function throughout the study area. Design of these elements requires careful consideration to provide additions that complement the historic features without creating a false sense of history.

Preservation

Preservation is the act of sustaining the existing form, integrity, and materials of a historic property. This approach is most appropriate for properties that have a high level of integrity and often includes presence of features or conditions from multiple time periods.[2] Although preservation is an appropriate treatment approach for the study area cultural landscape, preservation limits the ability to make changes and accommodate expanded use and interpretation identified by this and previous planning documents.

2 *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes,* accessed April 2024, https://nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm.

Restoration

Restoration is the process of depicting the form, features, and character of a property as it appeared at a particular period in time. Elements that relate to earlier or later periods are removed in order to clearly represent one time period. A high level of documentation is necessary to ensure that the site accurately represents the historic period.[3]

Although restoration may be suitably applied to select historic landscape features within the study area, it is not the most appropriate overall approach for the Linnaean Hill cultural landscape. There is no adequate documentary evidence or programmatic desire to restore the landscape to represent the working nursery or Picturesque pleasure grounds of the period of significance. Numerous changes occurred within the landscape during the period of significance, particularly to vegetation and land use, and it would not be appropriate to remove all extant elements from other historical periods to restore the landscape to a particular period of time. Current maintenance and user needs also require features not present during the historic period.

Reconstruction

Reconstruction is the act of using new construction to depict a non-surviving site, landscape, building, structure, or object as it appeared at a specific period of time in its historic location. This approach is used only in landscapes with the highest level of significance where detailed documentation exists regarding the historic conditions of the property.[4]

Reconstruction is not the most appropriate treatment approach for the study area because adequate documentary evidence does not exist to reconstruct the entire study area to represent the period of significance, particularly given the continued development of vegetation and structures within that period. In addition, it would not be feasible to manage the property to represent one period of time, and current and desired use of the landscape requires features not present during the historic period. A rehabilitation approach allows for the reconstruction of selected features.

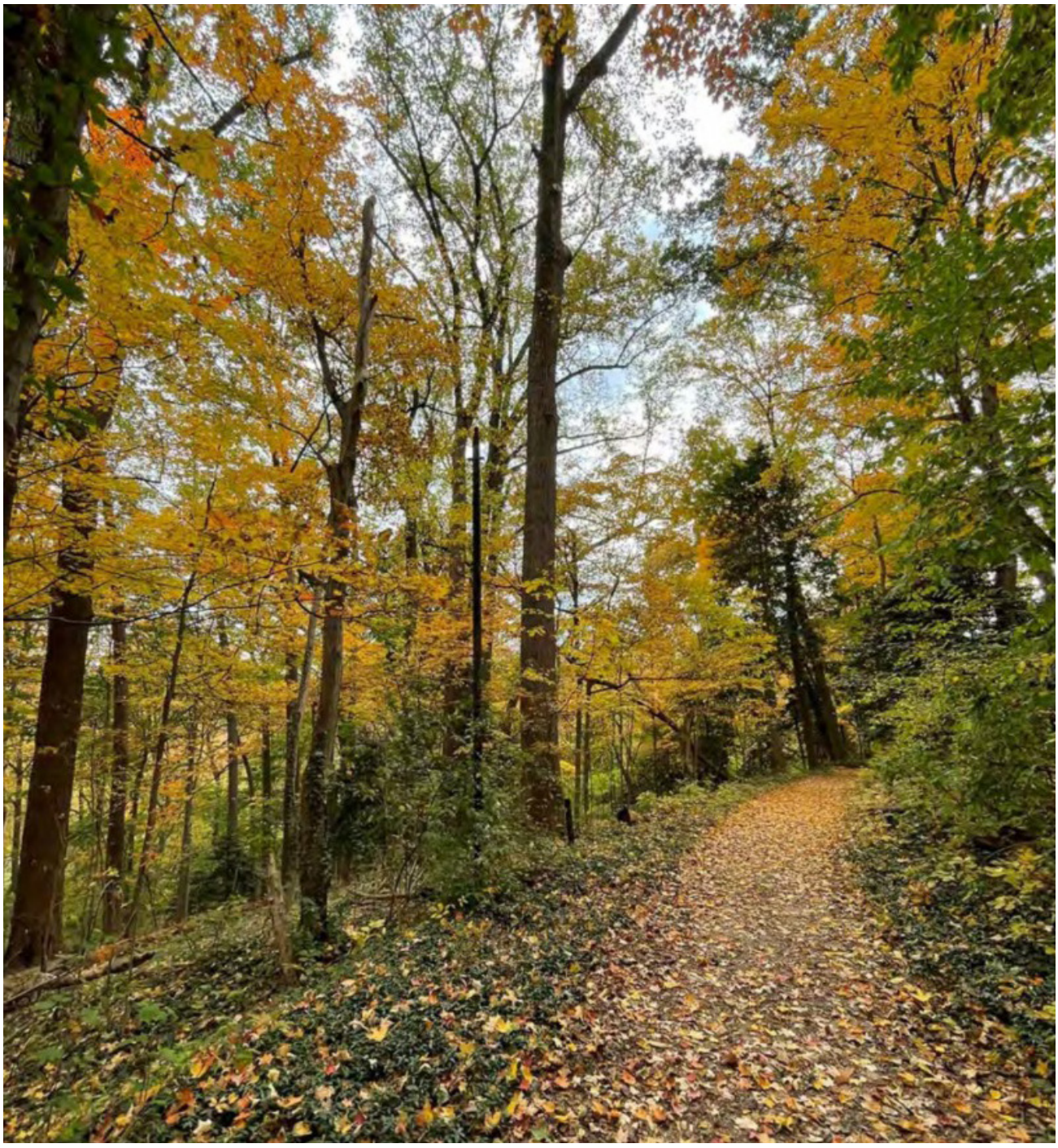
3 *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes,* accessed April 2024, https://nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm.

4 *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes,* accessed April 2024, https://nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm.

FUTURE RESEARCH, STUDIES, AND PLANNING

Additional research, studies, planning, and design are recommended to inform and successfully implement the CLR treatment tasks.

1. Prepare a Long Range Interpretive Plan for horticultural spaces at Linnaean Hill.
2. Prepare a Long Range Specimen Tree Succession Plan (Tree Framework Plan) to identify replacements, new plantings, and species recommendations.
3. Conduct a Phase III Archeological Excavation and Data Recovery Program with recommendations for the greenhouse archeological site (51NW156).
4. As part of the regional Invasive Plant Management Plan, incorporate best management practices for invasive species and align recommendations with vegetation-related tasks in this CLR.
5. Conduct further planning and design for the contributing nineteenth-century terraces to determine a Picturesque-style garden design and programmatic use.
6. Conduct assessment of capacity to develop partnerships to advance horticultural education and the conservation and use of native plants at Linnaean Hill.
7. Coordinate this Cultural Landscape Report with the Historic Structure Report for the Peirce-Klingle Mansion and outbuildings. Identify baseline documentation in the Historic Structure Report that uncovers, documents, and acknowledges previously untold stories associated with Linnaean Hill.
8. Conduct assessment of available graffiti removal and prevention resources and identify park operating procedures to protect historic stone masonry.
9. Prepare a Utility Restoration, Replacement, and Relocation Assessment to identify recommendations for undergrounding overhead utilities, relocating mechanical equipment, and replacing outdated systems (including opportunities for geothermal).
10. Prepare a Wayfinding Plan to address visitor orientation.



Treatment Recommendations

Chapter 3

Chapter Cover Photo: View of historic carriage road entry drive, looking northeast (NPS NCR, 2023).

Treatment Recommendations

This chapter builds upon the treatment framework, consultation and workshops with park staff, and Cultural Landscape Inventory findings, to propose specific tasks for implementing the recommended landscape treatment approach at Linnaean Hill. This Cultural Landscape Report applies an overall treatment approach of rehabilitation to the cultural landscape. The approach enhances the visitor experience of the landscape while preserving its open character, core cluster of buildings, and interpreting the site's historical significance. The recommendations and considerations in this chapter are intended to support management of the cultural landscape in the short term and the long term. They will require additional park research, studies, and planning to implement, which are identified in Chapter 2.

This chapter presents the recommendations organized into four sections, the first of which relates to sitewide (SW) characteristics. The remaining recommendations are categorized by the three distinct character areas of the cultural landscape: main entrance area (ME), residential core (RC), and historic arrival area (HA). Within each character area, the treatment tasks are subdivided into eight landscape characteristics, including topography, spatial organization, circulation, vegetation, views, buildings and structures, small-scale features, and archeological sites. Visitor experience, which is related to the interpretation and use of the cultural landscape, is also addressed in the character areas where applicable. Definitions for these characteristics that are necessary to interpret the following guidelines and treatment recommendations are described in Appendix A: Terminology.

SUMMARY OF TREATMENT PHILOSOPHY

A landscape treatment philosophy articulates the reasoning behind management prescriptions for a historic landscape and indicates the overall desired character based on the landscape's history and significance. The preferred treatment for Linnaean Hill emphasizes rehabilitation of historic features to accurately portray the cultural landscape during the period of significance (1823–1890) while accommodating future programmatic changes and opportunities to enhance visitor experience. Treatment guidelines and recommendations are informed by the existing conditions analysis and historic design intent described in the Cultural Landscape Inventory for Linnaean Hill (dated 2009, revised 2024), which drives selection of strategies and features compatible with the cultural landscape.

The foundation for the treatment philosophy consists of the primary treatment approach, as outlined by *The Secretary of the Interior's Standards for the Preservation of Historic Properties*, and the treatment reference period, which provides a benchmark for assessing the appropriateness of changes to the landscape. Building upon these foundational elements, the treatment philosophy is expressed in a brief narrative that describes the intended treatment approach at Linnaean Hill.

Linnaean Hill, a historic designed landscape within the larger cultural landscape of Rock Creek Park, is "significant as an example of an intact nineteenth-century estate along Rock Creek that included a horticultural nursery as well as improvements associated with a mid to late nineteenth-century Picturesque style landscape."[1] The landscape features the Peirce-Klingle Mansion, two stone dependencies (west potting shed and east utility building), a carriage house/stable, nineteenth-century terraces, open sloping lawn, remnant vegetation, historic circulation features, and stone retaining walls.[2] The National Park Service has managed Linnaean Hill and the encompassing Rock Creek Park since assuming control in 1933. The landscape treatment philosophy's primary purpose is to guide the treatment practices that embrace these essential features and patterns while allowing change to improve the experiences of visitors and avoid impacts to historic character.

At a broad scale, the character of the landscape is defined by sloping topography covered in lawn and dotted with canopy trees in good to fair health. The artistic use of vegetation and the show qualities of the landscape have long since diminished and can no longer be perceived. The Peirce-Klingle Mansion remains perched on the highest knoll, which would have had almost 360-degree views that are now enclosed by natural forest areas and adjacent development. While the mansion and its dependencies remain extant from the period of significance, the greenhouse no longer exists and the historic carriage drive and the significance of this approach are shrouded by forest and hidden from view. At a more intimate scale, remnants of the nineteenth-century pedestrian circulation routes persist, but they ultimately lead to spaces that are not currently relevant or programmed for visitor use. Altogether, visitors miss opportunities to understand links between extant features and the Picturesque, horticultural landscape significance they represent.

1 "National Park Service Cultural Landscapes Inventory." Park review draft. Washington, DC: US Department of the Interior, National Park Service, 2023.
2 "National Park Service Cultural Landscapes Inventory."

Rehabilitation meets the Linnaean Hill treatment goals, which encompass effectively managing vegetation to preserve landscape integrity and the qualities of the Picturesque, improving public access through circulation and view management, preserving contributing landscape features, providing guidelines for appropriate change, and leveraging the cultural landscape for place-based historical interpretation.

Definition:

Utilitarian horticultural landscape refers to the managed state of land-uses and vegetation to serve functional, everyday practices of life or work with minimal regard for aesthetic quality.

Picturesque landscape refers to the intentional use of vegetation and natural and designed features to create composed visual scenes of nature, including to increase sensibility for natural settings.

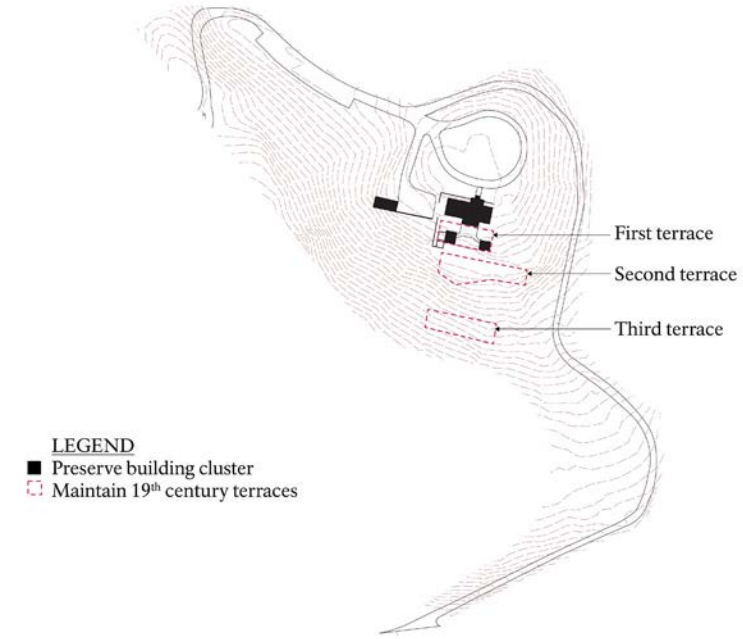


Figure 3-1. Diagram showing contributing topographic features and spatial organization to be preserved (Quinn Evans, 2024).

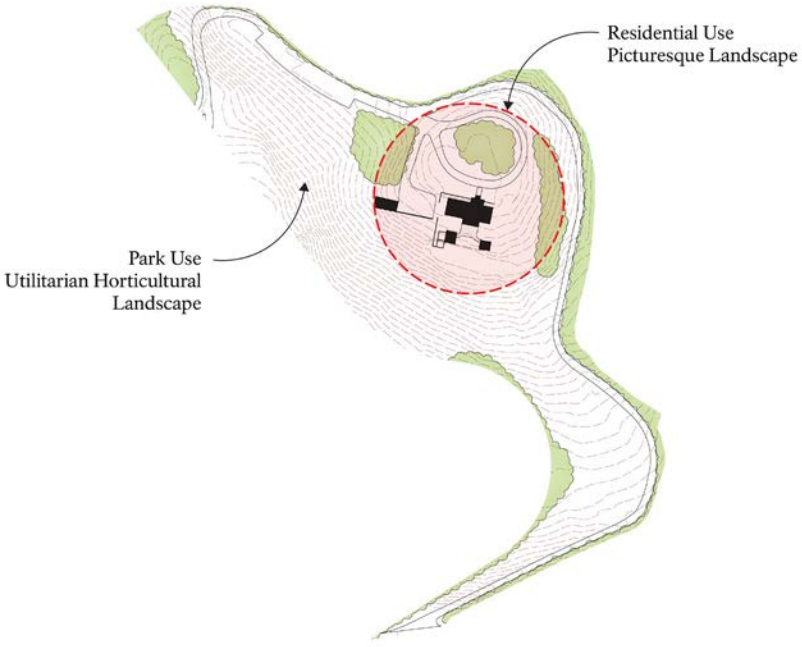


Figure 3-2. Diagram showing where the residential use zone is recommended to be maintained as lawn punctuated by specimen trees (Quinn Evans, 2024).

OVERALL STUDY AREA CHARACTER GUIDELINES

Landscape treatment guidelines are organized by landscape characteristic: visitor experience, topography, spatial organization, circulation, vegetation, views, buildings and structures, small-scale features, and archeological sites. Refer to Chapter 1, Table 1.0 Summary of Landscape Features: Linnaean Hill, as well as the Cultural Landscape Inventory (dated 2009, revised 2024) for existing conditions.

TOPOGRAPHY GUIDELINES

Treatment guidelines for topography emphasize preserving designed topographic features that contribute to the significance of the landscape's circulation and arrangement of space during the period of significance. Topographic features are at risk of deleterious impacts from weather-related events and increased storm intensity, namely erosion, which is considered a pertinent stressor for which to adapt.

Definition:

Nineteenth-century terraces refers to three terraces south of the Peirce-Klingle Mansion, the first, second, and third terrace as they are individually known. The three terraces are collectively referred to as the **southern terrace**. Refer to Figure 3.1 for identification and spatial arrangement of these terraces.

• Preserve contributing topographic features

- Maintain the nineteenth-century terraces south of the Peirce-Klingle Mansion.
- Maintain the abandoned carriage entry drive and abandoned road remnant.

• Protect contributing graded circulation features against erosion

- Contributing graded circulation features include:
  - Abandoned carriage entry drive.
  - Main entrance drive (straight segment between the circular drive and the trail extending west into Rock Creek Park).
  - Abandoned road remnant.
- Monitor annually for erosion damage. Repair by implementing strategies to slow and/or capture stormwater runoff.
  - Establish erosion-resistent ground surfaces using vegetation.
  - Use best practice management techniques including tread crests, water bars, and outslopes to sheet drain rainwater downhill along graded circulation routes. Refer to Circulation Guidelines.
- When changes to topography are necessary to support new use or safety improvements:
  - Use natural topography to inform site selection and design new elements so that they are unobtrusive and blend with the surrounding landscape.
  - Do not place a new feature where it will require extensive grading or disrupt historic landscape grades (e.g. paved paths not required for compliance with ADA or ABAAS).
  - Establish native vegetation for erosion control and slope stabilization wherever possible.

SPATIAL ORGANIZATION GUIDELINES

Guidelines for spatial organization emphasize preservation of extant buildings and rehabilitation of features that reflect the historic division of space within the residential core and approach to the Peirce-Klingle Mansion.

- **Preserve central building core cluster**
  - Preserve the cluster of contributing buildings that are banked into the terraced landscape located high on a knoll within the estate. Buildings in the core cluster are identified in Figure 3-1, which includes:
    - Peirce-Klingle Mansion
    - Carriage house/stable
    - East utility building
    - West potting shed
  - Do not remove contributing buildings.
  - Do not add new buildings that would impact cluster arrangement.

- **Preserve the open landscape character within the Residential Use Picturesque Landscape in which the Peirce-Klingle Mansion is sited**
  - Maintain open lawn punctuated by specimen trees, consistent with the essential qualities of this distinctive landscape (Type IV) as defined by the Olmsted Brothers' 1918 report, "Rock Creek Park: a Report." See Figure 3-2 and Appendix A.
    - Section 3.a. Type IV describes the landscape characteristics: "*Type IV is open grass land. There would be occasional trees singly or in groups; to provide shade and for effect in the landscape, but primarily the areas would be open-lands or pastures.*"[3]
    - Refer to Views and Vegetation Guidelines and treatment tasks for the residential core area (RC).

- **Rehabilitate missing features that contribute to historic spatial organization**
  - Re-establish the historic division of space south of the Peirce-Klingle Mansion once defined by the historic greenhouse. Refer to Buildings and Structures treatment tasks for the Residential Core (RC) Area.
  - Whereas the landscape west to northwest of the abandoned carriage drive, and south of the Peirce-Klingle Mansion, was free from woodland and forest areas, re-establish the open landscape character along the abandoned carriage drive. Refer to Views and Vegetation treatment tasks for the historic arrival (HA) Area.

3 Olmsted Brothers, "Rock Creek Park: a Report," unpublished report, 1918.

CIRCULATION GUIDELINES

Circulation treatment guidelines emphasize preservation and clear identification of contributing circulation routes, improvement of wayfinding, and limiting new circulation features within the cultural landscape.

• Preserve contributing drives

- Maintain the alignment of contributing circulation routes.

• Improve representation of historic character of contributing drives

- Utilize materials, color, and edge treatment reflective of the cultural landscape. Consider life cycle, longevity, and maintenance in selection of sustainable materials within the landscape.

• Preserve contributing trails on historic circulation routes

- Maintain trails using nondestructive methods for routine maintenance to ensure paving materials are in good condition.
  - Avoid incremental changes to the materials or alignment.
  - In the event that alterations or additions are needed to address health, safety, or environmental considerations, comply with applicable health and safety code requirements in a way that preserves the contributing trail. Work with safety, environmental protection, and preservation professionals to investigate systems, methods, or devices that avoid or limit unnecessary alterations.

• Implement best practice strategies for trail maintenance and construction

- Refer to the *Cultural Landscape Report for The Historic Trails of Rock Creek Park* for treatment guidelines for existing trails.[4] The Historic Trails Map identifies trail typologies and routes through, or adjacent to, Linnaean Hill.
- Where new paths or trails are required to support accessibility goals and representation of historic conditions, design to be compatible with the historic character of the landscape.
  - Refer to the General Trail Guidelines By Type in the *Cultural Landscape Report for The Historic Trails of Rock Creek Park* for new trail typologies, and Chapters 6 through 13 for appropriate construction practices and maintenance.

• Limit the addition of new circulation routes

- Remove and prevent social trails.
  - Revegetate areas where social trails have formed using native understory planting. Use vegetation tolerant of compaction and trampling. Refer to Views and Vegetation Guidelines.

4 Poss, Deana et al., "Cultural Landscape Report for The Historic Trails of Rock Creek Park" (Washington, DC: US Department of the Interior, National Park Service, 2013).

Figure 3-3. Example of a vegetation management to frame a view of a historic structure (National Trust).

- ° Use nature-based hindrances and native understory planting to prevent new social trails from forming through natural forest areas. See Figures 3-4 through 3-6 for images and descriptions of suitable precedents.

• Improve wayfinding associated with trails and roads

- Consider adding wayfinding and trail markers to improve visitor experience and increase navigability.

VIEWS AND VEGETATION GUIDELINES

Within the study area landscape, alteration of vegetation is the primary tool applied to manage views. Therefore, guidelines and treatment tasks for views and vegetation are presented together. Treatment guidelines emphasize rehabilitating views that contribute to the significance of the landscape and revealing views that expand opportunities for visitors to see contributing buildings and structures from existing trails and roads. Obscuring views of non-contributing additions and adjacent land use is proposed with cautious consideration and respect for preservation of the historic landscape character.

• Protect contributing viewsheds from the Peirce-Klingle Mansion

- Avoid adding vegetation that impacts or obscures contributing views from the Peirce-Klingle Mansion.
- Remove non-contributing vegetation that directly obscures contributing views.

• Consider coordination with adjacent landowners

- Coordinate with adjacent landowners associated with planned erection of outbuildings and structures that may impact views from the cultural landscape to minimize adverse impacts

• Apply Picturesque design principles for view management

- Determine location and arrangement of planting with care and artistic skill.
- Do not plant trees directly in front of facade of the Peirce-Klingle Mansion.
- Select tree species that have less dense canopy characteristics (smaller leaf size, open branching habit, upright form, etc.) for planting that is further removed from the Peirce-Klingle Mansion to encourage long views.
- Maintain views to managed turf areas from the Peirce-Klingle Mansion.
- Provide a variety of views from the entrance drive. Use vegetation in natural, irregular groupings to direct attention to the Peirce-Klingle Mansion or to obscure it from view.
- Layer plants in various heights and forms to create a sense of depth and heighten the awareness of approach and arrival.
- See Figure 3-3 and Figures 3-7 through 3-9.

• Apply Picturesque planting principles for new planting

- Plant placement should be irregular, not symmetrical, typically in sweeping curves or creating serpentine edges between spaces.
- Plant selection should be diverse in species, form, and texture to create a sense of surprise, seasonal interest, and artistic appeal.
- Plant trees in irregular groupings, not in straight rows.
- Plant long-lived species that grow into majestic forms.
- Use understory and ornamental trees with bright foliage, flowers, and fruit to provide a sense of beauty and seasonal interest.
- Do not create formal boundaries with vegetation; always maintain a sense of depth and comprehension of the landscape beyond.
- Plant stewardship should encourage native growth patterns and avoid trimmed hedges that contribute to a sense of formality.

• Plant native trees, understory woody species, and ground cover appropriate to existing forest communities

- The Olmsted Brothers 1918 report, "Rock Creek Park: a Report," described the natural forest conditions surrounding Linnaean Hill, in Section 3.a, Type I, as:

  "*a mixed deciduous wood composed chiefly of an extensive and interesting variety of oaks with undergrowth of young trees and dogwood, laurel, and redbud. Some hickory, tulip, maple, and beech are found with the oak, also a few pines and other evergreens.*"[5]

  - This serves as the basis of a general understanding of historic forest communities directly post-dating the period of significance, which is used in association with current and future projected climate conditions to determine appropriate and compatible plant species for vegetation treatment.

5 Olmsted Brothers, "Rock Creek Park: a Report," unpublished report, 1918.

- See Table 3.1 and Figures 3-10 through 3-33 for recommended plant palette and example species imagery.

• Consult with Natural Resources staff to preserve contributing vegetation

- Develop a Vegetation Management and Monitoring Plan specific for cyclic specimen tree stewardship, including arboricultural best management practices for tree health assessment, risk assessment, and tree and soil management during treatment activities.
    - Refer to International Society of Arboriculture best management practices handbooks *Tree Risk Assessment*, *Soil Management for Urban Trees*, and *Managing Trees During Site Development and Construction* for supplemental guidance and industry-standard protocols.
- Consider native, adaptable, and pest-resilient species in lieu of in-kind replacements when contributing vegetation requires replacement due to poor health, safety risk, or natural disaster.

• Maintain non-contributing vegetation

- Maintain non-contributing vegetation that does not detract from the historic character of the landscape in good condition.
- Do not replace deteriorating or dead non-contributing vegetation.

• Manage existing successional and natural forest areas

- Monitor annually for hazard trees that threaten circulation routes, public safety, and utilities. Prune deadwood and branches to reduce risk of falling branches, and consider felling trees that present immediate risk to visitor health and safety or contributing features.
- Remove dead and dying trees instead of allowing to accumulate on the forest floor.
- Monitor bi-annually for emerald ash borer (EAB), beech leaf disease (BLD) and other significant pest/disease threats to forest canopy health and sustainability.
- Apply recommended maintenance as presented in Section 3.b, Type I of the Olmsted Brothers 1918 report, "Rock Creek Park: a Report":

  "*Further improvement cuttings or thinning should be made only with caution, removing here and there an old decrepit or uninteresting tree to give place to a more vigorous, valuable or interesting growth...Undergrowth should in the main be kept intact, at least where it is not too dense. But careful reduction of the undergrowth is needed here and there, just enough to let the eye penetrate from the walks or roads into the wood.*"[6]

• Retain woodlands

- Retain existing successional and maturing forest areas.
- Monitor annually for hazard trees that threaten circulation routes, public safety, and utilities. Dead and dying trees should be removed instead of being permitted to accumulate.

6 Olmsted Brothers, "Rock Creek Park: a Report," unpublished report, 1918.

Figure 3-4. Rock outcroppings and stacking of natural stone along trail edges where high social trail pressure exists can discourage traffic through protected areas (Hike WNC).

Figure 3-5. Berms made from fallen woody materials create an impasse and mitigate erosive forces along trail edges (The Holistic Garden).

Figure 3-6. Logs and woody debris can be used to cover social trails and create obstacles that dissuade informal trail use (Bay Area Climbers Association).

- **Maintain the open landscape character**
  - Manage vegetation through selective removal to improve representation of the historic condition and expand visual access to historic features.
  - Removal of successional vegetation may be necessary to safeguard the essential landscape character against encroachment.
  - Create a Long-Range Specimen Tree Succession Plan (Tree Framework Plan) to identify preservation, replacements, new tree plantings, and species selections. Prioritize historically relevant canopy tree species in this plan, which includes oaks (*Quercus* spp.), beech (*Fagus* spp.), and maple (*Acer* spp.). Examples of these master plans include the UVA Lawn Tree Framework Plan[7] and Duke Abele Quad Tree and Soil Framework Plan by Wolf Josey Landscape Architects.

7 Wolf Josey Landscape Architects. *UVA Lawn Tree Framework Plan*. Accessed 24 October 2024, https://www.wolfjosey.com/uva-lawn-tree-framework-plan.

Figure 3-7. At the Fairsted Residence (the Frederick Law Olmsted National Historic Site), the foreground of the residence is visually clear, while the woodland edges are composed of a simple variety of species, texture, color, and form. The result is a clear, unobscured focus with defined, inviting peripheral edges (The Cultural Landscape Foundation).

Figure 3-8. The main viewshed is maintained as open lawn with few specimen trees. The adjacent edges are planted with low grasses and some shrubs to accentuate the sloping topography and visually contrast the straight-line view to the water body below (Reed Hilderbrand Landscape Architecture).

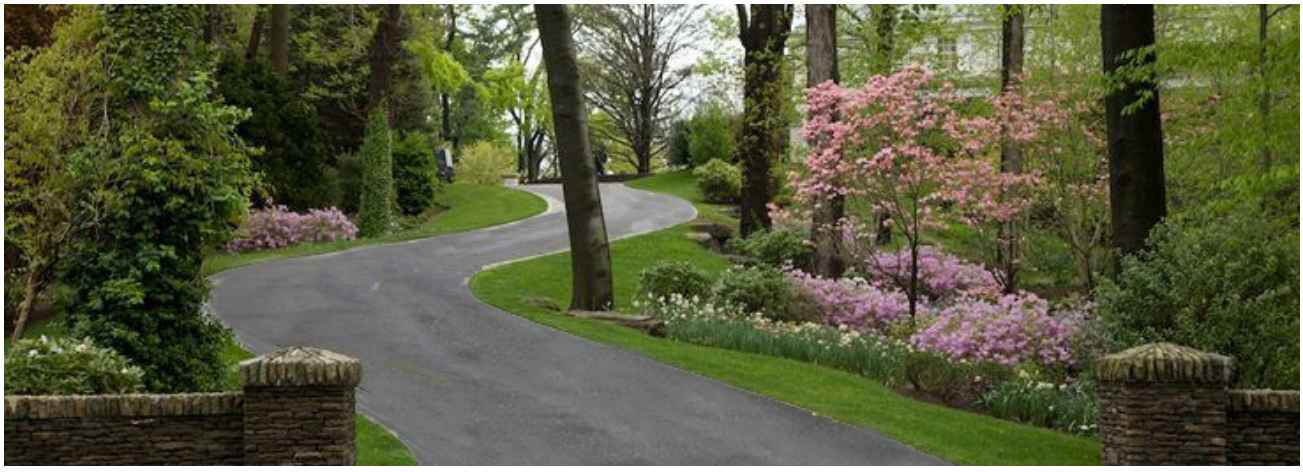


Figure 3-9. Flowering species in irregular groupings that provide intentional color along the green woodland backdrop invite the eye and direct visitor's attention from side to side as this entrance drive winds up a gentle slope (SMI Landscape Architecture).

TABLE 3.1: RECOMMENDED PLANT PALETTE				
Scientific Name	**Common Name**	Height (ft)	Tolerances (Shade - S; Drought - D; Extended Flooding - F)	Growth Rate
Canopy Trees				
Acer sacharum	**Sugar maple**	60 - 80		Medium
***Carya* spp.**	**Hickory**	60 - 80	D	Slow
Fagus grandifolia*	**American beech**	50 - 75	S	Medium
Nyssa sylvatica	**Blackgum**	65 - 75	S, D, F	Slow
Liquidambar styraciflua	**Sweetgum**	60 - 75	F	Fast
Liriodendron tulipifera	**Tuliptree**	80 - 100	D	Medium
Quercus alba	**White oak**	60 - 100		Slow
Quercus bicolor	**Swamp white oak**	50 - 70	F	Medium
Quercus falcata	**Southern red oak**	60 - 80	D	Medium
Quercus lyrata	**Overcup oak**	40 - 50	F	Fast
Quercus palustris	**Pin oak**	50 - 75	F	Medium
Quercus phellos	**Willow oak**	50 - 75	D, F	Medium
Quercus shumardii	**Shumard oak**	55 - 80	D	Fast
Pinus taeda	**Loblolly pine**	55 - 80		Fast
Pinus strobus	**Eastern white pine**	50 - 80	S	Fast
Platanus occidentalis	**American sycamore**	75 - 90	F	Fast
***Ulmus americana* 'Jefferson'**	**Jefferson elm**	70 - 90	D, F	Fast
Understory Trees				
Aesculus pavia	**Red buckeye**	15 - 25	S	Medium
Amelanchier canadensis	**Shadblow serviceberry**	15 - 30	S	Medium
Amelanchier laevis	**Allegheny serviceberry**	20 - 25		Medium
Carpinus caroliniana	**American hornbeam**	20 - 30	S	Slow
Cercis canadensis	**Eastern redbud**	15 - 30	D	Fast
Chionanthus virginicus	**Fringetree**	12 - 20	S	Slow
Cornus florida	**Flowering dogwood**	20 - 30	S	Medium
Diospyros virginiana	**Persimmon**	40 - 60	D, F	Medium
Ilex opaca	**American holly**	35 - 50	S, D, F	Slow
Magnolia virginiana	**Sweetbay magnolia**	25 - 35	F	Medium

*Impending beech leaf disease (BLD) may warrant exclusion.

TABLE 3.1 cont.: RECOMMENDED PLANT PALETTE

Scientific Name	Common Name	Height (ft)	Tolerances (Full Shade - S; Drought - D; Extended Flooding - F)	Growth Rate
Ostrya virginiana	**American hophornbeam**	25 - 40	S, D	Slow
Oxydendron arboreum	**Sourwood**	30 - 50		Slow
Sassafras albidum	**Sassafras**	30 - 50	D	Medium
Understory Woody Plants				
Callicarpa americana	**Beautyberry**	5 - 8	D	Medium
Cephalanthus occidentalis	**Buttonbush**	5 - 12	F	Medium
Cornus sericea	**Red twig dogwood**	6 - 9	F	Fast
Gaylussacia baccata	**Black huckleberry**	3 - 5		Medium
Hamamelis virginiana	**Witch hazel**	15 - 25	S	Medium
Kalmia latifolia	**Mountain laurel**	6 - 10	S	Medium
Lindera benzoin	**Spicebush**	8 - 15	S, F	Slow
Rhododendron catawbiense	**Mountain rosebay**	6 - 10	S	Medium
Rhododendron periclymenoides	**Pinxterbloom azalea**	2 - 8		Slow
Rhus aromatica	**Fragrant sumac**	6 - 12	S	Medium
Sambucus canadensis	**American black elderberry**	5 - 12		Medium
Viburnum dentatum	**Arrowwood viburnum**	6 - 10		Medium
Viburnum nudum	**Smooth witherod**	5 - 12	F	Medium
Viburnum prunifolium	**Blackhaw viburnum**	15 - 20	D	Slow
Groundcovers (specific to woodland / natural forest areas)				
Athyrium filix-femina	**Lady fern**		S	
***Carex* spp.**	**Sedge**			
Dennstaedtia punctiloba	**Hayscented fern**		S	
Dryopteris erythrosora	**Autumn fern**		S	
***Heuchera* spp.**	**Coral bells**		S	
Iris cristata	**Crested iris**		S	
Pachysandra procumbens	**Allegheny spurge**		S	
Packera aurea	**Golden ragwort**		S	
Polystichum acrostichoides	**Christmas fern**		S	
Tiarella cordifolia	**Foamflower**		S	

CANOPY TREE PALETTE

Figure 3-10. American beech (*Fagus grandifolia*) **(Arbor Day Foundation)**

Figure 3-11. White oak (*Quercus alba*) **(North Carolina Extension)**

Figure 3-12. Hickory species (*Carya* spp.) **(North Carolina Extension)**

Figure 3-13. Tuliptree (*Liriodendron tulipfera*) **(HGTV)**

Figure 3-14. Southern red oak (*Quercus falcata*) **(Brighter Blooms)**

Figure 3-15. American sycamore (*Platanus occidentalis*) **(Gardenia.net)**

Figure 3-16. Sugar maple (*Acer saccharum*) **(Arbor Day Foundation)**

Figure 3-17. Sweetgum (*Liquidambar styraciflua*) **(Maryland DNR)**

Figure 3-18. Blackgum (*Nyssa sylvatica*) **(University of Maryland Extension)**

Figure 3-19. Eastern white pine (*Pinus strobus*) **(Morton Arboretum)**

Figure 3-20. Swamp white oak (*Quercus bicolor*) **(The Spruce)**

Figure 3-21. Jefferson elm (*Ulmus americana 'Jefferson'*) **(Cultural Landscape Foundation)**

UNDERSTORY WOODY PLANT PALETTE

Figure 3-22. American holly (*Ilex opaca*) (Arbor Day)

Figure 3-23. Mountain laurel (*Kalmia latifolia*) (The Spruce)

Figure 3-24. American hornbeam (*Carpinus caroliniana*) (Casey Trees)

Figure 3-25. Sassafras (*Sassafras albidum*) (Florida Native Plant Society)

Figure 3-26. Flowering dogwood (*Cornus florida*) (UGA Cooperative Extension)

Figure 3-27. Allegheny serviceberry (*Amelanchier laevis*) (The Spruce)

Figure 3-28. Eastern redbud (*Cercis canadensis*) (University of Maryland Extension)

Figure 3-29. Spicebush (*Lindera benzoin*) (Gardenia.net)

Figure 3-30. Witchhazel (*Hamamelis virginiana*) (Gardenia.net)

Figure 3-31. Christmas fern (*Polystichum acrostichoides*) (Northern Neck Plant Society)

Figure 3-32. Crested iris (*Iris cristata*) (Native Wildflowers Nursery)

Figure 3-33. Golden ragwort (*Packera aurea*) (Mt. Cuba Center)

- **Maintain mown turf in open character areas**
- **Maintain meadow with periodic mowing**
  - Mow once per year outside of ground nesting and small mammal breeding season to manage woody plants and non-native, invasive vegetation. Work with natural resource staff to confirm a mowing regime that will avoid disturbance of nesting grassland birds.
  - Where new meadows are planned to be established, work with regional natural resources and facilities and maintenance staff to identify a mix of species that will balance habitat, erosion control, aesthetic needs, and maintenance intensity. Consider establishing a simple matrix of warm season grasses including switchgrass (*Panicum virgatum*), big bluestem (*Andropogon gerardi*), little bluestem (*Schizachyrium scoparium*), and Indian grass (*Sorgastrum nutans*).

- **Establish non-native, invasive vegetation monitoring and maintenance protocols within the study area**
  - Continue and invigorate use of the regional Invasive Plant Management Plan.
  - Develop preventive measures or standard operating procedures (SOPs) for invasive species removal specific to park management and maintenance (e.g., cleaning mowers before moving from one area to the next, verifying plant materials before planting new trees/shrubs, etc.).
  - Prioritize non-native, invasive vegetation treatment locations:
    - Along forest margins.
    - Along trails and roadways.
    - At contributing features recommended for preservation and rehabilitation.

- **Maintain new planting using best management practices**
  - Maintain and monitor trees for the first five years after planting to ensure their success. Work with park horticulturalist to confirm an appropriate planting, watering, and protection plan for new trees. For example:
    - Inspect the condition of all trees before planting. When possible, do so at the nursery before purchasing. Avoid girdling roots, cankers, bark injuries, cracks, co-dominant leaders, etc.
    - Make plant size selections appropriate for planting goals and maintenance regimes. Smaller, younger plants will increase survivability in zones with less access to regular watering. Consider 2”–4” caliper or 10’–14’ height for specimen trees in high-visibility areas.
    - Plant during the fall or spring, following best practices for species, root ball types, fall dig hazards, and soil conditions.
    - Provide tree protection against deer antler rubbing and forage. Use individual enclosures (hardwood stakes and metal wire mesh) for deer protection for single tree plantings.
      - Tree protection for individual trees can be removed when the tree reaches 4” caliper.
    - Check soil moisture and water deeply as needed for the first two weeks after planting.
    - Water weekly or as needed for the first two years after planting.

- Replace individual trees that die within the first five years after planting.
  - Consult warranty periods from the source nursery or provider to determine if replacement trees are covered at no cost.
  - Identify possible causes for mortality before replacing trees in-kind.

BUILDINGS AND STRUCTURES GUIDELINES

Guidelines for treatment of contributing buildings emphasize preservation and rehabilitation to retain historic materials, workmanship, and design as well as relationships between these features and the overall historic landscape while also considering compatible adaptations to accommodate ongoing and future uses.

• Maintain buildings and structures in good condition

- Monitor condition of buildings and structures annually and repair following rehabilitation standards.
- Repair by reinforcing historic materials, and do not replace when repair is possible.
- Do not remove contributing buildings or structures.

• Do not add new buildings within the study area

• Continue to use stone walls and steps in the landscape

- If necessary to support new or expanded use within the study area, namely the residential core, design new structures with stone to be compatible with the historic character of the landscape.
- Use design detailing compatible with contributing features.

• Design new structures to be compatible with the historic character

- Do not place a structure where it may cause damage or be incompatible.
- Do not design structures to create a false sense of history.
- Ensure that location, design, and construction of new features are subordinate to the surviving cultural landscape features.
- Consider long-term maintenance and life-cycle costs of materials selected for new designs and construction.
- Use design detailing consistent with contributing buildings and structures.

SMALL-SCALE FEATURES GUIDELINES

Guidelines for the treatment of small-scale features address approaches when additional small-scale features are desired.

• Limit addition of new small-scale features in the landscape

- Prioritize addition of wayfinding signs at visitor entrance locations.
  - Use sign standards meeting the requirements outlined in the Rock Creek Park Signage Guidelines.[8]

• Install features compatible with the historic landscape

- Install seating styles consistent with established Rock Creek Park standards and arrangements meeting National Capital Planning Commission (NCPC) Monumental Core recommendations (summarized below).[9] See Figures 3-35 and 3-37.
  - Where future gathering spaces or programmatic opportunities may warrant seating, orient benches and tables to encourage social interaction.
  - Use a simple style consistent with the historic landscape and character of Rock Creek Park.
  - Meet Americans with Disability Act (ADA) and/or Architectural Barriers Act Accessibility Standard (ABAAS) requirements.
- Replace non-compatible site lighting with period-appropriate lighting that meets minimum illumination standards.
  - Follow NCPC Lighting Policy and Framework for downlighting and wildlife guidelines.[10]
  - Ornamented acorn lighting (e.g. Hagerstown light standards) is period-appropriate for Victorian-era estates.
    - Continue use of the Hagerstown light standards for new and replacement area lighting. See Figure 3-34.
- Linnaean Hill is a dawn-to-dusk park. Pedestrian-scale lighting is not anticipated, but it may be warranted if future programmatic changes impact site use.
  - Meet minimum illumination standards along circulation routes within the residential core area (RC).
  - Comply, as security and safety concerns allow, with DC light-trespass and dark sky guidelines through use of full-cutoff fixtures that cast little or no light upward.

8 Hunt Design. *Rock Creek Park Signage Guidelines*. Pasadena, CA: Rock Creek Park Conservancy, 2020.

9 "Monumental Core Streetscape Design Guidelines: Small Scale Elements." Draft. Washington, DC: National Capital Planning Commission and the National Mall Interagency Working Group, 2023.

10 National Capital Planning Commission, Monumental Core Streetscape Project - Urban Design Streetscape Framework and Lighting Policy, 2019.

Figure 3-34. Compatible Hadco Hagerstown post top light (Phillips Lighting).

Figure 3-35. Example of an accessible picnic table compatible with existing Rock Creek Park seating (Kompan).

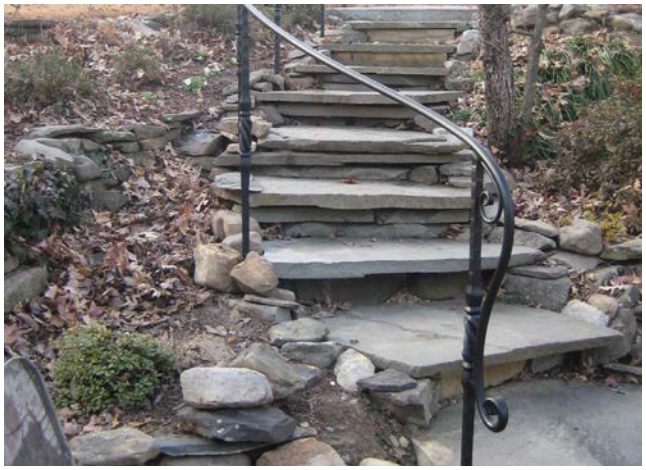


Figure 3-36. Example of a compatible black metal handrail with simple ornamentation (Appalachian Ironworks).

Figure 3-37. Example of a compatible powdercoated metal table and chairs (Victor Stanley).

Figure 3-38. Boulders consistent with the natural setting that function as bollards (Issuu). Best used in locations further removed from the mansion.

Figure 3-39. Example of low black metal bollards compatible with Victorian-era ornamentation (Ironsmith). Best used in vicinity of the residential core area (RC).

SITE-WIDE (SW) TREATMENT RECOMMENDATIONS

Site-wide treatment recommendations at Linnaean Hill broadly address visitor experience, circulation, and views and vegetation. Site-wide treatment is focused on large-scale patterns and features across the entire cultural landscape. Treatment tasks are identified as SW.1 through SW.12 and are illustrated on Drawing RT-3.1.

VISITOR EXPERIENCE

SW.1: Interpret historic features

Consider interpretation opportunities for historic features and structures along pedestrian circulation routes, including:

- SW.1a Abandoned carriage entry drive
- SW.1b East utility building
- SW.1c West potting shed
- SW.1d Former greenhouse site
- SW.1e Nineteenth-century terraces

See Figures 3-40 through 3-43 for precedent methods for interpretation.

SW.2: Improve wayfinding associated with trails and roads

Consider adding wayfinding signs at key locations to improve visitor orientation:

- SW.2a At Williamsburg Lane NW and Porter Street NW
- SW.2b At the abandoned carriage drive intersection with the circular drive
- SW.2c At the intersection of the park trail on the nineteenth-century road trace and abandoned carriage drive
- SW.2d At new pedestrian trail connection with the abandoned carriage drive
- SW.2e At formalized pedestrian trail connection with Rock Creek Park at the western CLR boundary

See Small-Scale Features Guidelines for signage standards.

CIRCULATION

SW.3: Rehabilitate contributing carriage drive and maintain for park use

Modify the abandoned carriage entry drive from Porter Street NW as a uniform 8-foot-wide route for service vehicles and pedestrian trail use. Retain the original surface material to the greatest extent possible. Surfacing and management of this trail type (bridle trail corridor) should be consistent with recommendations in

Figure 3-40. Example of a typical educational wayside (Quinn Evans).

Figure 3-41. Example of an educational indoor collections exhibit suitable for interpreting site history after park headquarters is relocated (NPS).

Figure 3-42. Example of a tower viewer designed for augmented reality visualizations (curio.zubr.com). This method could be used for repeat photography and historic photo overlays on current-day views; one on the east side of the circular drive where the historic easternly view is non-extant, and one on the first terrace for the historic southern view.

Figure 3-43. Example of a tower viewer showing historic and current-day contexts side-by-side (curio.zubr.com).

The Historic Trails of Rock Creek Park Cultural Landscape Report.[11] If unspecified, pave with fine compacted aggregate surfacing to match existing conditions. Use best practices to protect the road against erosion, as identified in Topography Guidelines. See Figures 3-44 and 3-45.

11 Poss, Deana et al., "Cultural Landscape Report for The Historic Trails of Rock Creek Park" (Washington, DC: US Department of the Interior, National Park Service, 2013).

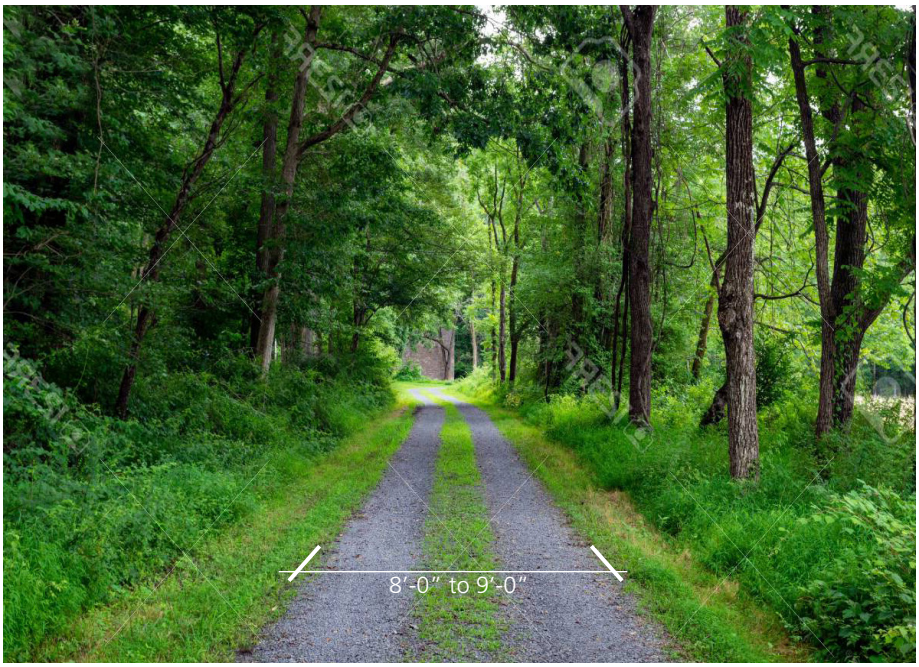


Figure 3-44. Example of two-track/bridle path with fine compacted aggregate paving (123rf.com).

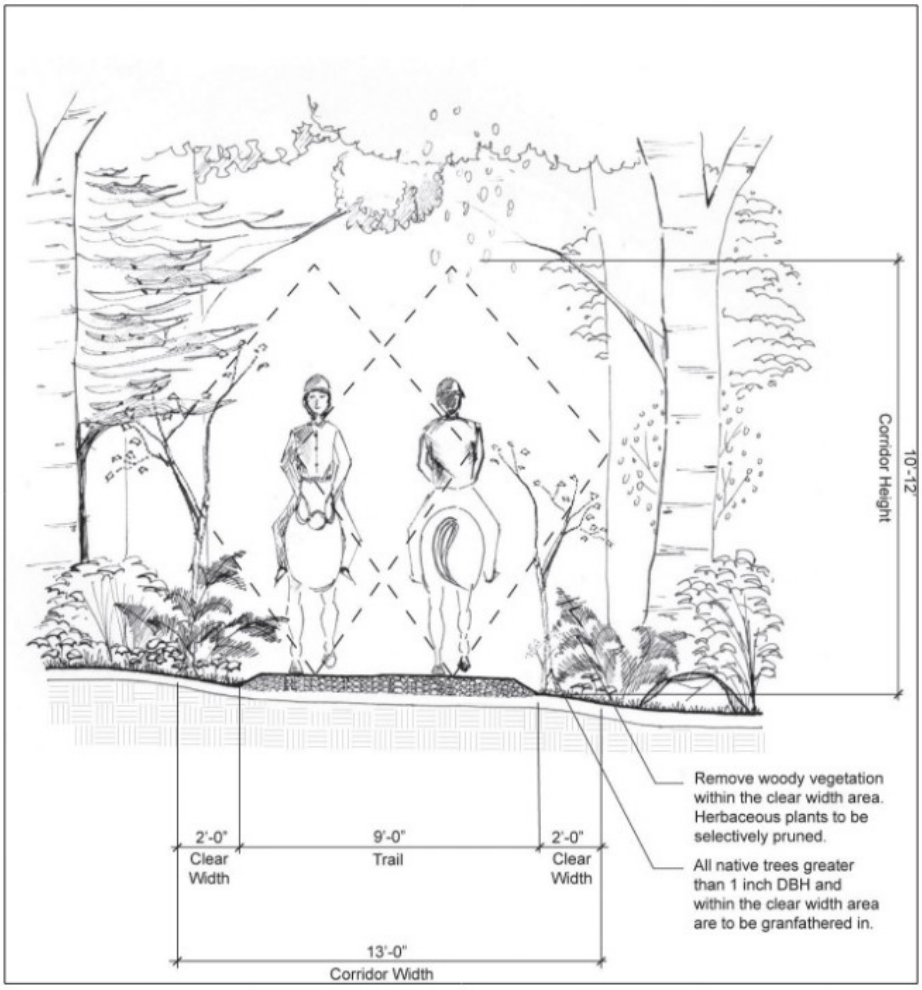


Figure 3-45. Rock Creek Park typical bridle trail corridor (NCR CLP, 2012).

Figure 3-46. Example of chip seal asphalt driveway edged with granite cobblestone curbs (chipsealdriveway.com).

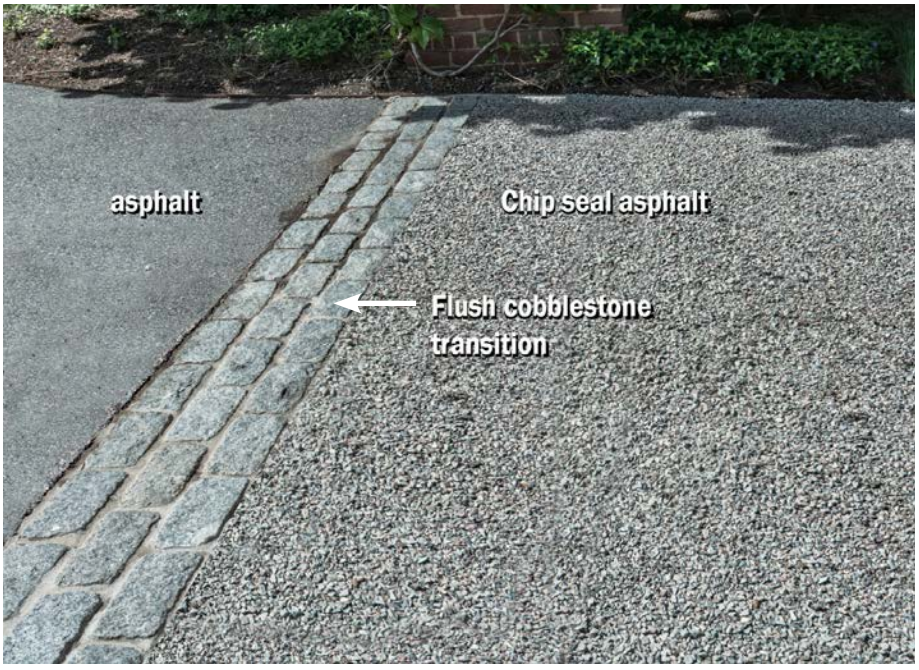


Figure 3-47. Example of a flush granite cobblestone transition between asphalt (non-contributing paved areas) and chip seal asphalt (contributing drives) (chipsealdriveway.com).

SW.4: Resurface contributing drives

Maintain a uniform width for each contributing drive to ensure suitable access for emergency vehicles, accessible parking, and drop-off compliant with the ABAAS. Resurface contributing drives with chip seal asphalt and edge with flush granite stone curbs to complement and reflect the historic character of the landscape. See Figures 3-46 and 3-47. Contributing drives and their recommended widths include:

- Entrance drive (from circular drive to road trace extending west); 14'-0"
- Circular drive; 10'-0"
- Spur drive to carriage house/stable service parking area; 12'-0"

SW.5: Resurface non-contributing vehicular areas

Replace the non-contributing drives with asphalt to be distinct from the historic drives. Non-contributing vehicular areas include:

- Entrance drive (from Williamsburg Lane to road trace extending west)
- Visitor parking area
- Carriage house/stable service court parking lot

SW.6: Formalize existing accessible parking space

Rehabilitate the existing accessible parking space to meet ABAAS requirements. The dimensions of the paved accessible parking stall should accommodate a standard 9-foot-wide parking space and step-out zone.

VIEWS AND VEGETATION

SW.7: Rehabilitate the contributing view south across terraces

Rehabilitate the open, expansive southern view across Rock Creek Park toward the Washington, DC, skyline from the Peirce-Klingle Mansion and the nineteenth-century terraces by removing non-contributing vegetation. Related task: RC.9.

SW.8: Establish controlled views of the Peirce-Klingle Mansion

Create defined views of the Peirce-Klingle Mansion consistent with the design tenets of the Picturesque landscape. Refer to Picturesque design principles for view management identified in Vegetation and Views Guidelines. Preserve the historic, contributing pear and cherry trees. Related tasks: ME.4 and RC.8.

SW.9: Screen views of developed areas where historic open character existed

Obscure views of adjacent, non-compatible land use along the southern CLR boundary through new tree and woody understory planting. Refer to Views and Vegetation Guidelines.

SW.10: Increase vegetative buffer related to views

Improve privacy and transitional qualities between the forest area and open lawn along the southern CLR boundary through supplemental planting. Plant deciduous and evergreen tree and shrub species in form and arrangement consistent with Picturesque planting principles. Refer to Views and Vegetation Guidelines.

SW.11: Manage existing successional and natural forest areas

Consider native understory planting within northern and eastern forest areas to enhance an aesthetic of wildness, to deter the formation of social trails, and to suppress weedy, non-native, invasive growth. Refer to Views and Vegetation Guidelines.

SW.12: Retain woodlands

Retain existing successional and maturing forest areas.

ARCHEOLOGICAL SITES

SW.13: Conduct a phase III archeological excavation and data recovery

Consult the National Capital Regional Archeological Resources Program for archeological excavation and data recovery at the missing greenhouse site (51NW156) in advance of any ground-disturbing activity.

SW.14: Conduct archeological monitoring

Consult the National Capital Regional archeologist at least 120 days before any ground-disturbing activities to determine an appropriate process for archeological monitoring.

MAIN ENTRANCE AREA (ME) TREATMENT RECOMMENDATIONS

The main entrance area treatment recommendations address circulation and vegetation associated with the current-day vehicular entrance to Linnaean Hill. Treatment of this area improves the vehicular entry experience through horticultural placemaking. Treatment tasks are identified as ME.1 through ME.5 and are illustrated on Drawing RT-3.2.

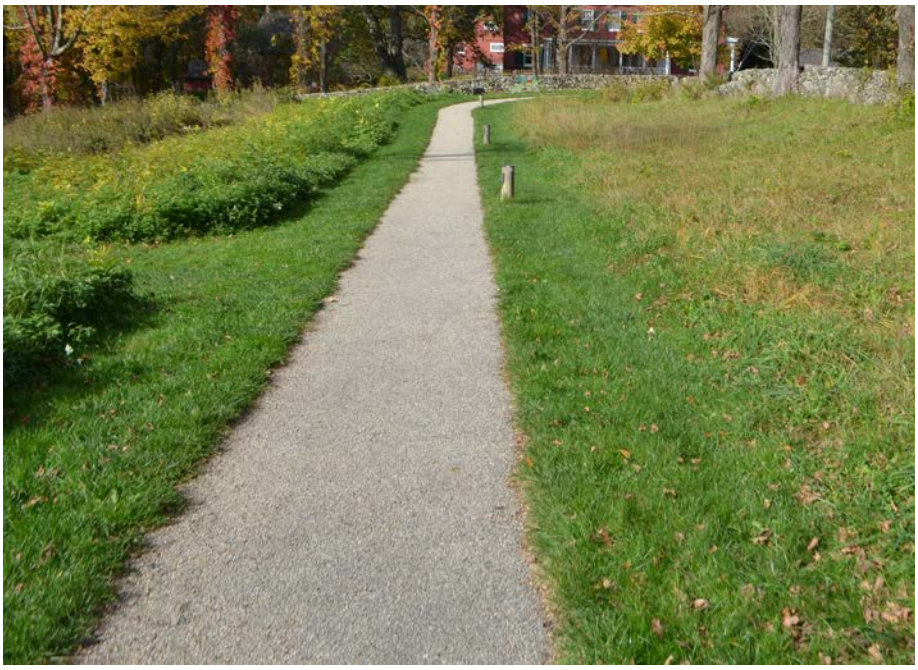


Figure 3-48. Example of a formalized pedestrian trail of either chip seal asphalt or compacted aggregate paving (Quinn Evans, 2023).

Figure 3-49. Conceptual rendering of formalized trail and rock threshold at intersection with Rock Creek Park trail (Quinn Evans, 2024).

CIRCULATION

ME.1: Formalize pedestrian trail on the contributing nineteenth-century road trace

Add a 5-foot-wide pedestrian trail along the historic road alignment extending from the western-directed entrance road to the CLR boundary. Trail construction should incur minimal to no ground disturbance to ensure the historic road prism is not compromised. Utilize a stable paving surface that evokes the character of the historic landscape, such as fine compacted aggregate, or as recommended in the *The Historic Trails of Rock Creek Park Cultural Landscape Report,* if specified. [12] See Figures 3-48 and 3-49.

VEGETATION

ME.2: Implement vegetative solutions to manage erosion

Implement Picturesque-style planting areas to slow and/or capture stormwater runoff and mitigate erosion. Refer to Picturesque planting principles and species palettes as identified in Vegetation and Views Guidelines. New planting areas include:

- Along the entrance drive from Williamsburg Lane
- Along the south edge of the visitor parking area

ME.3: Utilize tree planting to create controlled view of Peirce-Klingle Mansion

Plant new canopy and understory trees to create a defined first glimpse of the Peirce-Klingle Mansion from the entrance drive. Refer to Picturesque design principles for view management identified in Vegetation and Views Guidelines.

ME.4: Manage vegetation to maintain controlled view of the Peirce-Klingle Mansion

Manage vegetation through selective tree removal to improve representation of historic conditions and expand visual access to the Peirce-Klingle Mansion from the entrance drive. Refer to task ME.3.

- Preserve only the tulip poplar (*Liriodendron tulipifera*), contributing black cherry (*Prunus serotina*), and deciduous trees in good health over 12” diameter at breast height (dbh).
- Preserve the Eastern hemlock (*Tsuga canadensis*) and Yulan magnolia (*Magnolia denudata*) on the east side of the drive.
- Remove scrubby understory species and establish a mix of native woodland groundcovers.

12 Poss, Deana et al., “Cultural Landscape Report for The Historic Trails of Rock Creek Park” (Washington, DC: US Department of the Interior, National Park Service, 2013).

ME.5: Screen views of non-contributing vehicle parking

Plant new understory trees to reflect missing historic vegetation and obscure views of the visitor parking area. When specifying tree species to be planted, consider historic relevance, seasonal interest and fall color, form, drought tolerance, preferred soil conditions, and resilience to pests and diseases. Considerations may include mulberry (*Malus* spp.), cherry (*Prunus* spp.), redbud (C*ercis canadensis*), serviceberry (*Amelanchier* spp.), dogwood (*Cornus* spp.), and other appropriate ornamental species that reflect Picturesque planting principles from the period of significance.

ME.6: Remove non-contributing small-scale features

Jointly with the installation of planting areas along the entrance drive from Williamsburg Lane, remove the non-contributing, incompatible wooden bollards. Related task: ME.2. Replace wooden bollards with compatible alternatives if protection from vehicle trespass is required. Install with equal spacing between bollards and a consistent distance from the edge of the entrance drive, ensuring suitable mower access between each bollard. See Figures 3-38 and 3-39.

ME.7: Remove and replace wheel stops

Remove non-compatible plastic wheels stops and replace with precast concrete wheel stops at the visitor parking area.

RESIDENTIAL CORE (RC) TREATMENT RECOMMENDATIONS

The treatment recommendations for the residential core address visitor experience, circulation, views and vegetation, buildings and structures, small-scale features, and archeological sites. Treatment of this area balances preservation, rehabilitation, and improving historic conditions and interpretation for visitor education and future programming. Treatment tasks are identified as RC.1 through RC.30 and are illustrated on Drawing RT-3.3.

VISITOR EXPERIENCE

RC.1: Add gathering area

Designate a paved space on the terrace below the east utility building and west potting shed as a place for gathering, with the possible addition of seating stylistically consistent with recommendations previously provided in Small-Scale Features Guidelines. See Figure 3-60.

Figure 3-51. Historic photograph (c. 1976) of pedestrian walkway with compatible stone paving. White arrow pointing to compatible material added by author (Charles Photographers).

Figure 3-50. Conceptual rendering of repaved service area and planting adjacent to the service court (Quinn Evans, 2024).

CIRCULATION

RC.2: Improve the existing entrance walkway

Regrade the walkway from the Peirce-Klingle Mansion to the circular drive to provide ADA or ABAAS-compliant accessibility to the front door. Resurface the walkway with mortared natural stone to be compatible with the historic red sandstone at the projecting entrance portico. See Figure 3-50.

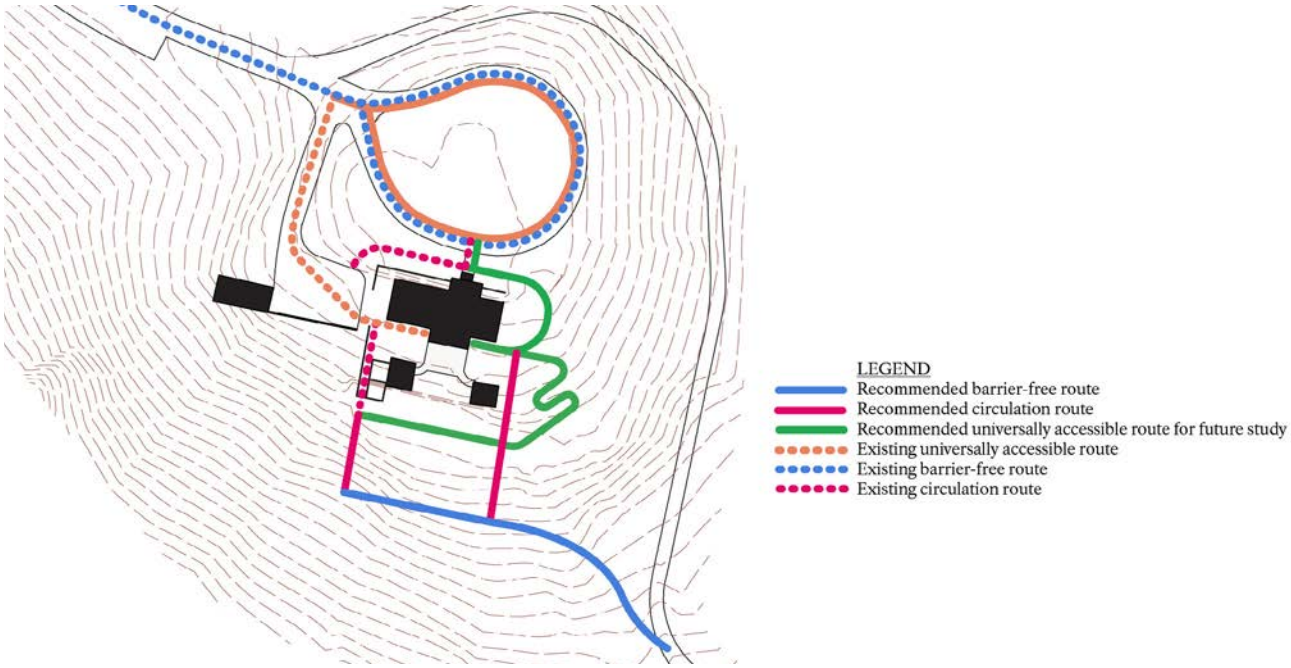


Figure 3-52. Diagram of existing and recommended universally accessible and barrier-free routes (Quinn Evans, 2024).

RC.3: Resurface existing service area

Remove the non-contributing asphalt pavers and square yellow pavers from the area between the Peirce-Klingle Mansion and service court. Resurface the area where the yellow pavers were with brick in the same herringbone pattern to match the existing colonial revival brick paving. Convert the western half to a planting bed with a mix of native grasses and/or sedges to reflect the historic condition of lawn surrounding the mansion. See Figure 3.51.

RC.4: Maintain existing pedestrian surfaces

Maintain the colonial revival brick paths and steps on the south side of the Peirce-Klingle Mansion in good condition.

RC.5: Improve pedestrian circulation around Peirce-Klingle Mansion

Install new pedestrian circulation features to adapt the landscape around the Peirce-Klingle Mansion for contemporary use. Consider future options for improved universal accessibility. See Figure 3.52.

RC.6: Add pedestrian trail

Provide a 4-foot-wide mown or compacted earth trail along the historic circulation route from the abandoned carriage entry drive to the terraces. Refer to Circulation Guidelines.

Figure 3-53. Example of a contemporary terraced Picturesque-style garden with native plants (STIMSON).

Figure 3-54. Example of a contemporary terraced native perennial garden (Wolf Josey Landscape Architects).

Figure 3-55. Example of a contemporary Picturesque-style garden with native plants (Dutch Gardens).

Figure 3-56. Example of a residential-scaled formal Picturesque-style garden (*Architectural Digest*).

VIEWS AND VEGETATION

RC.7: Add Picturesque-style viewing garden for outdoor program use

Add a garden in the Picturesque style on the nineteenth-century terraces utilizing historic and native species to reflect the association of the cultural landscape with horticulture and the planting principles from the period of significance. Refer to Picturesque planting principles and species palettes as identified in Vegetation and Views Guidelines. See Figures 3-53 through 3-56.

Figure 3-57. Remove non-contributing vegetation between the terraces (Quinn Evans, 2024).

Figure 3-58. Left. Example of native understory planting defining a path (liveandlethike.com)

Figure 3-59. Right. Example of native understory planting defining a road trace (Darrell Gullin).

RC.8: Manage vegetation to maintain controlled view of the Peirce-Klingle Mansion

Manage vegetation through selective tree removal to improve representation of historic conditions and expand visual access to the Peirce-Klingle Mansion from the entrance drive.

- Maintain only the American holly (*Ilex opaca*) and deciduous trees in good health over 12" dbh.
- Remove scrubby understory species and establish a mix of native woodland groundcovers.

RC.9: Manage vegetation related to contributing views

Remove non-contributing vegetation on the terraces to rehabilitate the contributing south view.

- Remove the deciduous trees identified in Figure 3-57. Eradicate all non-native, invasive vines.

RC.10: Remove non-contributing foundation and landscape planting

Remove non-contributing plantings and replace with lawn to represent historic conditions.

- RC.10a Remove non-contributing, ornamental shrub and herbaceous foundation plantings around the Peirce-Klingle Mansion.
- RC.10b Remove non-contributing, individual species or plant massings in the landscape when they decline or die, or if in currently poor condition.

RC.11: Interpret abandoned road remnant

Design seasonal understory vegetation to define the edges of the road trace to be visible to the public. Supplement the existing daffodils with a mix of flowering understory groundcovers and native ferns. See Figures 3-58 and 3-59. Refer to Groundcovers in Table 3.1.

BUILDINGS AND STRUCTURES

RC.12: Rehabilitate the Peirce-Klingle Mansion for future programmatic flexibility

In the short term, apply the preservation treatment standards identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the following features:

- Peirce-Klingle Mansion
- Contributing stone areaways
- Contributing red sandstone
- Contributing stone ledge and south facade wall opening

In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report.

In the long term, if Rock Creek Park headquarters intends to move from the Peirce-Klingle Mansion, coordinate rehabilitation efforts to provide programmatic opportunities consistent with the historic landscape and its association with horticulture.

RC.13: Rehabilitate the carriage house/stable as a conference room

In the short term, apply the preservation treatment standards identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the building.

Figure 3-60. Conceptual rendering of gathering space and reconstructed greenhouse wall (Quinn Evans, 2024).

In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report. If an HSR cannot be conducted, consider a condition assessment to identify structural integrity and feasibility for future public use.

In the long term, if the building is structurally sound, coordinate rehabilitation efforts with this CLR to adapt the upper component of the carriage house/stable into a conference room for educational programming, including but not limited to, topics related to the cultural landscape. The lower component is recommended to be preserved in a condition that evokes the qualities of a stable.

RC.14: Rehabilitate the outbuildings for horticultural programming

In the short term, apply the preservation treatment standards identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the structures. Remove all vegetation from masonry.

- Consult with cultural resources staff or masonry preservation specialists.
- Carefully remove vines from vertical and horizontal masonry surfaces without disturbing stones or mortar.
- Flush cut rather than pull roots or vines.

In the short term, document, assess, and provide treatment recommendations as part of a Historic Structure Report.

In the long term, coordinate rehabilitation efforts to adapt the east utility building and west potting shed for horticultural programming.

RC.15: Rehabilitate contributing dry-laid stone terrace walls

Reset and stabilize stone and replace deteriorated materials according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* rehabilitation treatment standards.

RC.16: Rehabilitate stone steps

Reset and stabilize stone and replace deteriorated materials according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* rehabilitation treatment standards.

RC.17: Maintain service court retaining wall

Maintain the non-contributing service court retaining wall in good condition. If repairs or alterations are required, utilize materials compatible with the historic character of the landscape. Refer to Buildings and Structures Guidelines.

RC.18: Reconstruct the north greenhouse wall

Repair the remaining segments of the north greenhouse wall and reconstruct missing areas to return the wall to its historic condition utilizing the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* reconstruction standards. See Figures 3-60 and 3-61.

- Coordinate with Task SW.13 before commencing any treatment work.
- Conduct a survey and geotechnical assessment to identify surface-level and sub-grade conditions that inform planning and design.
- Coordinate with Task RC.14 to incorporate a structural assessment of the outbuildings. Identify recommendations for alterations that accommodate the reconstructed wall and possible maladaptation scenarios.

Figure 3-61. Historic photograph (1934–35) of mortared stone wall associated with the former greenhouse (HABS DC-168, 3, Albert S. Burns).

Figure 3-62. Example of an open-air structure with compatible architectural character (monticello.org).

RC.19: Consider adding structures to interpret the historic greenhouse location

Add an open-air structure matching the three-dimensional scale and footprint of the historic greenhouse for future outdoor programs and gatherings. See Figures 3-60 and 3-62. Use brick seat walls to retain grade, provide additional seating opportunities, and define the historic greenhouse perimeter. Ensure the scale, dimensions, masonry pattern, and coping are compatible with the historic landscape, but do not mimic or match the detailing of the former greenhouse.

Figure 3-63. Historic photograph of Peirce-Klingle Mansion and former wood shed lean-to structure (CHS 01007, DC History Center, 1906).

Figure 3-64. Example of a structure to conceal waste receptacles with compatible architectural character (This Old House).

RC.20: Add a structure to conceal waste and recycling receptacles

Add a freestanding lean-to structure on the west side of the Peirce-Klingle Mansion to conceal waste and recycling receptacles. Construct at a height no greater than the northern stone areaway to avoid visual intrusion. Use materials, finishes, and construction details compatible with the historic mansion and landscape. See Figures 3-63 and 3-64.

Figure 3-65. Consider relocating overhead utilities that obscure views (Quinn Evans, 2024).

Figure 3-66. Consider removing the screening fence and relocating HVAC equipment (Quinn Evans, 2024).

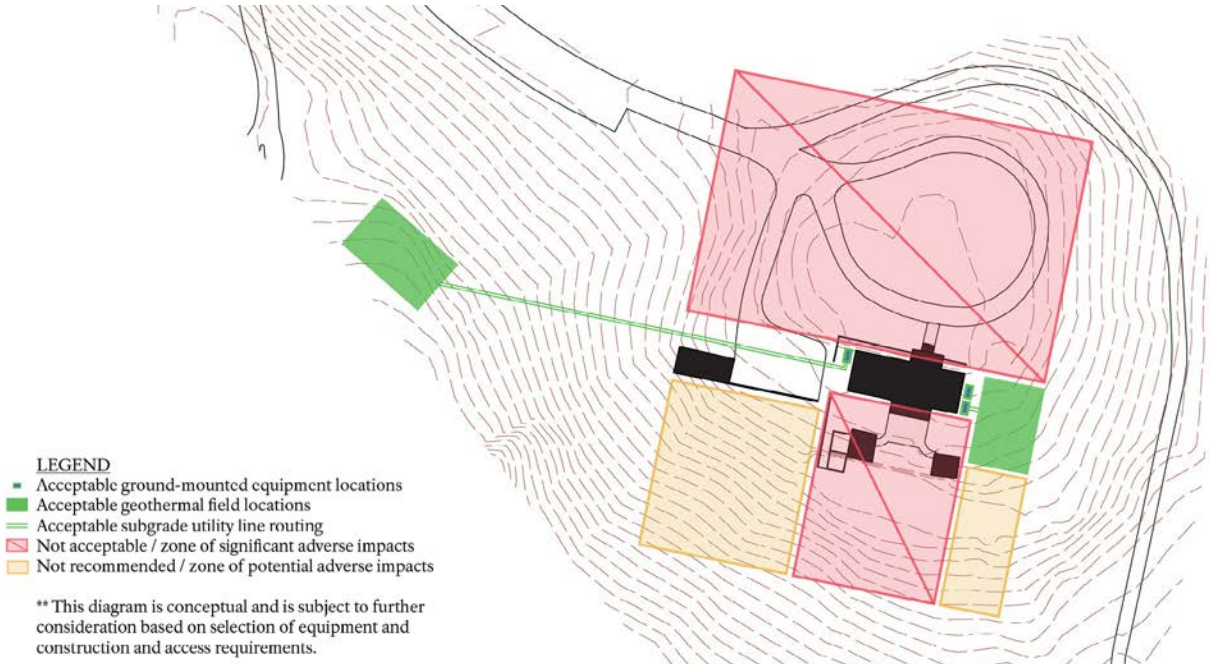


Figure 3-67. This diagram conceptually indicates acceptable areas for ground-mounted HVAC equipment and geothermal fields.

SMALL-SCALE FEATURES

RC.21: Remove non-compatible small-scale features

Remove the non-contributing, incompatible wooden handrails, mushroom cap lights (2), wooden bollards (1), and plastic bumper stops. Replace wooden bollard with compatible alternative if it protects against vehicle encroachment into lawn areas.

RC.22: Add compatible handrails along stone steps

Construct handrails along publicly accessible stone steps compliant with ABAAS requirements. Use materials, finishes, and design and construction details compatible with the historic mansion and cultural landscape. See Figure 3-36.

RC.23: Add compatible wheel stops

Add precast concrete wheel stops at the service court parking lot to be consistent with those at the visitor parking area.

RC.24: Maintain stone water trough

Maintain the stone water trough in good condition. Refer to Small-Scale Features Guidelines.

RC.25: Relocate overhead utilities impacting views

Consider undergrounding existing overhead utilities to remove visual intrusions in the landscape. Consult with an archeologist at least 120 days before any proposed ground disturbance. See Figure 3-65.

RC.26: Relocate ground-mounted utilities impacting views

Consider relocating existing HVAC equipment and removing the screening fence at the east utility building. See Figures 3-66 and 3-67. Re-establish turf within the affected area.

HISTORIC ARRIVAL AREA (HA) TREATMENT RECOMMENDATIONS

Treatment recommendations for the historic arrival area address circulation, vegetation, and buildings and structures. These focus on rehabilitation of extant and missing features to reflect the historic condition of the cultural landscape. Treatment tasks are identified as HA.1 through HA.4 and are illustrated on Drawing RT-3.4.

CIRCULATION

HA.1: Preserve contributing trail on nineteenth-century road trace

Maintain the contributing trail on the nineteenth-century road trace extending from the abandoned carriage entry drive to Rock Creek. Refer to Circulation Guidelines.

VEGETATION

HA.2: Rehabilitate the carriage entry drive allée

Plant new deciduous canopy trees to re-establish the entrance drive allée based on the following design criteria:

- *Species*: sugar maple (*Acer saccharum*)
- *Size at install*: 4"-caliper
- *Spacing*: 35 feet on-center, 8 feet from edge of carriage entry drive
- *Clearance width*: 20 feet clear space on each side of carriage entry drive
- *Arrangement*: opposite pattern (each side of carriage entry drive)

Conduct a phased approach to re-establish the historic allée to preserve heritage trees and mitigate unnecessary tree removal. Interim conditions may result in a mixed allée that is not visually discernible until the final design criteria are realized. The following phases include:

1. Perform a tree health assessment in the area of proposed allée. Remove trees assessed as dying or dead within 20 feet from the east and west edges of the carriage entry drive.
2. Install new allée trees where openings in the existing tree canopy exist and the spacing and clearance design criteria are met.
3. Conduct monitoring of the allée area on a cyclic schedule and remove existing trees when they deteriorate, die, or are at risk of falling.
4. Repeat steps 2 and 3 until the recommended allée design conditions are achieved.

HA.3: Rehabilitate meadow from successional vegetation

In the short term, rehabilitate a meadow of warm season grasses in successional vegetation area that is free from trees (northern most section).

In the long term, rehabilitate a meadow of warm season grasses in the entire area of successional vegetation along the abandoned carriage entry drive where historic open character existed. Refer to Vegetation Guidelines.

BUILDINGS AND STRUCTURES

HA.4: Rehabilitate contributing dry-laid stone retaining walls

In the short term, assess condition and stabilize dry-laid stone retaining walls according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* preservation treatment standards.

- Consult with cultural resources staff or masonry preservation specialists.
- Remove surrounding vegetation that may impact the walls' structural integrity.
- Carefully remove vegetation from vertical and horizontal masonry surfaces without disturbing stones or mortar.
- Flush cut rather than pull roots or vines.

In the long term, reset stone and replace deteriorated materials according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* rehabilitation treatment standards.

- Due to the nature of the wall's location adjacent to public circulation routes and too distant for park staff to monitor on a daily basis, consider treating stone masonry against graffiti. Use best practices for application type, procedures, and recurrence only after the park has conducted an assessment of anti-graffiti resources and developed operating procedures. Refer to Drawing RT-3.4.

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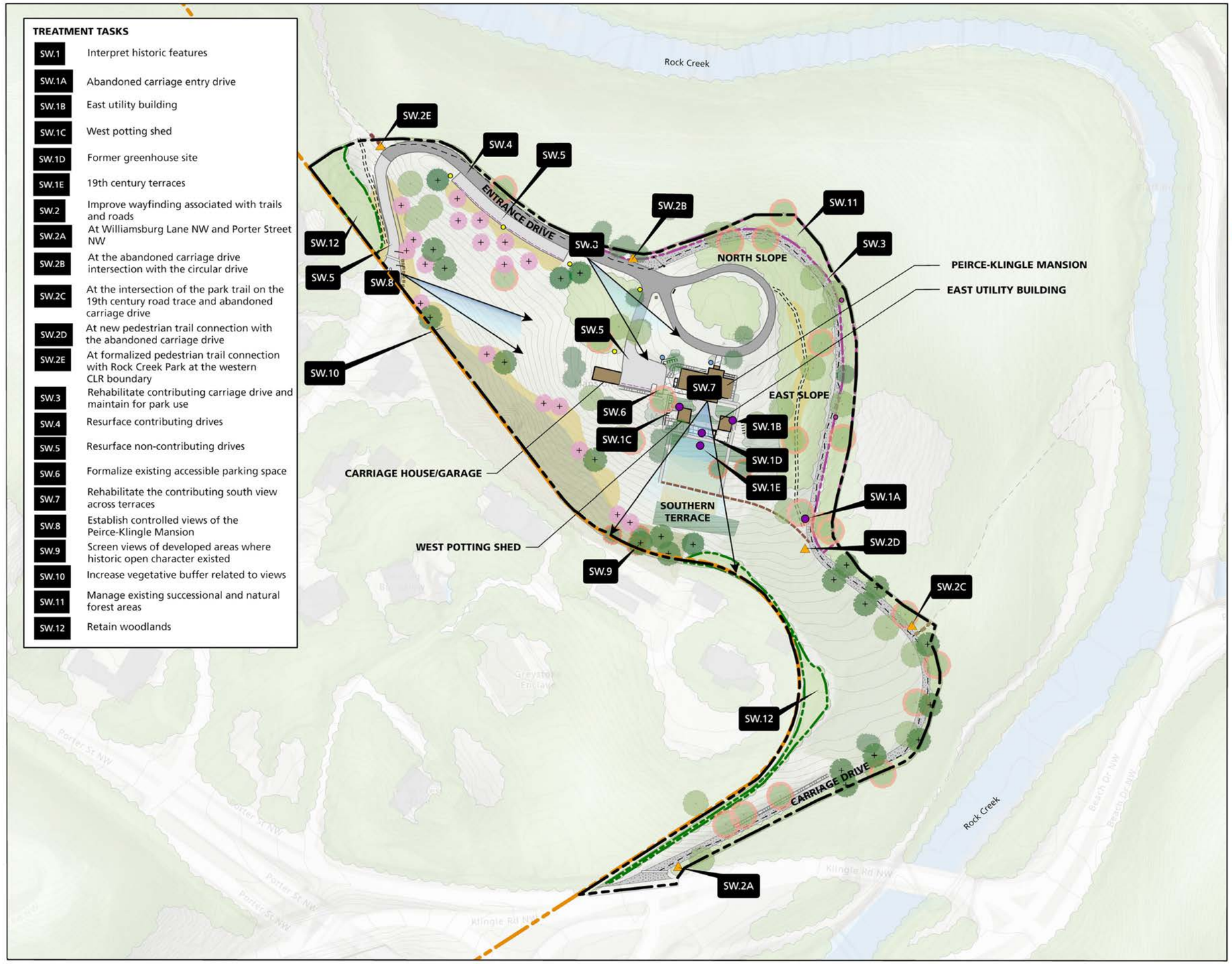

Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Sitewide Study Area
Treatment Recommendations

National Park Service
National Capital Region
Rock Creek Park

Sources

1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By

Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend

- CLR Boundary
- Park Boundary
- Building
- Resurface Contributing Drives
- Resurface Non-Contributing Vehicular Areas
- Rehabilitate Carriage Drive
- Resurface Existing Entrance Walkway
- Retain Woodlands
- Manage Existing Successional and Natural Forest Areas
- New Planting Area
- Rehabilitate Meadow
- Successional and Natural Forest Areas
- Add Structure
- Drainage
- Rock Creek Park Trails
- Fence
- Gate
- Retaining Wall
- Road Trace
- Stone Steps
- Formalize Trail
- Maintain Trail
- Add Trail
- Improve Pedestrian Circulation
- Metal Chain and Posts
- Add Wayfinding
- Interpret Historic Feature
- Deciduous Tree
- Evergreen Tree
- New Deciduous Tree (18)
- New Evergreen Tree (4)
- New Understory Tree (18)
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes

1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 60 120 240 Feet

Drawing RT-3.1

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Linnaean Hill
Washington, DC, 20015

Main Entrance Area
Treatment Recommendations

National Park Service
National Capital Region

TREATMENT TASKS

ME.1	Formalize pedestrian trail on the contributing 19th century road trace
ME.2	Implement vegetative solutions to manage erosion
ME.3	Utilize tree planting to create controlled view of Peirce-Klingle Mansion
ME.4	Manage vegetation to maintain controlled view of the Peirce-Klingle Mansion
ME.5	Screen views of non-contributing vehicle parking
ME.6	Replace wooden bollards with compatible alternative
ME.7	Remove and replace wheel stops

ENTRANCE DRIVE
Linear Stone Drainage
Visitor Parking Area
Carriage House/ Garage
Williamsburg Ln NW

Inset Plan: Entrance Drive at Existing Gate

N 0 15 30 60 Feet

N 0 20 40 80 Feet

- CLR Boundary
- Park Boundary
- Rehabilitate Building
- Resurface Contributing Drive
- Resurface Non-Contributing Areas
- New Planting Area
- Retain Woodlands
- Manage Vegetation
- Rock Creek Park Trails
- Retaining Wall
- Road Trace
- Stone Steps
- Gate
- Formalize Trail
- Drainage
- Remove Wooden Bollard (7)
- Existing Hagerstown Light Standards
- Existing Sign
- Existing Deciduous Tree
- Existing Evergreen Tree
- New Deciduous Tree (5)
- New Evergreen Tree (3)
- New Understory Tree (16)
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Sources
1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By
Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Notes
1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

Drawing RT-3.2

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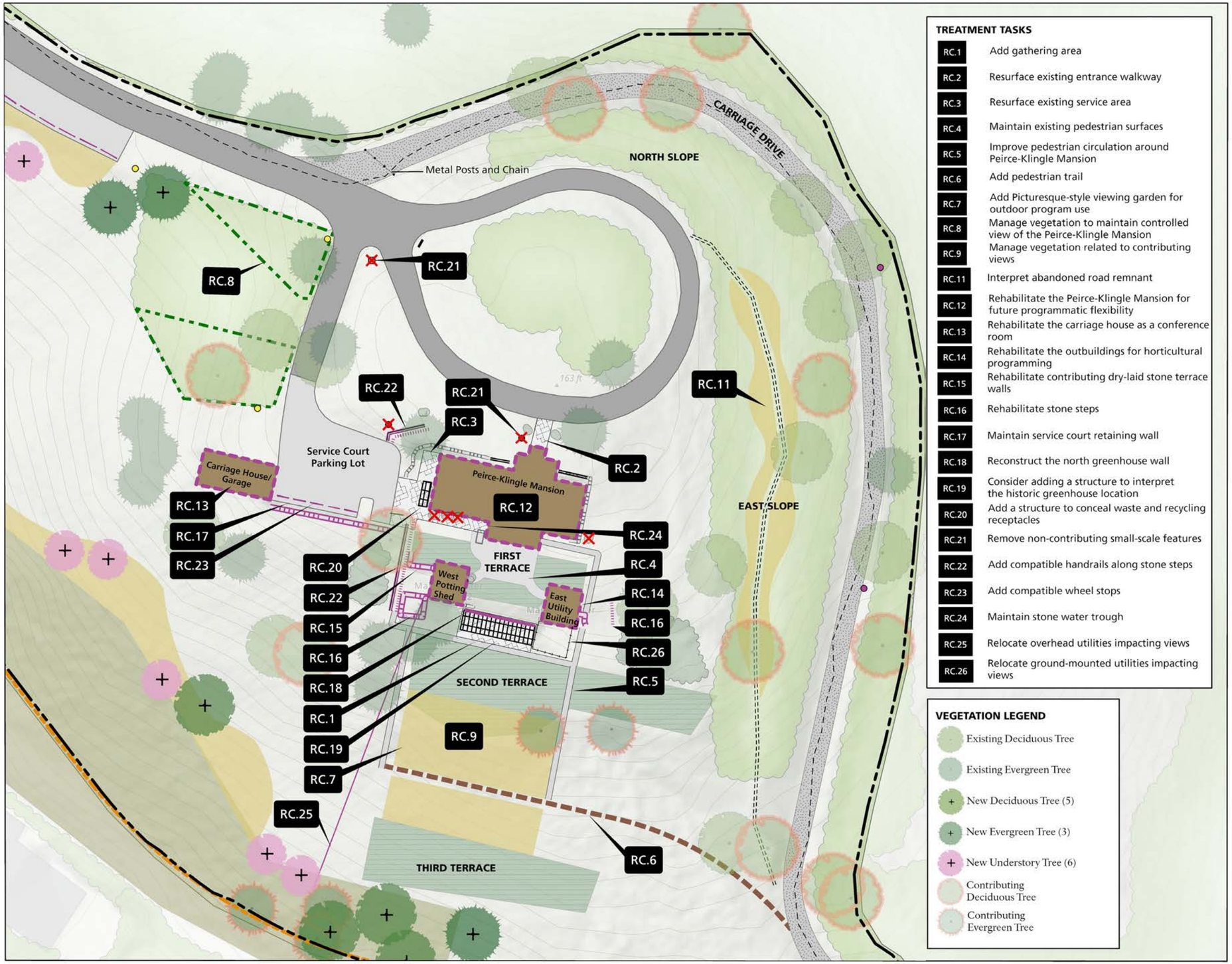

TREATMENT TASKS

RC.1	Add gathering area
RC.2	Resurface existing entrance walkway
RC.3	Resurface existing service area
RC.4	Maintain existing pedestrian surfaces
RC.5	Improve pedestrian circulation around Peirce-Klingle Mansion
RC.6	Add pedestrian trail
RC.7	Add Picturesque-style viewing garden for outdoor program use
RC.8	Manage vegetation to maintain controlled view of the Peirce-Klingle Mansion
RC.9	Manage vegetation related to contributing views
RC.11	Interpret abandoned road remnant
RC.12	Rehabilitate the Peirce-Klingle Mansion for future programmatic flexibility
RC.13	Rehabilitate the carriage house as a conference room
RC.14	Rehabilitate the outbuildings for horticultural programming
RC.15	Rehabilitate contributing dry-laid stone terrace walls
RC.16	Rehabilitate stone steps
RC.17	Maintain service court retaining wall
RC.18	Reconstruct the north greenhouse wall
RC.19	Consider adding a structure to interpret the historic greenhouse location
RC.20	Add a structure to conceal waste and recycling receptacles
RC.21	Remove non-contributing small-scale features
RC.22	Add compatible handrails along stone steps
RC.23	Add compatible wheel stops
RC.24	Maintain stone water trough
RC.25	Relocate overhead utilities impacting views
RC.26	Relocate ground-mounted utilities impacting views

VEGETATION LEGEND

- Existing Deciduous Tree
- Existing Evergreen Tree
- New Deciduous Tree (5)
- New Evergreen Tree (3)
- New Understory Tree (6)
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Residential Core Area
Treatment Recommendations

National Park Service
National Capital Region
Rock Creek Park

Sources

1. World imagery from ESRI, 2023.
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By

Quinn Evans, ArcGIS Pro 3.1.3, August 2024

Legend

- CLR Boundary
- Park Boundary
- Rehabilitate Building
- Resurface Walkway
- New Planting Area
- Manage Vegetation
- Successional and Natural Forest Areas
- Add Structure
- 19th Century Terraces
- Improve Pedestrian Circulation
- Add Trail
- Rock Creek Park Trails
- Road Trace
- Existing Stone Steps
- Fence
- Maintain existing walls in good condition
- Rehabilitate Stone Steps
- Rehabilitate Contributing Retaining Walls
- Reconstruct North Greenhouse Wall
- Remove and Replace Handrails
- Existing Hagerstown Light Standards
- Existing Remnant Light Standards
- Existing Wayside
- Remove Mushroom Cap Light
- Remove Wood Bollard
- RC. 10 Remove Non-contributing Foundation Planting

Notes

1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 20 40 80 Feet

Drawing RT-3.3

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Cultural Landscape Report

Linnaean Hill
Washington, DC, 20008

Historic Arrival Area
Treatment Recommendations

National Park Service
National Capital Region
Rock Creek Park

Sources
1. World imagery from ESRI, 2023
2. ROCR Linnaean Hill CLI
3. Orthoimagery, Natural Color (from the Office of the Chief Technology Officer / DC GIS)
4. Quinn Evans, Field Investigation, December 2023

Drawn By
Quinn Evans, ArcGIS Pro 3.1.3, January 2025

Legend
- CLR Boundary
- Park Boundary
- Rehabilitate Meadow
- Rehabilitate Carriage Drive
- Rock Creek Park Trails
- Rehabilitate Contributing Retaining Walls
- Maintain Trail
- Gate
- Existing Deciduous Tree
- Existing Evergreen Tree
- New Deciduous Tree (10)
- Contributing Deciduous Tree
- Contributing Evergreen Tree

Notes
1. Projection: NAD 1983 UTM Zone 18N
2. Contour Interval =2 ft

N 0 20 40 80 Feet

Drawing RT-3.4

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Section cover photo: View of the carriage house/stable from the circular drive, looking south (Quinn Evans, 2024).

Terminology

Appendix A

APPENDIX A: TERMINOLOGY

Specific terminology used in this document is provided below for reference.

CHARACTER-DEFINING FEATURE

A prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details, and materials may be such features.

CONTRIBUTING AND NON-CONTRIBUTING FEATURES

Contributing feature

Significant individual elements or physical characteristics remaining from the period of significance.

Non-contributing feature

Individual features or physical characteristics constructed or emerging after the period of significance.

Non-contributing, compatible feature

Non-contributing features are considered compatible when they fit within the physical context of the historic period and do not impact the historic integrity of the property.

Non-contributing, incompatible feature

Incompatible features are those that are not harmonious with the quality of the cultural landscape and, by virtue of their existence, can lessen the historic character.

CULTURAL LANDSCAPE

A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. The National Park Service identifies four types of cultural landscapes:

Historic site

A landscape significant for its association with a historic event, activity, or person.

Historic designed landscape

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes.

Historic vernacular landscape

A landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes.

Ethnographic landscape

An area containing natural and cultural resources that associated people define as heritage resources, including plant and animal communities, geographic features, and structures.

CULTURAL LANDSCAPE REPORT

A cultural landscape report (CLR) documents the history and existing conditions of a cultural landscape, evaluates its significance according to the Secretary of the Interior's Standards, and provides design and management recommendations for the property.

FEATURE

The smallest element(s) of a cultural landscape that contributes to its significance and that can be the subject of a treatment intervention.

HISTORIC CHARACTER

The sum of all features, visual aspects, materials, and spaces associated with a cultural landscape's history. These qualities are often referred to as character-defining.

HISTORIC SIGNIFICANCE

The recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria.

INTEGRITY

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance. The seven qualities of integrity as defined by the National Register program are location, design, setting, feeling, association, materials, and workmanship.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting

Setting is the physical environment of a historic property.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association

Association is the direct link between an important historic event or person and a historic property.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

LANDSCAPE CHARACTERISTICS

The tangible and intangible characteristics of a landscape that define and characterize the landscape and that, individually and collectively, give a landscape character and aid in understanding its cultural value. The Linnaean Hill

cultural landscape is documented and assessed according to these landscape characteristics:

Natural systems and features

Natural systems and features are those natural aspects that have influenced the development and physical form of the study area including geology, streams, and soils.

Topography

Topography is the three-dimensional configuration of the landscape surface, characterized by slope and orientation.

Spatial organization

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.

Land use

Land use is tied to the ways that people use the landscape and is often related to patterns of spatial organization.

Views

Views present a range of vision, natural or humanmade.

Circulation

Circulation includes features and materials that constitute systems of movement including vehicular routes, such as roads, and pedestrian routes, such as paths and trails.

Vegetation

Vegetation is indigenous or introduced trees, shrubs, vines, ground covers, herbaceous plants, fields, and lawns.

Buildings and structures

Buildings and structures are three-dimensional humanmade constructs. Buildings include houses, sheds, and barns, whereas structures are open-air pavilions and shelters, bridges, and memorials.

Small-scale features

Small-scale features are human-scaled elements that provide specific functions at the site. These include both historic features related to land activities such as agricultural equipment, fences, and decorative landscape elements, as well as contemporary features placed by the NPS including signs and furnishings.

Archeological sites

Archeological sites are locations containing surface and subsurface remnants related to pre-contact and historic land use.

NATIONAL REGISTER OF HISTORIC PLACES

The official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

NATIONAL HISTORIC LANDMARK (NHL)

A district, site, building, structure, or object of national historical significance, designated by the Secretary of the Interior under authority of the Historic Sites Act of 1935 and entered in the National Register of Historic Places. A historic site may be important enough to receive designation as an NHL if it is the location

with the strongest association with a turning point or significant event in American history; is the best location to tell the story of an individual who played a significant role in the history of the United States; is an exceptional representation of a particular building or engineering method, technique, or building type in the country; or provides the potential to yield new and innovative information about the past through archaeology.

PERIOD OF SIGNIFICANCE

The span of time for which a cultural landscape attains historical significance and for which it meets National Register criteria.

PICTURESQUE

The Picturesque style is a visual effect that incorporates natural and designed landscape elements to recreate the experience of a natural landscape within a designed landscape. Picturesque is an aesthetic category developed in the eighteenth century through British landscape design theories to create designed landscapes resembling the seventeenth-century landscape painting styles of French artists Claude Lorraine or Gaspard Poussin. In the nineteenth century, Picturesque style came to America beginning in the Hudson River area before spreading across the country by popular horticultural and agricultural publications and illustrated nursery catalogues.

PICTURESQUE LANDSCAPE

The intentional use of vegetation and natural and designed features to create composed visual scenes of nature, including to increase sensibility for natural settings.

US SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

TREATMENT TERMINOLOGY

The following terminology is used in this report to describe recommended treatment actions for the cultural landscape. Definition of these terms is intended to establish a clear understanding of the treatment recommendations.

Add

Add refers to the installation of new features required for new compatible use. Addition should be planned, designed, and installed to be clearly differentiated from contributing features, so that these features are not racially changed, obscured, damaged, or destroyed.

Avoid

Avoid is to prevent the occurrence of an unnecessary "human cause" impact to the cultural landscape within reasonable circumstances.

Conduct

Conduct is to organize and carry out.

Consider

Consider is to evaluate if a treatment action should be undertaken.

Coordinate

Coordinate is to bring into a common action and make equal in relative significance so that multiple actions work well together.

In-kind

In-kind refers to the method of replacing features if necessary. In-kind means to replace something in the same way, with the same materials, form, and detailing.

Maintain

Maintain refers to measures that sustain the form, integrity, and materials of features, either on a regular basis or as a non-recurring event.

Manage

Manage refers to skillfully exercising control and altering a condition to achieve a desired state over time, often with regards to vegetation or environmental conditions.

Modify

Modify refers to a minor or partial change to a feature or landscape to allow for a new use while maintaining, its historical, cultural, or architectural character and/or contributing features.

Monitor

Monitor refers to a systematic observation, record, and review of the progress or quality of a feature over a period of time.

Plant

Plant refers to the placement or establishment of woody or herbaceous vegetation or seeds in the ground so that it can grow.

Prepare

Prepare refers to the steps needed to make a feature or process ready for use or consideration.

Preserve

As defined under Preservation below the heading of *US Secretary of the Interior's Standards for the Treatment of Historic Properties* earlier in this appendix.

Protect

Protect refers to actions to safeguard a historic feature by defending or guarding it against further deterioration or loss. Such action is generally of temporary nature and anticipates future preservation treatment.

Provide

Provide is to make available the facilities and services necessary to support visitor experience within the cultural landscape.

Re-establish

Re-establish refers to the actions taken to establish the historic condition, character, or contributing feature of the cultural landscape again or anew.

Rehabilitate

As defined under Rehabilitation below the heading of *US Secretary of the Interior's Standards for the Treatment of Historic Properties* earlier in this appendix.

Repair

Repair refers to those measures that are necessary to correct deteriorated, damaged, or faulty materials of features. These measures are more extensive than regular maintenance and undertake work necessary to bring a feature or area to good condition.

Remove

Remove refers to the act of eliminating a feature from its location through extraction or demolition. Such action is generally applied when non-contributing features impede the establishment of other preservation treatments.

Retain

Retain refers to allowing a feature (contributing or non-contributing) to stay in place, without intervention or active management.

Stabilize

Stabilize refers to those measures that require more work than standard maintenance practices, and are necessary to prevent further deterioration, failure, or loss of contributing features.

UTILITARIAN HORTICULTURAL LANDSCAPE

The managed state of land-uses and vegetation to serve functional, everyday practices of life or work with minimal regard for aesthetic quality.

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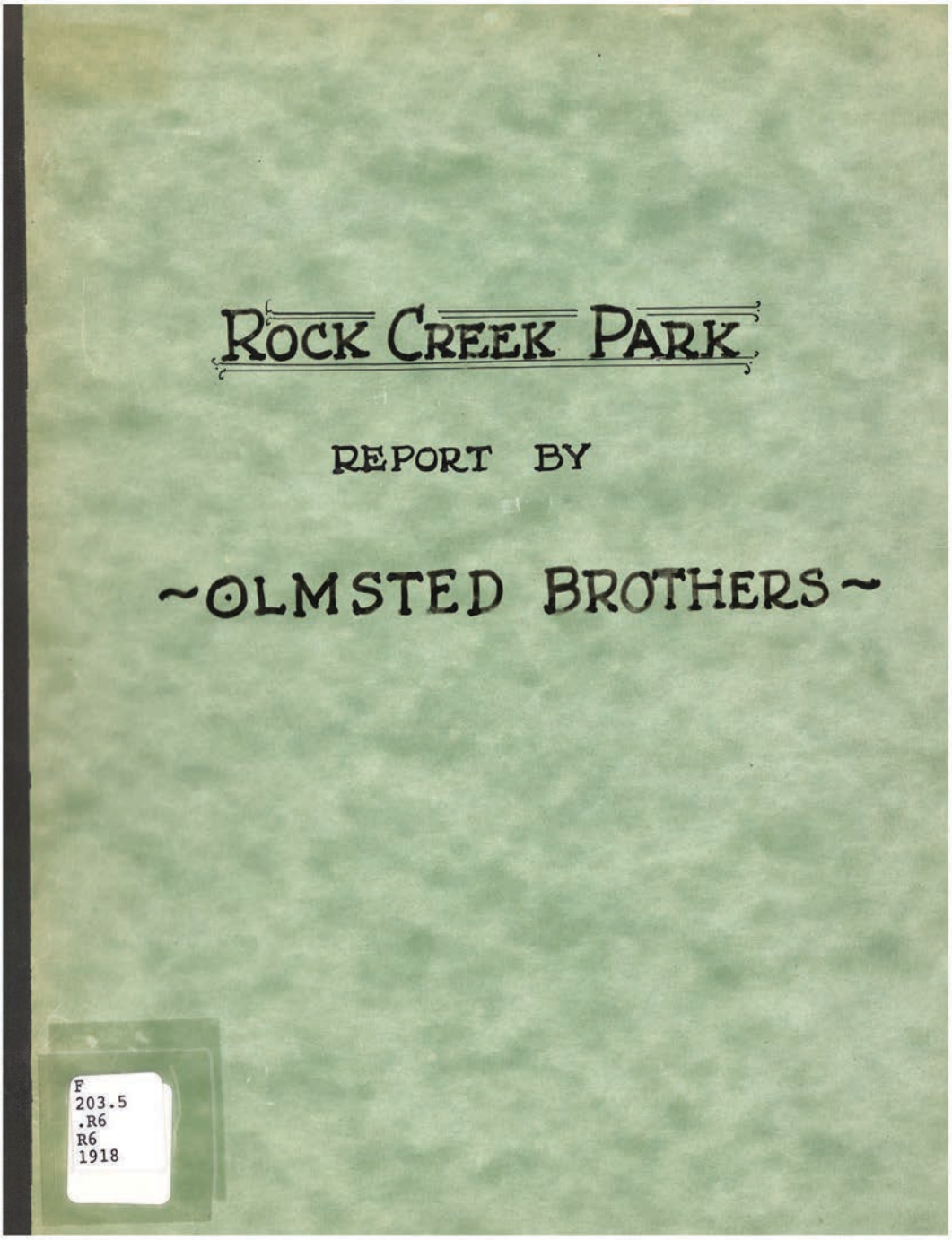

ROCK CREEK PARK
A REPORT BY OLMSTED BROTHERS

APPENDIX B

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APPENDIX B: ROCK CREEK PARK A REPORT BY OLMSTED BROTHERS

This appendix is excerpted from the unpublished Rock Creek Park report by the Olmsted Brothers firm in 1918. The document provides descriptions of land use and landscape character types associated with Rock Creek Park. It serves as an assessment of the vegetation conditions post-dating the period of significance, although similar characteristics would have been observed during the period of significance. The Olmsted Brothers also provide conservation and management strategies for preservation of the Park's distinct character areas. Three separate diagrams document the landscape divisions the Olmsted Brothers observed during their site evaluation.

ROCK CREEK PARK

a report by

OLMSTED BROTHERS

December 1918

FOREWORD

The dominant consideration, never to be subordinated to any other purpose in dealing with Rock Creek Park, is the permanent preservation of its wonderful natural beauty, and the making of that beauty accessible to the people without spoiling the scenery in the process.

Its preservation differs radically from the protection of any unchanging thing of beauty in a museum in that it involves an unending watchful struggle to neutralize destruction forces inevitable acting on the scenery; to reinforce and supplement its natural powers of resistance and recuperation: and patiently, skillfully, and humble to restore the actual deterioration. The scenery of the park cannot remain absolutely static; it is always changing for better or for worse: in many respects it has for years been deteriorating. The great problem of its management is to convert progressive deterioration into progressive restoration.

(a)

To clarify understanding of these basic principles, and to point out as far as possible appreciation ways and means of applying them is the prime endeavor of this report.

The contents of the report may be briefly outlined as follows:

Section 1. THE JUSTIFYING VALUE OF THE PARK.

a. Analysis of Qualities of Landscape upon which the True Value of the Park depends — page 2

b. Progressive Deterioration versus Progressive Restoration — page 6

Section 2. PRIMARY LANDSCAPE AND ADMINISTRATIVE DIVISIONS.

Descriptive and Fundamental Purposes of Each.

Division A - Valley Section — page 11
Division B - Plateau Recreation Ground — page 12
Division C - Woodland for Intensive Use — page 12
Division D - Open Hillside Section — page 14
Division E - Wilder Woodland — page 15
Division F - Meadow Park — page 17

Section 3. DISTINCT TYPES OF LANDSCAPE TO BE CONSERVED OR RESTORED.

a. Definition of their Essential Qualities — page 20

Type I - Natural Forest — page 20
Type II - Open Woodland — page 22
Type III - Bushy Hilltop Growth — page 23
Type IV - Open Grass Lands — page 24

b. Suggestions regarding their Establishment and Maintenance — page 25

Type I - Natural Forest — page 26
Type II - Open Woodland — page 29

Type III - Bushy Hilltop Growth page 31
Type IV - Open Grass Lands page 31

Section 4. CONSTRUCTION IN THE PARK.

a. Notes on the Purposes and Essential Qualities of Buildings, Bridges, Fences, Roads, Paths, etc. page 32

b. A Tentative Road Scheme page 35

Section 5. RECTIFICATION OF PARK BOUNDARIES.

A statement of Purpose and a Description of Specific Recommendations page 37

Section 6. THOROUGHFARE CROSSINGS.

A discussion of Requirements with Recommendations as to Number and Location page 48

Section 7. PLANS FOR SPECIAL PROJECTS.

a. Road from Rittenhouse Street to Beach Drive page 48

b. Playfield on Brightwood Reservoir Plateau page 48

Section 8. NOTES AND RECOMMENDATIONS

Regarding.

a. Priority of Projects page 47
b. Direction and Execution of the Work page 40
c. Cost of Maintenance page 50
d. Appropriations page 51

****

The report is accompanied by the following drawings:-

Plan No. 27. A general diagrammatic plan (scale 400's = 1") showing (1) primary landscape units, (2) traffic thoroughfares, and (3) a suggested system of park drives.

Note. Two prints of this plan are submitted:
1. A plain colored print without topography.
2. A colored print cabinet with topography.

(c)

Plan No. 29. A diagram (scale 1000′ = 1") showing primary divisions of Landscape and Administration.

Plan No. 30. A diagram (scale 1000′ = 1") showing proposed adjustments of boundaries.

Plan No. 31. A copy of the street map of the District of Columbia showing the relation of the proposed traffic lines across the park to the present and proposed street system of the District.

Plan No 35. A detailed grading plan (scale 40′s 1") for a park drive extending from Daniel Road at Rittenhouse Street to Beach Drive.

Plan No. 48. A profile to accompany grading plan No. 55.

Plan No. 36. A preliminary plan (scale 80′ = 1") for the development of the area near the Brightwood Reservoir as a special recreation ground.

the original intention of Congress in this instance is to be observed, the introduction of such a foreign element as a botanic garden is too dangerous to be ventured. Therefore, the use of Rock Creek Park for this purpose cannot be recommended".

3. DISTINCTIVE LANDSCAPE TYPES.

Definition of Essential Qualities.

After determining, at least tentatively, the primary landscape and administrative divisions as above described, we next studied the landscape units more or less in detail in order to fix, insofar as possible, wherein they should be maintained without essential change and wherein and to what degree their present condition should be modified. To a very large extent it has seemed unquestionable best to preserve and foster the existing growth or condition, but in many minor instances, and in some more important ones, we have proposed radical changes where the accidents of the past have produced conditions of lesser interest and beauty, and where there is opportunity to restore or create more appropriate and more beautiful types of landscape. These landscape units have been reduced to four fundamental types; and these findings have been embodies in a diagrammatic plan (No. 27) herewith submitted. The type may be briefly explained as follows:

Type I is natural forest, and has been indicated by

the number "I" on the plan. In most of the areas time marked natural forest conditions now exist; but in a few, almost always near the park borders where dense high screening plantations are desirable, they are proposed. Most of these forest areas are now and always should be a mixed deciduous wood composed chiefly of an extensive and interesting variety of oaks with undergrowth of young trees and dogwood, laurel, and redbud. Some hickory, tulip, maple, and beech are found with the oak, also a few pines and other evergreens, and occasionally small groves or groups of beech occurring in almost pure stands. These last are hardly frequent or extensive enough to be indicated here as distinct types or subtypes. Tulip, however, often occurs in considerable stands in the bottom lands near Rock Creek and in the branch valleys. These areas have been marked "I-T", which indicates that tulip either predominates there now or should be encouraged by the gradual thinning out of other trees. "I-E" indicates evergreen forest growth; and for the most part these areas are now covered wholly or in large measure by scrub pine. In some instances the "E" areas have been extended into adjacent areas of poor hard-woods or into border areas now open, the purpose being to get ultimately a somewhat larger proportion of evergreen woodland as a contrast to the hard-wood forest and for its foliage effect in winter. The present scrub

pine should gradually be replaced by hemlocks and by better varieties of pine. A third subtype, "I-R", comprises the close-wood growth on the bottom land along the creek; it is composed mainly of river birch with now and then a slight admixture of tulip and sycamore and occasional tupelo, and with sometimes an understory of hornbeam.

Type II is a distinctly open type of woodland, or rather tree growth. In ares marked "II" it is intended that the trees should be in groves or groups or sometimes single specimens; they would, in the aggregate, shade perhaps from one-half to three-quarters of the ground, permitting light and air enough almost always to maintain grass as a ground cover. A somewhat special case, however, is found in the "II" areas along the creek; for here the sense of openness would often be secured by trimming off the lower branches of a bordering fringe of trees rather than by cutting the trees themselves. Trees growing practically in the open and without crowding will not be so tall as the forest trees; they will be low-branched and broad-spreading, furnishing an interesting contrast to the same trees growing nearby under forest conditions. The attached letters "E" and "R" signify evergreen or river subtypes as explained above.

Very few of the "II" areas exist as such now, but in most cases the present growth is such as can easily be

developed into the desired type by judicious cutting, and occasionally by supplementary planting. For the most part this type is indicated (a) on the edges of unwooded lands where it forms a sort of transition between the open fields on one side and the dense forest growth on the other; (b) on knolls or on flats near the creek where picnic groves will be appreciated; and (c) perhaps most important of all, on the edges of Rock Creek where more frequent glimpses of the water and occasional views or down the creek from the nearby drive can be readily secured by thinning the present dense growth on the banks here and there into groves, groups, and specimens, or in some cases by leaving the trees close together and thinning out only their lower branches.

Type III is a growth composed primarily of cedar, but interspersed with sassafras, locust, and occasional pine, also with sumac and generally low bush ground-cover. This type is well started on the ridge and slopes east and south from Fort de Russey. It is not a fast-growing type and it is not tolerant of shade and interference from other trees, so that systematic cuttings and weedings to remove inharmonious or injurious growth will be essential to its proper maintenance. This type of growth will contribute an interesting and valued variation in the general landscape of the park.

Type IV is open grass land. There would be occasional trees singly or in groups; to provide shade and for effect in the landscape, but primarily the areas would be open-lands or pastures. The park as a whole is essentially a woodland park, but for that very reason occasional open areas of breadth and extent are needed if merely for contrast, to accentuate the wildness and beauty of the forest. Besides, they have a very real recreative value of their own; for in them one can feel and enjoy a sense of openness and freedom which is quite different from the call of the forest.

In general, except on or near the boundaries, all present open lands should be kept open. It is proposed to extend some open lands near the creek clear to the water, and to enlarge others slightly on account of views. Besides those minor changes we have proposed to clear most of the woods on the plateau southwest from the Brightwood Reservoir as an extension of the present playfield. And in the northern end of the park we have proposed restoring the open meadows in the bottom land north of the creek, from the most northerly drive-crossing to the District line, and slightly extending the present meadow land on the other side of the Drive. These clearings in the northern part of the park will

sacrifice only second-class, rather uninteresting growth, while they will provide a meandering meadow, some fifty scores, in extent bordered by the creek on one side and by dense forests on all sides - an element of extreme beauty and interest in the landscape.

Suggestions Relating to the Creation and Maintenace of of Landscape Types

Without going into elaborate detail regarding means and methods of securing and maintaining the types of landscape outlined above, it seems important, if only for explaining more clearly the effects we have in mind, to offer some more or less general suggestions as to the necessary operations. It is out of the question to depend upon written directions for detailed guidance in landscape forestry work of this sort, for after the general aims and methods have been determined comes the delicate and very important work of fitting these methods to the local detailed conditions as they exist. And this can be done only on the spot. In other words, the success of this sort of work must ultimately depend upon a thorough appreciation and understanding, on the part of those actually directing the work, of the essential character and quality of the effects sought after. Slight variations in the manner of doing the work, variations due even to the differing judgements of skilled men, are liable to make such immense differences in the quality of the results that a one-man control of this work seems a distinctly wise policy. Though much of the most

pressing work should be done within the next few years, every year as long as the park is kept up, must call for a careful, intelligent, appreciative and above all consistent maintenance of the landscape details.

In Type I, the normal forest conditions should be maintained insofar as possible; and that means primarily a policy of hands off. Dead and dying trees, however, should be removed instead of being permitted to accumulate, as at present, to the point of adding a distinct note of unhealthiness and neglect to a landscape which should by all rights be inspiring. Type I areas, not now covered with forest, should be planted. Further improvement cuttings or thinning should be made only with caution, removing here and there an old decrepit or uninteresting tree to give place to a more vigorous, valuable or interesting growth. By way of example we would cite the north slopes in Division "A" lying near the creek just north of Division "D". Here is Kalmia in great profusion; but much of it is already shaded out by the pine and other fast-growing trees that have sprung up amidst it, and some is from time to time being broken down and destroyed by the falling of dead trees. To save these wonderful Kalmia slopes - and they certainly should be saved - careful intelligent cutting is needed, and it is needed soon. Where coppice or sprout growth occurs

(it does not appear to be extensive) it should be gradually removed in favor of seedling trees; for the sprouts as a rule make less interesting and less healthy trees.

Undergrowth should in the main be kept intact, at least where it is not too dense. But careful reduction of the undergrowth is needed here and there, just enough to let the eye penetrate from the walks or roads into the wood. It is hard to say how extensive or how frequent these cuttings of undergrowth should be, but at present the effect of dense impenetrable walls of foliage, especially along the roads, is much too continuous. The driveway now is all too much like a tunnel passing <u>through</u> the forest, and too little like a way <u>within</u> it. Hardly ever should this cutting be extensive enough to open the view from one road or walk to another, but it should be carried far enough and <u>only</u> far enough to invite the eye - and so the interest - away from the path or road as such and into the surrounding woods. Without such subtle assistance the beauty and the value of these wonderful forests will remain only half known and less than half enjoyed. This opening should probably be carried farther in the areas of more intensive use (outlined above) than in the wilder parts; but in all cases it should be done little by little and with extreme caution. After all it is largely one of those matters of

detail which can be effectively determined and directed only by the skilled artist on the ground.

By way of further illustrating the qualities of woodland scenery so essential to a realization of the maximum fundamental value of a park like Rock Creek, we take the liberty of quoting the following paragraph from Mr. Frederick Law Olmsted's report of March 19, 1915, on "Conditions in Detroit - 1915", and relating to the woodland on Belle Isle:

"In parts it has been allowed to grow up to a rather monotonous and weedy-looking dense undergrowth which presents an uninviting barrier nearly uniform in quality whenever the eye seeks to penetrate the depths of the wood; while in other parts the undergrowth has been so completely removed that the eye ranges freely in every direction amongst a succession of bare trunks and through them to the open spaces or to the buildings that lie beyond. In either case there is a loss of that enticing mystery and that feeling of indefinite extension inviting one to wander from glade to opening glade which forms one of the most charming and refreshing qualities of sylvan scenery. Here and there strong suggestions of this quality are to be found, but they are too few and imperfect. Glades of turf with moss and other low ground-cover plants, free from bush and brambles that impede the foot and from foliage at a height that obstructs the vision, ought to lead into the woods like narrow extensions of the adjoining meadows, disappearing out of sight around the bend of denser undergrowth on either side in a manner to invite exploration, branching irregularly into other glades, widening here and there as the disposition of the larger trees may suggest, forming at some points dark shady tunnels that widen out beyond into sunny but secluded openings in the heart of the woods. There is need of skillfully developing intricacy, mystery and harmonious variety in the composition of glades and thickets, of sunlight and shadow, and of light within the shade; and at the same time and by the same means of developing such conditions as will lead great numbers of people to wander in comfort and safety through the pleasant labyrinth."

In the subtypes - "I-T", "I-R", and "I-E"- in addition to the work above outlined, the development of the dominant species of each particular type should be encouraged by cuttings where necessary, and in some cases by plantings. It should be remembered, however, that tulip need not be the only tree in "I-T" areas, but it should largely predominate. Similarly with "I-R" and "I-E". In the evergreen areas a somewhat special condition exists. Where pine is already growing it is usually the local scrub pine (Pignus Virginian) of small growth and abort life. Our advice would be to remove this tree gradually by clearing small areas each year and planting them with white pine (Pignus Strobes). short-leaf pine (Pignus echinate) and with both northern and southern hemlock (Taiga condenses and carolinian). The hemlocks should be used more especially on the north or cooler slopes. Where the evergreen areas are to be extended it will be necessary to cut the existing growth almost entire and to plant up with pines and hemlocks, though the latter could be started under a deciduous wood if the shade is not too heavy.

In Type II areas, where the present growth is comparatively dense woodland, radical cutting will be

needed. Groups and specimens comprising the most vigorous and well-branched young trees, or broad-branched old trees of specially good and interesting character, should be carefully selected - enough to shade in the aggregate, when grown, from one-half to three-quarters of the ground. The other trees and undergrowth should then be removed by successive cuttings, and the selected trees allowed to develop. In order to avoid the danger of too sudden exposure these cuttings should not be made all at once. Growth next to the selected trees should be removed first, then as these trees develop in spread, more cuttings should be made every few years until the ultimate effect is attained.

In the "II-R" areas the basis of selection is somewhat different. Here the end to be secured is, primarily, better and more frequent views of the creek. The quality and picturesqueness of the trees and other creek-side growth are of course very important; but the aspects disclosed of the creek and of the creek valley are no less important, and should probably be the controlling factors in the determination of cuttings. And in many cases, especially where the creek gorge is narrow and abrupt, it will be found that cutting out some branches, or a bush or two, or removing an obstructing tree here and there, will secure the desired result

better than thinning as outlined for other "II" areas. It should always be remembered that much of the present beauty of Rock Creek is due to the bordering and often overhanging foliage, and no cutting should be permitted which would perceptibly sacrifice this beauty. The point is, however, that much of this beauty of the creek is in effect intent - it is never soon. The cuttings suggested should be just enough to bring that beauty to light, and never enough to injure it.

In Type III, the work to be done both in making and maintaining is largely weeding out of foreign or inharmonious growth. Cedar should be the dominant tree, and with it might be some sassafras, some locust, some persimmon, and some pine. Among these trees should be sumac, honeysuckle, barberry, wild roses, and other wild shrubs and ground covers of that general character. In extending or perfecting areas of this type occasional planting, and in some cases cutting, will be necessary. Elsewhere it is merely a matter of weeding out trees that are incompatible with the character desired. Most large growing deciduous trees should be removed, and the scrub pines and other wood trees must be cut before they injure and then destroy the whole character of the type. Already much damage of this sort has been done, and prompt use of the acre is urged.

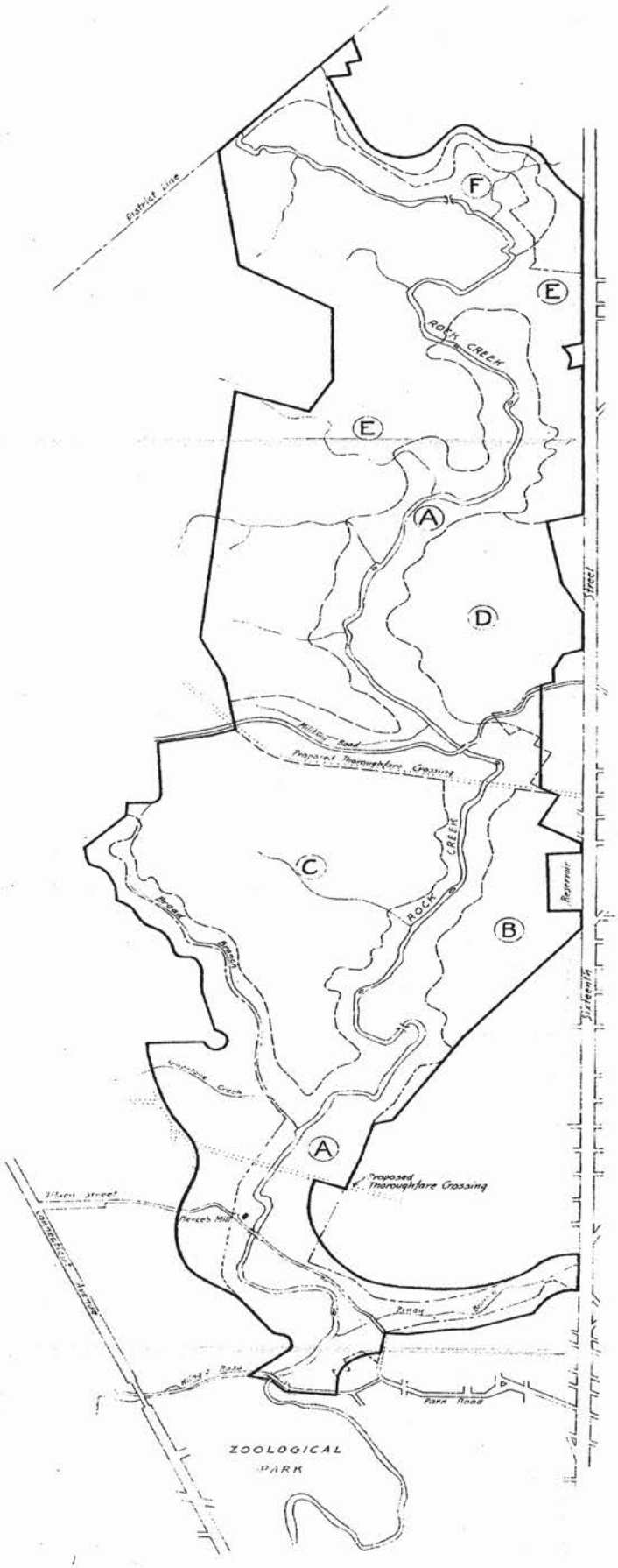
In Type IV, where woods now exist, it is

rarely a matter of cutting the trees and removing the stumps. But even here the cutting should not be a clean sweep; occasional groups and specimen trees of good form or interesting character should be saved, or if necessary planted - the location and arrangement of plantings being determined with care and artistic skill. The general effect, however, must be that of open grass land. Where the areas are already open they must be guarded faithfully against encroachment.

4. CONSTRUCTION IN THE PARK.

Notes regarding Purposes and Essential Qualities of Buildings, Roads, Paths, etc.

It may be out of place here to offer a word or two of caution and suggestion regarding building, bridges, seats, fences, and other park structures, as well as as roads, bridle paths, and footways. A building of inharmonious, and self-assertive design is apt to inflict almost incalculable injury upon the natural beauty of the scenery within which it is placed. This is obviously true if the self-assertive object be of inferior artistic quality in itself; but it is no less true of an object which in itself may have great artistic merit so long as that object distracts attention from the beauty of the landscape. This applies in varying degree to all park structures of whatever kind and size. They should be so designed and located as to fall naturally into place as



ROCK CREEK PARK

WASHINGTON D.C.

DIAGRAM SHOWING PRIMARY DIVISIONS OF LANDSCAPE AND ADMINISTRATION

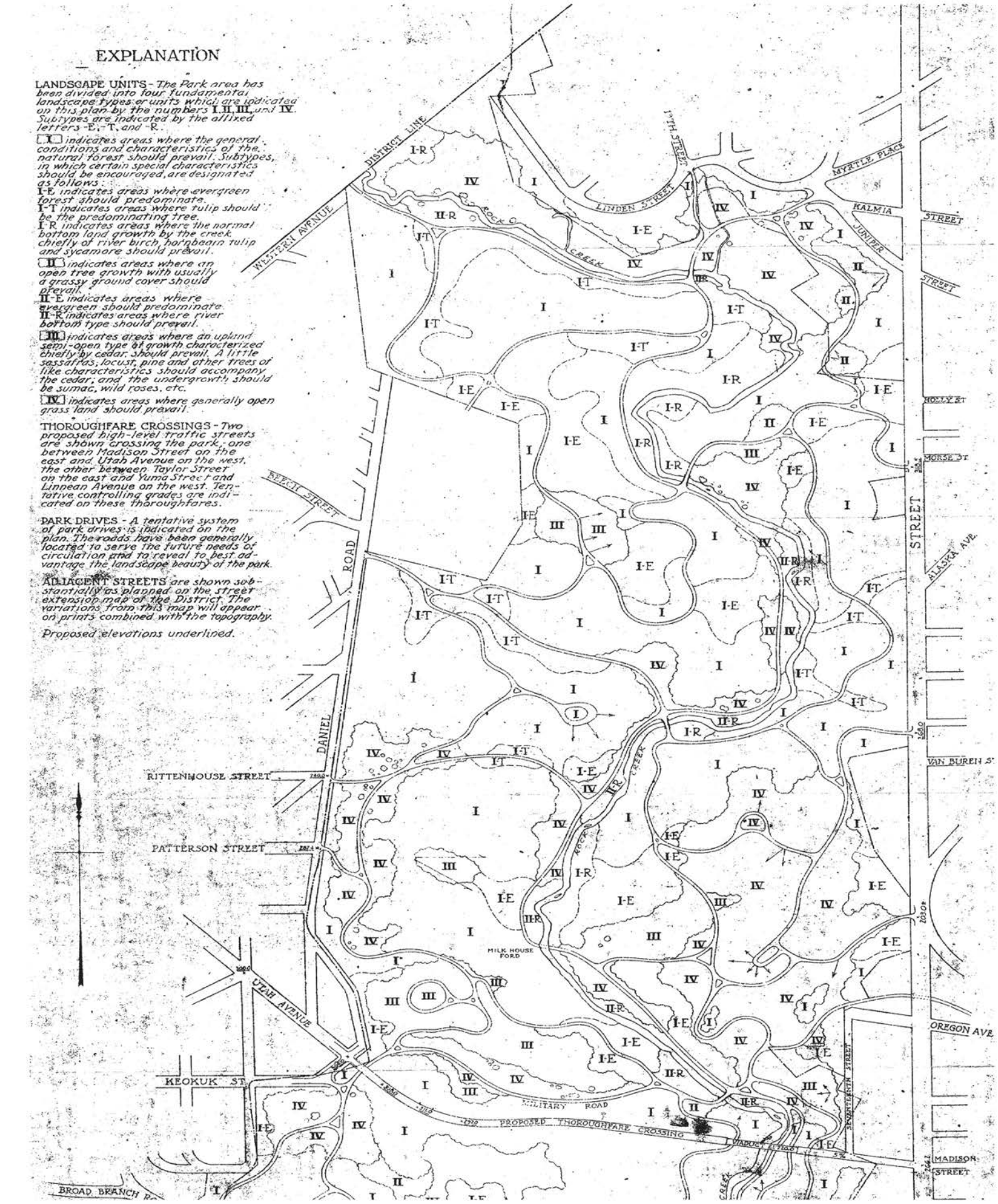
SCALE OF FEET

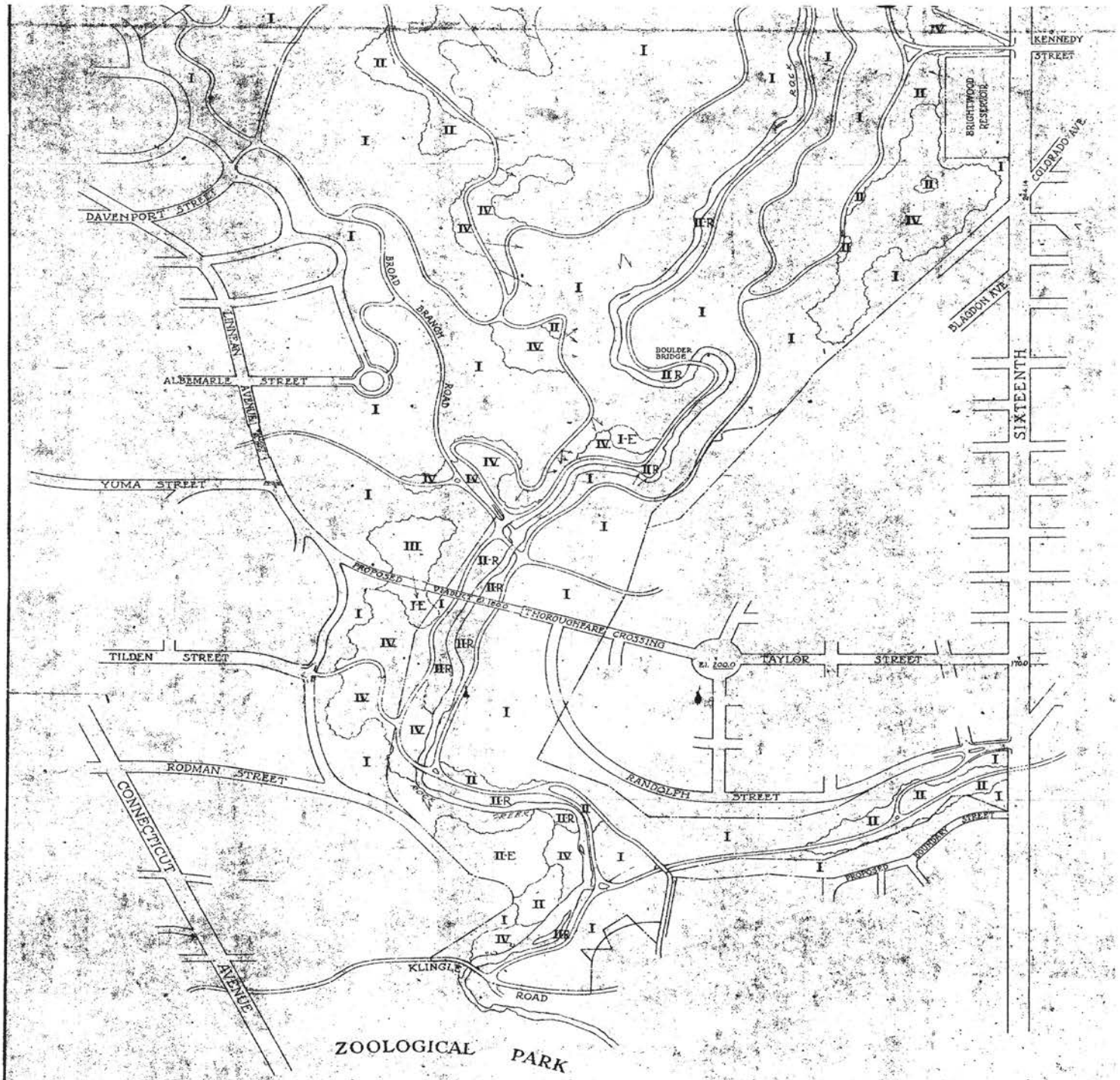
1000 0 1000 2000 3000

REPORT OF OLMSTED BROTHERS
SUBMITTED DECEMBER 1918

PLAN NO.29

NCP 55-5


EXPLANATION
LANDSCAPE UNITS - The Park area has been divided into four fundamental landscape types or units which are indicated on this plan by the numbers I, II, III, and IV. Subtypes are indicated by the affixed letters -E, -T, and -R.
I indicates areas where the general conditions and characteristics of the natural forest should prevail. Subtypes, in which certain special characteristics should be encouraged, are designated as follows:
I-E indicates areas where evergreen forest should predominate.
I-T indicates areas where tulip should be the predominating tree.
I-R indicates areas where the normal bottom land growth by the creek, chiefly of river birch, hornbeam tulip and sycamore should prevail.
II indicates areas where an open tree growth with usually a grassy ground cover should prevail.
II-E indicates areas where evergreen should predominate.
II-R indicates areas where river bottom type should prevail.
III indicates areas where an upland semi-open type of growth characterized chiefly by cedar, should prevail. A little sassafras, locust, pine and other trees of like characteristics should accompany the cedar, and the undergrowth should be sumac, wild roses, etc.
IV indicates areas where generally open grass land should prevail.
THOROUGHFARE CROSSINGS - Two proposed high-level traffic streets are shown crossing the park, one between Madison Street on the east, Utah Avenue on the west, the other between Taylor Street on the east and Yuma Street and Linnean Avenue on the west. Tentative controlling grades are indicated on these thoroughfares.
PARK DRIVES - A tentative system of park drives is indicated on the plan. The roads have been generally located to serve the future needs of circulation and to reveal to best advantage the landscape beauty of the park.
ADJACENT STREETS are shown substantially as planned on the street extension map of the District. The variations from this map will appear on prints combined with the topography.
Proposed elevations underlined.
DISTRICT LINE
WESTERN AVENUE
BEECH STREET
ROAD
DANIEL
RITTENHOUSE STREET
PATTERSON STREET
UTAH AVENUE
KEOKUK ST.
BROAD BRANCH
ROCK CREEK
LINDEN STREET
14TH STREET
MYRTLE PLACE
KALMIA STREET
JUNIPER STREET
HOLLY ST.
MORSE ST.
STREET
ALASKA AVE.
VAN BUREN ST.
OREGON AVE.
MILK HOUSE FORD
MILITARY ROAD
PROPOSED THOROUGHFARE CROSSING
MADISON STREET



ROCK CREEK PARK

WASHINGTON - D.C.

DIAGRAMATIC PLAN FOR LANDSCAPE UNITS

SHOWING ALSO

PROPOSED TRAFFIC THOROUGHFARES ACROSS THE PARK
AND A SYSTEM OF PARK DRIVES

SCALE OF FEET

100 0 400 800 1200 1600 2000 2400 2800

TO ACCOMPANY THE REPORT OF
OLMSTED BROTHERS - LANDSCAPE ARCHITECTS
DECEMBER 1918

PLAN No. 27

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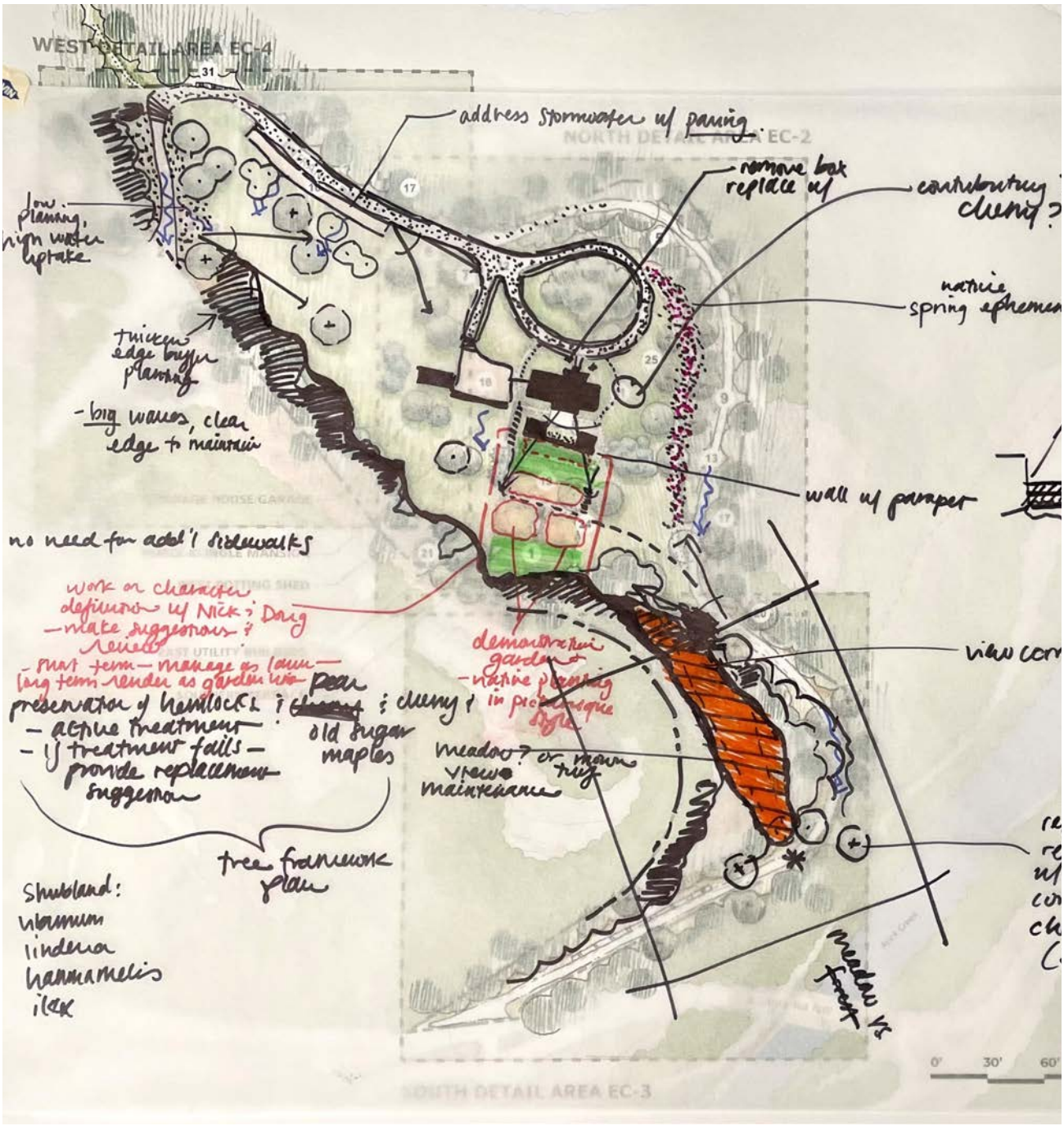

Treatment Concepts Considered and Dismissed

Appendix C

APPENDIX C: LANDSCAPE TREATMENT CONCEPTS CONSIDERED AND DISMISSED

This appendix presents the treatment concepts considered for the Linnaean Hill cultural landscape that were dismissed in favor of a treatment plan combining the most appropriate recommendations identified in each concept. The appendix is intended to serve as a record of the Cultural Landscape Report decision-making process.

Treatment concepts were presented during an in-person workshop on March 28, 2024. Two options were developed for workshop; Rehabilitation with a Focus on Preservation and Enhancing Ecological Resilience (Concept A), and Rehabilitation with a Focus on Re-establishing Historic Features (Concept B). A follow-up meeting on April 18, 2024, confirmed the preferred treatment, which was refined and is presented in Chapter 3: Treatment Recommendations.

TREATMENT WORKSHOP SUMMARY

The group agreed that a combination of recommendations from both concepts would be included in the preferred concept, but that Concept Alternative B would be the starting point for overall treatment design as it more closely represents the historic condition of the landscape.

REHABILITATION WITH A FOCUS ON PRESERVATION AND ENHANCING ECOLOGICAL RESILIENCE (CONCEPT ALTERNATIVE A)

Concept Alternative A proposes to rehabilitate extant features and enhance the visitor experience through recommendations for horticultural programming. Treatment focuses on climate resilience, dually supporting the historic Rock Creek Park landscape character types and Linnaean Hill's horticultural association through vegetation management and native planting. A new meadow area to support habitat, increase pollinators, and capture stormwater runoff is located along the south side of the site. A mown path through the meadow links Rock Creek Park trails together through Linnaean Hill. Discussion during the treatment workshop resulted in the following comments and suggestions by park staff:

1. The meadow was identified as too far a departure from the historic condition and spatial organization; the landscape would have been a heavily maintained "place of show" for important guests and visitors.

TREATMENT LEGEND

VISITOR EXPERIENCE

1. Create outdoor spaces for informal gathering and formal park programs, capitalizing on existing, historic landforms
2. Improve signage and horticultural placemaking at main entrance
3. Add interpretive wayside at historic greenhouse location
4. Add interpretive wayside along proposed meadow trail for historic orchard recognition
5. Add interpretive wayside along carriage road

NATURAL SYSTEMS AND FEATURES

6. Manage on-site stormwater to protect topographic features and off-site creek alignment against erosion and sedimentation

SPATIAL ORGANIZATION

7. Manage vegetation to preserve an open landscape punctuated by specimen trees, consistent with the historic picturesque residential landscape

CIRCULATION

8. Add pedestrian sidewalk between parking area and front entrance along historic loop drive
9. Formalize and clarify the existing accessible parking space
10. Resurface pedestrian hardscape that are incompatible with historic red sandstone
11. Maintain carriage road to reduce erosion
12. Resurface the contributing drives with asphalt and flush stone borders
13. Resurface the non-contributing visitor parking and carriage house parking with porous paving materials compatible with and distinct from historic drives
14. Add trail segments along historic circulation routes
15. Add mown pedestrian trail connection through recommended meadow

VEGETATION

16. Preserve contributing specimen trees
17. Manage and protect existing natural forest areas through invasives removal and re-establishing a native understory
18. Remove planting identified to be in poor health or pose risk to visitors
19. Retain natural forest areas
20. Create a specimen tree succession plan (tree framework plan)
21. Manage vegetation to create a sense of arrival from western Rock creek trail connection
22. Create understory planting to define carriage road trace and preserve its topographic distinctions
23. Create native perennial garden within the footprint of the historic greenhouse
24. Convert open lawn west of the mansion into a native grassland meadow
25. Replant missing groupings of historic trees that once defined the western lawn
26. When non-contributing foundation plantings decline / die, consider replacing with native vegetation

VIEWS AND VISTAS

27. Manage vegetation to re-establish historic southern view

BUILDINGS AND STRUCTURES

28. Utilize carriage house / garage for horticultural interpretation or educational programming
29. Perform archaeological investigations at the former greenhouse
30. Rehabilitate the utility building and potting shed for interpretation of site history

SMALL-SCALE FEATURES

31. Preserve stone walls and steps
32. Remove vegetation and rehabilitate stone retaining walls
33. Add a wooden structure to conceal waste and recycling receptacles
34. Replace non-compatible site furnishings with compatible alternatives
35. Develop a plan of best management practices for graffiti prevention and removal

Figure C-1. Presentation board of treatment Concept A (Quinn Evans, 2024).

- Historically, field and pasture would also have been further removed from the mansion.

2. Meadow is a potential opportunity to rehabilitate historic spatial organization along the carriage road, where there is currently successional vegetation.
   - This would also allow the rehabilitation of the tree allée along the carriage road and re-establishment of views to the mansion.
3. The precise location of the historic orchard is unclear but would have likely been north/northwest of the CLR boundary.
   - The proposed trees identified in Recommendation #25 would not have been the orchard, but they can serve a purpose today to reflect the Picturesque principals of arrival and to obscure the non-historic parking area upon arrival.
4. Increasing stormwater infiltration is necessary, however, porous paving materials pose some maintenance difficulties—specifically associated with cleaning and vacuuming to maintain effectiveness and prevent clogs.

REHABILITATION WITH A FOCUS ON RE-ESTABLISHING HISTORIC FEATURES (CONCEPT ALTERNATIVE B)

Concept Alternative B proposes to rehabilitate extant features and enhance visitor experience through the re-construction of the former greenhouse wall and an open air covered hardscape area perched above a new garden on the historic terraced landforms below. The concept also proposed restoring historic features such as the sugar maple allée along the carriage drive and spatial organization created by open fields. Discussion during the treatment workshop resulted in the following comments and suggestions by park staff:

1. The formal arrangement of the terraced landscape and proposed garden space highlights the greatest asset of the landscape.
   - The terraced landforms can become part of the focus for interpretation.
   - The short-term approach could be to maintain the terraces as lawn, and the long-term approach could be to establish a garden.
2. The north wall of the historic greenhouse can be repaired/reconstructed to re-establish historic landscape spatial organization and become an interpretive backdrop for the terraces.
3. Preservation and maintenance of views is important:
   - Southern CLR boundary can be treated with layers of tree and understory vegetation to a) obscure adjacent land use, and b) reflect Picturesque planting principles.
   - Management of internal views to the mansion is critical.
   - Management of successional vegetation west of carriage road will define views to the mansion.

ROCR LINNAEAN HILL CLR PART II
TREATMENT WORKSHOP
THURSDAY, MARCH 7, 2024

QUINN EVANS

TREATMENT LEGEND

VISITOR EXPERIENCE

1. Create outdoor spaces for informal gathering and formal park programs, capitalizing on existing, historic landforms
2. Improve signage and horticultural placemaking at main entrance
3. Collaborate with nurseries and plant societies to host bi-annual native and heirloom plant sales

NATURAL SYSTEMS AND FEATURES

4. Manage on-site stormwater to protect topographic features and off-site creek alignment against erosion and sedimentation

SPATIAL ORGANIZATION

5. Manage vegetation to preserve an open landscape punctuated by specimen trees, consistent with the historic picturesque residential landscape

CIRCULATION

6. Add pedestrian sidewalk between parking area and front entrance along historic loop drive
7. Formalize and clarify the existing accessible parking space
8. Resurface pedestrian hardscape that are incompatible with historic red sandstone
9. Maintain carriage road to reduce erosion
10. Resurface the non-contributing visitor parking and carriage house parking with paving materials compatible with and distinct from the historic drives
11. Add pedestrian pathways along historic circulation routes
12. Resurface the contributing drives with chip seal asphalt
13. Formalize the carriage road to 12-ft wide by resurfacing with fine, compacted aggregate or similar alternatives

VEGETATION

14. Preserve contributing specimen trees
15. Manage and protect existing natural forest areas through invasives removal and re-establishing a native understory
16. Remove planting identified to be in poor health or pose risk to visitors
17. Retain natural forest areas
18. Create a specimen tree succession plan (tree framework plan)
19. Design a Picturesque-style terrace garden to reflect the historic horticultural use and landscape design traditions
20. When tree removals become necessary along the historic carriage road, replant with sugar maples to reflect the former allee
21. Increase vegetative buffer along the southwest CLR boundary
22. Utilize a Picturesque-style planted form to create a sense of arrival at the main entrance
23. When non-contributing foundation plantings decline / die, consider replacing with native vegetation

VIEWS AND VISTAS

24. Manage vegetation to re-establish historic southern view
25. Manage vegetation according to Picturesque-style principles of arrival to re-establish historic eastern views and visibility of the carriage road trace

BUILDINGS AND STRUCTURES

26. Utilize carriage house / garage for horticultural interpretation or educational programming
27. Perform archaeological investigations at the former greenhouse
28. Reconstruct the greenhouse for collection and propagation of native and historic plants
29. Rehabilitate the utility building and potting shed for horticultural programming

SMALL-SCALE FEATURES

30. Preserve stone walls and steps
31. Remove vegetation and rehabilitate stone retaining walls
32. Add a wooden structure to conceal waste and recycling receptacles
33. Replace non-compatible site furnishings with compatible alternatives
34. Develop a plan of best management practices for graffiti prevention and removal

Figure C-2. Presentation board of treatment Concept B (Quinn Evans, 2024).

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National Park Service
Cultural Landscapes Inventory
2009 (Revised 2024)

NPS Cultural Landscapes Inventory
Linnaean Hill

Appendix D

TABLE OF CONTENTS

Introduction 1

Cultural Landscapes in the Cultural Resources Inventory System 1

General Information 3

Landscape/Component Landscape Description 3

Significance Summary 4

Analysis and Evaluation Summary and Condition 5

Landscape Hierarchy Description 5

Landscape Type 6

Site Plan 7

Other Names 10

Concurrence Information 11

Park Superintendent Concurrence: 11

Park Superintendent Concurrence Date: 11

HPO Concurrence: 13

HPO Concurrence Date: 13

Completion Status Explanatory Narrative 14

Geographic Information 15

Area (Acres) 15

Land Tract Number(s) 15

Boundary Description 15

Latitude/Longitude 17

Regional Landscape Contexts and Narratives 19

Physiographic 19

Cultural 19

Political 19
Location Map Graphic Information 20
State and County 20
State 20
County 20
Management Information 21
Management Category 21
Management Category Date 21
Management Category Explanatory Narrative 21
Legal Interests 21
Adjacent Lands Information 21
Do Adjacent Lands Contribute? 21
Narrative 21
Adjacent Lands Graphic Information 23
Located in managed wilderness? 23
Uses Information 24
Functions and Uses 24
Public Access 24
Public Access 24
Public Access Narrative 24
Associated Ethnographic Groups 24
Ethnographic Study Status 24
National Register Information 25
Documentation Status 25
Documentation Narrative Description 25

Concurrence Eligibility **26**

Date 26

Narrative 26

National Register Significance Level **26**

National Register Significance -- Contributing/Individual **26**

National Register Classification **26**

Statement of Significance **26**

National Register Significance Criteria **31**

National Register Periods of Significance (with Historic Context Themes) **31**

National Register Areas of Significance **31**

National Historic Landmark **31**

Status 31

World Heritage Site 31

National Natural Landmark 32

NRIS Information (with Other Certifications 32

State Register Documentation 32

Chronology & Physical History 33

Chronology **33**

Physical History 42

Analysis & Evaluation 145

Analysis and Evaluation Summary **145**

Landscape Characteristics and Features 147

Natural Systems and Features 147

Spatial Organization 149

Land Use 155

Cultural Traditions 159

Topography 162

Vegetation 167

Circulation 188

Buildings and Structures 205

Cluster Arrangement 219

Views and Vistas 221

Small-Scale Features 226

Archeological Sites 241

Condition Assessment 243

Condition 243

Condition 243

Condition Date 243

Narrative 243

Impacts 244

Treatment 250

Treatment 250

Approved Treatments 250

Bibliography and Supplemental Information 251

Bibliography 251

Supplemental Information 266

Introduction

Cultural Landscapes in the Cultural Resources Inventory System

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Cultural Landscape Inventory Name:	Linnaean Hill
Cultural Landscape Inventory Number:	600032
Parent Cultural Landscape Inventory Name:	Rock Creek Park
Parent Cultural Landscape Inventory Number:	600031
Park Name:	Rock Creek Park
Park Alpha Code:	ROCR
Park Org Code:	3450
Property Level:	Component Landscape

Landscape/Component Landscape Description

Linnaean Hill is a 31.82-acre historic vernacular landscape as well as a historic designed landscape located in Rock Creek Park at 3545 Williamsburg Lane, N.W. in Washington, D.C. Situated at the southern end of Rock Creek Park, the property is associated with Joshua Peirce (and later Joshua Peirce Klingle, also referred to as J.P. Klingle) who developed the property between 1823 and 1890. Owned and managed by the National Park Service, today, Linnaean Hill is historically significant as an example of an intact nineteenth-century estate along Rock Creek that included a horticultural nursery as well as improvements associated with a mid to late nineteenth-century Picturesque style landscape.

The primary developed area sits on a high point measuring approximately 145 feet (44 meters) in elevation created by an oxbow in Rock Creek. The property includes the Peirce-Klingle Mansion, carriage house/stable, two dependencies (west potting shed and east utility building), nineteenth century terraces, stone retaining walls, historic circulation features, small scale features, and remnant historic vegetation. The cultural landscape boundary includes all the property that was transferred by Joshua Peirce Klingle to the Rock Creek Park Commission between 1890 and 1894. Known as Tract 79, the parcel was originally under the control of the Office of Public Buildings and Grounds of Rock Creek Park; however, the National Park Service assumed control of Rock Creek Park and the associated Linnaean Hill site in 1933.

Between approximately 1934 and 1936, the National Park Service engaged in "restoration" activities at the site to improve the condition of the property. Modifications were made to the interior of the Peirce-Klingle Mansion to ready it for occupancy by the incoming park superintendent. In addition, numerous changes were made to the landscape, which were designed to reflect a Colonial Revival style. While the park superintendent vacated the site in 1939, Linnaean Hill served as a rental property until 1952. Four years later, in 1956, it was developed into the Rock Creek Nature Center. During this period, the Peirce-Klingle Mansion was adaptively reused to serve as a museum that provided interpretive displays, while the grounds were modified to provide additional parking as well as enhanced safety through the introduction of lighting, etc. Ultimately, use of the site as the Rock Creek Nature Center was discontinued in 1959 and it reverted to a rental property until 1988. As a result of the deteriorated condition of the property, the Peirce-Klingle Mansion and associated grounds were rehabilitated by the National Park Service in the late 1980s and early 1990s to support its use as administrative offices for Rock Creek Park. Today, the property continues to function in the same capacity, while also offering recreational opportunities via trail connections to park visitors.

Significance Summary

The Linnaean Hill cultural landscape is significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of history; Criterion B for its association with noted Washington, D.C. horticulturalist, Joshua Peirce; Criterion C embodying the distinctive characteristics of a type, period, or method of construction; and under Criterion D for its potential to yield information important to the historical development of the property. The primary period of significance begins in 1823 and extends to 1890 and is significant in the areas of Architecture, Landscape Architecture, Archeology (Historic, Non-Aboriginal), Commerce, Conservation and Other (Horticulture). See the statement of significance below for additional detail regarding applicable criteria for evaluation.

Historic Context

The following narrative is adapted from the 2011 Linnaean Hill National Register nomination:

Linnaean Hill, which is located within Rock Creek Park, is one of the most intact nineteenth-century estates set along Rock Creek in what had historically been Washington County, now Northwest Washington, D.C. The centerpiece of this historic property is the Peirce-Klingle

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

Analysis and Evaluation Summary and Condition

Several landscape characteristics help to convey the historic character of the site, including natural systems and features, spatial organization, vegetation, circulation, small-scale features, buildings and structures, land use, archeological sites, cluster arrangement, cultural traditions, and views and vistas. Numerous features associated with the above-mentioned landscape characteristics contribute to the feeling and association of the property. Furthermore, the rich history that has defined and shaped the site are displayed through buildings and structures including the Peirce-Klingle Mansion, carriage house/stable, utility building, and the potting shed. Other landscape features including the former entrance road, circular drive, remnant historic vegetation such as fruit trees, and the configuration of extant buildings and structures in relation to the cleared terraces remain as character-defining features. While aspects of Linnaean Hill have changed because of encroaching development and broad changes to land use and vegetation

through time, the cultural landscape continues to convey the overall historic character of the locale.

Today, the condition of the cultural landscape has been heavily affected by its release to succession since the nineteenth century. Invasives and other vegetation now block historic views and obscure or threaten other character defining features, including historic circulation and vegetation, but this growth also serves to screen the property from developments on adjacent lands. Although the overall historic integrity of the site has been compromised by these factors, increased maintenance and rehabilitation work in recent years have helped to improve its condition. The Peirce-Klingle Estate at Linnaean Hill and the surrounding area is a remnant landscape of a nineteenth-century nursery and Picturesque style tree park that functions in the twenty-first century as a recreational area as well as a historic site and remains in good condition.

Landscape Hierarchy Description

Linnaean Hill was identified as a component landscape of Rock Creek Park in the summer of 1997 when preliminary research was conducted on the Rock Creek Park Cultural Landscapes Inventory (CLI). The boundary of Linnaean Hill encompasses Tract 79, which was the property that Joshua Peirce Klingle transferred to the Federal government after the creation of the park in 1890. Initial site visits confirmed that the character of this tract was distinct from the overall park landscape. In addition, a review of the historic documentation indicated that the physical history of the site was also distinct.

Landscape Type

Historic Vernacular Landscape

Historic Designed Landscape

Site Plan

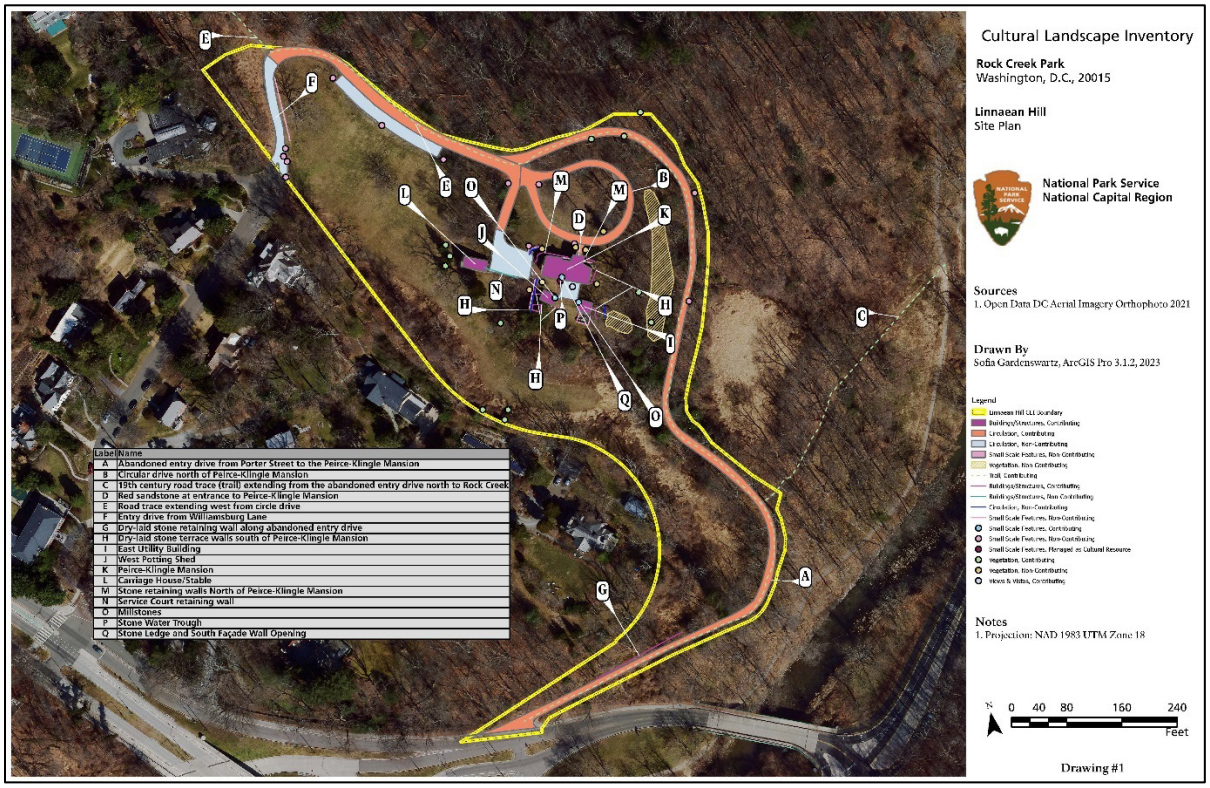


Figure 1. Site plan of the Peirce-Klingle Estate at Linnaean Hill (NPS NCR, 2023). See supplemental information for a larger version.

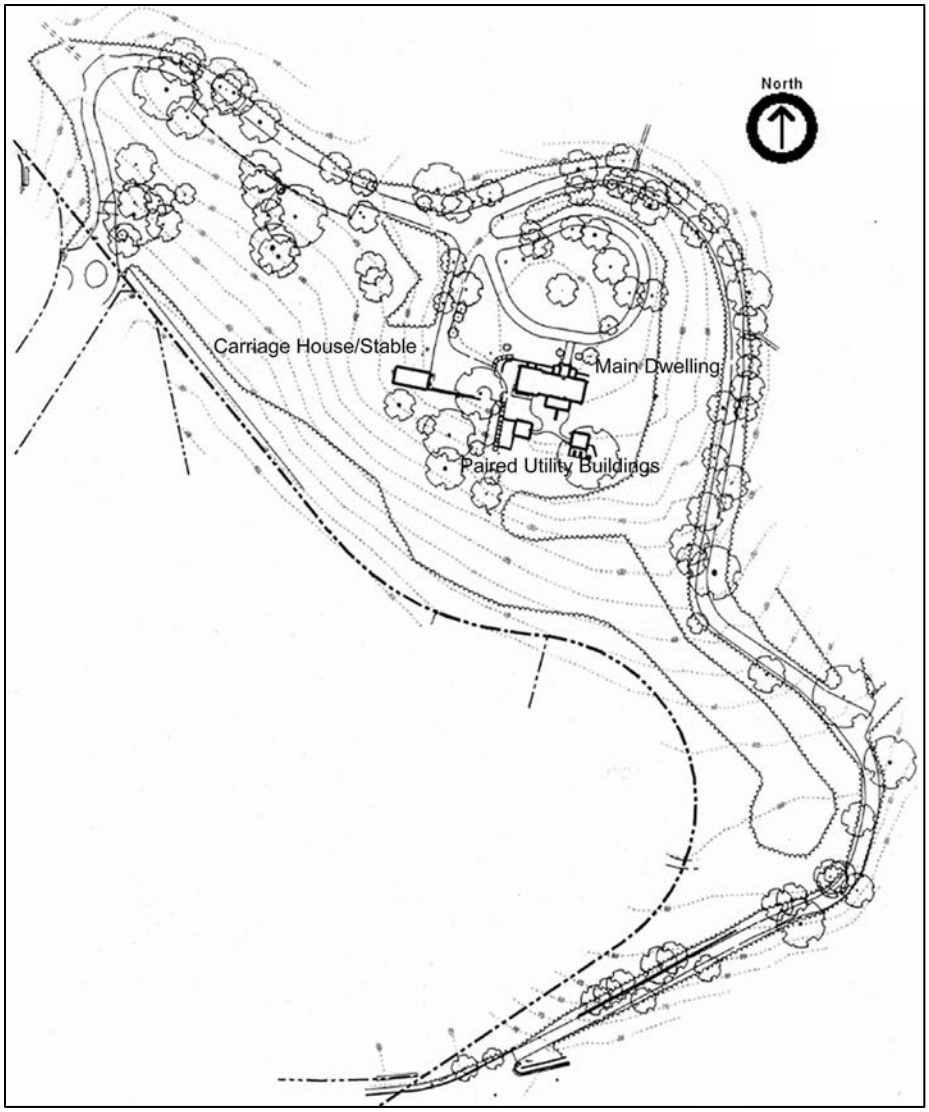


Figure 2. Site plan of the Peirce-Klingle Estate at Linnaean Hill, 1998 (Linnaean Hill CLI).

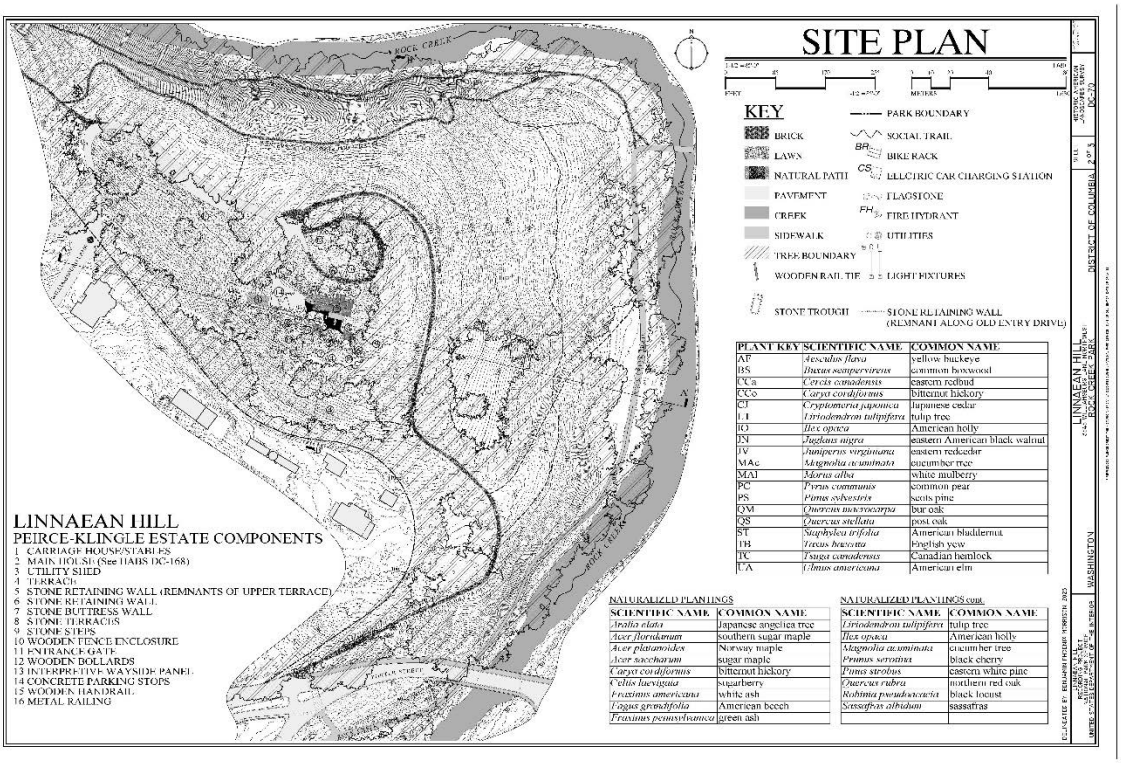


Figure 3. Draft Historic American Landscapes Survey (HALS) drawing of Linnaean Hill, 2023 (HALS DC-70). See supplemental information for a larger version.

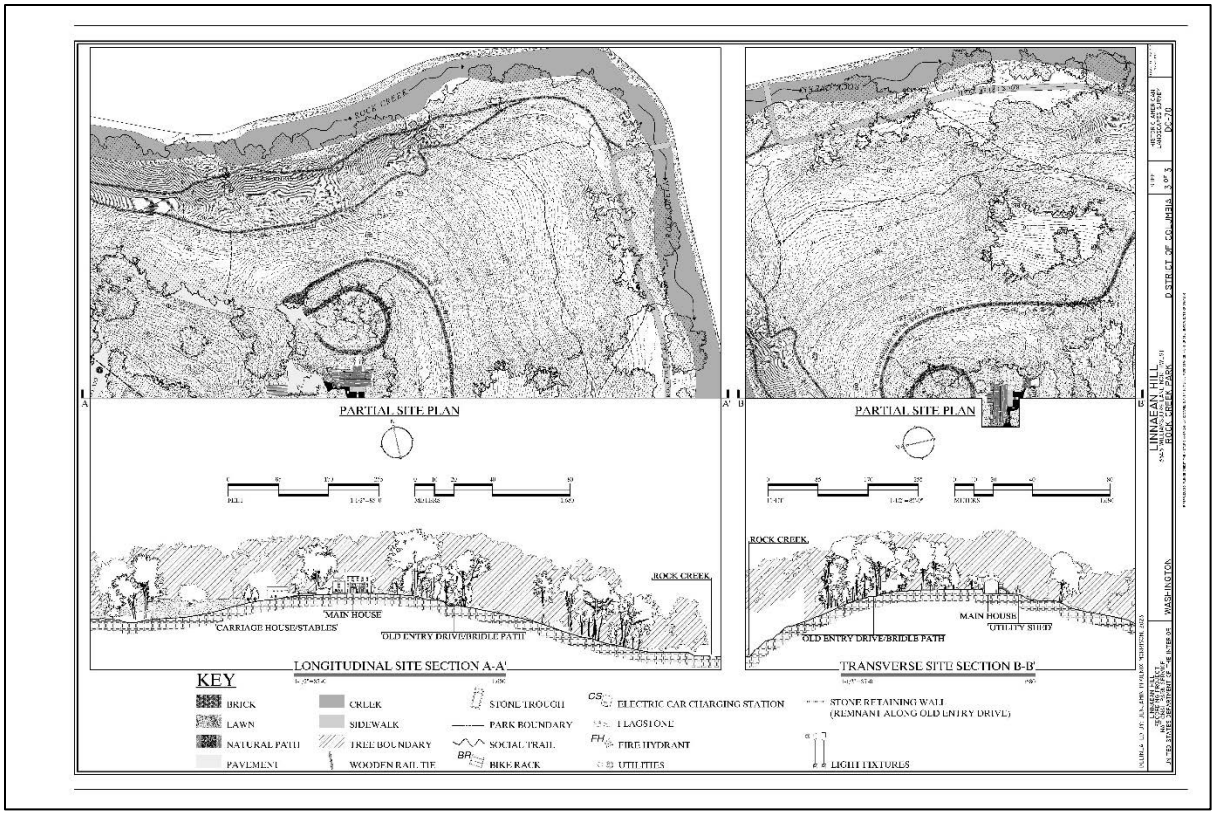


Figure 4. Draft Historic American Landscapes Survey (HALS) drawing of Linnaean Hill showing longitudinal and transverse site sections, 2023 (HALS DC-70). See supplemental information for a larger version.

Other Names

Table of Other Names

Name	Type
Peirce-Klingle Mansion	Both Current and Historic
Peirce-Klingle Estate	Both Current and Historic
Klingle House	Historic
Klingle Place	Historic
Linnaean Hill	Historic
Alternate spellings include: Linnean, Pearce, and Pierce	Both Current and Historic

Concurrence Information

Park Superintendent Concurrence:

Yes

Park Superintendent Concurrence Date:

07/20/2009

United States Department of the Interior

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

July 14, 2009

Memorandum:

To: Cultural Landscape Inventory Coordinator, National Capital Region

From: Superintendent, Rock Creek Park

Subject: Statement of Concurrence, Linnaean Hill Cultural Landscape Condition Reassessment

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

CONDITION REASSESSMENT: Good

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

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

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

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

Superintendent, Rock Creek Park — Date 7/20/09

United States Department of the Interior

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

IN REPLY REFER TO:

August 15, 2022

Memorandum

To: Cultural Landscapes Inventory Coordinator, National Capital Region

From: Superintendent, Rock Creek Park JULIA WASHBURN Digitally signed by JULIA WASHBURN Date: 2022.08.15 13:52:28 -04'00'

Subject: Statement of Concurrence, Linnaean Hill

I, Julia Washburn, Superintendent of Rock Creek Park, concur with the update for the Linnaean Hill Cultural Landscapes Inventory, including the following specific components:

PERIOD OF SIGNIFICANCE: The Linnaean Hill cultural landscape retains integrity to the following period of significance: 1823-1890.

INTEGRITY: The landscape displays all seven aspects of integrity (location, setting, design, materials, workmanship, feeling, and association) as defined by the National Register of Historic Places; however, some aspects of integrity have been compromised as a result of changes through time to the vernacular landscape.

MANAGEMENT CATEGORY: Must be Preserved and Maintained

CONDITION REASSESSMENT: Good

The Cultural Landscapes Inventory update for Linnaean Hill is hereby approved and accepted.

Superintendent, Rock Creek Park

August 15, 2022
Date

INTERIOR REGION 1 • NORTH ATLANTIC-APPALACHIAN
CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, KENTUCKY, MAINE, MARYLAND, MASSACHUSETTS, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, PENNSYLVANIA, RHODE ISLAND, VERMONT, VIRGINIA, WEST VIRGINIA

HPO Concurrence:

Yes

HPO Concurrence Date:

08/02/2004

United States Department of the Interior

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

February 20, 2004

Memorandum

To: Cultural Landscape Inventory Coordinator, National Capital Region

From: State Historic Preservation Officer, District of Columbia

Subject: Statement of Concurrence, Linnaean Hill Cultural Landscape Inventory

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

Lisa Burcham
District of Columbia
State Historic Preservation Officer

8/2/04
Date

Completion Status Explanatory Narrative

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

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

A basic CLI update was completed in FY 2022 by Cortney Cain Gjesfjeld, NCR CLI Coordinator and Meagan Kearney, NCPE intern. Additional historical research and existing conditions updates were completed by Cortney Cain Gjesfjeld in 2023 (FY 2024) to support completion of a Cultural Landscape Report, Part II for Linnaean Hill by Quinn Evans. Updated site plans were prepared by NCPE Cultural Resources GIS intern, Sofia R. Gardenswartz, with assistance from Maddie Laub, NCR Cultural Resource Data Manager.

Geographic Information

Area (Acres)

31.82

Land Tract Number(s)

79

Boundary Description

Verbal Boundary Description

Situated at the southern end of Rock Creek Park in Washington, D.C., the 31.82-acre Linnaean Hill cultural landscape is located at 3545 Williamsburg Lane, N.W. The property is owned by the National Park Service and consists of development located on a high open knoll including the Peirce-Klingle Mansion, carriage house/stable, two dependencies (potting shed and utility building), nineteenth century terraces, stone retaining walls, historic circulation features, small scale features and remnant historic vegetation.

The boundaries for the cultural landscape are based on the configuration of the parcel of land known as park Acquisition Tract 79 (1891) purchased by the Federal government from Joshua Peirce Klingle, Joshua Peirce's heir. The cultural landscape boundary includes all the property that was transferred by Joshua Peirce Klingle to the Rock Creek Park Commission. It should be noted that Tract 79 was originally under the control of the Office of Public Buildings and Grounds of Rock Creek Park; however, the National Park Service assumed control of Rock Creek Park and the associated Linnaean Hill site in 1933.

Boundary Justification

The following boundary justification was drawn directly from the 2011 Linnaean Hill National Register nomination, Section 10, pages 1-2:

Linnaean Hill is located within and bounded by Rock Creek Park. Rock Creek and Beach Drive, N.W. surround the property to the east and north. Rock Creek forms a natural boundary, reinforced by the highly traveled Beach Drive to its east. Rock Creek has historically formed a

border for the property and was significant in the location and setting of the property. Beach Drive was created in 1899 and has little historical association with Linnaean Hill during the tenure of Peirce or Klingle.

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

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

Latitude/Longitude

Table of Latitude/Longitude

Geometry	Latitude	Longitude	GeoDatum	Elevation (Meters)	Position Source	Position Accuracy
Point	38.936752	-77.051903	1983 NAD	—	GIS	—
Point	38.936809	-77.051792	1983 NAD	---	GIS	---
Point	38.936491	-77.052001	1983 NAD	---	GIS	---
Point	38.936447,	-77.051527	1983 NAD	---	GIS	---
Point	38.936373,	-77.051413	1983 NAD	---	GIS	---
Point	38.936373,	-77.051413	1983 NAD	---	GIS	---
Point	38.936539,	-77.049966	1983 NAD	---	GIS	---
Point	38.936615,	-77.049806	1983 NAD	---	GIS	---
Point	38.936614,	-77.049619	1983 NAD	---	GIS	---
Point	38.936417	-77.049442	1983 NAD	---	GIS	---
Point	38.936345	-77.049372	1983 NAD	---	GIS	---
Point	38.935872	-77.049324	1983 NAD	---	GIS	---
Point	38.935437	-77.049405	1983 NAD	---	GIS	---
Point	38.934690	-77.047970	1983 NAD	---	GIS	---
Point	38.934690	-77.047970	1983 NAD	---	GIS	---
Point	38.934560	-77.048050	1983 NAD	---	GIS	---
Point	38.934190	-77.049140	1983 NAD	---	GIS	---
Point	38.934126	-77.050050	1983 NAD	---	GIS	---
Point	38.934117	-77.050095	1983 NAD	---	GIS	---
Point	38.934117	-77.050096	1983 NAD	---	GIS	---
Point	38.934045	-77.050493	1983 NAD	---	GIS	---

Geometry	Latitude	Longitude	GeoDatum	Elevation (Meters)	Position Source	Position Accuracy
Point	38.934923	-77.049859	1983 NAD	---	GIS	---
Point	38.934923	-77.049859	1983 NAD	---	GIS	---
Point	38.934923	-77.049859	1983 NAD	---	GIS	---
Point	38.935365	-77.050292	1983 NAD	---	GIS	---
Point	38.935476	-77.050899	1983 NAD	---	GIS	---
Point	38.936752	-77.051903	1983 NAD	---	GIS	---

Regional Landscape Contexts and Narratives

Physiographic

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

Cultural

The Linnaean Hill landscape is a 31.82-acre portion of Rock Creek Park, a Picturesque preserve of forest, hills and grassy open areas located in Washington, D.C. Rock Creek, as it flows south to the Potomac River, is the heart of the preserve. The topography surrounding the creek is dramatic with steep ravines and the narrower flood plain characteristic of the Fall Line. Linnaean Hill is located on a bluff above the western bank of Rock Creek near its junction with Piney Branch.

Political

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

Location Map Graphic Information

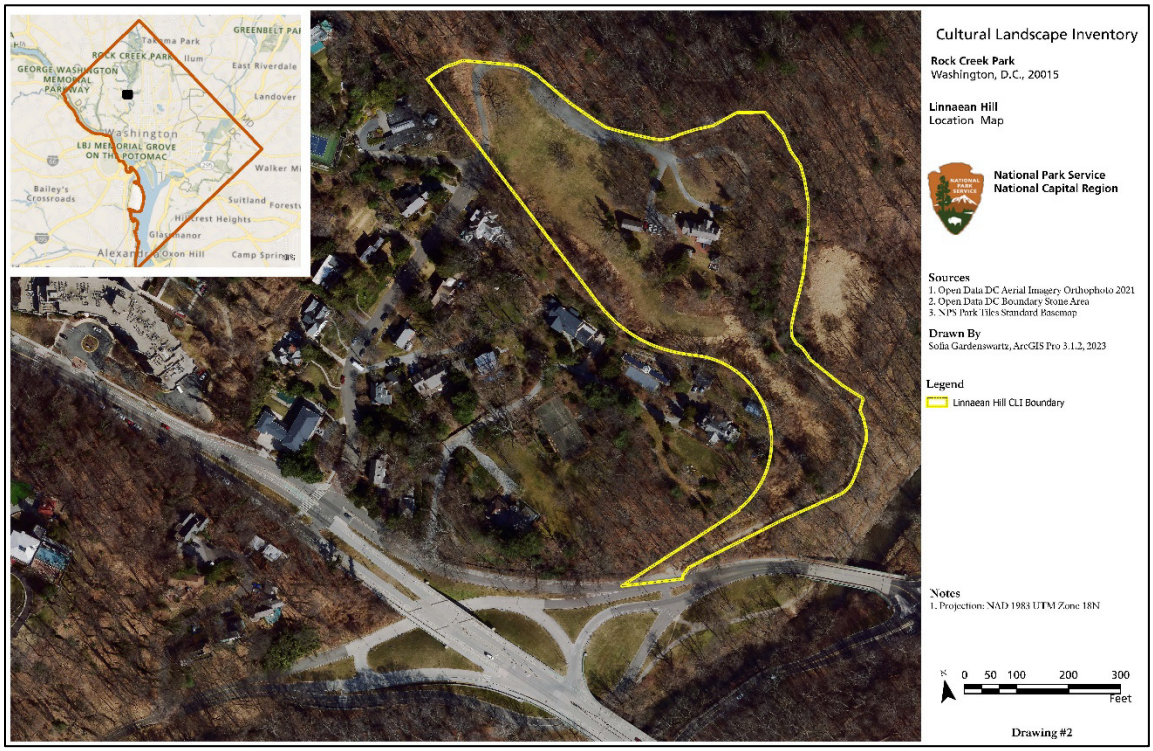


Figure 5. Map showing the location of the Linnaean Hill cultural landscape within Rock Creek Park in Washington, D.C. (NPS NCR, 2023). See supplemental information for a larger version.

State and County

State

DC

County

Washington County

Management Information

Management Category

Must be Preserved and Maintained

Management Category Date

09/24/2003

Management Category Explanatory Narrative

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

Legal Interests

Table of Legal Interests

Legal Interest Type	Fee Simple Reservation Expiration Date	Other Organization/Agency	Legal Interest Narrative
Fee Simple	---	---	The property is owned by the NPS.

Adjacent Lands Information

Do Adjacent Lands Contribute?

Yes – Adjacent lands do contribute

Narrative

Adjacent lands are lands located outside of the boundaries of the park.

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

To the north, east, and the west of the site the lands are under the jurisdiction of Rock Creek Park. The forested landscape, although not possessing integrity related to the early nineteenth century horticultural land use, does date from the turn of the century, when the Peirce-Klingle property was acquired by the government and allowed to return to a more vegetated state. The subdivision located to the south and southwest of the Peirce-Klingle Mansion dates to the early to mid-twentieth century. Originally part of the Peirce-Klingle property, this land now known as

Coleman Park and the Klingle Gardens subdivision (Square 2224) was retained by Joshua Peirce Klingle for his own use following the sale of the 31.82 acres to the Rock Creek Park Commission (Linnaean Hill NR 2011: Section 10, pages 1-2). The property was sold by his heirs for real estate development after his death in 1892. Retaining possible historic vegetation (a large copper beech) and remnant of materials/structures dating to the Peirce family residence, these adjacent features while outside of the CLI and Rock Creek Park boundaries, contribute to the setting and historic character of the cultural landscape.

Four historic homes in this locale were designated as District of Columbia historic sites on June 21, 1989. Known as the "Greystone Enclave" (Porter Street, NW, North Side of 2300 Block) it included the following properties:

- Linnaean Hill (3445 Williamsburg Lane): Built 1823 (currently within Rock Creek Park)
- Greystone (2325 Porter Street): Built 1913 (Waddy B. Wood, architect)
- Gearing Bungalow (2329 Porter Street): Built 1914 (Nicholas R. Grimm, architect)
- Pine Crest Manor (2323 Porter Street): Built 1929 (Gordon B. MacNeil, architect) (DC Inventory of Historic Site 2009: 71).

Additional residential development occurred in Squares 2225 and 2234 along the western and northwestern perimeter of the cultural landscape. Located along Quebec Street and Williamsburg Lane, this subdivision was improved in the decades before and after World War I. These properties have no direct association with Linnaean Hill, Joshua Peirce, Joshua P. Klingle, or the National Park Service (Linnaean Hill NR 2011: Section 10, pages 1-2).

Adjacent Lands Graphic Information

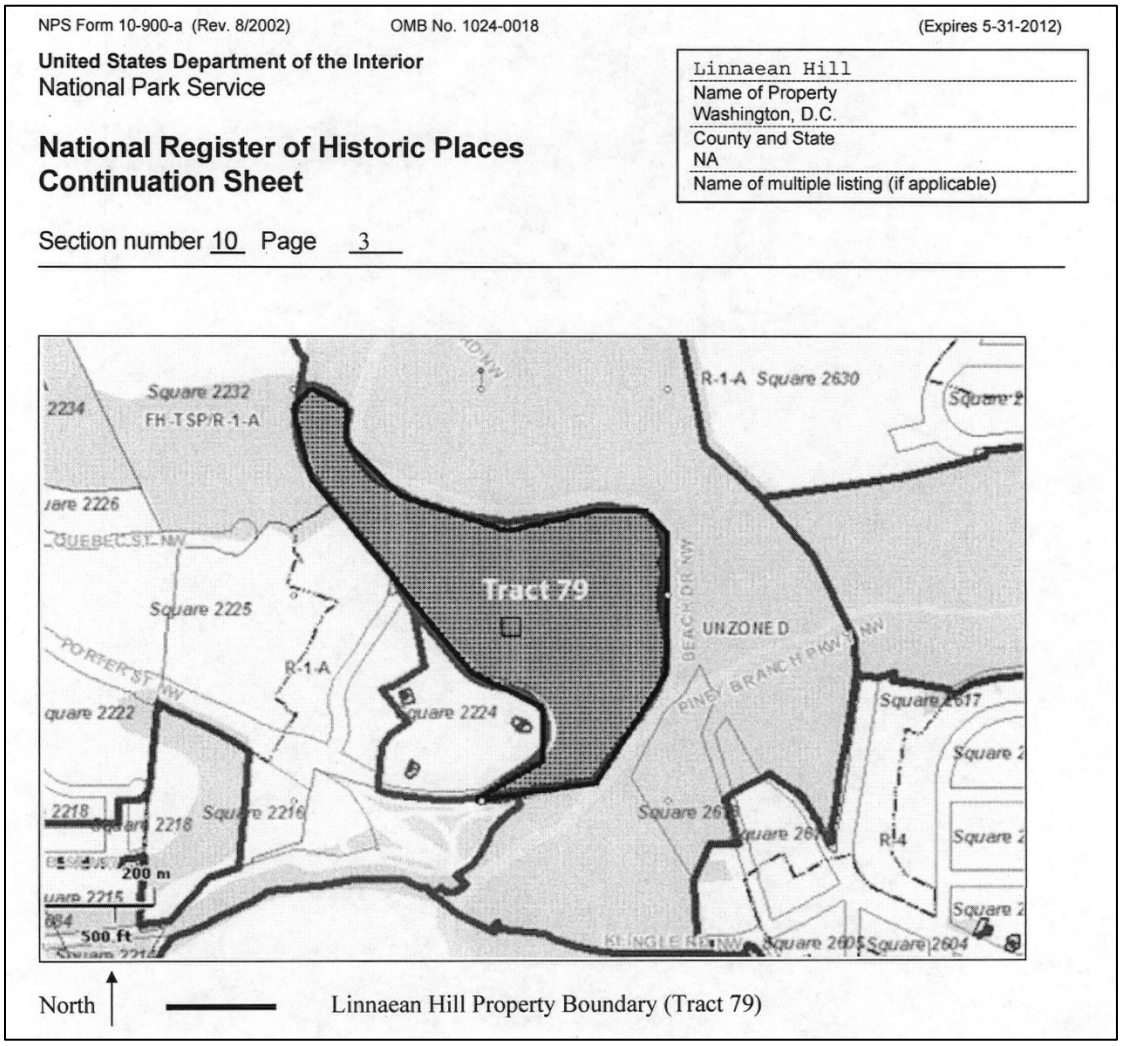


Figure 6. Map extracted from the Linnaean Hill National Register nomination showing Tract 79 (Linnaean Hill) and Square 2224, which is a contributing adjacent land (2011).

Located in managed wilderness?

No

Uses Information

Functions and Uses

Table of Functions and Uses

Major Category	Category	Use/Function	Historic Use	Current Use	Primary Use
Agriculture/Subsistence	Horticulture Facility	Horticulture Facility	Yes	No	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	Yes	Yes	No
Government	Government Office		No	Yes	Yes
Recreation/Culture	Outdoor Recreation	Outdoor Recreation-Other	No	Yes	Yes
Domestic (Residential)	Estate Landscape	Estate Landscape	Yes	No	Yes

Public Access

Public Access

Other Restrictions

Public Access Narrative

Today, the Peirce-Klingle Mansion is utilized as the headquarters of Rock Creek Park and is not open to the public; however, the grounds are accessible to the public. Visitor access to the Peirce-Klingle Estate at Linnaean Hill is by automobile via Williamsburg Lane; by foot via trails, which follow the bluff above Rock Creek; or on horseback via the bridle paths, which utilize portions of the former entry drives.

Associated Ethnographic Groups

Ethnographic Study Status

No survey conducted

National Register Information

Documentation Status

Entered – Inadequately Documented

Documentation Narrative Description

On October 10, 1973, the Pierce-Klingle Mansion was listed on the National Register of Historic Places (NRIS # 73000223). The nomination noted that the property was significant in the areas of "Architecture" and "Conservation" in the 19th century, while the year "1823" was identified as a specific date. Encompassing less than one acre, the property type was noted as a "Building" and included a brief physical description of the 1) Pierce-Klingle Mansion; 2) carriage house; 3) utility house; and 4) potting shed.

In 2011, the National Register of Historic Places nomination for the "Pierce-Klingle Mansion" was updated to bring the documentation up to current standards. As a result of this effort, the name of the historic property was changed from "Pierce-Klingle Mansion" to "Linnaean Hill" and a correction was made to the spelling of the "other name" to reflect "Peirce-Klingle Mansion". The property type remained as "building(s)". In addition to the four contributing buildings described in the 1973 nomination, the updated nomination included two new contributing sites (greenhouse site and landscape design with circulation system) and one new contributing object (trough). A boundary increase was also undertaken to include 31.82 acres of land. Additional areas of significance were also added to the nomination including "Architecture", "Archeology: Historic Non-Aboriginal", "Landscape Architecture", "Conservation", "Commerce", and "Other: Horticulture". Finally, the period of significance was expanded to include the years 1823-1933 and significant dates were noted as 1823, 1869, 1890 and 1933. Joshua Peirce was identified as a significant person.

Linnaean Hill is also included as a contributing site within the Rock Creek Park Historic District, which was listed on October 2, 1991. Despite the existing National Register nominations, additional documentation is needed to establish a historical landscape context and an adequate understanding of the significance of the nineteenth-century horticultural and Picturesque style landscape of Linnaean Hill.

Concurrence Eligibility

Eligible – SHPO Consensus Determination

Date

08/02/2004

Narrative

The Historic Preservation Officer for the District of Columbia concurred with the findings of the Linnaean Hill CLI on August 2, 2004, in accordance with Section 110 of the National Historic Preservation Act. It should be noted that the Date of Eligibility Determination refers to this Section 110 Concurrence and not the date of National Register Eligibility, since that is not the purview of the CLI.

National Register Significance Level

Local (Linnaean Hill), State (Rock Creek Park Historic District)

National Register Significance -- Contributing/Individual

Individual

National Register Classification

Building (Linnaean Hill), District (Rock Creek Park Historic District)

Statement of Significance

The Peirce-Klingle Estate at Linnaean Hill encompasses 31.82 acres within the Rock Creek Park (Reservation 339). In 2011, a National Register nomination was prepared for Linnaean Hill, which served to update the existing 1973 National Register documentation. Significant changes included updating the name from “Pierce-Klingle Mansion” to “Linnaean Hill”, expanding the boundary to include nearly 32 acres, establishing significance under Criteria A, B, C, and D, and expanding the period of significance (1823-1933). These changes resulted in the inclusion of the stone water or horse trough as a contributing object. The nomination also added the landscape design with the circulation system and the former location of the greenhouse as contributing sites. The amended nomination was approved by the Keeper on July 26, 2011.

The Linnaean Hill cultural landscape is locally significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of history; Criterion B for its association with noted Washington, D.C. horticulturalist, Joshua Peirce; Criterion C embodying the distinctive characteristics of a type, period, or method of construction; and under Criterion D for its potential to yield information important to the historical development of the property. The primary period of significance for Linnaean Hill extends from 1823 to 1890. The 1823 date was selected based on its association with the initial development of the agricultural and horticultural property belonging to Joshua Peirce, noted nineteenth-century nurseryman and horticulturalist. The later year corresponds to the end of the Peirce family's stewardship of the Picturesque style estate and marks the transfer of the core portion of the original property to the Federal government for the creation of Rock Creek Park, which was established by legislation passed on September 27, 1890. Linnaean Hill is significant in the areas of Architecture, Landscape Architecture, Archeology (Historic, Non-Aboriginal), Commerce, Conservation and Other (Horticulture).

Despite the expanded period of significance (1823-1933) identified in the updated Linnaean Hill National Register nomination, the 2024 Linnaean Hill CLI will maintain the original and shorter period of significance that was concurred with by the District of Columbia Historic Preservation Officer as a consensus determination of eligibility in 2004. Between 1895 and 1933, Linnaean Hill served as a rental property and underwent a period of general decline as illustrated by the deterioration of the greenhouse located behind the Peirce Klingle Mansion in the early twentieth century. While a temporary small-scale addition was added and removed from the Peirce Klingle Mansion during this period, these changes are no longer extant. Later, modifications made to the property during the mid to late-1930s Colonial Revival period, while significant, fall within the broader period of significance identified in the Rock Creek Park Historic District nomination, which extends from 1828 to 1941 and should be evaluated within that context. Additional documentation is needed to understand the significance and integrity of these resources more fully.

The following narrative is adapted from the 2011 Linnaean Hill National Register nomination:

Criterion A

Linnaean Hill is significant under Criterion A in the areas of Commerce due to its association with Joshua Peirce, a noted local horticulturalist who operated a commercial nursery with orchards

and gardens on the property. See discussion under Criterion B below for additional information. The Peirce-Klingle Mansion is also significance under Criterion A in the area of Conservation. As noted in the 1991 Rock Creek Park Historic District National Register nomination, the establishment of Rock Creek Park was a significant event in the nineteenth century conservation movement to preserve natural scenic areas in the United States. As a significant product of the movement, it helped pioneer scenic landscape preservation and the concept of national park reserves in this country.

Criterion B

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

Criterion C

Linnaean Hill is significant under Criterion C in the area of Architecture due to its association with the Peirce-Klingle Mansion, carriage house/stable, utility shed and potting shed. The centerpiece of Linnaean Hill is the Peirce-Klingle Mansion, an imposing granite structure that is a

vernacular interpretation of the Federal style. Presumably designed under the direction of Joshua Peirce, the two-and-a-half-story mansion was constructed in 1823 and presents many of the character-defining features of high-style architecture. Yet, the coupling of the basic I-house form, use of granite native to the area as construction material, and modest ornamental detailing are common of vernacular buildings like this country house. The north façade was enhanced by the addition of a two-story projecting pavilion sometime between 1866 and 1869. Drawing attention to the main entry, the pavilion is a vernacular interpretation of the Gothic Revival style and is presumed to have been influenced by the architectural philosophy espoused by Andrew Jackson Downing in his influential book *Cottage Residences* (1842). Also reflective of the Gothic Revival style is the highly ornate, cast-iron porch on the south façade. Also added sometime between 1866 and 1869, the porch presents the first story as a *piano nobile*, providing access from the main floor of the dwelling to the primary horticultural buildings of Linnaean Hill. The main block of the mansion was enlarged in 1843 by the construction of a one-story wing on the west (side) elevation. The wing manifests the evolving emphasis on the Picturesque style that Peirce strove for in the mid-nineteenth century. Although not a proper example of the Greek Revival style, the vernacular wing bears the mantle of classicism with its temple form, ornate pedimented entablature with enclosed tympanum, and elaborate interior detailing, being the most ornate room in the house. The associated carriage house and two horticultural sheds are dressed more for functionality; yet, these buildings respect the landscape by being banked into the sloping topography, constructed of granite, and finished with little stylistic ornamentation.

In addition, Linnaean Hill is significant under Criterion C in the area of Landscape Architecture as one of the most intact country estates set along Rock Creek in what had historically been Washington County (now Northwest Washington, D.C.). Originally a bucolic setting of 82 acres, Linnaean Hill is composed of 31.82 acres at the crest of a terraced bluff created by a large bow in Rock Creek. The creek runs along the eastern perimeter of the property. The property is significant as an early-nineteenth-century horticultural nursery and country estate, and as a mid- to late-nineteenth-century Picturesque style landscape, both created by Joshua Peirce and later perpetuated by Joshua P. Klingle. Linnaean Hill retains the primary features such as the major buildings, vehicular (carriage) circulation, some vegetation, and the south terrace, to define its nineteenth-century location and setting as chosen and thoughtfully altered by Peirce. Although the horticultural landscape has been degraded by changes in land use functions and patterns, removal of historic buildings and structures, and a lack of extensive historic vegetation, some of these changes were undertaken directly by Peirce as he relegated the horticultural activities of the

Linnaean Hill Nursery to Square 207 in the city of Washington. The Picturesque style landscape, which was also created by Peirce and maintained by his nephew, has been compromised by the lack of existing historic vegetation and the obstruction of historic views by invasive and overgrown vegetation. Yet, elements of both these eras are still evident in the landscape, including the circulation design, terracing, and location of some vegetation. Nearly all of the nineteenth-century vegetation is no longer extant; however, remnant species exist to suggest previous design intent and land use. Most significantly, Linnaean Hill possesses a distinct character that cannot be found elsewhere within Rock Creek Park or Washington, D.C. The buildings, structures, historic circulation systems, materials and organization all contribute to the historic horticultural and Picturesque style designed landscape associated with the Peirce Nursery.

Criterion D

Linnaean Hill is significant under Criterion D in the area of Archeology due to its potential to yield information related to historical development of the property. Between 1790 and 1822 it is possible that buildings were razed to allow for construction of the Peirce-Klingle Mansion. Historians speculate that the terraced landscape on the south-facing slope of Linnaean Hill may have been part of an early formal neoclassical garden design implemented by Joshua Peirce soon after he acquired the property. As a commercial nursery, the property had numerous horticultural-related outbuildings including the circa 1826 greenhouse (abandoned/deteriorated by 1906 and possibly gone by the 1930s). The acreage of Linnaean Hill has been notably reduced, thus compromising the association of information from the sites of such buildings as the barn and gatehouse (both no longer extant); however, the uses and construction periods of two buildings on the north side of the mansion, as noted on the 1856-1859 Boschke Map, has not been determined. Additionally, Peirce, like his father who owned the land before him, was known to have enslaved people onsite; archeology may reveal evidence of their presence at Linnaean Hill. Because the landscape has been altered by the 1930s Colonial Revival style redesign and the successional forest and vegetation growths, the circulation system of Linnaean Hill should be examined to determine if it yields information of the relationship Joshua Peirce maintained with the topography of Rock Creek valley and/or the ever-evolving design fashions of the nineteenth century that he appeared to have studied and implemented. Thus, Linnaean Hill has the potential to offer insight into the function and layout of a general nursery set within a designed landscape in the first of the nineteenth century and the workings of a Picturesque style country estate of the mid-to late nineteenth century.

National Register Significance Criteria

Criterion A: Associated with events significant to broad patterns of our history.

Criterion B: Associated with the lives of persons significant in our past.

Criterion C: Embodies distinctive construction, work of master, or high artistic values.

Criterion D: Has yielded, or is likely to yield, information important to prehistory or history.

National Register Periods of Significance (with Historic Context Themes)

Table of National Register Periods of Significance

Start Year/Era and End Year/Era	Historic Context Theme	Subtheme	Facet
1823-1890	Expressing Cultural Values	Landscape Architecture	The Romantic Period

National Register Areas of Significance

Table of National Register Areas of Significance

Category	Subcategory (only for Archeology and Ethnic Heritage)	Narrative
Archeology	---	Historic-Non-Aboriginal
Architecture	---	---
Landscape Architecture	—	—
Commerce	---	---
Conservation	---	---
Other	---	Horticulture

National Historic Landmark

Status

No

World Heritage Site

No

National Natural Landmark

No

NRIS Information (with Other Certifications)

NRIS Name

1. Pierce-Klingle Mansion
2. Linnaean Hill (Boundary Increase)
3. Rock Creek Park Historic District

NRIS ID

1. 73000223
2. 11000466
3. 91001524

Other Name (Optional)

1. Linnaean Hill
2. Peirce-Klingle Mansion
3. Reservation 339

Primary Certification Date

1. 10/10/1973
2. 07/26/2011
3. 10/23/1991

State Register Documentation

Name (Optional)

Linnaean Hill (Joshua Peirce House/ Peirce-Klingle Mansion)

Listed Date

11/08/1964

Chronology & Physical History

Chronology

Table of Chronology

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
11000	BCE	9600	BCE	Occupied	Paleoindian hunters entered the Middle Atlantic region during a period of abrupt climatic change that occurred at the end of the Wisconsin glaciation.
9600	BCE	7600	BCE	Occupied	After 9500 cal BC (the end of the Younger Dryas, marked by abrupt warming), the regional population generally rebounded. In the Middle Atlantic region, Early Archaic sites were more numerous than Paleoindian sites and frequently occurred on river terraces or upland surfaces.
7600	BCE	3800	BCE	Occupied	The Middle Archaic roughly corresponds to the Hypsithermal--a climatic episode that was marked by rising temperatures, decreasing precipitation, and development of a seasonally variable climate. As the human population grew during this period, subsistence-settlement patterns began to change with larger and more numerous sites.
3800	BCE	1500	BCE	Occupied	The Late Archaic period includes the Terminal Archaic, which started in 2200 cal BC. This date reflected a sharp break in material cultural and settlement patterns when the Savannah River Broadspear complex replaced Halifax in the Potomac Piedmont. It should be noted that this cultural transition closely coincided with a pancontinental "megadrought".
1500	BCE	400	BCE	Occupied	The Early Woodland period began with the adoption of ceramic technology in the Middle Atlantic region. Many Early Woodland sites were located along the tidal creeks that fed into the Potomac River.
400	BCE	1000	CE	Occupied	The regional population grew as bands became more sedentary during the Middle Woodland. Groups also participated in regional exchange

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
					networks during this period. Continuity in site locations between the Early and Middle Woodland periods may suggest that earlier subsistence-settlement systems persisted.
1000	CE	1600	CE	Occupied	Maize horticulture was adopted by many Middle Atlantic groups during the Late Woodland period; however, hunting, gathering, and fishing continued to provide important dietary supplements. Food storage allowed for the establishment of small permanent sites as well as larger villages.
1608	CE	1608	CE	Explored	Captain John Smith explored the Potomac River and its Eastern Branch. During his travels, Smith encountered Algonquian-speaking groups along the lower Potomac River.
1612	CE	1612	CE	Platted	Smith published an account of his travels and maps of his explorations along the Potomac River, its Eastern Branch, and the area around Rock Creek in his book, *General Historie of Virginia.* Despite evidence of a Late Woodland occupation at the mouth of Rock Creek, Smith's map does not show a village in this location.
1632	CE	1632	CE	Land Transfer	King Charles I granted the land that would become Washington, D.C. to George Calvert, Lord Baltimore.
1791	CE	1791	CE	Platted	On March 30, 1791, President George Washington signed the agreement that formally created the District of Columbia with lands ceded from Virginia and Maryland.
1792	CE	1792	CE	Purchased/Sold	Uriah Forrest, Benjamin Stoddert, and William Deakins, Jr. purchased a large piece of land situated on the hills above Georgetown known as "Pretty Prospects" from the descendants of Ninian Beall.
1793	CE	1793	CE	Occupied	Forrest and his family occupied a small stone cottage on the Pretty Prospects property during the spring and summer months.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1794	CE	1794	CE	Purchased/Sold	Isaac Peirce purchased 150 acres of land from William Deakins, Jr.
1794	CE	1794	CE	Moved	Circa 1794, improvements were made to the cottage by Forrest to convert the building into a permanent home for his family. It became known as “Rosedale”.
1798	CE	1798	CE	Purchased/Sold	Forrest became the sole owner of the Pretty Prospects tract. Over the course of the next several few years, he developed it into a country estate and self-sufficient farm.
1804	CE	1804	CE	Purchased/Sold	As a result of financial insolvency, Forrest's creditors sold Rosedale to Philip Barton Key.
1804	CE	1804	CE	Purchased/Sold	Key deeded a portion of the original tract to Isaac Peirce. Peirce added this acreage to his other holdings in the Rock Creek valley, which had been deeded to him in 1794. The property that was consolidated as a result of this purchase would become Linnaean Hill.
1814	CE	1814	CE	Cultivated	Isaac Peirce placed a notice announcing that he had 20,000 engrafted apple trees for sale at his nursery located three miles from Georgetown on Rock Creek.
1821	CE	1821	CE	Purchased/sold	Isaac Peirce gave his son Joshua a tract of approximately 82 acres (eighty-two acres, two roods, and twenty-eight perches) located along Rock Creek about a half mile south of the family's mill site.
1823	CE	1823	CE	Established	On October 10, 1823, Isaac Peirce officially deeded the 82-acre property to Joshua Peirce "for natural love and affection."
1823	CE	1823	CE	Built	Joshua Peirce built a stone house near the top of a hill on his property.
1824	CE	1869	CE	Cultivated	Joshua developed the property to accommodate the Linnaean Hill Nursery where he cultivated a variety of "Fruit and Ornamental Trees and

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
					Plants, Bulbous Flower Roots, Green House Plants, ETC " for sale. He also laid out curvilinear drives and planted specimen trees and fruit trees in the Picturesque-style.
1826	CE	1826	CE	Built	Peirce constructed a greenhouse behind the house. It was built using stone, wood frame, and brick.
1826	CE	1826	CE	Built	Circa 1826, Peirce constructed a pair of nearly identical banked stone outbuildings behind the house, which may have been used to support his commercial horticultural enterprise. In addition, he built the frame carriage house/stable with a stone foundation on the west side of the house.
1826	CE	1869	CE	Built	Between circa 1826 and 1869, Peirce constructed several other buildings on the property including three stone structures on the slope southwest of the house (springhouse, gatehouse, and a barn). In addition to these structures, three outbuildings were also located immediately northwest of the residence.
1843	CE	1843	CE	Altered	Joshua Peirce constructed a one-story stone addition on the west side of the house.
1866	CE	1869	CE	Altered	Between 1866 and 1869, the north façade of the house was enhanced by the addition of a two-story projecting pavilion. The Gothic Revival style cast iron porch was also added to the south façade of the house during this period.
1869	CE	1890	CE	Maintained	After the death of Joshua Peirce, Linnaean Hill was inherited by Joshua Peirce Klingle, nephew of Joshua Peirce. During this period, Linnaean Hill was maintained as a Picturesque style landscape park.
1869	CE	1890	CE	Altered	During Klingle's occupancy, the greenhouse was enlarged and a small addition was constructed on the west side of the 1843 wing. This addition may have been a two-story covered frame entry.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1890	CE	1890	CE	Purchased/Sold	The core area of Linnaean Hill encompassing approximately 32 acres known as Tract 79 was sold to the Federal government and incorporated into the newly created Rock Creek Park.
1892	CE	1939	CE	Purchased/Sold	After the death of Joshua Peirce Klingle in 1892, his portion of the Linnaean Hill property was sold and subdivided for real estate development in the early to mid-twentieth century.
1895	CE	1933	CE	Occupied	Circa 1895-1933, the Peirce-Klingle Mansion was rented to a series of individuals. In 1895, Lizzie Larkin rented Linnaean Hill for $20 per month and at the turn of the century a White House guard and zookeeper rented the home. Before 1926, Patrick Joyce, a maintenance foreman for the Office of Public Buildings and Grounds resided in the house. Joseph J. Quinn succeeded Joyce; Quinn paid $15 per month.
1906	CE	1906	CE	Neglected	By 1906, the glass roof of the greenhouse had collapsed. Also, the small addition that was located on the west side of the 1843 wing was no longer extant.
1907	CE	1927	CE	Altered	Circa 1907-1927, a small addition was reestablished on the west side of the 1843 wing. (The addition was later removed in 1936.) During this period, shrubs and benches were introduced in front of the house.
1913	CE	1913	CE	Demolished	The Greystone property was built on lands that were formerly owned by Joshua P. Klingle and located outside of the cultural landscape boundary. Reportedly, the house was built with stone from Joshua Peirce's original barn that had been demolished. In addition to the old barn, the Peirce springhouse, and stone from another large stone structure (possibly Peirce's second barn), which was adapted into a pergola, were incorporated into the Greystone property.
1918	CE	1918	CE	Established	The Olmsted Brothers report on Rock Creek Park was completed. The report recommended that the grounds around the Peirce-Klingle Mansion

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
					and outbuildings be maintained as an area of generally open grassland.
1933	CE	1933	CE	Land Transfer	Under the Act of June 10, 1933, and effective on August 10, 1933, jurisdiction of Rock Creek Park was transferred from the Office of Public Buildings and Public Parks to the National Park Service.
1934	CE	1936	CE	Rehabilitated	The National Park Service rehabilitated the Peirce-Klingle Mansion and the landscape in the Colonial Revival style. Improvements included changes to circulation including installation of brick pavers, introduction of new plantings, removal of a wood frame addition on the west side of the house, and extensive interior rehabilitation of the house.
1935	CE	1935	CE	Established	A wedge-shaped corral was identified on a 1935 drawing of the site. The corral was situated on the cleared slope west of the carriage/house stable and was demarcated by a fence. While the date of origination is undetermined, it is likely that due to its location near the stable that this general locale was used in this capacity during the period of significance.
1936	CE	1952	CE	Occupied	C. Marshall Finnan, Superintendent of National Capital Parks, occupied the Peirce-Klingle Mansion until 1939. In February 1940, Michael W. Strauss, chief of the Department of Interior's Division of Information. Strauss occupied the site until early 1952.
1939	CE	1939	CE	Planned	Plans were prepared that showed the alignment of the proposed entrance drive located on the west side of the house to connect with Williamsburg Lane.
1956	CE	1956	CE	Rehabilitated	Several improvements were made to Linnaean Hill to prepare the site for use as the Rock Creek Nature Center. Modifications included the addition of signage, safety rails, and lighting in front of the house as well as an octagonal drinking fountain near the utility building.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
					Interpretive displays were also installed in the house, while the surrounding woodland supported a self-guided nature trail. Additionally, improvements were also made to the entrance road including the development of a parking area.
1956	CE	1959	CE	Established	The Rock Creek Nature Center operated out of the Peirce-Klingle Mansion. The facility was designed for children to promote an understanding and appreciation of the outdoors.
1960	CE	1988	CE	Occupied	After the Nature Center was relocated to a new facility, the property was leased to non-profit organizations or used for park related programs. On April 6, 1960, the Junior League of Washington moved into the Peirce-Klingle Mansion and occupied the building until 1972. In the succeeding decade, between 1972 and 1982, the building was utilized by "Green Scene" a horticultural outreach program. In 1983, the American Institute for Conservation (AIC) signed a five-year lease to occupy the house.
1967	CE	1976	CE	Removed	Circa 1967-1976, ivy was removed from the front of the Peirce-Klingle Mansion.
1976	CE	1976	CE	Built	Circa 1976, wooden bollards were installed along the circular drive-in front of the Peirce-Klingle Mansion.
1979	CE	1981	CE	Rehabilitated	Between 1979 and 1981, the Peirce-Klingle Mansion roof was rehabilitated. As part of this effort, two chimneys were rebuilt and repointing of the stone masonry was completed under the chimneys on the main section of the house as well as the addition.
1988	CE	1988	CE	Demolished	The former springhouse associated with Linnaean Hill that was situated on the Greystone property (outside of the cultural landscape boundary) was demolished by developers.
1989	CE	1993	CE	Rehabilitated	After years of neglect, the Peirce-Klingle Mansion was rehabilitated in several phases by the

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
					National Park Service. Work included stabilizing existing exterior features such as walkways and walls as well as repointing the house. Installation of new water and sewer lines was also part of the rehabilitation.
1993	CE	1993	CE	Established	The Peirce-Klingle Mansion became park administration headquarters, while the grounds were adapted to fit the needs of an administrative facility.
1995	CE	2000	CE	Rehabilitated	In the late 1990s, the upper stories of the potting shed and utility building were rehabilitated for office use.
1998	CE	1998	CE	Paved	Circa 1998, a trench drain was installed at the main gate. In addition, the entrance road and parking areas were paved with asphalt.
1998	CE	1998	CE	Rehabilitated	Due to uneven settlement that led to safety issues, the brick patio located behind the Peirce-Klingle Mansion was re-laid in the same herringbone pattern. It is likely that the octagonal concrete drinking fountain was removed during this project. Photographs of the project also document the remnants of a cistern in the patio area behind the house.
2002	CE	2002	CE	Established	The General Management Plan (GMP) for Rock Creek Park was completed.
2003	CE	2004	CE	Maintained	Maintenance of the estate meadow was undertaken. Work included clearing and grubbing the overgrown meadow, which measured 15 acres, and the selective clearing of invasives and any vegetation over 6 inches high at the woods' edge. At this time, five trees were also removed from the property, and 40 trees were pruned.
2006	CE	2008	CE	Rehabilitated	The carriage house/stable was rehabilitated. The structure was reframed, re-sided, and clad with a new roof. During this period, the upper portion of the carriage house/stable was converted into office space, while stable fixture in the lower portion of the building were retained.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
2007	CE	2007	CE	Rehabilitated	The irregular cut stone walk in front of the house was replaced with concrete.
2008	CE	2008	CE	Maintained	In October, a tree-of-heaven (*Ailanthus altissima*) growing directly out of the foundation of the carriage house/stable was removed.
2008	CE	2009	CE	Maintained	In the fall, a tree located east of the house was knocked down during a storm. During the fall, the tree damaged some of the power lines leading from the house. All damages, including those to the nearby potting shed, were resolved by the removal of the split tree and repairs to the effected structure and features.
2010	CE	2010	CE	Built	Circa 2010, white-painted wooden railings were installed near the exterior stairs associated with the terraces behind the Peirce-Klingle Mansion.
2010	CE	2010	CE	Rehabilitated	The porch of the Peirce-Klingle Mansion was rehabilitated under contract. Work was based on historic documentation and included restoration of the 280 square feet historic cast iron and wood porch, replication of missing pieces, restoration of the staircase, installation of a new roof, repair of the historic framing system, installation of new joists and re-painting of the porch.
2010	CE	2010	CE	Rehabilitated	The cedar shake roofs on the potting shed and utility house were replaced.
2012	CE	2012	CE	Rehabilitated	The wood shingle roof of the Peirce-Klingle Mansion was replaced in-kind.
2012	CE	2012	CE	Rehabilitated	The HVAC system was replaced at the Peirce-Klingle Mansion. It is likely that the white screen fence was established around the exterior HVAC unit behind the east utility building at this time.
2018	CE	2018	CE	Established	Two electric vehicle chargers were installed in the service court parking area adjacent to Peirce-Klingle Mansion.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
2019	CE	2019	CE	Planted	Casey Trees replaced several trees that were lost to disease or age in original tree locations. New tree plantings were placed primarily along the current entry drive and near the visitor parking area.
2020	CE	2020	CE	Planted	Four holly trees were planted by Casey Trees near Williamsburg Lane as well as south of the visitor parking area.

Physical History

The following section provides information on the physical development and evolution of the site, organized by time periods.

PRE-CONTACT HISTORY & NATIVE AMERICAN SETTLEMENT (11,000 BCE-1607 CE)

The information provided in the precontact section of the physical history and the chronology serves as a brief overview of the prehistoric cultural sequence of the District of Columbia and is adapted from the "Bold, Rocky, and Picturesque: An Archeological Identification and Evaluation Study of Rock Creek Park" prepared by the Louis Berger Group, Inc. in 2008. Please see report for additional information including reference information for parenthetical citations included in the narrative.

Generally, the prehistoric cultural sequence for the District of Columbia conforms to that defined for the Middle Atlantic region although there were some divergent local developments in later prehistory. This sequence has been divided into seven prehistoric periods and the early historic Contact period and includes the following cultural periods followed by approximate calibrated (calendrical) dates, based on the INTCAL04 program. It should be noted that the Berger report indicated the need to revise some of these period boundaries, particularly the beginning and end dates of the Late Archaic, and to add a separate Terminal Archaic period between the Late Archaic and Early Woodland. For the purposes of the CLI, however, the established cultural sequence presented below (and included in the Berger report) will be utilized in the chronology.

Paleoindian:	11,000-9600 cal BC
Early Archaic:	9600- 7600 cal BC
Middle Archaic:	7600-3800 cal BC
Late Archaic:	3800-1500 cal BC
Early Woodland:	1500-400 cal BC
Middle Woodland:	400 cal BC-cal AD 1000
Late Woodland:	cal AD 1000-1600
Contact:	cal AD 1600-1700

The first people that lived in the Middle Atlantic region were Paleoindian hunters who entered the area around 11,000 cal BC (Dent 1999; Gardner 1974). The Paleoindians arrived at a time of abrupt climatic changes at the end of the Wisconsin glacial as spruce-dominated boreal vegetation was replaced by northward expansion of deciduous forest, and large mammals migrated to new ranges or were driven to extinction. During this period, population density was likely very low (Turner 1989: 84). The diagnostic Paleoindian artifact is the basally fluted, lanceolate Clovis point; however, stylistic changes in fluted points suggest gradual change and reginal differentiation over time.

After 9500 cal BC (the end of the Younger Dryas, marked by abrupt warming), the regional population rebounded rapidly. Throughout the Middle Atlantic region, Early Archaic sites, which frequently occurred on large river terraces or upland surfaces, were more numerous than Paleoindian sites (Johnson 1986). A marked stylistic change was evident in the projectile points of the Early Archaic (9500 to 8000 cal BC) when they began to be notched near the base (either in the sides or corners) instead of basally thinned. The Middle Archaic cultural period roughly corresponded to the Hypsithermal, a climatic episode that was marked by rising temperatures, decreasing precipitation, and the development of more seasonally variable climate. An oak-hemlock-hickory forest dominated the region, and deer became the dominant large mammal. During this period, the growing human population changed its subsistence-settlement patterns: sites were larger and more numerous, and a more diverse toolkit implies a broad range of subsistence activities than in the Early Archaic. The Late Archaic period included the Terminal

Archaic, which started in 2200 cal BC. This date reflected a sharp break in material cultural and settlement patterns when the Savannah River Broadspear complex replaced Halifax in the Potomac Piedmont. This cultural transition closely coincided with a pancontinental "megadrought". During the Late Archaic period groups that manufactured Halifax points maintained a "sylvan" adaptation (Mouer 1991) to the eastern deciduous forest, focusing on nut bearing trees. Deer and turkey probably provided most of the meat in their diet. Terminal Archaic populations were much more numerous than their Late Archaic predecessor. Although some upland sites are known, most occurred in riverine settings. Apart from broadspears, Terminal Archaic assemblages include two other significant new artifact types: grooved groundstone axes and carved soapstone (steatite) bowls.

The Early Woodland began with the adoption of ceramic technology in the Middle Atlantic region (Gardner and McNett 1971). Early Woodland sites were often located along the tidal creeks that fed into the Potomac. During the Middle Woodland the regional population grew as bands became more sedentary and participated in regional exchange networks. Continuity in site location between the Early and Middle Woodland periods implies that earlier subsistence-settlement systems persisted. During the Late Woodland period, around cal AD 1000, maize horticulture was adopted by many Middle Atlantic groups, while hunting, gathering, and fishing provided important dietary supplements. Storage of surplus crops permitted the establishment of small permanent hamlets and larger villages. Around cal AD 1300 to 1400, population density increased, nucleated settlements and stockaded villages were established, and there was evidence of population movement and displacement throughout the Middle Atlantic region (Stewart 199: 172-173). The changes in cultural patterns observed throughout the Middle Atlantic region may have occurred in response to climate changes. The dramatic increase in the number of small villages and the deep cultural deposits and numerous storage pits found at these sites suggests that Late Woodland populations were not only sedentary but were expanding both spatially and in absolute numbers. In response to population growth, establishment of sedentary villages, and availability of food surpluses, more complex sociopolitical structures developed during this period including the emergence of ranked societies. These ranked societies developed into the complex tribes and chiefdoms encountered by the Europeans in the late sixteenth and early seventeenth centuries.

In 1608 Captain John Smith explored the Potomac, as far as the falls. His map shows the Indian town of Nacotchtanck, located on the east side of the Anacostia. The river's name is an English corruption of the town's Algonquian name. Beyond Nacotchtanck Smith observed and later depicted the riverbank, including an inlet that is probably the mouth of Rock Creek; however, he saw no further native settlements. Berger's testing, like previous work, has yielded no evidence that Late Woodland villages along the Potomac west of the falls were occupied after about 1500 (Fiedel et al. 2005b). The region seems to have been abandoned; whether this was caused by European diseases, pressure from aggressive Iroquoian tribes, or climate changed during the Little Ice Age remains to be determined. Smith's map shows no village at the mouth of Rock Creek despite archeological evidence of Late Woodland occupation.

Figure 7. Detail of a map of Virginia as described by John Smith showing the Potomac River and other features, 1606 (Library of Congress, Geography and Map Division https://lccn.loc.gov/2001695744).

Early Land Use and Ownership: 1792-1822

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

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

Uriah Forrest's speculative investments in the real estate of the new Federal city soon caused his financial insolvency. In 1804, Forrest's creditors sold Rosedale to Philip Barton Key. That same

year, Key deeded a portion of the original tract to Isaac Peirce. Peirce added this acreage to his other holdings in the Rock Creek valley, which had been deeded to him in 1794 (Inashima 1985: 288).

Isaac Peirce was an enterprising Quaker who oversaw the operations of a farm, sawmill, grist mill, distillery, and nursery. To his first purchase of 150 acres from William Deakins, Jr. in 1794, Peirce developed and accumulated additional acres so that by the time of his death in 1841 he owned more than 1,200 acres in northwest Washington. Isaac Peirce had been born in 1756 in Chester County, Pennsylvania and had probably come to the Potomac Valley in the 1770s. He married Elizabeth (Betsy) Cloud, with him she had nine children. Isaac and Betsy's eighth child and youngest son, Joshua, is a significant figure in the development and refinement of a portion of the original Peirce tract (Bushong 1990: 23). Joshua's portion of Isaac's estate would eventually be known as Linnaean Hill. The center of Isaac Peirce's operation was the extensive cluster of buildings constructed in the western portion of Rock Creek valley near present day Tilden Street, N.W. While some of the buildings may have existed on the site at the time of Peirce's purchase from Deakins, eleven structures were located on his property by the late 1850s. Among these were a residence and two dependencies, a springhouse and potato house, a cow barn, the grist mill, the sawmill, miller's residence, a carriage house/stable and a distillery. For the most part these were all constructed of native granite, quarried from sites located on Peirce's property, by Isaac and his son Abner. Several enslaved people also helped Peirce run his farm and mill operation. With a successful enterprise, Isaac Peirce was well positioned to take advantage of the developing economy of the new capital city (Bushong 1990: 26-28, 54, 55; Shoemaker 1909: 44).

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

Between the hills that contain Rock Creek valley, there were many small tributaries. Because of the difficulty of crossing these streams during periods of high water, most of the north/south roads leading to and from Georgetown and the new Federal city ran parallel to the creek. Even

with the few fords that were established, areas on either side of the Rock Creek developed independently of each other. Despite the difficult access to Washington city, prominent estates, including Peirce's, developed on the western side of the Creek. Not only was there Rosedale, but also Woodley, the Highlands, and the Vineyard--all three tracts originally part of Pretty Prospects.

Philip Barton Key built Woodley around 1800 and the estate later served as the summer White House during the Van Buren, Tyler, Buchanan, and Cleveland administrations. The Highlands property contained the stone residence of the Nourse family, which was constructed between 1817 and 1827. The Vineyard, constructed in 1810, was the residence of Major John Adlum, the first acknowledged horticulturist in the District of Columbia. On the 200 acres comprising the Vineyard estate, Adlum pursued his interest in growing native plants and producing varieties of grapes suitable for domestic wine. Adlumia, the smoke vine of the Alleghenies, is named for the Major; the development of the Catawba grape is also attributed to him (Junior League of Washington 1977: 293-294; Saul 1907: 38-47). In addition to Adlum, Thomas McGrath was another "gardener" located on the Uriah Forrest property. In 1805, McGrath advertised that he had shade trees, flowers, and poplar trees for sale (Bryan 1916 1:597-598). Indeed, Thomas McGrath, John Adlum, and Isaac Peirce may have simultaneously operated nurseries on neighboring tracts of land. Other nurserymen in the area included John Gardiner and David Hepburn, authors of *The American Gardener* (1804), among the first gardening treatises published in America to feature ornamental garden design information. Gardiner and Hepburn were estate gardeners; Hepburn had been head gardener at John Mason’s Potomac River estate, located on Analostan Island or what is today known as Theodore Roosevelt Island (Hanna 1997:25; Sarudy 1998: 89-90).

In 1820, census numbers indicate that there were 2,729 residents (1,514 white, 168 free black, and 1,047 enslaved) in Washington County. Most of the county residents were engaged in farming, including Washington’s gentleman farmers who included John Adlum, Thomas McGrath, and Isaac Peirce noted above (Williams 2018: 82).

Development and Use of Linnaean Hill by Joshua Peirce and J.P. Klingle: 1823-1890

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

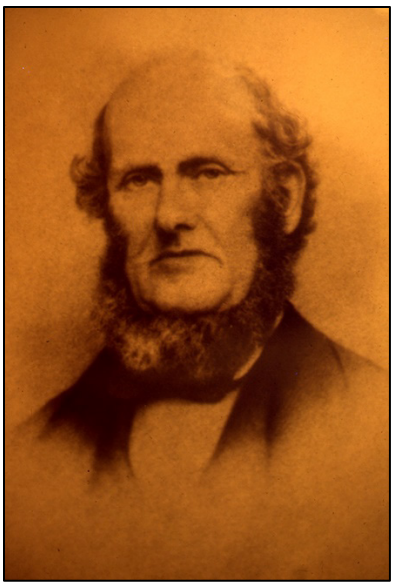
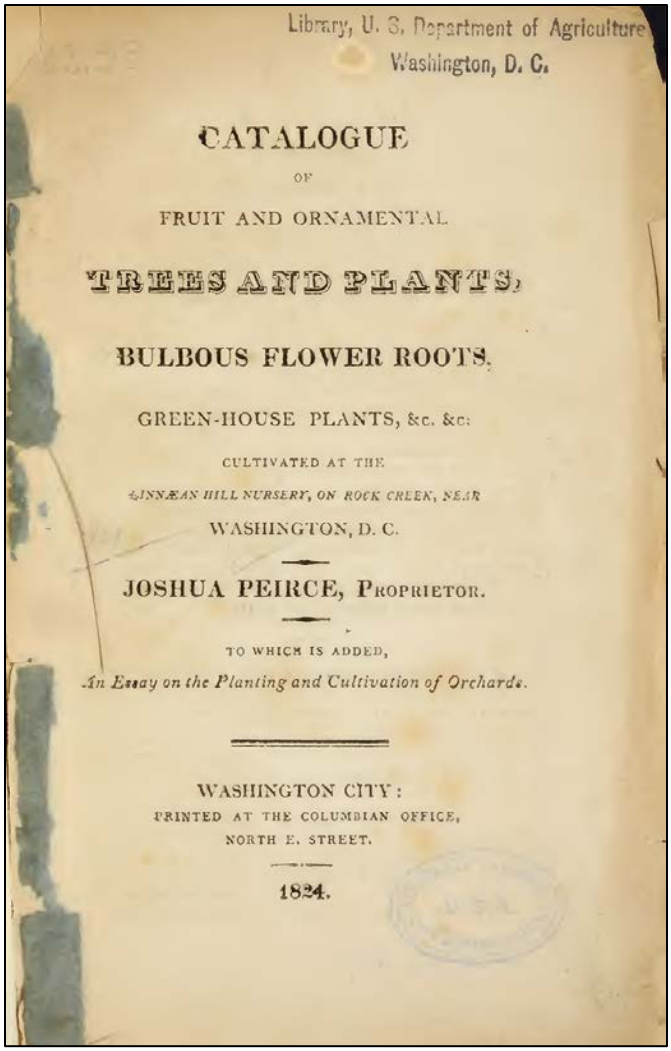


Figure 8. Historic photograph of Joshua Peirce, n.d. (National Park Service, Museum Resource Center, Rock Creek Park Resource Management Records).

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


Library, U. S. Department of Agriculture
Washington, D. C.

CATALOGUE

OF

FRUIT AND ORNAMENTAL

TREES AND PLANTS,

BULBOUS FLOWER ROOTS,

GREEN-HOUSE PLANTS, &c. &c.

CULTIVATED AT THE

LINNÆAN HILL NURSERY, ON ROCK CREEK, NEAR

WASHINGTON, D. C.

JOSHUA PEIRCE, PROPRIETOR.

TO WHICH IS ADDED,

An Essay on the Planting and Cultivation of Orchards.

WASHINGTON CITY:

PRINTED AT THE COLUMBIAN OFFICE,

NORTH E. STREET.

1824.

Figure 9. Cover of Joshua Peirce's "Catalogue of Fruit and Ornamental Trees and Plants", 1824 (U.S. Department of Agriculture, National Agricultural Library). Also see the Biodiversity Heritage Library for full version online Peirce, Joshua. - Biodiversity Heritage Library (biodiversitylibrary.org).

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

The stone house that Joshua constructed in 1823 was sited near the top of a long hill on a terraced area carved out of the slope. The hill crested at the top of a bluff created by a bow on the west side of Rock Creek. The north facade of the house faced the creek, while the southern facade faced the fields and woods of the original Pretty Prospects. Although available documentation for this period fails to distinguish the functional or the formal front of the house, the entrance on the north side appears to date from the 1823 construction of the main part of the residence. To construct his house, Peirce excavated approximately eight and one-half feet, or the height of the basement. Two stone retaining walls of more than seven feet in length were erected to hold the slope away from the north corners of the structure, leaving a narrow four-foot space, or areaway, between the wall and a portion of the house. The date "1823" was carved near the top of the north facade. The exterior stone walls were constructed in thicknesses of two feet (HABS; Bushong 1990: 163-164). Tradition holds that at some point the interior "...was finished with tile and frescoes by artists brought from Italy" (*Washington Post*, September 20, 1936).

Peirce also cut the south facing slope with two additional levels, probably to take advantage of the horticultural benefits of such exposure. Near the house, Peirce constructed a pair of nearly identical banked outbuildings, which may have been used as structures to support his commercial horticultural enterprise. Access to the upper and lower levels of each shed were from separate exterior doors. Stretching across the southern facades of the two utility buildings and running along a retaining wall constructed between them, Peirce devised a greenhouse. Peirce incorporated the retaining wall at the rear of the greenhouse and constructed a wood frame to form a shed-style roof and one long wall along the front. He fitted the slanted roof with panes of glass. For the south-facing front of the greenhouse, Peirce constructed a low brick foundation wall that secured the framed facade of glass panes. Stone buttress from the two smaller buildings acted as wing walls on the sides. The surface of the stone retaining wall may have been faced with

bricks, either stuccoed or pargeted, and then white-washed to create a light-colored, and therefore reflective, surface (DC History Center 1906: #1009; HABS). He began construction of this structure in 1826, first "...by the quarrying and hauling of the stone, digging out the foundation and when it will be finished I know not it is to be 72 ft. long..." (Peirce 1826). Greenhouse technology was at a rudimentary state in the early nineteenth-century, with the mechanics of providing consistent levels of heat during the winter months not fully developed until after 1826 (Martin 1992). The oil burner, found in one of the paired utility buildings, may have been installed in Peirce's later years to help heat the greenhouse (Washingtoniana vertical file). Further investigation through documentary research or archeology is required to answer additional questions about the sophistication of Peirce's greenhouse. Finally, Peirce constructed a frame carriage house/stable with a stone foundation at the western edge of the cluster of domestic buildings, where it would be accessible for ingress and egress.

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

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

Throughout the early years of his career, Joshua Peirce worked to establish his reputation as a nurseryman. The methods he used were threefold: expansion of his selection of plants by collecting native species, direct purchase of wholesale seedlings, and the use of propagation and grafting techniques. Implementation of these methods affected the ways in which Peirce adapted

his land to fit the needs of his business. The analysis of Peirce's impact on the land contained in this report has been constructed from three major sources of information: old descriptions of the grounds at Linnaean Hill, historic maps and photographs, most of which post-date the active years of Peirce's career, and existing landscape remnants.

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

Among the ornamental evergreens requested in Peirce's first order to Prince were Balm of Gilead, white pine, Norway spruce, red, black, and white firs, and hemlock—all 12 to 18 inches in height (Peirce 1823). Once these seedlings were established, Joshua published a catalog (1824) for distribution and advertised in the *National Intelligencer* (1825). Not only did he feature a large selection of fruit trees and include an essay on the planting and cultivation of orchards, but he listed the very same ornamental evergreens mentioned in his earlier request to Prince. Deciduous trees, which he listed as “ornamental forest trees,” ornamental flowering shrubs, grapes, greenhouse trees and plants, and rose bushes were also featured. The catalogue also contained plant lists and horticultural advice, which was designed to enhance catalogue sales (Hanna 1997: 58). To promote purchases of deciduous trees, Peirce suggested that they might be purchased for

streets and lawns. To encourage orders for vines and creepers, he suggested walls and arbors. To highlight his listing for gooseberries, Peirce noted that his had come from a reputable New York nursery (probably that of Prince). By 1857, his selection of gooseberries had come directly from Liverpool, England (Peirce 1827: #194; Peirce 1824, 1827, 1857). Locally, Peirce's catalog was distributed from the store of prominent Georgetown merchant, Edward Linthicum. To widen his customer base, he had agents in Philadelphia, Baltimore, Annapolis, Frederick, Rockville, and Leesburg. To customers ordering large quantities of hedging thorn, Peirce gave a discount (Peirce 1824, 1827, 1857). Peirce's enterprise thus stretched beyond the capital city, north to other Mid-Atlantic cities and west to the Piedmont of Maryland and Virginia.

Statements found in secondary sources claiming that Joshua Peirce supplied trees and shrubs to the public grounds near the United States Capitol, the White House, and President's Park have yet to be substantiated (National Capital Region, Rock Creek Park vertical files; Randall 1992; McEwan 1992; Seale 1986). Indeed, Peirce commented to Prince in 1826 about the development of "the Public ground in Washington." He noted that the beautification was a gradual process, that most of the trees came from the forest, except for some firs from Maine, but that little had come from nurseries. "I have had small orders but nothing that could not be got in the woods" (Peirce 1826). Peirce's reputed role in the development of the city is primarily based on the general description given by Shoemaker in 1909. Then, Shoemaker stated that the "parks and reservations of the city were to a great extent stocked from Linnaean Hill" (Shoemaker 1909: 45).

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

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

noted: “Linnaean Hill was not only the scene of a large and profitable business, but the grounds were artistically treated, the plants, rare flowers and trees were so beautifully arranged that the place was converted into a horticultural and rural park, where the people of the national capital sought pleasure, recreation and instruction” (Shoemaker 1909: 46).

Graphic evidence of Peirce's landscape design comes from early topographical maps, including those published by Boschke in 1861 and Michler in 1867 and 1871 as well as others. While the level of accuracy on the maps must be questioned to some degree, each does indicate a general layout of the residence, outbuildings, roads, and vegetation. The schemes shown on the maps represent the gradual development of the adaptation of Peirce's land for both functional and aesthetic purposes.

Figure 10. Map of district north of Washington, D.C. showing three building footprints associated with the Joshua Peirce property at the bottom center, 1860. Trees are shown pictorially, while relief is illustrated by hachures (Abbot, Henry L. and F.W. Vaughan, DC Public Library, The People’s Archive, Washingtoniana Map Collection, https://digdc.dclibrary.org/islandora/object/dcplislandora%3A209).

Figure 11. Topographical map of the District of Columbia showing the Joshua Peirce property at the center, 1861 (Boschke, Albert. Library of Congress, Geography and Map Division https://lccn.loc.gov/88694013).

Figure 12. Topographical sketch of the environs of Washington, D.C. showing the Joshua Peirce property and associated orchard at the center, 1867 (Michler, N. Library of Congress, Geography and Map Division https://lccn.loc.gov/87693341).

Figure 13. Michler's topographical survey published in 1871 showing the circulation patterns associated with the property at their most complex. Note the orchard identified by a uniform pattern of trees located northwest of the primary developed area at the center (Library of Congress, Geography and Map Division https://lccn.loc.gov/87693316).

Aside from his greenhouse, Peirce probably had other areas devoted to the establishment of young plants. He almost certainly would have constructed an outdoor "nursery" near the greenhouse and utility buildings to care for seedlings and graftings. The area was probably surrounded by a fence consisting of hedging and a ditch, or paling. Plants and seedlings would have been laid out in lines or nursery-rows. The recommended size for a private or homestead

nursery was under one acre; a public nursery required "not less than three or four acres of land...to fifteen or twenty acres (M'Mahon 1806: 42-54). As young trees were taken from the "nursery," Peirce "affixed" a label "to each kind, with its proper name." Those marked with an asterisk would not be ready until the following fall. One section within the "nursery" would be set aside for winter healing-in and for the treatment of plants received after shipping "in a withered and dry condition" (Peirce 1857: 3).

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

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

By 1846, Peirce had begun to shift the focus of the nursery operation to the "very extensive branch" of the Linnaean Hill establishment on 14th Street. In time he utilized almost 54 acres of the city property that he owned in the vicinity of R and S Street, N.W. Peirce Mill Road led directly to this area, where " a stock of all the varieties of trees for the streets and lawns, of large growth, are constantly kept" (Washington Directory 1846; Washington Directory 1850; Peirce 1857: 4; Saul 1907: 47).

The terms used to describe Peirce's occupation in the census also reflect the changing nature of his enterprise. In 1846, Peirce advertised that he was a "Nurseryman and Florist." At the age of 55 years old, Peirce was labeled a "Farmer and a Nurseryman, " in the 1850 census, while in the 1860 census, Peirce, at 65, was referred to as a "Horticulturalist." The difference in terminology may underscore the growing importance of the large-scale nursery operation at the 14th Street property, its decline at Linnaean Hill, Peirce's "retirement" from and the nephew's growing

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

In the book *Peirce Mill: Two Hundred Years in the Nation's Capital,* author Steven Dryden described the role that the Peirce family played in the enslavement of African American people on their property for at least five decades. Dryden noted, "Although somewhat insulated by their location in rural Washington County, the Peirces belonged to a community deeply enmeshed in the institution of slavery" (Dryden 2009: 34, 37). As part of the larger Peirce family who lived in the locale, Joshua Peirce, and his wife, who had no children of their own, used mostly enslaved labor to establish and maintain his market garden enterprise. The 1830 census indicated that there were three free white persons in the household of Joshua Peirce (1 boy of ten and under fifteen, 1 man of thirty and under forty, and 1 woman of thirty and under forty). Also, six enslaved people and two freemen lived at Linnaean Hill in 1830. Five of these individuals were men (between 24 and 36 years) and one was a young woman or girl. While there is limited documentation of the duties that enslaved people would have performed at Linnaean Hill, it is likely that the men were tasked with outdoor work associated with propagation of trees, shrubs, and plants sold at the nursery, while the women may have completed work that supported domestic activities in the home. It is unknown where those who Joshua Peirce enslaved lived or the circumstances of their family life while at Linnaean Hill; however, a Historic Resource Study for African American Life and History at the Peirce Estates will be initiated in FY2025 help answer some of these questions.

During this period, there were several instances where enslaved people sought escape from Linnaean Hill to seek freedom. In 1839, the *National Intelligencer* printed a notice for a $150 reward for the return of a "negro man, Ned Rhodes, about 27 years old" owned by Joshua Peirce. The notice reported that Rhodes had been enslaved by Peirce for a decade, which suggests that enslaved persons had likely contributed to the operations at Linnaean Hill since its establishment. Ultimately, a few weeks after the advertisement, the body of Rhodes was found in the Washington Canal (Dryden 2009: 34).

During this period enslaved people in the District of Columbia could go to court with claims that were being held unjustly to seek freedom. Andrew Jones, an enslaved person at Linnaean Hill, petitioned the District Court for his freedom from Joshua Peirce, which was eventually granted by a jury in 1852. Jones had been sold to Peirce in 1845 while still a child under the condition that he

be set free in 1857. Five years prior to his release date, Jones petitioned the District Court, noting that his mother was free and that he had been born free (Dryden 2009: 35).

While some enslaved African Americans at Linnaean sought escape or petitioned for their freedom, others were released by Peirce after fulfilling the conditions of their sale as evidenced by Clement Becket wo was freed in October 1838 (Dryden 2009: 35). In 1840, the census listed thirteen slaves and one freeman associated with the property (Einberger 2014: 31). Again, in 1842, Joshua Peirce published a notice of a $50 reward for the return of John Chew who was described as: "…something of a carpenter, and has been used to the culture and care of exotic plants, gardening, etc., and will probably seek such employment" (Dryden 2009: 34).

Data from the 1850 census (ages indicated in parentheses) revealed that Joshua Peirce (55), Susan Ann Peirce (57) and Joshua P. Klingle (16) resided in the household. The 1850 slave schedule indicated that Joshua Peirce enslaved ten people including: a male (45), female (38), male (24), male (22), male (18), male (14), female (13), female (10), female (5), and male (2). Ten years later, the 1860 slave schedule reported that Peirce also enslaved ten people at that time including: a male (52), female (50), male (27), male (22), female (25), female (22), female (15), male (12), male (55), and a male (44). Analysis of the ages suggest that some of the individuals reported in 1850 may have still been present on the estate, while others may have arrived after the 1850 census. This may imply active, continuing participation in the internal slave trade and may require additional historical research.

Reportedly, in 1862, the Peirce-Shoemaker family had one of the largest-slave holdings in Washington, which included thirty-two men, women, and children (Dryden 2009: 33). On April 16, 1862, Congress approved "An act for the release of certain persons held to service or labor in the District of Columbia", also known as the District of Columbia Compensated Emancipation Act. The act freed enslaved persons in the District of Columbia eight months before the Emancipation Proclamation liberated enslaved African Americans in the rebelling states and compensated owners up to $300 for each freeperson. Following enactment of the law, commissioners approved more than 930 petitions, which granted freedom to 2,989 formerly enslaved African Americans (U.S. Senate: The Civil War: The Senate's Story). On June 28, 1862, Joshua Peirce filed a claim that indicated that held a claim for service or labor against the following named persons of African descent (age identified in parentheses): Jeremiah Gibson

(48), Nancy Carroll (45), William H. Becket (29), Thomas Rhodes (25), Anna Maria Rustin (23), Ellen Becket (23), Charlotte R. Carroll (17), Anthony S. Carroll (14 months), Charles J. Carroll (9 months), and William Nicholas Rustin (3 months). The petition also provided additional details about the individuals listed.

> "Nancy Carroll lived in my family for 26 years is my housekeeper is also an excellent cook and has charge of the keys and the whole management of my house. Strictly honest intelligent and worthy of all confidence."
>
> "Wm H Becket has acted as foreman in my garden, green houses, and nurseries, is familiar with the various branches of that business can read and write well is a good coachman and is now employed in that capacity by the Secretary of State the Honorable W.H. Seward and acquires $20 per month."
>
> "Tom Rhodes is a first rate coachman and well skilled in the management of horses is also an excellent farm hand is strictly honest obedient faithful and good natured."
>
> "Anna, Ellen and Charlotte, are all excellent house servants have been taught cooking, washing and ironing and all the branches of plain sewing and all that is to make them excellent house servants."
>
> "Anthony is a smart, honest, and intelligent lad and promises to be an excellent servant and useful man."
>
> "Charles and William, are both babies, bright and healthy children."

The petition also noted that Jeremiah Gibson was acquired from the estate of Thomas B. Offutt of Montgomery County, Maryland around 1821. In addition, Nancy Carroll was bought by John P. Engle of Washington, D.C. "about twenty-six years ago", while the remaining eight individuals listed on the June 1862 petition were born under the possession of Joshua Peirce (National Archives, Joshua Peirce, Petition Number 774, National Archives NextGen Catalog). A supplemental petition for James Becket was also signed by Joshua Peirce about a month later (National Archives, Joshua Peirce, Petition Number 929, National Archives NextGen Catalog).

Ultimately, Joshua Peirce received nearly $4,800 in compensation from the federal government as part of petition. Also see: National Archives Record Group 21: Records of District Courts of the

United States, Series: Emancipation Papers, Emancipation Papers – Pierce, Joshua (Owner), 1862 National Archives NextGen Catalog and "The Link Revealed: A History of the Peirces' Enslaved Population" by Izola T. Shaw, Cultural Resources Diversity Intern Rock Creek Park, 2003 for additional information.

By the early 1860s, the scope of Peirce's operation had apparently changed. Helping him on his estate at this time were his nephew, Joshua Peirce Klingle (also listed on the 1850 census) who was called a nurseryman, and two African American farmhands, George Jones, and George Rusty (Bushong 1990: 30-31: Washington Directory 1846; Proctor 1949: 246). Peirce's interests also extended beyond the nursery operation at Linnaean Hill and on 14th Street. Sometime during 1833, a group of individuals concerned with the pursuit of horticulture organized the Columbia Horticultural Society. Although the society existed for only three years, key members were John Adlum, of Adlumia and vineyard fame, and Joshua Peirce and J.S. Gunnell, both of whom served as councillor (Bryan 1916: 193-194). Gunnell was an amateur camellia grower living near the White House. Between 1839 he named and described twelve varieties of camellias. Furthermore, Gunnell assisted Joshua Peirce in developing camellias at Linnaean Hill. While Peirce had listed only 12 varieties in his 1827 catalogue, many of which could have been obtained from northern nurseries such as Prince's or Landreth's in Philadelphia, his reputation as a horticulturalist had grown in part because of his expertise with camellias. A reference to "Mr. Landreth" in Peirce's 1827 to William Prince implies that Peirce had some business dealings with the Philadelphia nurseryman. Peirce evidently did develop a pure white camellia from seed called "Peircei" (Saul 1907: 50, 58; Hume 1946: 27, 38-39, 42-43).

In 1854, the *Evening Star* noted that the semi-annual exhibition of the Horticultural Society was underway with some magnificent collections including contributions from "Mr. Joshua Pearce, of Linnean hill, Washington" who reportedly had a "fine collection of hardy evergreens, strawberries, splendid cut flowers, magnolias and roses" (*Evening Star*, May 30, 1854). Two years later, in 1856, an advertisement in the *Evening Star* indicated that Joshua Peirce had 20,000 peach trees for sale along with a general assortment of ornamental, evergreen, shade, and fruit trees (*Evening Star*, October 22, 1856). An article in the same year also proclaimed, "Mr. Pearce is as reliable in all respects as any other nurseryman in the United States. His stock is the result of more than twenty years' experience and improvement in our midst" (*Evening Star*, October 24, 1856). Peirce's operation continued into the 1860s as illustrated by an advertisement from 1861, which

noted the "extensive assortment of trees and shrubbery" available from the "Nurseries at Linnaean Hill" (*Evening Star*, March 12, 1861).

NURSERIES
AT LINNAEN HILL.

The proprietor invites the attention of the public to his extensive assortment of TREES and SHRUBBERY.

The stock of Ornamental Shade Trees in particular is one of the largest, both in quantity and variety, that is offered for sale in the United States, and consists of well grown and thrifty trees.

The stock of Ornamental EVERGREENS presents an assortment of Trees of the finest quality, the specimens being remarkable for the vigor of their growth and symmetry of form. Many of these trees have been shifted as often as five times in order to multiply their roots and insure success in transplanting. Of several thousand thus shifted during the last season not one failed to grow. The list of Evergreens includes 1,000 White Pine, 7 to 10 feet high; Norway Fir, Balsam Fir, Hemlock and other varieties of fine size and appearance.

Also, FRUIT TREES and ORNAMENTAL SHRUBBERY in great variety.

The circular catalogue of Small Fruits, such as Currants, Gooseberries, Blackberries, Raspberries, and Strawberries, will be furnished on application through the Post Office or otherwise.

JOSHUA PEIRCE,
Nurseryman, Linnaean Hill,
ma 7-eod&w (Int.) near Washington, D. C.

Figure 14. Newspaper advertisement for the "Nurseries at Linnaen Hill" (Evening Star, March 12, 1861).

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

tripled (Directories for 1843, 1846, 1850, 1853, 1855, 1860, 1862). While newspaper advertisements noted the continued operation of the Linnaean Hill Nursery into the 1860s, it is unclear why Peirce was not listed in later directories.

Events occurring specifically at the White House and at the new Smithsonian Building may have also influenced the increased interest in landscape beautification. In 1850, President and Mrs. Fillmore invited Andrew Jackson Downing, the noted American landscape architect and editor of the *Horticulturalist*, to landscape the grounds at the White House, while at the same time Downing received the commission to design the new Smithsonian site. In addition, Downing worked closely with the civic-minded financier W.W. Corcoran to implement a landscape of "exotic foreign plantings" for Lafayette Park (Mitchell: 6-7; Charter...Oak Hill Cemetery: 8). Nurseryman John A. Saul came with Downing to Washington, and “took charge of the improvement of Public Grounds, - The Mall, Smithsonian Grounds, Square South of President's, Lafayette Square” (Saul 1907:53).

Of additional local interest was W.W. Corcoran's donation of land for Oak Hill cemetery, which Congress had chartered in 1848. Located on the highest hill in Georgetown close to Linnaean Hill, Oak Hill required extensive terracing and drainage systems to create a park-like cemetery similar in aesthetic appeal to renowned cemeteries in Boston (Mt. Auburn), Brooklyn (Greenwood) and Philadelphia (Laurel Hill). Shortly after its opening, the superintendent of Oak Hill established a nursery adjacent to the gates and the chapel, so that owners could purchase shrubs and plants to embellish their plots (Oak Hill vertical file). In 1857, The Washington Horticultural Society was formed, with Corcoran as president (Bryan 1916:193-194). Although Peirce's involvement in this local organization is largely unknown, we do know that he was a member of the American Pomological Society. This national group was formally established in 1852, but the impetus to form the society had begun as early as 1848, with the encouragement of Andrew Jackson Downing (Saul 1907: 50; History of Fruit Growing...1860-1972 1976; Wolf, 1989). The influence of Andrew Jackson Downing in mid-nineteenth century America was preeminent. By the time of his death in 1852, Downing's ideas had been expressed through his publications, his designs, and his completed landscape work (Downing 1865; Downing 1841; Downing 1842). His theory on the difference between the beautiful and the picturesque, and how both might be appropriately applied to American design allowed for a distinctly indigenous style that embodied the naturalistic landscape of rivers, brooks, woods, and existing terrain (Leighton

1987: 163-172; Newton 1971; O'Malley 1991). Joshua Peirce, apparently influenced by the Downing style, embellished the hilly landscape at Linnaean Hill with picturesque trees and shrubs and created an elaborate system of circular drives and paths. As a result, he reduced the emphasis on the nursery enterprise, and he transformed the natural setting above Rock Creek into a private park.

In conjunction with the development of a more ornamental landscape, Peirce also altered the architectural fabric of the main dwelling at Linnaean Hill. Twenty years after construction of his house and after the establishment of his nursery operation, Joshua Peirce constructed a one-story stone wing, which he located on the west side of the main structure. A date of completion (1843) was carved near the roof on the north side of the addition. The wing's roof had a pedimented gable, which was typical of the Greek Revival style of architecture then in vogue. Larger, full-length windows, which framed landscape views from the interior, were installed on the north and south sides. These were made secure by small balconies of ornamental ironwork. On the south side of the house, an elaborate two-story porch made of ornamental ironwork was added at probably the same time as the balconies. The design of the ironwork incorporated a flowing grape, vine, and leaf pattern. At the time of the porch installation, wisteria vines may have been planted at the base of the porch supports; with the hope that the vine could be trained to wrap around the ironwork (HABS). Since the process for producing cast-iron metal work was not perfected until the middle of the nineteenth century, it seems unlikely that the grape vine veranda could have been installed before the 1843 addition, and it is possible that the veranda was not added until the pavilion was constructed on the north front (1866-1869). Finally, at some point in time, possibly contemporary with the kitchen wing, an impressive formal entry was created on the north side with the addition of a two-story gabled pavilion projecting beyond the wall of the house. Two side buttresses of stone supported the corners of the pavilion (DC History Center 1906: #1008). With these alterations Peirce affected a new aesthetically pleasing and picturesque relationship between the architecture and landscape at Linnaean Hill.

Previously, the entry on the south front had emphasized the symmetrical arrangement of the residence and the paired utility buildings. The expansive open view down the terraced slope over the glass roof of the greenhouse, which had been placed on the descent below the pair of buildings, evoked a neoclassical landscape. Prior to the addition of the pavilion on the north facade, several structures, or outbuildings, located northwest of the residence had been removed, probably to enhance the overall view to the north and west (Boschke 1861; Michler 1867; Michler

1871). With the construction of the pavilion entrance on the north, a new drive was routed to circle directly in front of this entry. Additional loops in this upper drive were devised as well. Their placement suggests that one was encouraged to meander and pause while riding or walking around on the bluff above Rock Creek. Here the newly unrestricted view would have been different than the view on the south side. With the remaining outbuildings of Linnaean Hill situated below the house, the aspect of the bluff, the Rock Creek valley, the rocky stream and the woods on the opposite hills were more naturalistic and picturesque than the relative order of the arrangement of structures and fields found in the southern view.

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

To enhance the approach to the upper level, Peirce lined the creek side of the entry drive with a row of evenly spaced deciduous trees. Peirce also planted a single row of shrubs or a hedgerow on the edge of a new route that led from the upper drive, along the bluff toward the old orchards. A recently established orchard area or tree nursery was directly south of the hedgerow. On the other side of this route, below the top of the bluff, vegetation had been allowed to grow down to the west side of the creek. At the bottom of the south slope, Peirce lined both sides of the old road connecting the barns and springhouse to the original orchard with a single row of trees. Most likely these were deciduous. Although they are not reflected in the Boschke map, some of the rows of trees may have been in place at the time of the Boschke survey, their lack of maturity making them insignificant. These trees had reached maturity by the turn of the century when John Saul noted that the old house was covered with English Ivy and that “the old driveway to the house” was lined with sugar maples; “white pines, Norway spruces, silver maples, silver firs and box” had been planted there as well (Saul 1907:45).

In April 1868, an advertisement was printed in a local newspaper that identified 12,000 peach trees, 5,000 concord grape vines, and 3,000 currant bushes along with a variety of nursery stock were for sale by Joshua Peirce. In addition, the advertisement noted, “Being desirous to close out

business, the above stock will be disposed of wholesale or retail, at reasonable prices" (*Evening Star*, April 9, 1868). Approximately, one year later, the *Evening Star* reported, "We regret to learn that Mr. Joshua Peirce, an old and well-known citizen of the District, is seriously ill with no hopes of his recovery at this residence in the county" (*Evening Star*, April 5, 1869). Joshua Peirce died a few days later on April 11, 1869. His obituary notice described him and the legacy of his years as a horticulturalist: "Death of an Old Citizen - Mr. Joshua Peirce, one of the oldest citizens of Washington, died yesterday afternoon at his residence at Linnaean Hill, near the city, in the seventy-fifth year of his age. Mr. Peirce was well-known to our citizens generally, having for many years been engaged in the propagation of rare trees and plants, and was owner of a square of ground near the State Department, which was used as a branch of his nursery at Linnaean Hill" (*Daily National Intelligencer* 14 April 1869). Also see notices of his death and information about Joshua Peirce's will in the *Evening Star* (April 12, 1869, and April 17, 1869) and the *National Republican (*April 19, 1869).

At the time of his death Joshua Peirce was a relatively wealthy man. Reportedly, Peirce's total estate holdings were valued at more than $150,000 and his inventory at $23,000 (Williams 2018: 80).The terms of Peirce's will, dated August 22, 1867, specified that after notes were dispersed to various relatives, outright gifts and annuities made to former enslaved persons, and a trust for property on Square 206 in the city was established, thirteen lots on Square 207 were to be held in trust for the construction of a hospital for foundlings. Construction of this institution, located at 1751 Fifteenth Street, was completed in 1887. Later, the property was sold and the hospital moved to 4010 Forty Second Street N.W. in 1929 (Proctor, February 9, 1947). Peirce left Linnaean Hill in trust to his nephew Joshua Peirce Klingle, who was listed in the 1850 census (Proctor 1949:246).

Joshua and Susan Peirce provided in their wills that arrangements would be made for individuals that were formerly enslaved at Linnaean Hill and while it is unclear if all their wishes were carried it out, it illustrated their recognition for those enslaved persons who worked at the property. The will of Susan Peirce noted: "First, to each of my servants Jerry, William, Thomas, Anthony, Nancy, Maria, Elen [sic] and Charlot [sic], the sum of one thousand dollars to be held in trust during the life of each; the interest half-yearly to be paid to each in person, and to no one else…" (Will of Susan Peirce, signed June 8, 1860; Ancestry.com). Susan Peirce died on January 10, 1861, aged 67 years. Under Joshua Peirce's will, both Jeremiah Gibson and Nancy Rhodes were to be given a $48 stipend per year, while William H. Beckett was bequeathed $1,000 (Einberger 2014: 31). In a

petition for compensation, in 1862, Peirce noted that the important role that Beckett played in the business serving as a "foreman in my garden, greenhouse, and nursery". After being freed, Beckett served as a coachman for Secretary of State the Honorable W.H. Seward as well as Secretary of State John P. Usher (Lee 1902). Later, Beckett returned to Linnaean Hill to work for Joshua Peirce as the "superintendent and foreman" of the horticultural business and earned $100 per month (Einberger 2014: 31; Lee 1902). Beckett served as Joshua Peirce's caretaker and was by his bedside when he died (Einberger 2014: 31; Lee 1902). Reportedly, Joshua P. Klingle refused to pay Beckett's monthly salary after the death of his uncle and Beckett left Linnaean Hill to find employment as a business owner and coachman (Einberger 2014: 31; Lee 1902).

Later, William H. Beckett became a prominent member of the free African American community in Washington, D.C. The 1870 census noted that William Beckett's profession as "Gardener". The value of his estate was $3,000 and the value of his personal estate was $200. The 1880 census noted that Beckett's profession was in "Retail". In 1883, Beckett was employed as a coachman for President Cleveland (Lee 1902). The following year, the *Washington Bee* reported that Beckett had been promoted to a messenger in the Bureau of Appointments, Treasury Department (*Washington Bee*, January 26, 1884). In 1895, Beckett was hired to serve as a coachman to President McKinley. The *Evening Star* reported that he was "accustomed to driving carriages for distinguished parsonages, having at various times in his career driven for Secretary Folger, Secretary Usher and Senator Miller of California" (*Evening Star*, October 28, 1895). In August 1897, the local newspaper reported that Beckett, "coachman to President McKinley" was very sick at the Freedman's Hospital (*Washington Bee*, August 14, 1897). Too weak to return as a coachman, he started his position at Library of Congress in November 1897 (Lee 1902). In this capacity he served as an attendant in the Representatives' Reading Room in the Library of Congress and in 1899 was paid $720 per year (U.S. Civil Register of Civil, Military, and Naval Service, Vol. 1 1899). By the 1900 census his occupation was noted as "Messenger Library". Elizabeth (spouse) and Mamie (daughter) Becket were listed as members of the household.

Beckett was a well-known and respected member of the community as evidenced by local newspaper and magazine articles. In 1902, Edwin A. Lee highlighted the life and career of William Beckett in *The Colored Magazine*. The article noted that Beckett's mother, Mary Beckett, was enslaved by Joshua Peirce in 1829 at the age of about fourteen. Mary Beckett was acquired by Peirce from the Addison family under the condition that she be freed at the age of twenty-eight.

William Beckett was born at Linnaean Hill in 1833 to Mary while she was enslaved by Peirce. Around her 28th birthday, Mary was emancipated by Joshua Peirce. Additional historical research is needed to understand family relationships at Linnaean Hill but based on a recently found profile on William Beckett in *The Colored American*, it is believed that Joshua Peirce may have been the father of William. Beckett died at his home in Washington, D.C. on January 25, 1911 (*Washington Bee,* February 11, 1911). He was interred at Columbia Harmony Cemetery and later re-interred at National Harmony Cemetery when Columbian closed. Also see: "Death of William Beckett," *Washington Bee*, February 11, 1911; "Funeral of William Beckett," *Evening Star*, February 28, 1911; "Funeral of Negro Born in Slavery," *Evening Star*, January 30, 1911, 8; "Died", *Evening Star,* January 27, 1911, and "Died", *Washington Herald*, January 28, 1911. Today, the grounds and associated landscape features at Linnaean Hill, which Beckett (and many others) had cared for and shaped in previous decades, serve as a testament to their hard work.

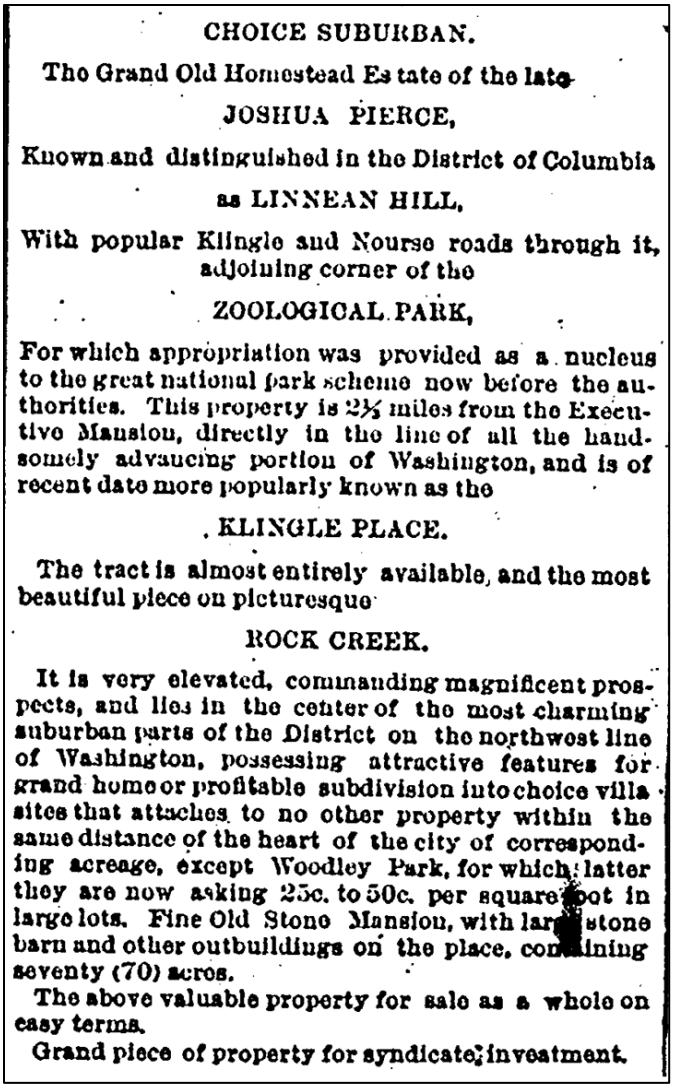
Figure 15. Historic photograph of the J. Peirce family vault located at the Rock Creek Cemetery, n.d. Note Klingle stone is upper right (CHS 00980, DC History Center).

There is little indication that Joshua P. Klingle made significant changes to the buildings and structures or the grounds at Linnaean Hill during his tenure as owner. Trees and shrubs planted in Peirce's last years were allowed to mature. An arc of spruce trees and other conifers planted along the inner circle of the north drive slowly grew above the roof top of the residence. Hollies placed on the terrace overlooking the greenhouse grew to block the view from the ground floor of the house (DC History Center 1906: #1007, #1009). And camellias planted near the greenhouse on the south side of the hill became a dense mass of glossy green (Shoemaker 1909: 46). Any success Klingle may have achieved with the nursery operation, however, seems short-lived. By 1888, the squares in the city formerly devoted to the nursery had been subdivided into small lots with brick dwellings constructed on them (Bastert and Entoffer 1872: #1; Hopkins 1887: #9; Gill 1992: #32; Shoemaker 1909: 45). Klingle was apparently involved more with real estate development than horticulture. Klingle's passive stewardship of Linnaean Hill in many respects maintained the status quo and preserved much of the work accomplished there by his uncle Joshua. However, the J. Peirce family vault and Klingle family graves in Rock Creek Cemetery displayed enough horticultural features to suggest that Joshua Klingle, at least, retained an interest in horticulture. A vintage photograph of the cemetery site shows a gardenesque arrangement of a large deciduous shrub, or overgrown perennial plant, such as hydrangea, an urn and a garden seat situated near the vault’s entrance (DC History Center 1927: #980).

Figure 16. Historic photograph of the Peirce-Klingle Estate at Linnaean Hill, circa 1875. Joshua Peirce Klingle and his wife Laura Klingle are sitting on the lawn in front of the house with two unidentified women (DC History Center, CHS 7189).

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

valley became critical. Thus, the establishment of the park was considered a civic necessity rather than a luxury. Earlier, Michler had selected the Klingle Road ford as the southern boundary for a new park. In anticipation of the development of the new park, Joshua P. Klingle ran an advertisement in the local newspaper that described the attributes of the "Grand Old Homestead Estate of the late Joshua Pierce" noting that it possessed "…attractive features for a home or profitable subdivision into choice villa sites…" (*Evening Star*, December 7, 1889). When legislation to establish the park was finally enacted in 1890, the southern boundary for Rock Creek Park's 2,000 acres was set at the recommended spot, just below the Linnaean Hill home owned by Joshua Peirce Klingle.



CHOICE SUBURBAN.

The Grand Old Homestead Es tate of the late

JOSHUA PIERCE,

Known and distinguished in the District of Columbia

as LINNEAN HILL,

With popular Klingle and Nourse roads through it, adjoining corner of the

ZOOLOGICAL PARK,

For which appropriation was provided as a nucleus to the great national park scheme now before the authorities. This property is 2½ miles from the Executive Mansion, directly in the line of all the handsomely advancing portion of Washington, and is of recent date more popularly known as the

KLINGLE PLACE.

The tract is almost entirely available, and the most beautiful piece on picturesque

ROCK CREEK.

It is very elevated, commanding magnificent prospects, and lies in the center of the most charming suburban parts of the District on the northwest line of Washington, possessing attractive features for grand home or profitable subdivision into choice villa sites that attaches to no other property within the same distance of the heart of the city of corresponding acreage, except Woodley Park, for which latter they are now asking 25c. to 50c. per square foot in large lots. Fine Old Stone Mansion, with large stone barn and other outbuildings on the place, containing seventy (70) acres.

The above valuable property for sale as a whole on easy terms.

Grand piece of property for syndicate investment.

Figure 17. For sale advertisement associated with the Peirce Klingle Estate (Evening Star, December 7, 1889).

Between 1890 and 1894 the Rock Creek Park Commission worked to purchase the lands, including the Peirce-Klingle Estate, necessary for the establishment of the park. In May 1891, the *Evening Star* reported in an article named "To Condemn the Land" that of all the offers made by the Rock Creek Park Commission to property owners with lands located within the boundaries of the park that only five have been accepted including by Joshua P. Klingle (*Evening Star*, May 18, 1891). Ultimately, as part of the sale, approximately 32 of the 82 acres Klingle inherited from his uncle Joshua were conveyed to the United States Government in a parcel known as Tract 79. The value of the portion of Klingle's property adjacent to Rock Creek was estimated to be $2,000 for the land and $7,200 for the improvements on the property. These improvements included a seven-room residence and a carriage house/stable. The greenhouse and two utility buildings were not mentioned (Inashima 1985: 65-67, 69-71). Structures at the bottom of the slope, the large barn, gatehouse, and springhouse were on the portion of the Linnaean Hill property kept by Joshua P. Klingle.

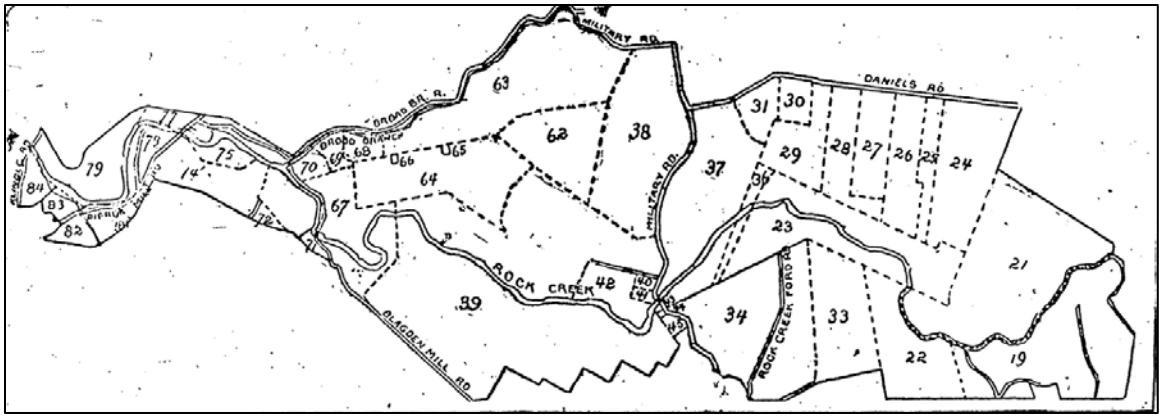


Figure 18. Map showing land tracts that comprised Rock Creek Park, 1892. The 31.82-acre J.P. Klingle tract is identified on the drawing as No. "79" and is located on the far-left side of the image ("The Rock Creek Park", Evening Star, May 21, 1892).

When Michler completed his report on a site for a public park he included a topographical survey. Comparison of Michler's work completed in 1867 with a U.S. Coast and Geodetic survey published in 1893, indicates that Joshua Peirce Klingle did make a few changes at Linnaean Hill. Among the most notable was reducing the number of the elaborate loop drives on the north side of the residence. By 1892 the loops had been reconfigured to a large single circular drive that passed in front of the north pavilion. Other changes included allowing woody vegetation to grow in the old open areas near the house and the loop drives. A wooded area had also developed between the creek and entry drive on the north. However, in the northwest corner of the

property, the orchards had been thinned of many of their trees. During Klingle's occupancy, the greenhouse was enlarged, and a small addition was constructed on the west side of the 1843 wing, as well. This addition may have been a two-story covered frame entry (Michler 1867; Michler 1871; Coast and Geodetic Survey 1893, Olmsted Archives Collection Job # 2837; Shoemaker 1909: 46).

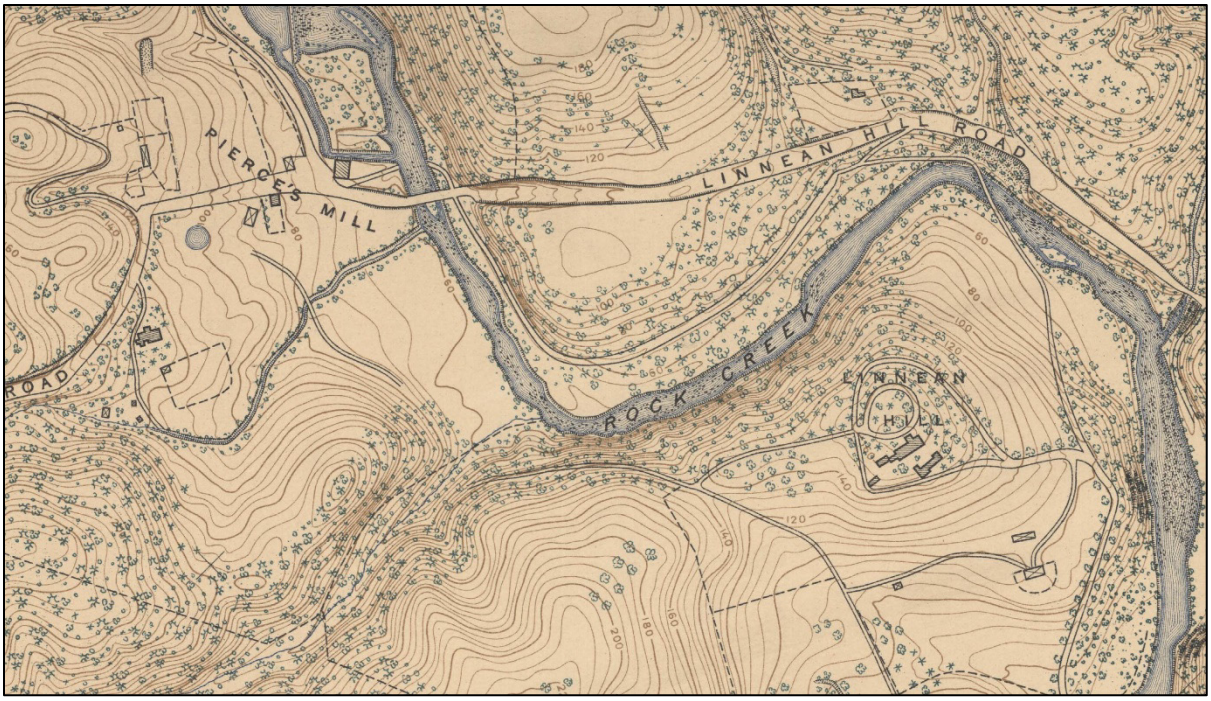


Figure 19. Coast and Geodetic survey map (Sheet No. 33) showing development associated with "Linnean" [sic] and "Pierce's Mill", 1893 (Map courtesy of the Olmsted Archives Collection, Rock Creek Park, Job #2837, Frederick Law Olmsted National Historic Site). Also see the "Topographic Map of Washington and Vicinity", 1888 (NOAA) Office of Coast Survey for a similar map.

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

Establishment of Rock Creek Park: 1891-1933

On July 4, 1892, Joshua Peirce Klingle died at his residence in Northwest Washington, D.C. of an apparent heart attack at the age of 57 years (*Evening Star*, July 6, 1892). (Also see *Washington Post*,

July 4, 1892, 6). Shortly thereafter the tract of land held by Klingle was subdivided for real estate development (*Washington Post*, September 20, 1936). In the years immediately following the transfer of Linnaean Hill and the death of Joshua P. Klingle, pressure from the increased recreational use of the area and from the suburbanization of the tracts of land adjacent to the park nearly obliterated the vestiges of Joshua Peirce's nineteenth century agricultural, horticultural, and Picturesque style landscape. Horseback riding, swimming, hiking, and picnicking were the most frequent recreational uses. Real estate development and creation of entire neighborhoods on both sides of Rock Creek valley affected the creek itself in the form of surface run-off and higher levels of sewage (Bushong 1990, Inashima 1985).

In May of 1897, the transformation of the land known as the J.P. Klingle Tract was underway. At the time, a group of men were engaged in laying out the squares and roads of the approximately 45-acre subdivision. The work was purportedly completed under the direction of Pierre Waggaman who had also played a role in development of the Cleveland Heights subdivision. The *Evening Star* reported that, “The transformation of the Klingle tract into building lots is of general interest, because it marks an advance step in the progress which is being made toward charging the suburban acres into city lots” (*Evening Star*, May 8, 1897). Four year later, in November 1901, the 45-acre tract was sold at a public auction. The property was purchased by Reuben L. Coleman of New York who paid $55,000 for the land (*Evening Star*, November 20, 1901). The tract was again sold in 1906 to George P. Robinson Company (Inc.). The *Evening Star* noted, “This purchase is an important one, and by far the largest of the year in northwest suburban property, the consideration being in the neighborhood of $160,000” (*Evening Star*, October 6, 1906). At the time of purchase, Robinson noted his intention to place the villa sites on the market immediately without subdividing the property into smaller lots.

Figure 20. Detail of a real estate plat book of Washington, District of Columbia with the "J.P. Klingle" property located at the center, 1894. It notes both the 32-acre tract that became part of Rock Creek Park and the 45-acre tract that he held (G.M. Hopkins and Co., DC Public Library, The People's Archive, Washingtoniana Map Collection, Real estate plat-book of Washington, District of Columbia, volume 3, 1894 | Dig DC (wrlc.org)).

The horticultural legacy of Peirce and Klingle enhanced the desirability of residing on the Coleman Park portion of the old Linnaean Hill property. A 1906 news account of Coleman Park noted the abundance of shrubs and flowering plants scattered over the property, "all of which was done under the direction of a landscape gardener." In addition, about "half the tract is covered with a growth of fine old trees, so that its natural beauty coupled with the work of the landscape gardener, makes it a beauty spot more than equal to any part of Rock Creek Park, and different from any of the capital's suburbs." The "landscape gardener" mentioned in the description may refer to Joshua P. Klingle (*Evening Star*, October 6, 1906). Even as late as 1936,

the imprint of the nursery and garden-like landscape was still evident. In the real estate development called Klingle Gardens, which was located near the intersection of present-day Porter Street and Williamsburg Lane, N.W., one news article cited the "unusual charm" of the area, its park-like setting "traversed by bridle paths and lovely walks," and the ornamental trees and shrubs planted there. Among these were "graceful cypress, silver bell and buckeye trees," as well as "magnificent native elms and walnuts" (*Washington Post*, September 20, 1936). Another news article noted that J.P. Klingle "set apart 12 acres of his choicest holdings as the location of a new home. The tract included a favorite spring and part of the land is now included within the boundaries of the new development. An old Indian trail following the general line of Porter street led to the spring's location which was about 100 yards east of Connecticut Avenue" (*Washington Post*, May 9, 1937). While Joshua P. Klingle died before he could build a home on the acreage, this article may provide some insight into his intentions for the property. It should be noted that additional historical research should be completed to confirm the location of the former spring and trail referenced in the newspaper article.

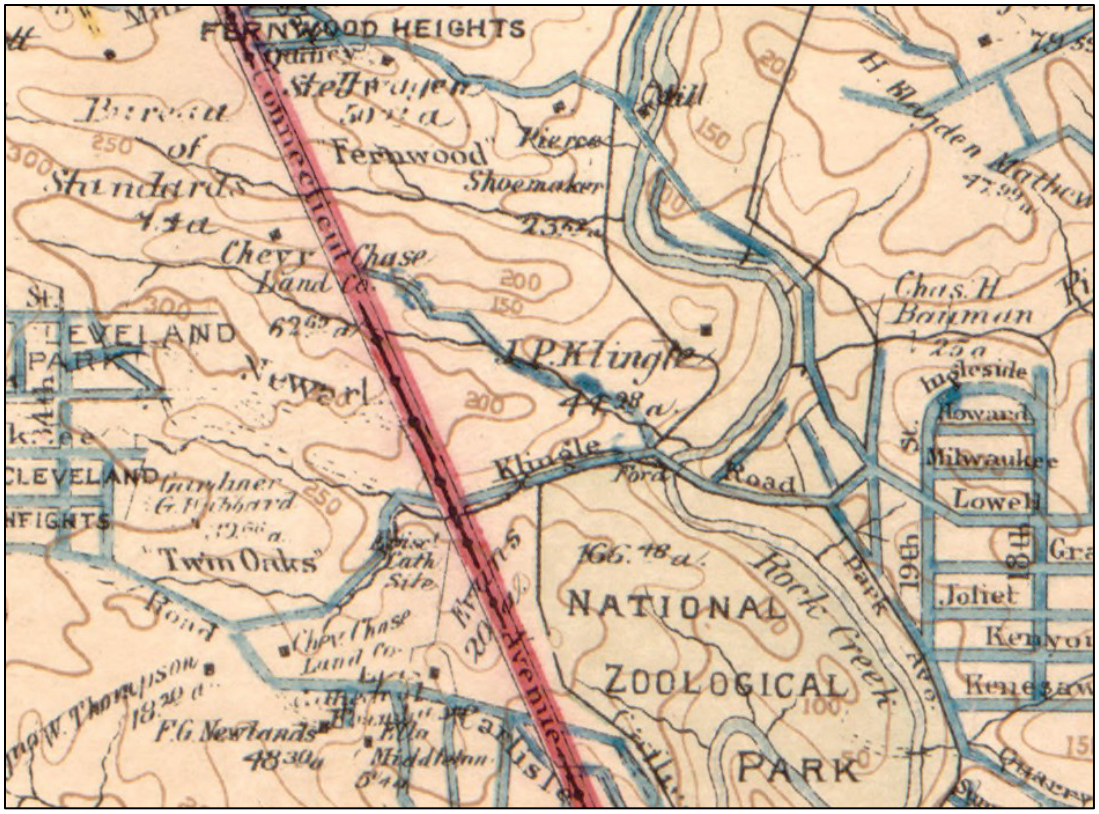


Figure 21. Detail of Baist's map of the vicinity of Washington, D.C. with the "J.P. Klingle" property located at the center, 1904. Note encroaching suburbanization in the locale (Baist, G. Wm. Library of Congress Geography and Map Division https://lccn.loc.gov/87691445).

With the completion of the Connecticut Avenue bridge over Rock Creek Park in 1907, a development company began to install sewers and lay gravel roads for a residential neighborhood in the area below Linnaean Hill on the portion of the property Klingle had not conveyed to the United States. This neighborhood eventually became part of the larger community of Cleveland Park. Prior to the formal establishment of Cleveland Park, however, the subdivided area near Linnaean Hill was known as Coleman Park. "Villa sites" were advertised. Several distinctive homes, reflecting different architectural styles, were constructed here in the decades before and after World War I. These included Greystone, a residence constructed in 1913 with the stone from Joshua Peirce's original barn (D.C. Historic Preservation Office 2013). In addition to the old barn, the Peirce springhouse, and stone from another large stone structure (possibly Peirce's second barn), which was adapted into a pergola, were incorporated into the Greystone property (Historic Landmark nomination 1988). In 1916, a reporter from the *Sunday Star* known as the "Rambler" described the views from the Peirce-Klingle Mansion toward the new suburban development, noting that:

> *"Also turning to the right and bending back toward the creek is a road which is used today by a great many horsemen, and this road leads into the old road bordered by the big maple trees…. In the middle ground is a hill lower than that on which the old stone house stands. Here, just outside of parkland, has been built a fine stone villa, and nearby to the westward has been built one of the quaintest, most picturesque stone bungalows in the region around Washington" (Sunday Star*, February 13, 1916).

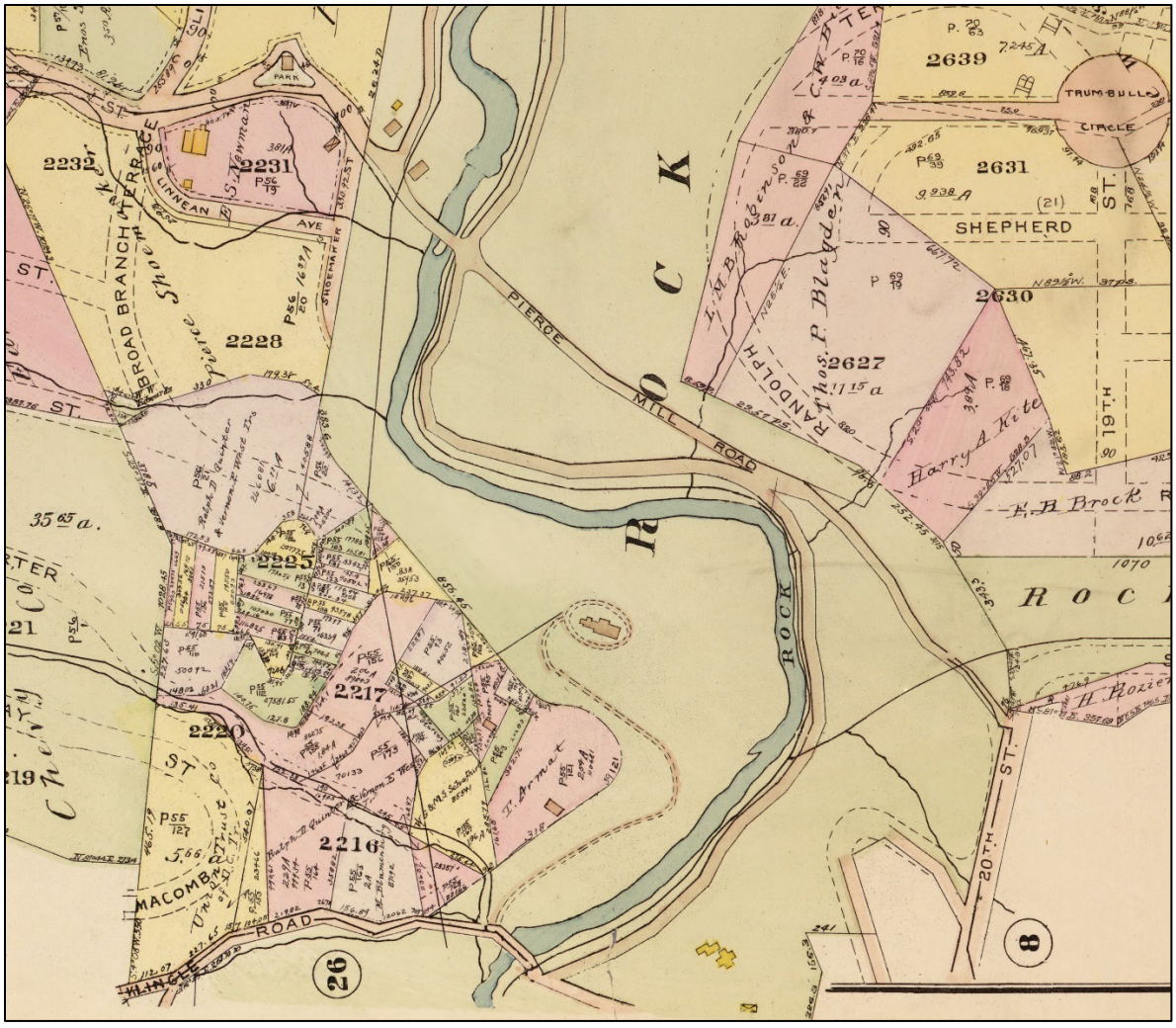


Figure 22. Detail of Baist's real estate atlas of survey of Washington, D.C. with the Peirce-Klingle Estate and old entry road located at the center, 1919. Note two stone building footprints (identified in brown) on adjacent lands to the southwest that were part of the original Joshua Peirce property (Baist, G. Wm., Vol. 3, Plate 27, Library of Congress, Geography and Map Division https://lccn.loc.gov/map40000002).

The horticultural legacy of Joshua Peirce and his nephew on the Linnaean Hill residence, however, became gradually less discernable over time. Once the main house, the utility buildings and the stable were transferred to Rock Creek Park, they were rented out or used as residential quarters for park staff. For the next forty years, few improvements were made to the exterior of the buildings or to the grounds immediately surrounding the core of the estate. In fact, Rock Creek Park rental terms specified that a dwelling, outbuildings, and garden patch were not to exceed one acre, that any additional land cultivated be charged extra rent, and that no previously

uncultivated land, "now in turf" could be cultivated. While these restrictions were designed to phase out tenant occupancy on other park lands, their effect on Linnaean Hill encouraged the encroachment of nature and a general lack of maintenance for the structures. In 1895, Lizzie Larkin rented Linnaean Hill for $20 per month; the condition of the "improvements" [buildings] described as "fair" (Inashima 1985: 71). At the turn of the century a White House guard and zookeeper and his family rented the home (Junior League of Washington 1977: 326). In 1903, Louis P. Shoemaker, a grand nephew of Joshua Peirce, President of the Brightwood Citizens' Association, and an advocate for Rock Creek Park, requested that all members identify needed public improvements in that section. Several members identified their desire that a provision be made for "picnic grounds and a museum in the Joshua Peirce residence" (*Evening Star*, September 4, 1903). At the time, Margaret Ould Swindell (Joshua Peirce was Swindell's grand uncle) offered to encourage the museum idea by indicating a willingness to donate several family articles of interest. Historic photographs reveal that by 1906, the roof of the greenhouse had largely collapsed, chickens roamed the yard, ivy covered the north façade, and the chimneys needed repair (DC History Center 1906: #1007, #1008, #1009). In 1908, Louis P. Shoemaker continued to advocate that the old buildings should be converted "...into a reception hall for the protection, advantage and pleasure of the public... to include exhibits on park natural and cultural history" (Shoemaker 1909: 47; Mackintosh 1985: 98). Park commissioners failed to follow Shoemaker's suggestion, preferring to keep the structures as rental property. In 1916, the Peirce Mansion was occupied by Patrick Joyce "superintendent of the park" and his family. Alternatively, Joyce's position may have been known as a maintenance foreman for the Office of Public Buildings and Grounds (*Sunday Star*, April 16, 1916).

In February 1916, the "Rambler" described the landscape associated with the Peirce-Klingle Estate at Linnaean Hill and nearby vegetation now associated with Peirce Mill in vivid detail. He noted,

> *"As you cross Rock creek on the Klingle Road bridge on a high hill to the north about five hundred yards away you will not see a great gray stone house marked by many of the signs of age. Winding gently up that hill is a road between two lines of as fine specimens of sugar maples as grow in the District of Columbia. Pass over that road and come close to the house and you will see that its walls are partly covered with English ivy and that in the grounds directly about the house are several varieties of spruce, maple, firs, arbor vitae and American holly. From the top of the hill leading to the north*

are a footpath and a horse trail, and these will bring you to the meadow south of Pierce mill. At the southeast corner of the meadow is a clump of giant sweet shrub bushes. These are growing by the side of the horsepath near where that path, after passing down the hill crosses a small stream which flows east through a deep, timber-grown gorse. The bushes are a few yards to the left of the footpath, which after leading down the hill crosses the stream mentioned on a little wooden bridge. . . .In spring and summer that part of the meadow is perfumed by the shrubs, and one wonders why these plants with wild surroundings and far from any habitation happen to be growing there. On the east side of the meadow and close to the creek is a small grove of old and magnificent purple-leaf beech trees. Rustic benches have been set under the shade of these trees and a great many persons find rest there" (*Sunday Star*, February 13, 1916).

Figure 23. Historic photograph showing the front of the Peirce-Klingle Mansion, April 11, 1906. Note patch of possible daffodils in front of the house (Gift of John Saul Estate, CHS 01008, DC History Center).

Figure 24. Historic photograph of the rear of the Peirce-Klingle Mansion, April 11, 1906. Note chickens in the yard and stone steps at bottom right (Gift of John Saul Estate, CHS 01007, DC History Center).

Figure 25. Historic photograph showing the rear of the Peirce-Klingle Mansion with the remnants of the greenhouse in the foreground, April 11, 1906 (Gift of John Saul Estate, CHS 01009, DC History Center).

Figure 26. Detail of a map of Rock Creek Park with Linnaean Hill located at the center, April 1910. The base map is from the Coast and Geodetic Survey Map of 1892 with updates including roads, path, fences, and the Rock Creek Park boundary. Note land use pattern northwest of the house in the general location of the orchard and allée of trees along the former entry drive (Library of Congress, Geography and Map Division https://lccn.loc.gov/88693078).

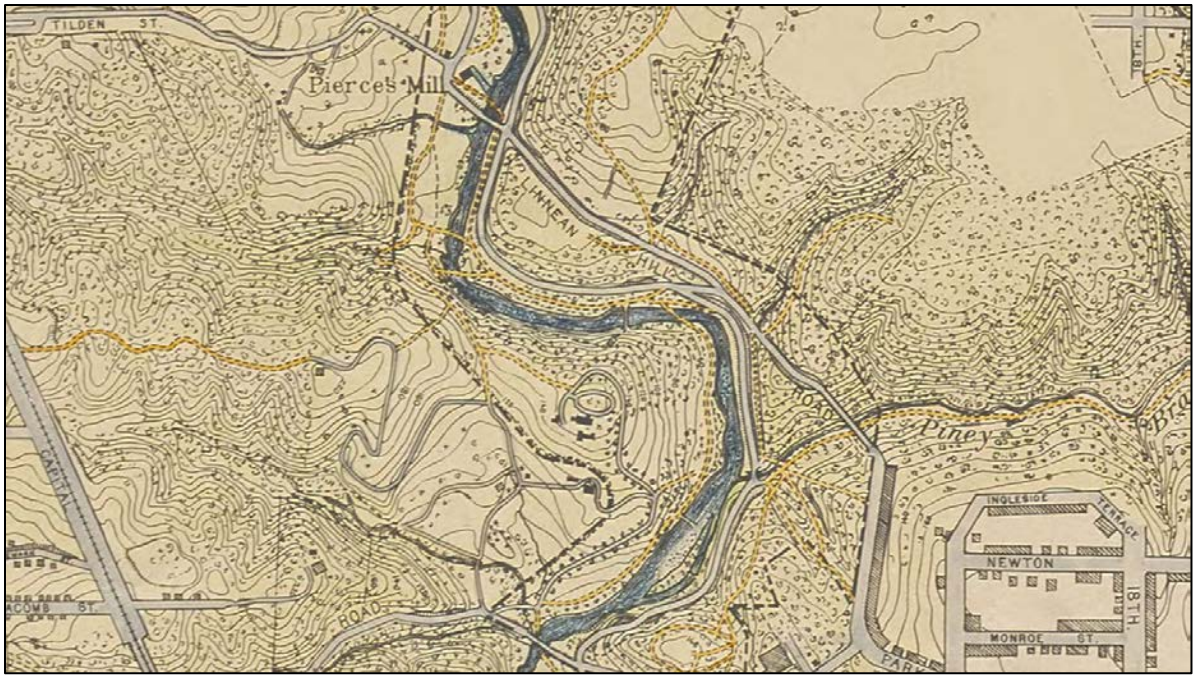


Figure 27. Detail of "Rock Creek Park and vicinity" with Peirce-Klingle Estate at the center, 1916. Note nearby suburban development (Van Deman, Ralph H. and Frank B. Essex, DC Public Library, The People's Archive, Washingtoniana Map Collection, Rock Creek Park and vicinity | Dig DC (dclibrary.org)).

Management of the landscape was eventually addressed in the Olmsted Brothers report on Rock Creek Park published in 1918. Commissioned by the Board of Control in 1917, this notable landscape firm developed a planning document for the improvement of Rock Creek Park, which utilized the valley of the creek as a "backbone" to prescribe general treatment recommendations (*Evening Star*, November 28, 1917). As one of the earliest comprehensive master plans for the development of a national park, the Olmsted report emphasized the overall preservation of the inherent beauty and natural landscape of the valley (Davis 2022). As part of a four-part classification system devised by the firm, the report recommended that the grounds around the Linnaean Hill house and outbuildings be maintained as an area of generally open grassland. The ridge and slope surrounding this central area in turn would receive a variety of treatments. In the northeast corner, near the creek bottom, the plan called for the reestablishment of native trees such as hornbeam, tulip poplars and sycamores. Near the old orchard, evergreens would be allowed to grow. Along the entry drive, where Peirce had planted maples, the report recommended maintaining "open tree growth and grassy ground cover." Natural forest would continue to act as a buffer area between the park land and the neighborhoods on the west (Olmsted Brothers 1918, Plan 27).

As part of the plan, Rock Creek Park was divided into four fundamental landscape types or units, which are indicated on the plan by the numbers I, II, III, and IV. Subtypes are indicated by the affixed letters E, T and R. At Linnaean Hill, the primary types represented include I, II, II-R, II-E, and IV (see plan below) which are defined below:

> "I indicates areas where the general conditions and characteristics of the natural forest should prevail."
>
> "II indicates areas where an open tree growth with usually a grassy ground cover should prevail."
>
> "II-R indicates areas where river bottom should prevail."
>
> "II-E indicates areas where evergreen should predominate."
>
> "IV indicates areas where generally open grass land should prevail." (Olmsted Brothers, 1918, Plan No. 27).

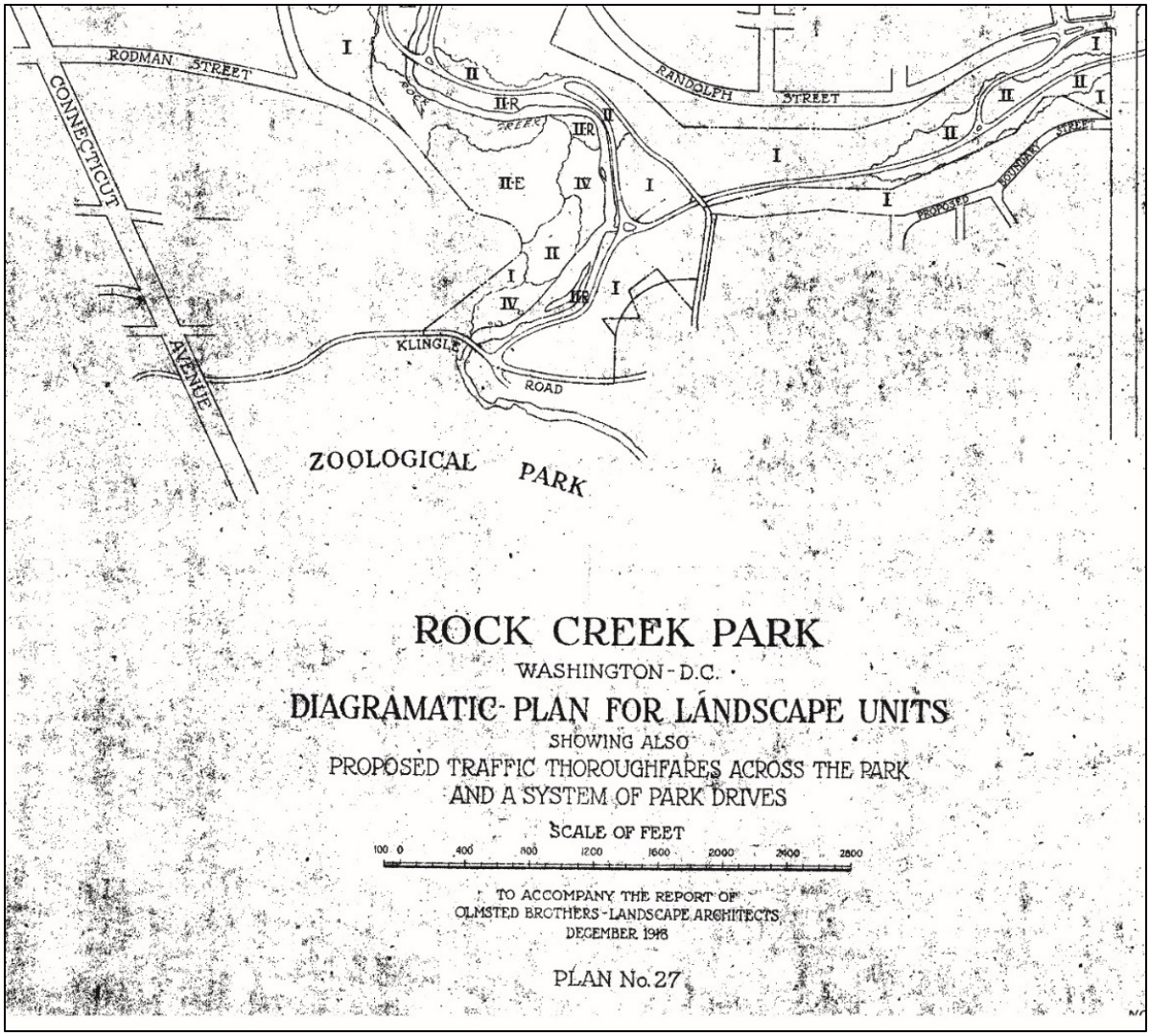


Figure 28. Detail of "Plan No. 27" from the Olmsted Brothers Report for Rock Creek Park showing the area known as Linnaean Hill identified by "I, II, II-E and IV", 1918 (eTIC ROCR-821-D144).

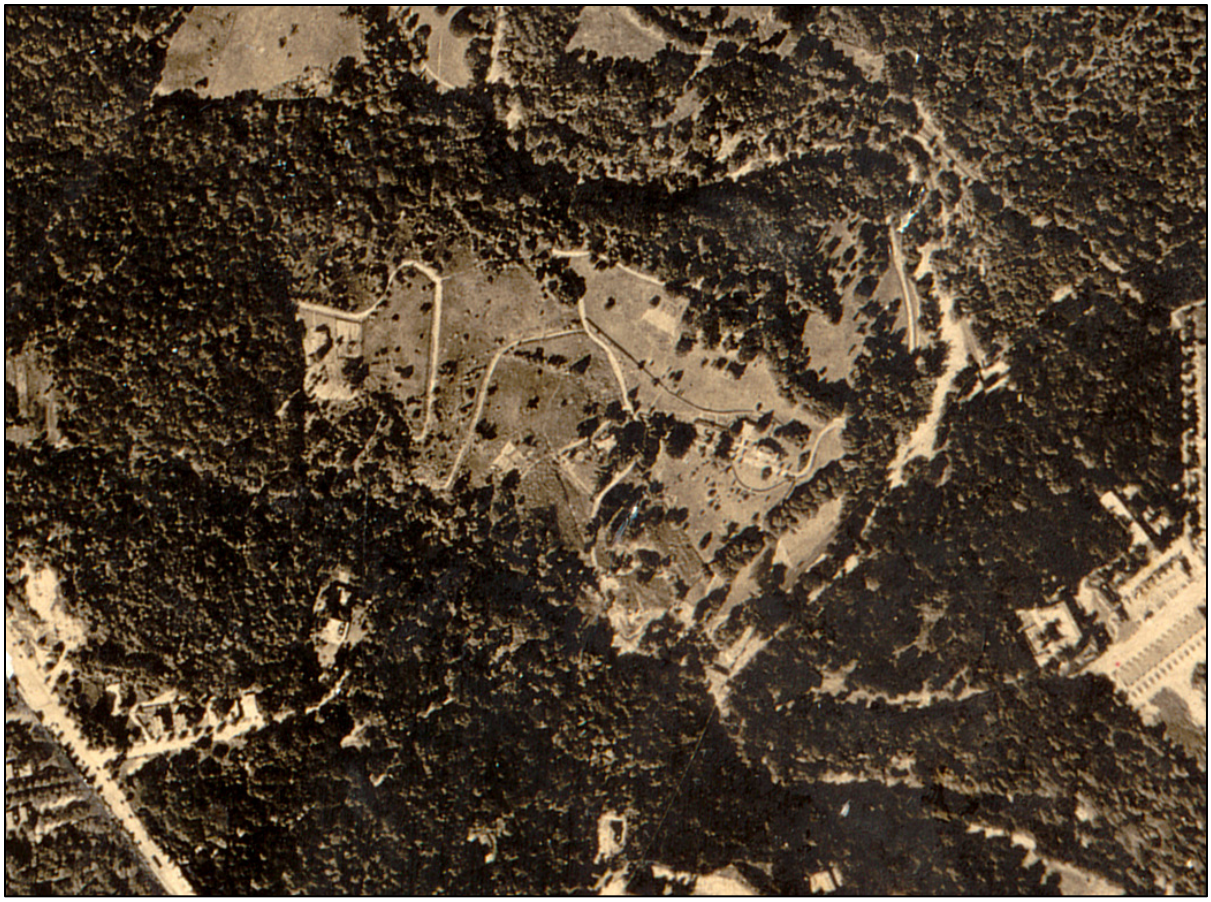


Figure 29. Detail of "Aerial photographic mosaic map of Washington, D.C.", September 13, 1922, showing the extent of clearing associated with the Peirce-Klingle Estate (center). Note allée of trees along the former entry drive and boundary/corral fence between the Greystone property and Linnaean Hill (Library of Congress, Geography and Map Division https://lccn.loc.gov/87693346).

In the wake of the Olmsted report, the administration of Rock Creek was reorganized under the Office of Public Buildings and Grounds. However, this event had little effect on the implementation of the Olmsted's recommendations for Linnaean Hill. After Patrick Joyce left, the Peirce-Klingle Mansion was occupied by Joseph J. Quinn who paid $15 per month rent and utilized the property as a maintenance facility (Macintosh 1985: 98). At some time during the Joyce and Quinn occupancies, an older covered frame entry on the west side of the 1843 addition was replaced with a similar structure, small boxwood shrubs were planted near the pavilion on the north, mock orange (*Philadelphus coronarius)* shrubs were planted in a line along a path on the western slope, and a ground level stone trough was installed near the western corner of the ironwork porch (DC History Center 1906: #1007; 1934: #1010; HABS).

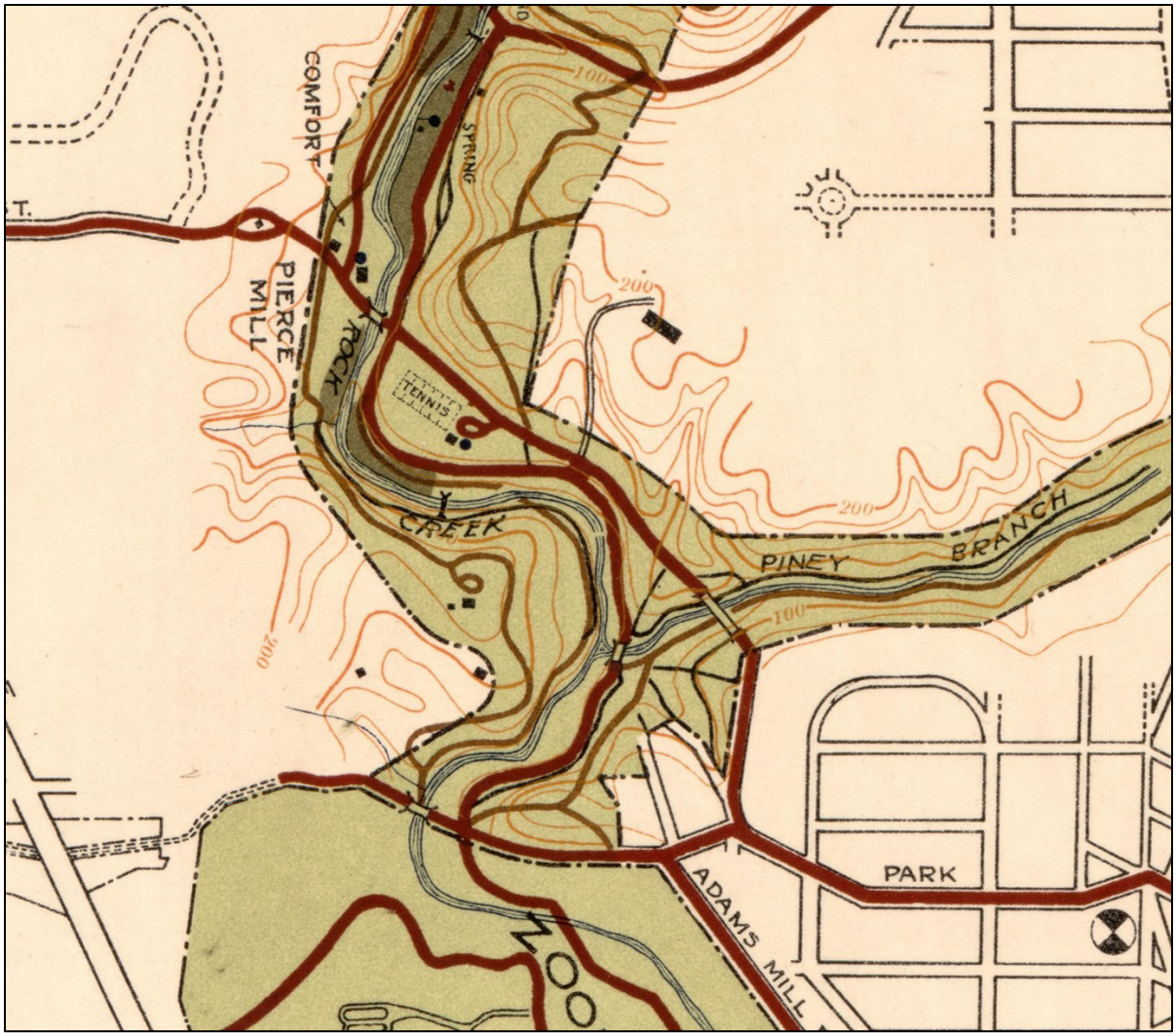


Figure 30. Detailed Office of Public Buildings and Public Parks map of Rock Creek Park with Linnaean Hill located at the center, 1927. Rock Creek Park lands are noted in green. The dark brown lines are macadam roads, while the lighter, thinner brown lines are classified as bridle paths. The thin solid black lines are foot paths. The Peirce-Klingle Mansion and the carriage house/stable are noted on the map, while the footprints of buildings that were formerly part of the property are depicted on adjacent lands to the south southwest (Library of Congress, Geography and Map Division https://lccn.loc.gov/88693052).

Figure 31. Historic photograph of the Peirce-Klingle Mansion, October 10, 1927. Note benches and chairs as well as manicured shrubs located in front of the house (Proctor, CHS 01011, DC History Center).

Figure 32. Historic photograph of the Peirce-Klingle Mansion, April 1927. Note stones lining the circular drive and the sidewalk extending from the 1843 addition (John E. Bishop Photograph Collection, BI 246a, DC History Center).

Figure 33. Historic photograph of the mortared stone walls associated with the former greenhouse behind the Peirce-Klingle Mansion, April 1927 (John E. Bishop Photograph Collection, BI 246b, DC History Center).

Colonial Revival Design: 1934-1950

Under the Act of June 10, 1933, and effective on August 10, 1933, jurisdiction of Rock Creek Park was transferred from the Office of Public Buildings and Public Parks to the National Park Service. Under the auspices of the Park Service, Linnaean Hill underwent a second period of significant change. When the National Park Service assumed the care and maintenance of Linnaean Hill, the property was popularly known as Klingle House. By the twentieth century, the Klingle name carried more meaning to the residents of the adjacent neighborhood and the northwest part of the city than did Linnaean Hill. The neighborhood had developed from a subdivision of Klingle's inheritance; Klingle Road and Klingle Ford were nearby as well. The name Linnaean Hill was by then considered an obscure reference to the property once owned by the Peirce, Klingle, and Shoemaker families (Armat 1954: 14-17). However, the Peirce and Klingle legacy was still a prominent feature of the landscape. The old entry drive, “a long winding road,” led up to the residence. The road was lined “with a double row of magnificent maple trees,” at least eighty

years old, “which in the fall seemed delicately wrought of purest gold” (Armat 1954: 16).

The new superintendent for National Capital Parks, C. Marshall Finnan, also saw the value of the old property. Finnan was appointed superintendent on October 9, 1933, and served in the position until July 31, 1939. Although some repairs had been done to the structures and the grounds in the 1930s (ivy taken from the facade, pruning, debris from the collapsed greenhouse removed), other elements from the earlier era remained. An oversized boot scraper located at the north entry, the wisteria vine entwined through the ornamental cast iron porch, and mature trees and overgrown shrubs marking the edge along the drives, were all remnants of the historic landscape of the nineteenth century. In 1943, Proctor noted the presence of the “very large iron scraper to one side of the step” (Proctor, May 16, 1943).

After persuading National Park Service Director, Arno Cammerer, that the Klingle House should be restored and furnished in the period and style of the 1830s and 1840s, Finnan convinced the director that he should occupy the residence. Between circa 1934 and 1936, the National Park Service prepared a set of Historic American Buildings Survey (HABS) drawings and photographs for Linnaean Hill (Schara 2018: 34). Also, during this period, the property was rehabilitated by the National Park Service for Finnan's use; Finnan and his wife moved into the house in October 1936 (Mackintosh 1985: 98-99).

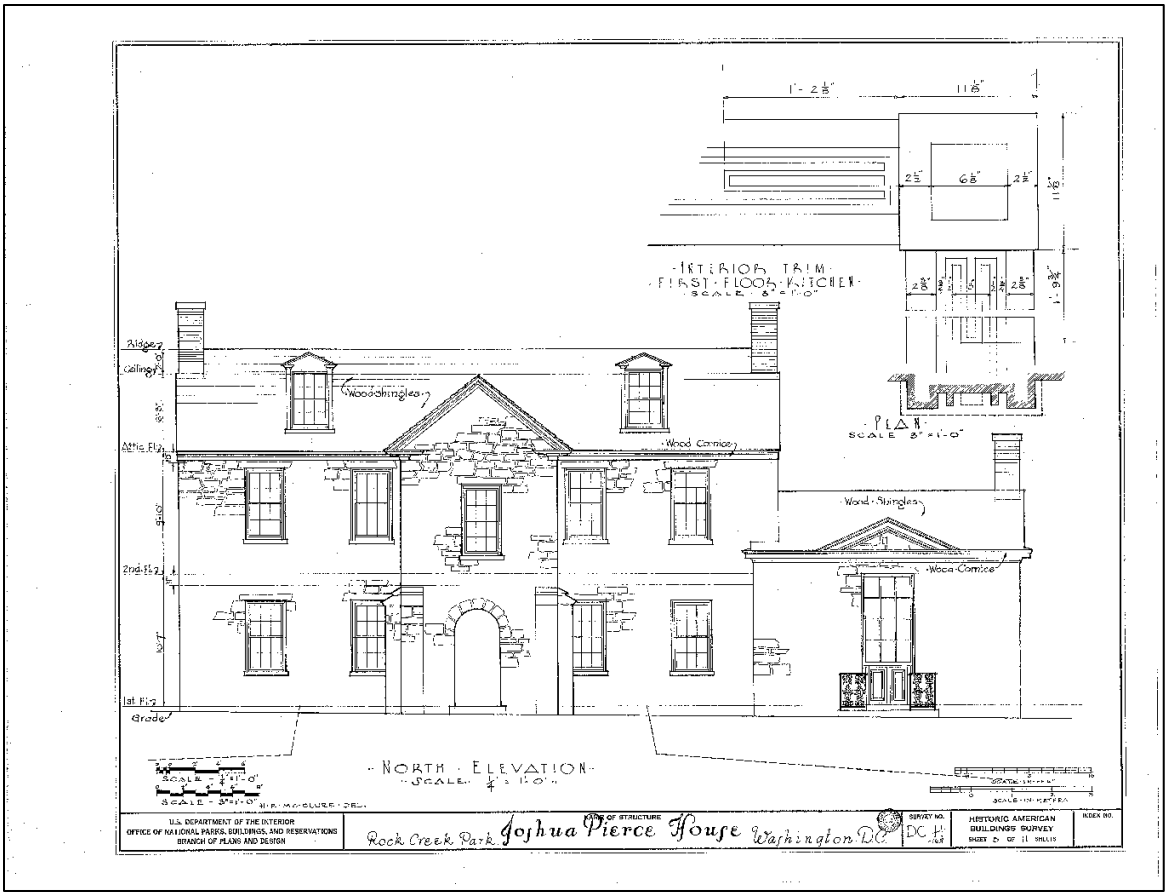


Figure 34. Drawing of the front elevation of the "Joshua Pierce House", documentation compiled after 1933 (HABS DC-168). See HABS for full drawing set: [Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC - Drawings from Survey HABS DC-168 | Library of Congress (loc.gov)](#).

Figure 35. Drawing of the rear elevation of the "Joshua Pierce House", documentation compiled after 1933 (HABS DC-168). See HABS for full drawing set: Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC - Drawings from Survey HABS DC-168 | Library of Congress (loc.gov).

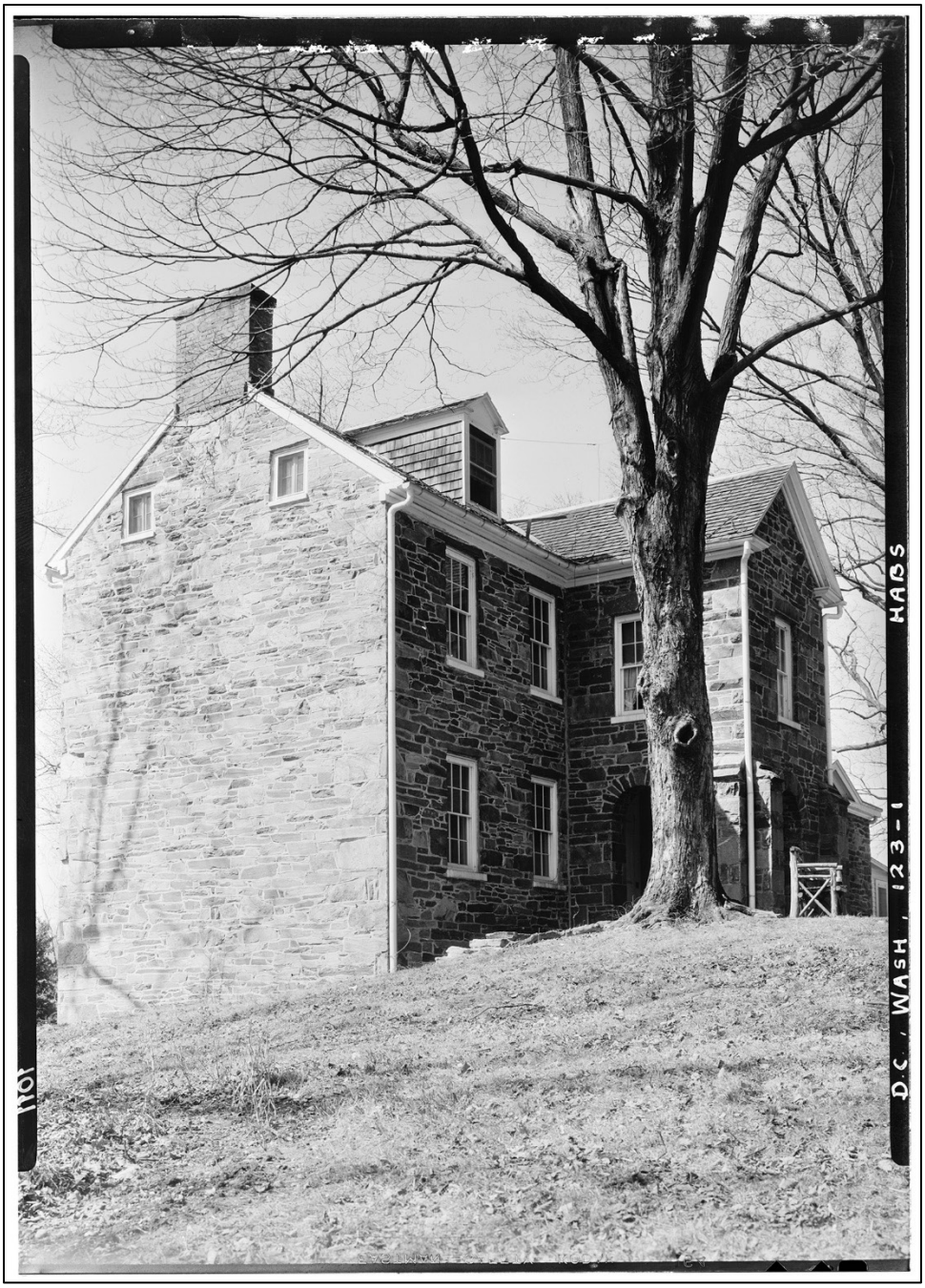


Figure 36. Historic photograph of the east elevation (gable end) and the front elevation of the Peirce-Klingle Mansion, circa 1934-1935 (HABS DC-168, 1. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935. - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

Figure 37. Historic photograph of the east elevation (gable end) and rear elevation (porch) of the Peirce-Klingle Mansion, circa 1934-1935. Blank gable walls, except for small attic lights, and quoins on corners of the building are clearly visible (HABS DC-168, 4. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935 - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

Figure 38. Historic photograph of the west end of the Peirce-Klingle Mansion with wood frame addition, circa 1934-1935 (HABS DC-168, 2. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935 SIDE VIEW - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

Figure 39. Historic photograph of the mortared stone walls associated with the former greenhouse behind the Peirce-Klingle Mansion, circa 1934-1935 (HABS DC-168, 3. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935 REAR VIEW - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

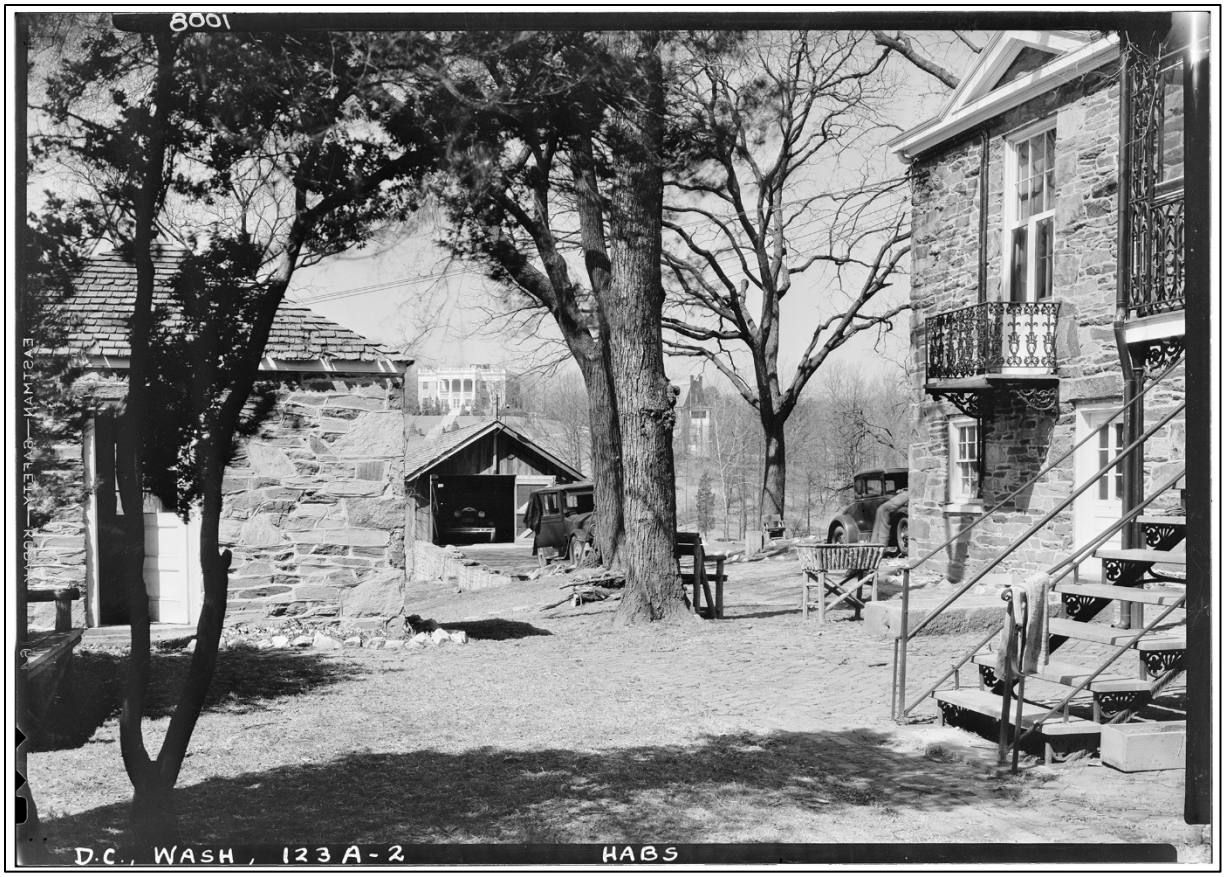


Figure 40. Historic photograph of the rear of the Peirce-Klingle Mansion, circa 1934-1935. Note the west utility building in the foreground and carriage house/stable in the background. Adjacent residential development is also visible in the distance (HABS DC-168, 10. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935. - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

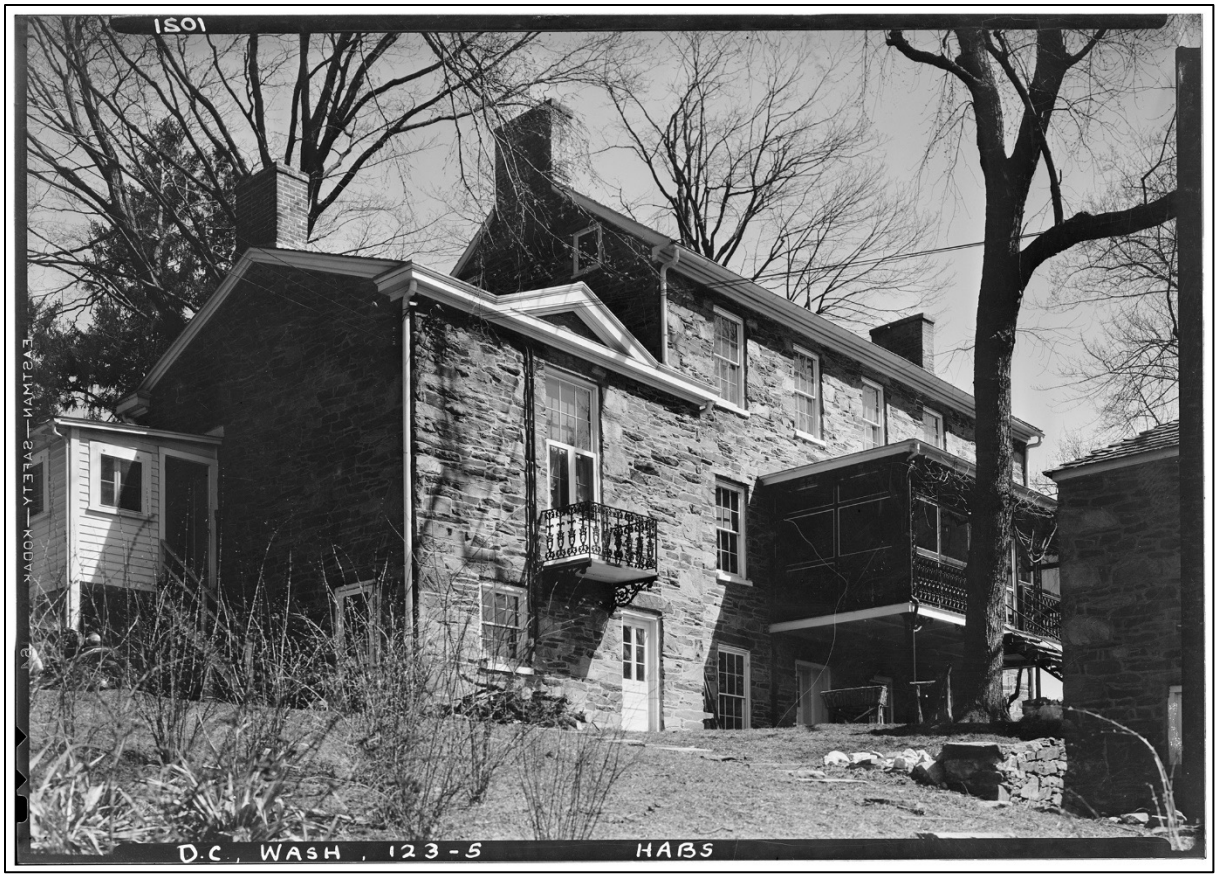


Figure 41. Historic photograph of the rear of the Peirce-Klingle Mansion with wood frame addition, circa 1934-1935 (HABS DC-168, 5. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935 - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

Figure 42. Historic photograph of the rear of the Peirce-Klingle Mansion looking toward the utility building and potting shed, circa 1934-1935 (HABS DC-168, 9. Historic American Buildings Survey Albert S. Burns, Photographer C. 1934, 1935. - Linnaean Hill, 3545 Williamsburg Lane Northwest, Washington, District of Columbia, DC (loc.gov)).

The Finnans received acclaim from the press for their preservation efforts, which were completed with the assistance of Public Works Administration workers circa 1936 (Pierce-Klingle Mansion National Register nomination, 1973). With a personal interest in colonial homes, the Finnans furnished Linnaean Hill with antiques and decorated the walls with wallpaper based on vintage designs (Proctor 1937; DC History Center: #996, #997, #998, #999; Suydam 1938; *Washington Post*, September 20, 1936). For the grounds, a colonial-inspired landscape plan was implemented. The plan transformed the former Picturesque style landscape and reflected an era and a style not appropriate to the history of Linnaean Hill.

During this period some of the news accounts of the Finnan "restoration" may have provided an inaccurate impression of the original style of the house and the nature of its landscape. The utility building and potting shed were described as former slave quarters, the estate was referred to as a

plantation, and the granite stone used in the construction was described as being hauled from Pennsylvania. In addition to newspaper accounts, historic photographs housed in local repositories such as the DC History Center also possess images of the utility buildings labeled as "Slave House Quarters". According to cultural landscape documentation prepared by Wheelock (1993) these inaccurate details reflect the popular 1930s trend toward a Colonial Revival taste. It should be noted that in the first half of the nineteenth century, gentlemen's farms and country estates in Washington County likely would have contained quarters for enslaved workers. Kim Prothro Williams noted in *Lost Farms and Estates of Washington, D.C.* that, "A large percentage of Washington's enslaved lived within the main house or in attached wings under close watch of the owner, but others occupied separate quarters removed from the main residence. These structures, generally built of wood or log, were most likely sited within a fenced compound along with the overseer's house…" (Williams 2018: 91-92). While the documentation and historical research presented in the CLI supports horticultural use of the buildings during the period of significance, their use through 1862 may still need to be confirmed through archival research. Additional historical research should also be undertaken to gain a better understanding of Colonial Revival interpretation trends (modeling after a stereotype of a Southern plantation) during the 1930s and why statements about slave quarters follow from it.

Figure 43. Historic photograph of the Peirce-Klingle Mansion, November 1936. Note removal of the wood frame addition on the west gable and infill of the door (National Park Service, Museum Resource Center).

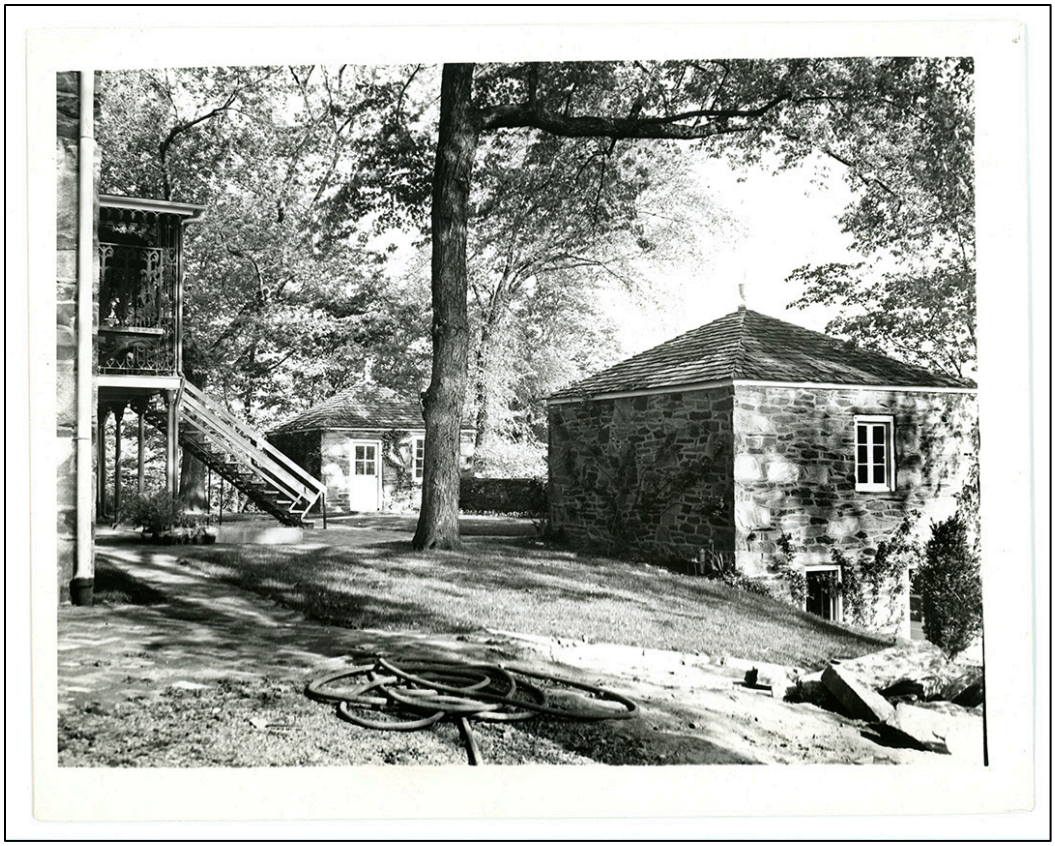


Figure 44. Historic photograph showing the utility buildings behind the Peirce-Klingle Mansion, 1937 (Chinn, Gus, CHS 00996, DC History Center).

Figure 45. Historic photograph of a girl standing in front of the east utility building behind the Peirce-Klingle Mansion, 1938. Note foundation planting beds containing tulips and possible rose espalier on the building (National Park Service, Museum Resource Center, Rock Creek Park Resource Management Records).

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

The 1991 Rock Creek Park National Register nomination indicates that the NPS removed the retaining wall of the greenhouse in 1935. This assertion is supported in other secondary sources that suggest that the stone from the walls was used to repair the house during the restoration. A photograph from 1939 shows that the wall was still extant and a newspaper article from 1936 suggests that the stone materials that were used to repair the house were dug from up from behind the house and may have been from a buried wall located approximately one foot below the ground surface (Suydam, December 28, 1936). More specifically, the article noted, "At the moment when the workmen were prepared to transfer original stone from an adjacent slave-house to patch up the main dwelling, Mrs. Finnan, who had been poking around the backyard with an observing eye, suggested that they dig a bit. Scarcely a foot underground, they came upon the remains of an old wall built of the very stone which they had been vainly seeking. The door and the window were restored with this and the slave-house remains intact" (Suydam, December 28, 1936). A 1959 construction drawing appears to show that the wall was still extant, while a photograph from 1983 shows that the wall was no longer extant by that time. It is possible that the wall was removed between 1959 and 1983, rather than as early as 1935; however, additional historical research needs to be completed to confirm precisely when the wall was removed.

One distinct characteristic of the Colonial Revival design was its enhancement of both vehicular and pedestrian circulation. A single-entry drive was designated on the west side of the house; it connected with 24th Street, now Williamsburg Lane, and the original Coleman Park neighborhood. A wide curve in a section of this drive, which had been part of the old route to the orchard, was eliminated in favor of a tighter curve. In the realignment, several trees were transplanted to other areas. While the precise date of construction for the current entry drive is unknown, historic park and topographic maps from the early 1940s through the early 1950s illustrate changes associated with the entry drive connection between Linnaean Hill and Williamsburg Lane. In addition, a photograph from 1949 shows the overall character of the old entry drive, referred to as "Linnean Road" on a sign. It appears that it functioned as a private road and was still in use, possibly as a secondary road, at this time.

Also, as a result of the Colonial Revival design, the circular drive was tightened at the north entry. On the inside edge of the loop, a ring of mature evergreen trees further emphasized the sense of enclosure and orientation toward the house. Two large boxwoods on either side of the entry anchored the center archway of the pavilion with greenery. Shrubs planted on the north side of the house also altered the appearance of the entry (DC History Center 1927: #1010; 1934, #1011). On the south side,

the carriage house/stable became a garage and the adjacent area a service court. From the service court, new steps descended from the upper terrace to the garden terrace. On one side of the steps the row of mature mock orange (*Philadelphus coronarius)* shrubs, dating at least from the Joyce/Quinn occupancy, had been incorporated into the design. On the other, between the utility building and the steps, a series of terraced garden beds were constructed. Beneath the cast iron porch, bricks were laid in a herringbone pattern, connecting the service court with the south entry. In the area beyond the bricks, between the upper levels of the two utility buildings, a lawn was established.

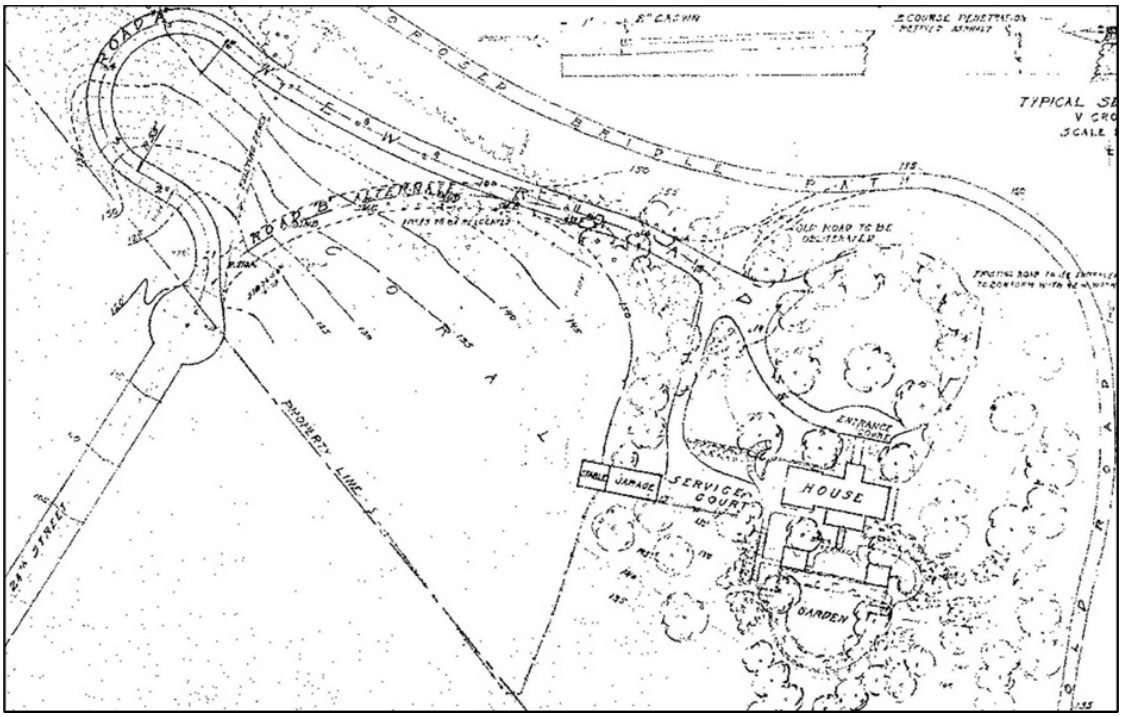


Figure 46. Drawing showing proposed road relocation project at the Peirce-Klingle Estate, 1935 (National Archives; Bushong 1990: 270).

During this period a corral was identified on a 1935 map and was located on the cleared slope west of the carriage house/stable. Historic photographs from 1967 revealed a corner of the peeled log fence near the parking area. It was composed of two-rails enclosing a fan-shaped area between the western property line, the stable on the east and a road on the north. In the late 1950s, visitors to the site indicated a general interest in the fence surrounding the "old corral" noting that it contributed to the "country-like" atmosphere of the area ("The Value of Rock Creek Nature Center from an Aesthetic Point of View", n.d. Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center).

Ultimately, the new plan created an enclosed, formal, and predominantly ornamental landscape design. The 1930's landscape for Linnaean Hill recalled neither the functional horticultural and picturesque designed landscape of Joshua Peirce nor the natural and open plan suggested by Olmsted Brothers. The design installed by the National Park Service for the Finnans ninety years ago at Linnaean Hill essentially remains in place today. Any alterations made since that time have been small in scale and influenced by changes in the functional use of the property.

Marshall Finnan vacated Linnaean Hill in 1939 when he was transferred to another park. Finding an appropriate use and tenant for the structures after the Finnan occupancy proved to be "problematic." In December 1939, George E. Clark, acting superintendent of National Capital Parks announced that bids would be received for the leasing of the Klingle House on a 5-year basis. The announcement noted that the stables would be retained by the parks “for the accommodation of Park Police mounts” (*Washington Post*, December 22, 1939). In February 1940, Michael W. Strauss, chief of the Department of Interior’s Division of Information, leased the house and approximately 1.5 acres of the property for $2,270 per year (*Evening Star*, November 19, 1946). The arrangement came under question in 1947; however, Strauss continued to occupy the property until early 1952 (Mackintosh 1985: 100). Per the conditions in the lease, in 1946, the stable and the adjacent sloping corral or paddock area was utilized by the parks to house and train Park Police mounts. At the time, three full-blooded Morgan horses were procured from Wakefield, Virginia including a stallion named Gypsy Boy, and two mares named Gypsy Princess and Gypsy Lady (*Evening Star*, July 7, 1946).

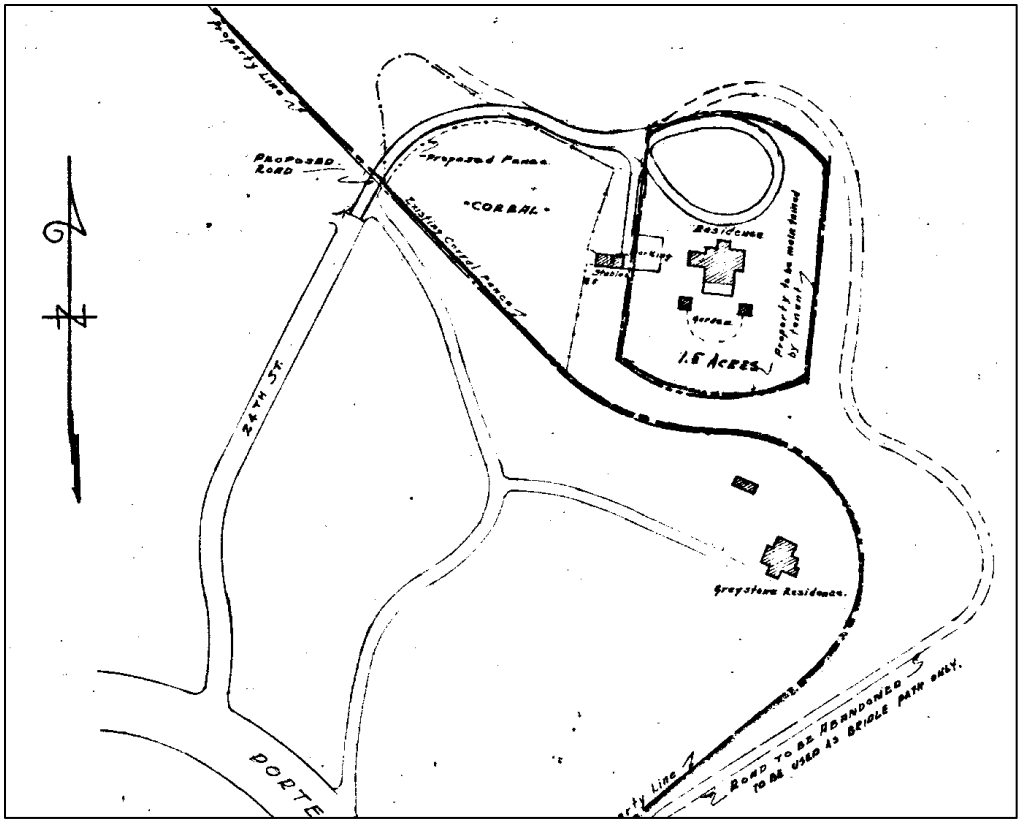


Figure 47. Detail of drawing of "Proposed Lease" at Linnaean Hill, 1939. The drawing indicates that one of the original roads to the house "be abandoned" and "used as a bridle path only". It also includes the corral and adjacent properties (eTIC ROCR-821-87048).

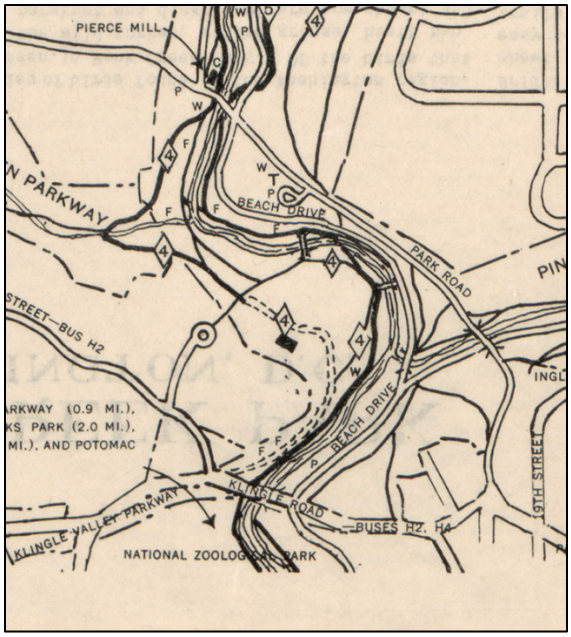


Figure 48. Detail of a map of Rock Creek Park showing roads and trails, 1942. Note Williamsburg Lane depicted as a "main road". The black line that extends northeast from the terminal circle is noted as a "principal foot trail", while the dashed line showing the old entry drive is identified as a "secondary road" (Library of Congress, Geography and Map Division https://lccn.loc.gov/88693076).

Figure 49. Historic photograph of the rear of the Peirce-Klingle Mansion showing the extant greenhouse wall, December 22, 1939 (Reprinted with permission of the DC Public Library, Star Collection © Washington Post).

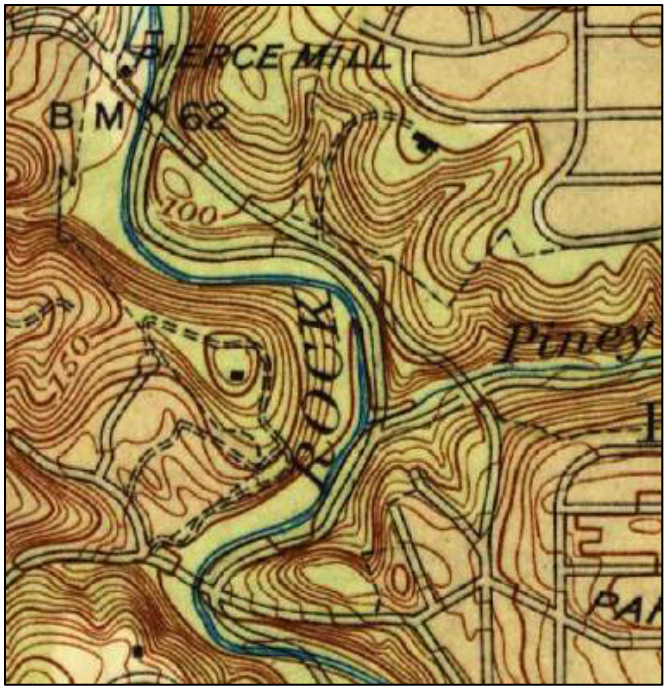


Figure 50. Detail of a topographic map of Rock Creek Park, 1945. Note the continuation of dashed line from Williamsburg Lane toward the Peirce-Klingle Mansion, which suggests that the road may not have been formalized by this time (U.S. Geological Survey tv_browse.pl (2519×3084) (usgs.gov).

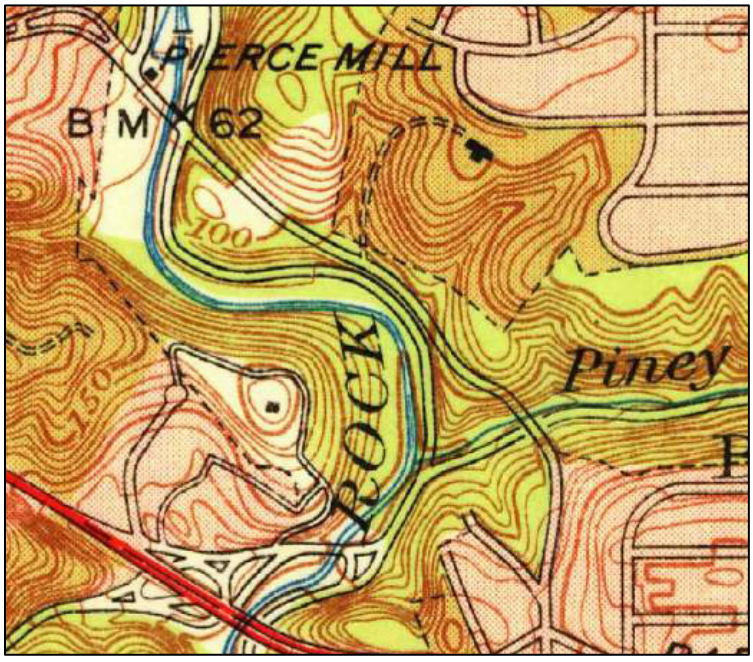


Figure 51. Detail of a topographic map of Rock Creek Park, 1951. Note the continuation of the entrance drive from Williamsburg Lane toward the Peirce-Klingle Mansion (U.S. Geological Survey tv_browse.pl (3244×4040) (usgs.gov).

Figure 52. Historic photograph of the front of the Peirce-Klingle Mansion, February 9, 1947. Note mature manicured boxwood flanking the front entrance, short hedge in front of the areaways, and enclosed window on the west side of entrance pavilion (Proctor, CHS 01012, DC History Center).

Figure 53. Historic photograph showing the character of the now abandoned entry drive at the junction of Porter Street NW, March 11, 1949. Note dry-laid stone retaining wall along gravel road and general character of the road, which suggests continued use (Rock Creek Park Resource Management Records, NPS, Museum Resource Center).

Continued Use and Rehabilitation of the Peirce-Klingle Mansion: 1951-1998

After the property was vacated by Strauss in 1952, several requests were made to rent the house; however, they were declined. In 1955, planning efforts were initiated to establish a nature center in the Peirce-Klingle Mansion. As part of the effort to prepare the building for use, near disaster was averted in March 1956 when a fire broke out on the roof of the house. According to a newspaper account, workmen renovating the building had built a fire in the basement fireplace, which ignited a fire on the roof. Luckily, a Park Police officer spotted the flames as they curled up from the shingles of the roof and was able to take action to avoid destruction of the building (*Washington Post*, March 29, 1956). Despite the fire, the Rock Creek Nature Center opened in October 1956. The facility was designed for children to promote an understanding and appreciation of the outdoors. Interpretive displays were installed in the house, while the surrounding woodland supported a self-guided nature trail. Other improvements were likely

made to the property during this period to support the Nature Center including the addition of mushroom cap light standards in front of the house as well as a concrete octagonal drinking fountain behind the house. Historic photos and correspondence suggest that the metal pipe rails were also installed in front of the house circa 1956 when the building was converted into the Nature Center to protect staff and visitors from falling into a void between the wall of a house and a nearby retaining wall, known as the areaway. The National Park Service also installed a rustic style sign in front of the Rock Creek Nature Center circa 1956.

The parking area was likely introduced circa 1956 to support use of the property for the Rock Creek Nature Center. While planning for the Nature Center, the Chief Architect noted the need for a permanent parking area for twelve cars and two buses. Also, the Chief Architect reported the need to re-set most exterior stone walks and steps to ensure greater safety and improve the appearance of the site as well as repointing the house, outbuildings, and retaining walls. General vegetation management recommendations were also included in the report, which suggested the removal of a large tree that was leaning over the utility buildings as well as the removal of vines around the site, especially those impacting the mortared stone walls ("Report and estimate of cost on the rehabilitation of the Joshua Peirce house (Klingle Mansion) and grounds for use as the 'Rock Creek Park Nature Center'", Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center).

The area also contained several trails in the immediate vicinity of the Nature Center; however, by in the late 1950s it was noted that they were in "very poor condition". Despite their condition, visitors were particularly fond of the trail that led from the parking area to the Peirce Mill picnic ground ("The Value of Rock Creek Nature Center from an Aesthetic Point of View", n.d. Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center).

In addition to the historical or cultural value of the Peirce-Klingle Estate, it was noted in the late 1950s that the locale also served as a biological sanctuary. Wildlife, including an abundance of birds (various wild birds including hawk) and mammals (brown bat, opossum, squirrel), were observed around the property. In addition, the area had a rich deciduous forest and vegetative undergrowth that included a large variety of native shrubs and vines. Specific mention of the large meadow located west of the Nature Center building (Peirce-Klingle Mansion) noted that it was left in an uncut condition and that it was believed that it was "one of the few remaining meadows

within the District of Columbia where plant succession can be observed in an undisturbed state" ("The Value of Rock Creek Nature Center as a Natural Biological Sanctuary", n.d. Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center).

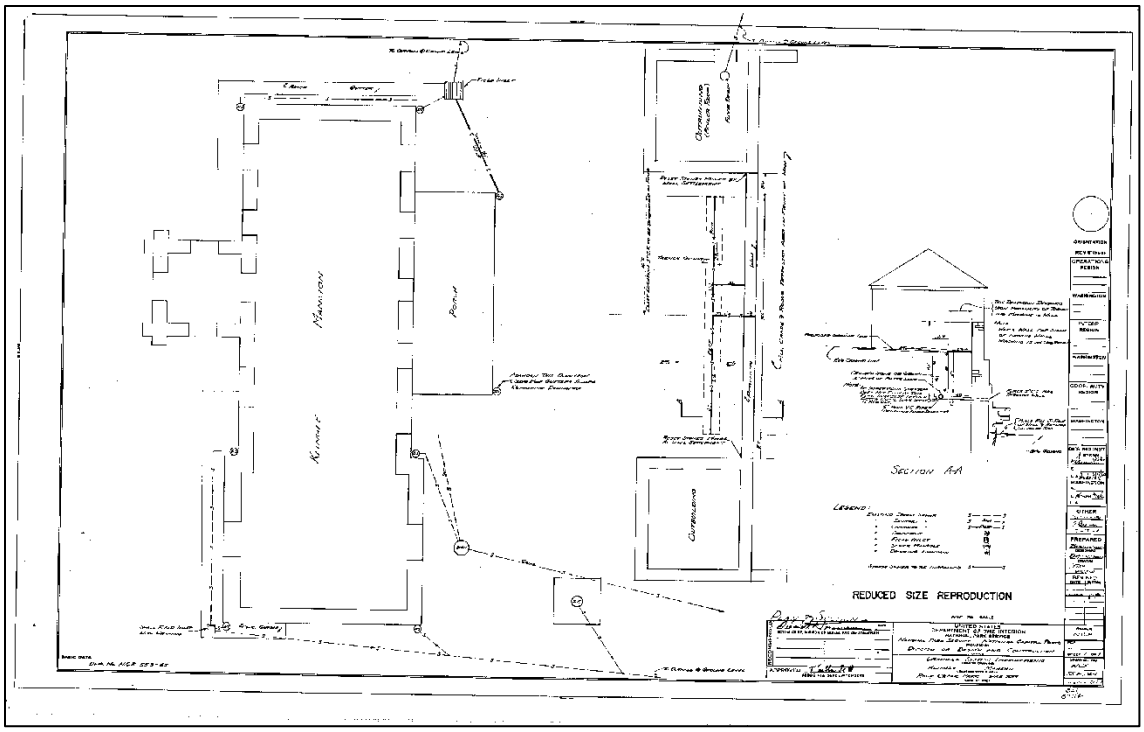


Figure 54. Drawing showing "Drainage System Improvements" at the Peirce-Klingle Mansion, November 17, 1959, revised 1960. Note extant wall of the former greenhouse depicted between the dependencies and the extant drinking fountain behind the house (Rock Creek Park Resource Management Records, Box 42, NPS, Museum Resource Center and eTIC ROCR 821-87114). See supplemental information for a larger version.

Despite the early success of the Nature Center, it was closed in 1959 because of opposition from neighboring residents (Mackintosh 1985: 103). Moreover, the approach road was determined to be too narrow and steep, there was insufficient parking, neighbors reported "trespassing" and there were various issues with the house including the lack of an auditorium (Correspondence from Stewart Udall to Lloyd Hinton, March 22, 1963; *Evening Star*, June 25, 1959). As a result, a new nature center facility was constructed in the park near the intersection of Military and Glover Roads NW, which opened in 1960.

Figure 55. Historic photograph showing school children at the Rock Creek Nature Center, circa 1956. Note sign affixed to house, trash can, boot scraper near the door, and young plantings along the areaways near the metal protective barriers (Abbie Rowe, NPS, Museum Resource Center).

Figure 56. Historic photograph showing the Rock Creek Nature Center sign and a ranger on a horse, October 1956 (Abbie Rowe, NPS, Museum Resource Center).

Figure 57. Historic photograph showing a ranger with school children at the Rock Creek Nature Center. The west potting shed is visible in the background, December 1956 (Abbie Rowe, NPS, Museum Resource Center).

The Peirce-Klingle house was only vacant a few months before, the Junior League of Washington moved into the space on April 6, 1960. The Junior League would occupy the building until 1972. Reportedly, in anticipation of the arrival of the Junior League, National Capital Parks "restored" portions of the interior after the Nature Center left the space. The Junior League also agreed to complete some work in the building. Collectively these efforts included, "opening all of the old fireplaces, adding attractive bookcases and wallpapering" (*Evening Star*, March 27, 1960). In the succeeding decade, between 1972 and 1982, the building was utilized by "Green Scene" a horticultural outreach program as well as by other natural resource programs. It also briefly served as office space for a Park Police sub-sub-station (Correspondence from Superintendent Rock Creek Park to Regional Director, National Capital Region, October 14, 1988, Rock Creek Park Resource Management Records, Box 43, NPS, Museum Resource Center).

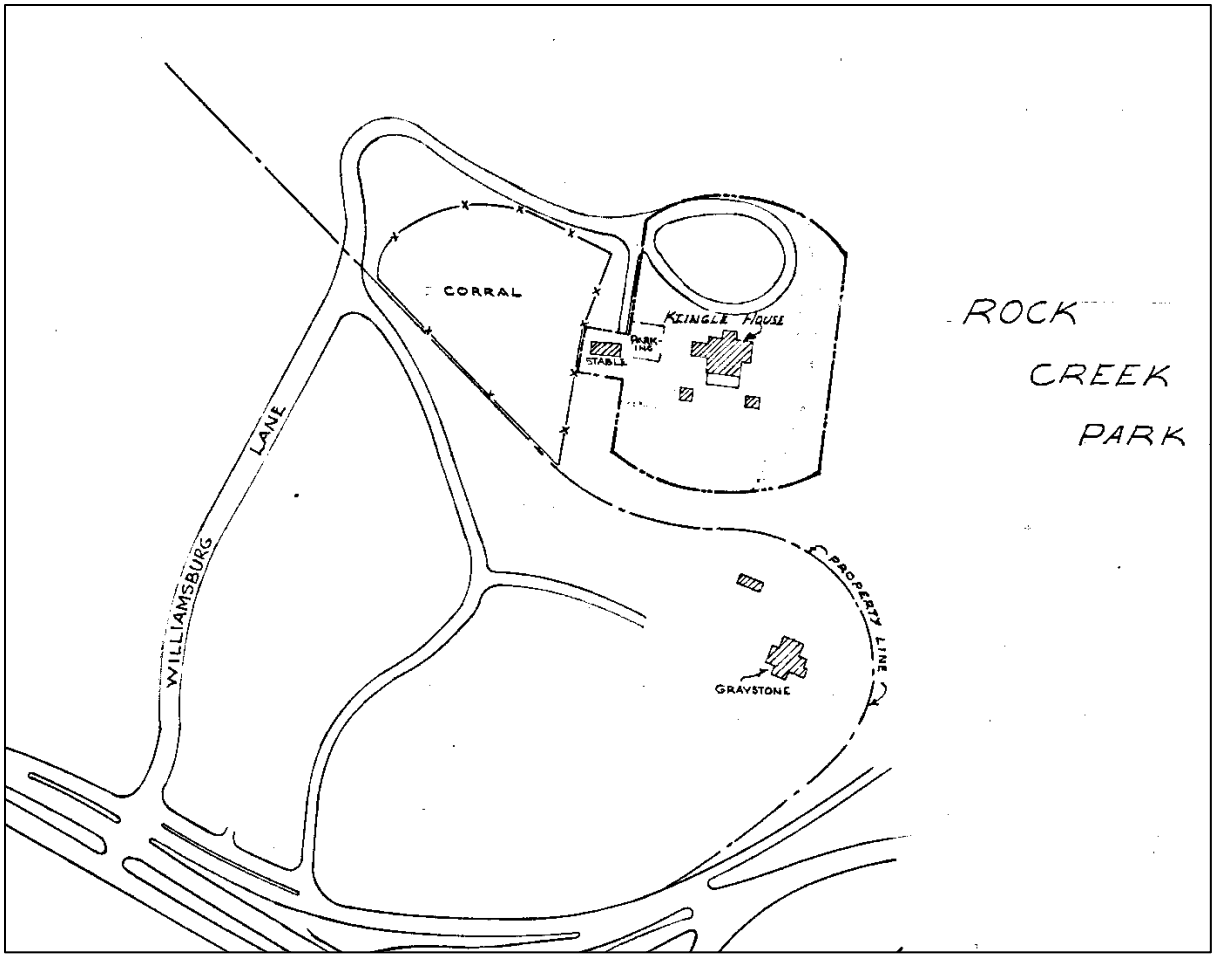


Figure 58. Detail of drawing of area to be leased to the "Junior League of the City of Washington" at Linnaean Hill, 1959 (eTIC ROCR-821-87112).

Figure 59. Historic aerial photograph showing the Peirce-Klingle Estate (center), 1964. Note visitor parking area visible along current entrance drive (Image courtesy of the U.S. Geological Survey).

Figure 60. Historic photograph showing the front of the Peirce-Klingle Mansion, March 1967. Note extensive ivy growing around the entrance and shutters around ground level windows (C. Adams, National Park Service, Museum Research Center).

Figure 61. Historic photograph showing the side of the Peirce-Klingle Mansion, April 1967. Note vehicle parked in the foreground (C. Adams, National Park Service, Museum Research Center).

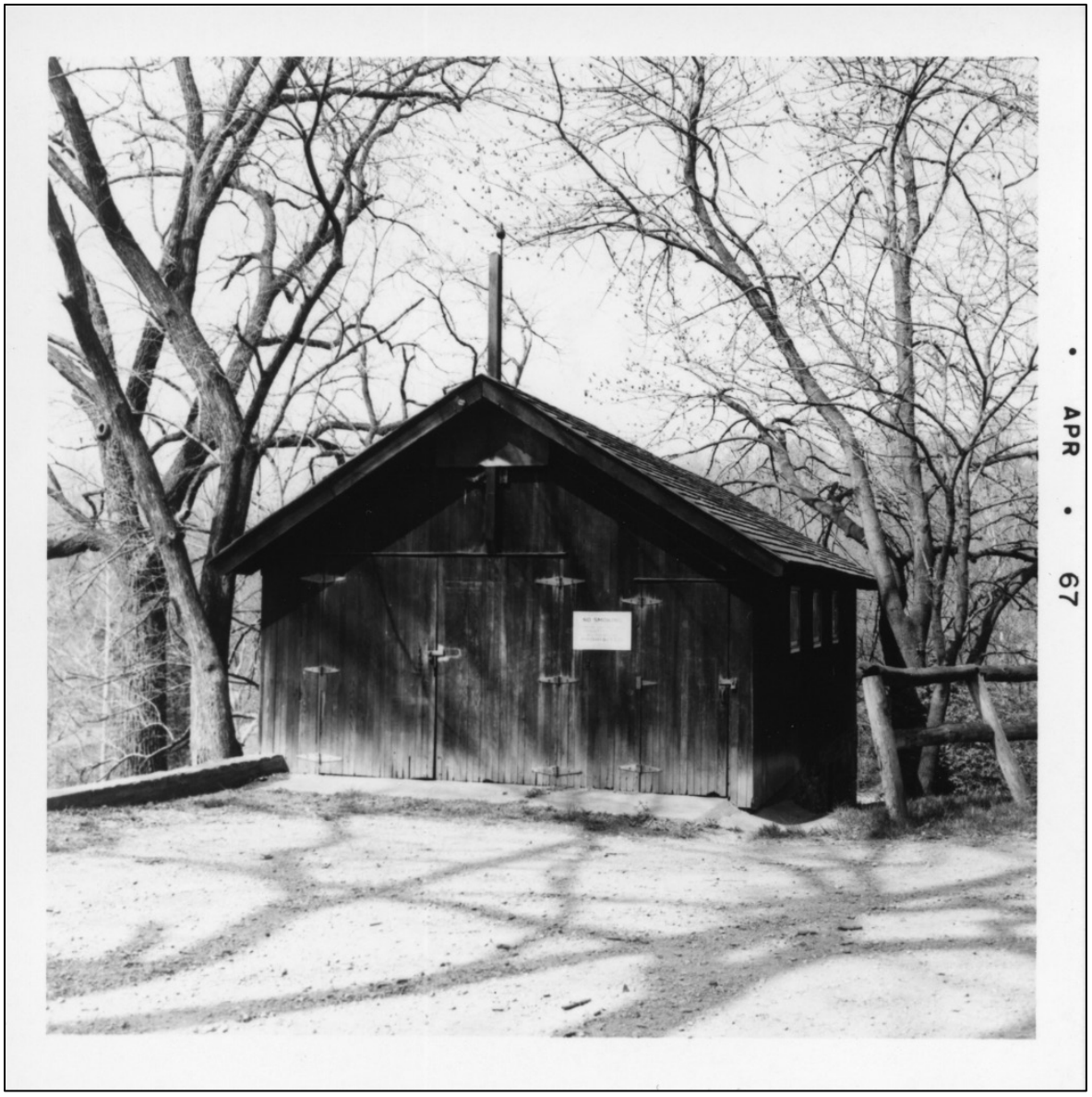


Figure 62. Historic photograph showing the carriage house/stable, April 1967. Note adjacent wood rail fence, which likely associated with the nearby corral (C. Adams, National Park Service, Museum Research Center).

Figure 63. Historic aerial photograph showing the Peirce-Klingle Estate (center), 1968 (Image courtesy of the U.S. Geological Survey).

Figure 64. Historic photograph showing the front of the Peirce-Klingle Mansion, circa 1976. Note absence of ivy on the building, the relatively new wooden bollards along the circular drive and manicured hedges and shrubs (Charles Photographers, Arlington, Virginia. National Park Service, Museum Research Center).

Between 1979 and 1981, the Peirce-Klingle Mansion roof was rehabilitated. As part of this effort, two chimneys were rebuilt and repointing of the stone masonry was completed under the chimneys on the main section of the house as well as the addition. Work on the gutter boxes revealed deteriorated rafter and ceiling joists at the ends, which required the splicing of new ends onto the existing joists. The project reportedly experienced many issues throughout its duration (Rock Creek Park Annual Report, 1980, 41-42).

In 1983, the American Institute for Conservation (AIC) signed a five-year lease to occupy the house. Funds from their rent were to be used toward maintenance of the structure (Mackintosh 1985: 104). The AIC left the building in June 1988 and despite the arrangement to maintain the

building, the house required immediate attention to avoid more damage. Notably, the roof was clad with temporary patches, the stone walls facilitated water seepage that led to exfoliation of the interior plaster, and unpressurized sections of the heating system were corroding (Correspondence from Superintendent Rock Creek Park to Regional Director, National Capital Region, October 14, 1988, Rock Creek Park Resource Management Records, Box 43, NPS, Museum Resource Center). During these years, the remnants of the nineteenth-century landscape also received little maintenance as evidenced by photographs showing encroaching vegetation. As with many nineteenth-century horticultural sites of this kind, nature had reclaimed much of the landscape perimeter, while historic ornamental trees and shrubs had died or were absorbed into the understory of the woods.

Figure 65. Historic photograph showing the front of the Peirce-Klingle Mansion, circa 1983. Note deteriorated condition of wooden bollards along the circular entrance drive (Charles Photographers, Arlington, Virginia. National Park Service, Museum Research Center).

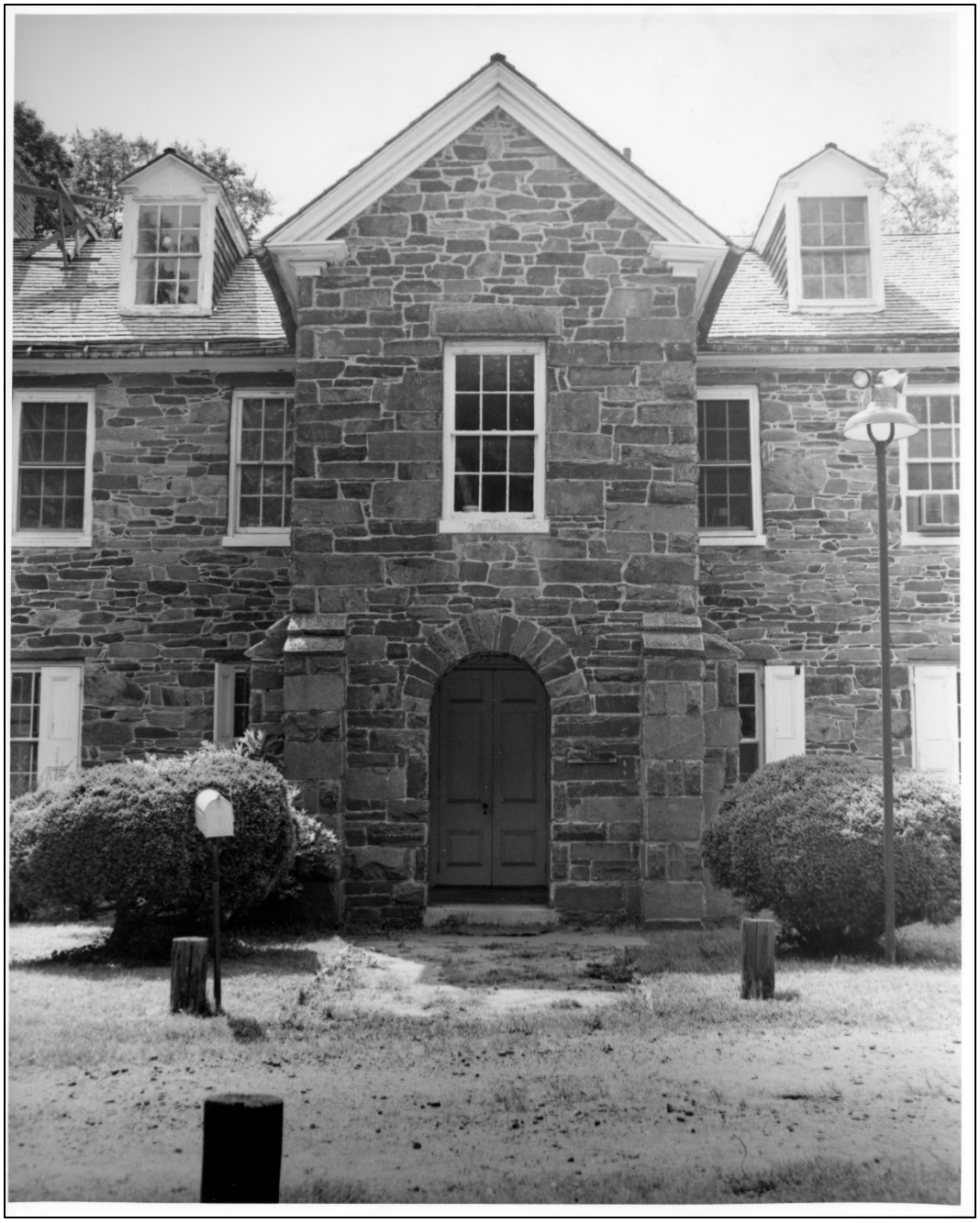


Figure 66. Historic photograph showing the front of the Peirce-Klingle Mansion, circa 1983. Note wooden bollards, poor condition of entrance walk, mailbox, manicured vegetation, mushroom cap light standard, and missing boot scraper (Charles Photographers, Arlington, Virginia. National Park Service, Museum Research Center).

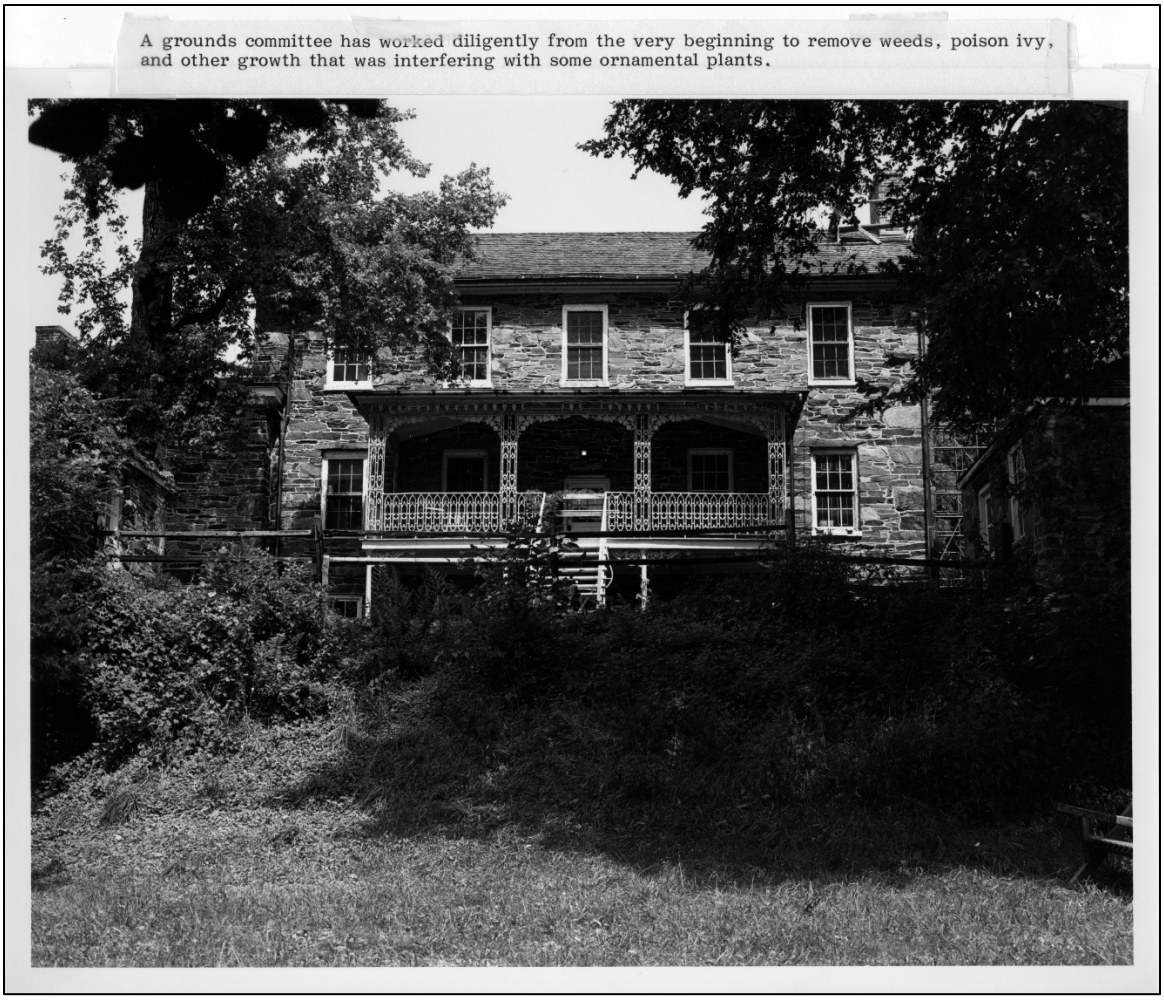


Figure 67. Photograph showing the general condition of the rear of the Peirce-Klingle Mansion and associated encroaching vegetation, 1983. Note split-rail fence above encroaching vegetation along terrace edge (AIC Scrapbook, NPS, Museum Research Center).

Figure 68. Photograph showing the general condition of the rear of the Peirce-Klingle Mansion and vegetative growth on the west potting shed, n.d. (National Park Service, Museum Research Center).

As the decades advanced through the late twentieth century, institutional concerns often overrode concern for design integrity. In addition to modifications made ca. 1956 as a result of development of the Nature Center, other small-scale changes included the installation of wooden bollards along the entry drive and around a part of the circular drive. Also, a more contemporary wayside interpretive panel and a mailbox were installed in front of the house in the 1980s. (The current wayside replaced an earlier interpretive panel that displayed inaccurate information associated with the style of the house.) Photographs from the early 1980s also show split-rail fences behind the house as a barrier along the edge of the terrace between the horticultural dependencies.

Figure 69. Photograph showing the utility buildings located behind the Peirce-Klingle Mansion, 1986. Note octagonal concrete drinking fountain located in the foreground, which was likely removed circa 1998 (National Park Service, Museum Research Center).

Figure 70. Photograph showing the east utility building located behind the Peirce-Klingle Mansion, 1986. Note white rose adjacent to the utility building, herringbone pattern brick walk, and deteriorated split-rail fence (National Park Service, Museum Research Center).

Figure 71. Photograph showing views from the porch at the rear of the Peirce-Klingle Mansion toward the terraced landscape, 1986 (National Park Service, Museum Research Center).

Figure 72. Photograph showing the east utility building located behind the Peirce-Klingle Mansion, 1987. The snow-covered ground helps to illustrate the terraced topography (National Park Service, Museum Research Center).

Figure 73. Photograph showing the rear of the Peirce-Klingle Mansion, 1988 (National Park Service, Museum Research Center).

Figure 74. Photograph showing the carriage house/stable, 1988 (National Park Service, Museum Research Center).

Figure 75. Photograph showing the carriage house/stable, 1988 (National Park Service, Museum Research Center).

Figure 76. Photograph showing the carriage house/stable and associated mortared stone wall, 1988 (National Park Service, Museum Research Center).

News articles, published reminiscences, and historic publications helped to perpetuate the history of the Linnaean Hill. In the late 1980s a dispute between residents of the adjacent neighborhood and real estate developers over the fate of two early twentieth-century properties located just below Linnaean Hill renewed community interest in the history of the site. In the early stages of the dispute, a demolition crew destroyed Joshua Peirce's small stone springhouse, which was on the portion of Klingle's property that became part of Greystone ("City to Mediate..." 28 March 1989; Historic Landmark application 1989; "The Struggle Over..." 29 October 1988). At the same time, Rock Creek Park administrators realized the state of decay and disrepair of Linnaean Hill and its remaining outbuildings. Between 1989 and 1993 a plan to rehabilitate the structures into park administration headquarters was initiated for the residence and the three outbuildings, which was completed in three phases (Zenzen 2020: 99). The plan, as developed by Rock Creek Park and the National Capital Region of the National Park Service, included stabilizing existing exterior features, such as walkways and walls, located in core area and repointing the house to remove inappropriate mortar work that utilized the "grapevine" technique (MOA Submitted the ACHP, June 26, 1992, Rock Creek Park Resource Management Records, Box 42, NPS, Museum Resource Center). Installation of new water and sewer lines was also part of the rehabilitation. The building became the administrative headquarters for Rock Creek Park in 1993 after the rehabilitation had been completed.

In 1995, the NPS submitted plans to resurface the gravel entrance road, circular drive, and parking areas at the Peirce-Klingle Estate with asphalt, which resulted in an adverse effect finding (MOA Submitted to the ACHP, September 26, 1995, Rock Creek Park Resource Management Records, Box 43, NPS, Museum Resource Center). Plans included paving the circular drive with exposed aggregate and widening a portion of the drive in front of the house to support accessible parking. (It should be noted that remnants of the exposed aggregate may be visible; however, the accessible parking is no longer extant in this location). The remainder of the project, which included the installation of a trench drain at the main gate and paving of the entrance road and parking areas with asphalt was completed circa 1998. The plastic bumper stops were also likely installed as a result of this effort and are evident in 2007 photographs of the visitor parking area (NPGallery Asset Detail (nps.gov)). It is probable that the stone drainage features located along the entrance drive was also improved after the asphalt pavement was introduced to direct water flow from the road surface to the stone feature to reduce erosion. It is also visible in two photographs from 2007 (NPGallery Asset Detail (nps.gov)) and (NPGallery Asset Detail (nps.gov)). It should be noted that Klingle Community meeting minutes from 1978 noted the

need to install "more blocks along the roadway, to help slow down the erosion process", which flowed down along Williamsburg Lane from the dirt entrance road. The meeting notes also indicated the desire by residents to install a gate to eliminate access to traffic at night ("Klingle Community Meeting" notes, October 2, 1978, Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center). Additional research needs to be completed to confirm the precise date of installation of the linear stone drainage features.

Planning was initiated in October 1995 to rehabilitate the upper stories of the utility house and potting shed for adaptive use as modern office space (Correspondence from Rock Creek Park Superintendent to DC HPO, October 5, 1995, Rock Creek Park Resource Management Records, Box 43, NPS, Museum Resource Center). Additional site improvements were completed in the late 1990s. Despite work that had been completed in 1992 to stabilize walkways, in 1998, plans were initiated to repair the brickwork behind the house. Since 1992 there had been ongoing problems associated with maintaining the brickwork due to uneven settlement that led to safety issues. Ultimately, because of the project the brick was re-laid in the same herringbone pattern (Rock Creek Park Resource Management Records, box 42, NPS, Museum Resource Center). It is likely that the octagonal concrete drinking fountain that was formerly located behind the Peirce-Klingle Mansion (and noted in a 1993 site plan) was removed during this project. During this project a historic cistern was located behind the house.

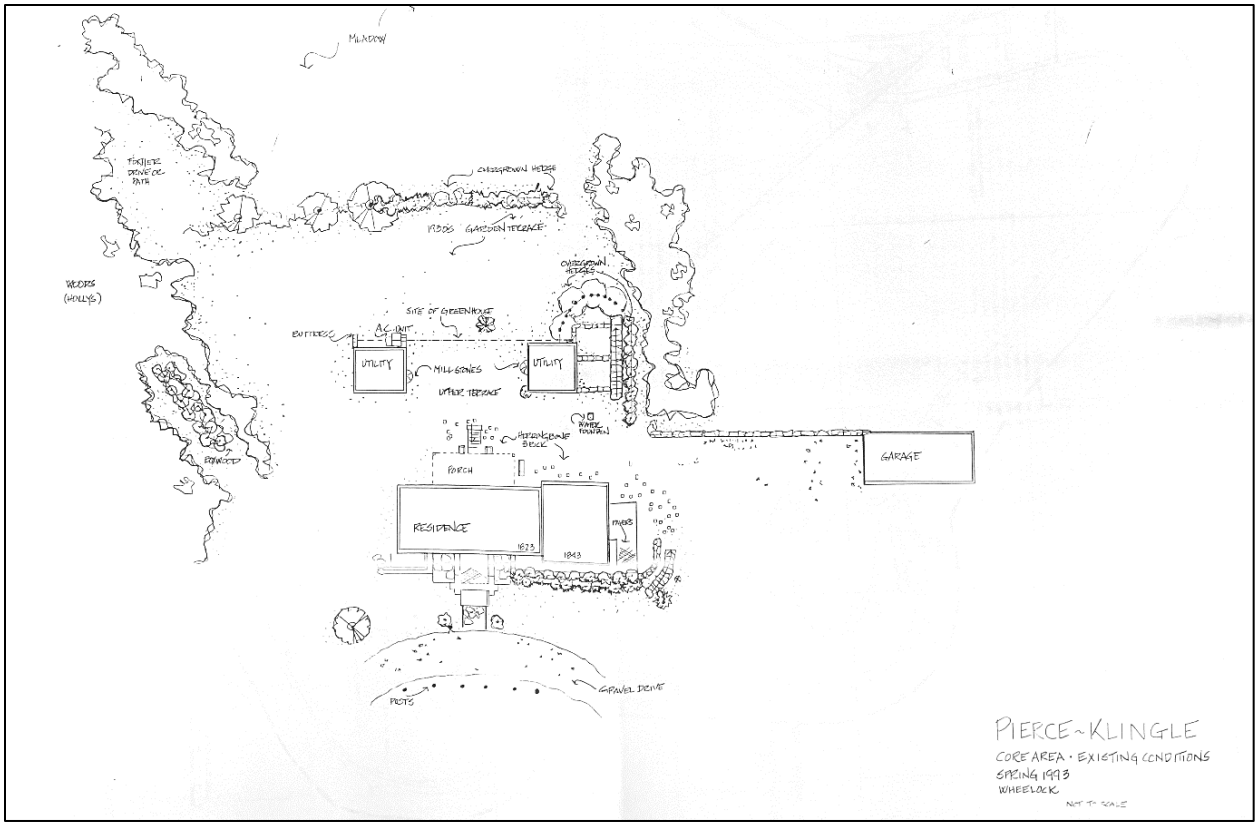


Figure 77. Existing conditions drawing of the Peirce-Klingle Estate, 1993. Note extant drinking fountain (Wheelock, Rock Creek Park files, NPS Museum Resource Center). See the supplemental information section for larger version.

Ongoing Management by the National Park Service: 1999-Present

In 2002, the General Management Plan (GMP) for Rock Creek Park was completed. Alternatives A, B, C, and D identified that the park would "increase the use of park historic resources for interpretive and educational purposes." These alternatives would "move the park administrative offices out of the Peirce-Klingle Mansion at the Linnaean Hill building complex and provide adaptive reuse of the buildings" (GMP Summary 2002, 15). Alternative A was selected as the preferred alternative with the preferred approach to locate the offices at Linnaean Hill to commercial space outside the park. If that is not feasible, it was determined that it would be desirable to construct a new office facility at an already disturbed location within the park such as the maintenance area (NPS, Rock Creek Park General Management Plan - Rock Creek Park (U.S. National Park Service) (nps.gov). Today (2024), the buildings associated with the Peirce-Klingle Estate at Linnaean Hill continue to be utilized as the Rock Creek Park headquarters.

Periodic maintenance and repairs have continued at the site since completion of the 2004/2009 CLI). The treatment approved in 1998 and listed in the CLI was successfully completed soon afterwards and included the clearing and grubbing of the overgrown meadow, measuring 15 acres, and the selective clearing of invasives and any vegetation over 6 inches high at the woods' edge. As part of the same project, five trees were removed from the property and forty trees were pruned.

Between 2006 and 2007, the carriage house/stable was reframed, resided and clad with a new roof (PMIS 97262; NPGallery Search Results (nps.gov)). The same building received further attention in October of 2008, when a tree-of-heaven (*Ailanthus altissima*) growing directly out of the foundation was removed. During this period the upper portion of the carriage house/stable was also converted into office space, while the lower portion of the building still has extant stable fixtures. Also in 2007, the irregular cut stone walk in front of the house was replaced with concrete (NPGallery Asset Detail (nps.gov)) and the steps around the house were repaired (NPGallery Asset Detail (nps.gov)) and (NPGallery Asset Detail (nps.gov)).

In addition, several spot repairs were undertaken in the area west of the house, particularly in areas with steps. A tree located east of the house fell during a storm in the fall of 2008, ripping out some of the power lines leading from the house. It also damaged the potting shed, but these issues were resolved by the removal of the split tree and repairs to the effected structure and features.

Figure 78. Aerial photograph showing the Peirce-Klingle Estate (center), 2002 (Image courtesy of the U.S. Geological Survey).

In 2010, rehabilitation of the Peirce-Klingle Mansion porch was completed, which included restoration of the 280 square feet historic cast iron and wood porch, replication of missing pieces, restoration of the staircase based on historic documentation, installation of a new roof, repair of the historic framing system and installation of new joists and re-painting of the porch (PMIS 26217; NPGallery Asset Detail (nps.gov)). Also, in 2010, the cedar shake roofs associated with the potting shed and utility house were replaced (PMIS 63252; NPGallery Asset Detail (nps.gov)). Two years later, in 2012, the roof of the Peirce-Klingle Mansion was replaced in-kind with fire retardant Class C long red cedar 18" perfection shingles and copper flashing for three chimneys (PMIS 147772; NPGallery Asset Detail (nps.gov)). Also in 2012, the HVAC system was replaced at the Peirce-Klingle

Mansion. Based on photographs of the work, it is likely that the white fence screen was established around the exterior HVAC unit behind the east utility building at this time (NPGallery Asset Detail (nps.gov)). White-painted wooden handrails were installed along the steps leading down to the terrace behind the house to enhance safety. A 2010 photograph shows the wooden handrails extant; however, their precise construction date remains unknown.

Figure 79. Photograph of the general condition and overall character of the front of the Peirce-Klingle Mansion, 2006. Note white painted protective barriers adjacent to the areaways and the decorative rail on the 1843 addition. These rails were painted black during the 2010 rear porch rehabilitation (National Park Service, Cultural Resources Inventory System (CRIS-HS)).

Figure 80. Photograph of the carriage house/barn after 2006 rehabilitation was completed, circa 2008 (National Park Service, Rock Creek Park files).

In 2011, the National Register of Historic Places nomination for the "Pierce-Klingle Mansion" (listed October 10, 1973) was updated to bring the documentation up to current standards. As a result of this effort, the name of the historic property was changed from "Pierce-Klingle Mansion" to "Linnaean Hill" and a correction was made to the spelling of the "other name" to reflect "Peirce-Klingle Mansion". A boundary increase was also undertaken to include 31.8 acres of land, which was a significant increase from the 1973 nomination that had included less than one acre. Additional contributing resources were also added to the nomination including the stone trough and the circulation system.

Figure 81. Photograph of the rear of the Peirce-Klingle Mansion after the porch rehabilitation was completed, 2010 (National Park Service, Rock Creek Park files).

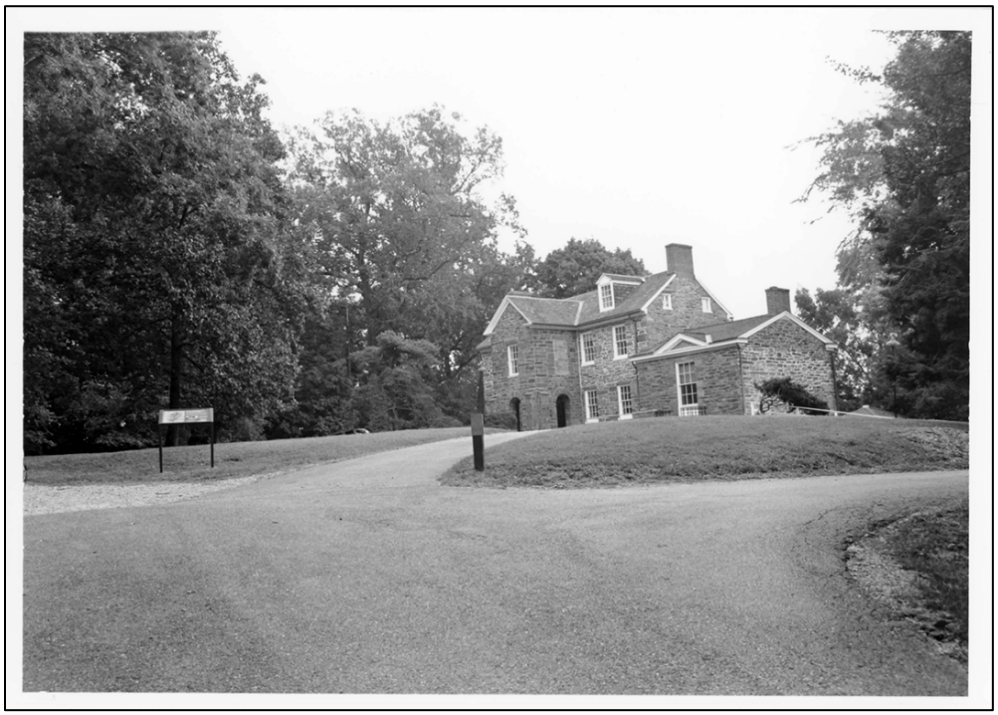


Figure 82. Photograph looking southeast of the Peirce-Klingle Mansion, August 2010 (EHT Traceries, Linnaean Hill National Register Update, 2011).

Figure 83. Photograph looking south of the Peirce-Klingle Mansion, January 2010 (EHT Traceries, Linnaean Hill National Register Update, 2011).

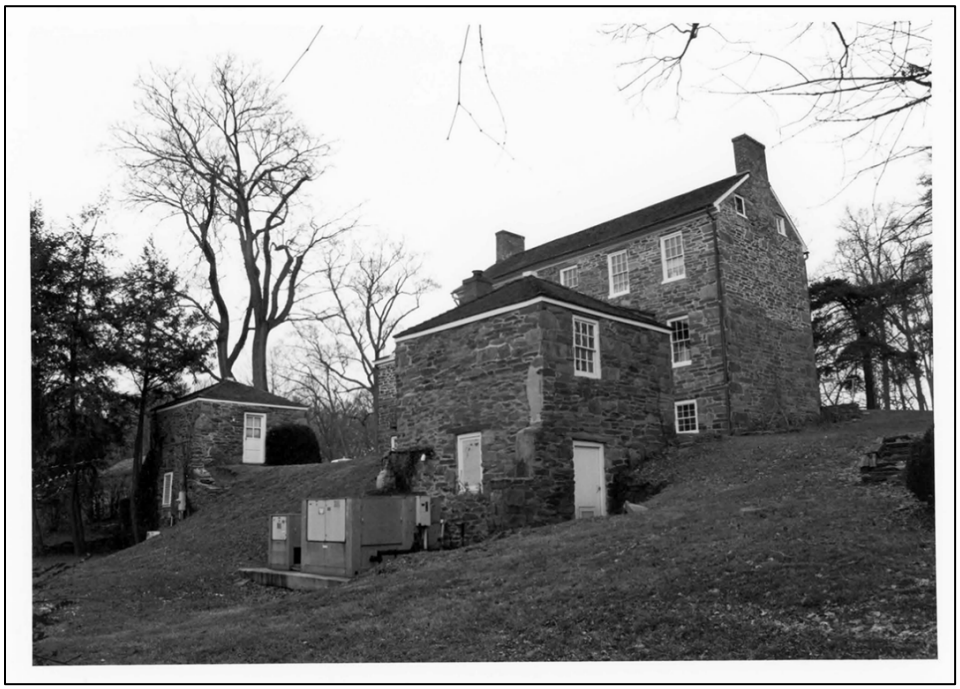


Figure 84. Photograph looking northwest of the Peirce-Klingle Mansion and dependencies, January 2010. Note that the fence or screen around the HVAC unit is non extant (EHT Traceries, Linnaean Hill National Register Update, 2011).

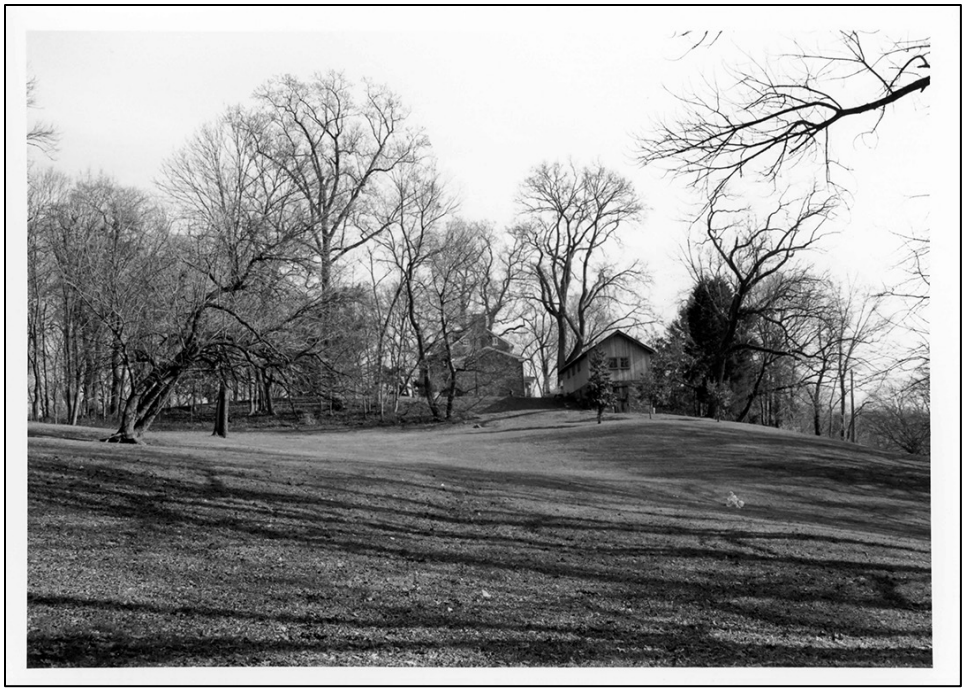


Figure 85. Photograph looking east showing the overall character of the Peirce-Klingle Estate, January 2010 (EHT Traceries, Linnaean Hill National Register Update, 2011).

Additional changes occurred in 2018 when two electric vehicle chargers were installed in the service area where NPS vehicle park adjacent to the carriage house/stable (PEPC 84146). Also, vegetation that was lost to disease and/or age was replaced in several locations across the cultural landscape by Casey Trees in 2019 and 2020 (PEPC 90629, PEPC 93903). The trees were protected by metal cages and staked.

A trip report prepared by former National Capital Regional Architect, Elizabeth Milnarik, in October 2020 noted several deficiencies associated with the Peirce-Klingle Mansion. At that time, the building suffered from water infiltration and other consequent issues, including a localized insect infestation as well as water infiltration and HVAC leakage leading to wood rot and plaster/gypsum board failure, which threatened the integrity of the envelope (Milnarik 2020). See the trip report for a preliminary assessment of the issues and conclusions.

Today (2024), Linnaean Hill continues to serve as the Rock Creek Park headquarters. Staff occupy offices in the Peirce-Klingle Mansion, utility building, and the potting shed. Specific use of the carriage house/stable remains to be determined.

Analysis & Evaluation

Analysis and Evaluation Summary

The Peirce-Klingle Estate at Linnaean Hill acquires significance from its use as an early nineteenth-century horticultural nursery and as a mid to late nineteenth-century Picturesque style landscape. Although the landscape retains elements from other periods of historical development, the period of significance for Linnaean Hill extends from 1823 to 1890. As a component landscape of Rock Creek Park, later alterations, such as the Colonial Revival style landscape design, are potentially significant within the Rock Creek Park Historic District and should be evaluated within that context.

INTEGRITY

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

Location: The features that define and enclose the Peirce-Klingle Estate, which include the primary extant buildings and structures (Peirce-Klingle Mansion, utility building, potting shed, carriage house/stable), vehicular circulation throughout the site, remnant vegetation, and the south terrace, remain in their historic nineteenth-century locations.

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

Setting: The landscape surrounding the Peirce-Klingle Estate has lost much of its integrity in relation to its nineteenth-century significance. Currently surrounded by hardwoods on the north, east and west sides, this land was cleared and used for agricultural and horticultural purposes during the Peirce tenure. Successional growth began on the northern slope in the last years of the nineteenth century. To the south, early twentieth-century residential development has occurred

on land that was once part of the Peirce-Klingle horticultural nursery. As such, the relationship between the estate and surrounding areas prior to the twentieth century has been compromised. Due to the reduction of historic views, however, the southern development does not create a major visual intrusion.

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

Workmanship: The buildings and structures on the Peirce-Klingle Estate, although altered, are reflective of their agricultural and horticultural origins and functions. The house and existing horticultural dependencies (utility building and potting shed) illustrate the cultural traditions associated with the architecture and landscape architecture significant to the property.

Feeling: The Peirce-Klingle Estate possesses a distinct character that cannot be found elsewhere within Rock Creek Park. The buildings, structures, historic circulation systems, materials and spatial organization all contribute to the historic horticultural and Picturesque style designed landscape feeling associated with the Linnaean Hill Nursery.

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

The condition of the cultural landscape has been heavily affected by its release to succession since the nineteenth century. Invasives and other vegetation now block historic views and obscure or threaten other character defining features, including historic circulation and vegetation, but this growth also serves to screen the property from developments on adjacent lands. Although the overall historic integrity of the site has been compromised by these factors, increased maintenance and rehabilitation work in recent years have helped to improve its condition. Still,

several of the defining features of the nineteenth-century horticultural and Picturesque style landscape remain. These elements, which include roads, structures, and terracing, illustrate both the practical land use areas and the design intent that was apparent during the nineteenth century. Today, the Linnaean Hill cultural landscape remains in good condition.

Landscape Characteristics and Features

This section presents an analysis of landscape characteristics and their associated features. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1823-1890), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource.

Natural Systems and Features

Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology and soils, climate, and native vegetation.

Existing Condition

The Linnaean Hill component cultural landscape is located within the Rock Creek watershed and reflects the geology, pedology, and hydrology of the creek and its tributaries within the jurisdiction of the District of Columbia.

Washington, D.C. is situated within the Fall Line, which is the boundary that separates the Piedmont Physiographic Province on the northwest from the area known as the Coastal Plain Province on the southwest (USGS 1964, 6). The area is characterized by moderate relief with the highest point, measuring 518 feet at Tysons Crossroad, while the lowest is at sea level at the Chain Bridge and locations downstream. The area is drained by the Potomac River along with its tributaries including the Anacostia River and Rock Creek in the north (USGS 1964, 6). The north-northeast fall line that marks the separation of the physiographic provinces is in the vicinity of Rock Creek (Smith 1976; Cochran and Kreisa 2012: 5).

Rocks underlying the Piedmont Plateau include sedimentary, metamorphosed, and igneous (Cochran and Kreisa 2012: 5). Soils within the cultural landscape are classified as belonging to the

Glenelg and Manor series. The top of the knoll where the Peirce-Klingle Mansion sits is composed of soils in the Glenelg (Ggb) series, which consists of fine-loamy, mixed, mesic Typic Hapludults. Deep and well-drained, the soils have a heavy silt loam B horizon and are located on side slopes and ridgetops of "strongly dissected uplands of the Piedmont Plateau" (Smith 1976: 87). In addition, soils associated with the Manor-Urban land complex (MbD) (located in the former corral area) and Manor loan (MbC) are located with the cultural landscape. These consist of coarse-loamy, micaceous mesic Typic Dystrochrepts. The soils are deep and well-drained to somewhat excessively drained. Slopes range from eight to forty percent but is most often eight to fifteen percent (Smith 1976: 89).

The large-scale topography of the site has been formed by the hydrological and erosional forces of Rock Creek, which is located north and east of the estate. The Peirce-Klingle Mansion sits on a high point measuring approximately 145 feet (44 meters) in elevation created by an oxbow in the course of the creek. The topography immediately surrounding the house is rolling, created both by artificial grading and by natural forces. The central area of the component landscape is covered by turf with various plantings of ornamental vegetation, both exotic and native species. In contrast, successional forest growth, characterized by oak, maple, and beech comprises the vegetation on the long northern and eastern facing slopes of the primary knoll. To the south of the house, down an artificially terraced slope, is an irregularly oval-shaped meadow.

The climate of Linnaean Hill is moderate. Summers are characterized by warm humid weather with average high temperatures in the upper 80s. Winters are mild with little snow fall and average low temperatures in the 30s. Precipitation occurs regularly throughout the year, with no well-pronounced wet and dry seasons. Occasionally serious weather disturbances occur creating high winds and heavy rainfall.

Analysis

The Peirce-Klingle Estate at Linnaean Hill is significant for its use as an altered horticultural and aesthetic landscape improved by Joshua Peirce in the nineteenth century. The natural systems including the forest growth, large scale topography, and creek alignment influenced the development and orientation of the site. In addition to the horticultural development, evolution of the mid nineteenth-century Picturesque style garden took advantage of the existing steep topography and vegetative patterns to control views into and out of the garden. Today, the major

topographic and hydrological features that existed during the period of significance such as the alignment of Rock Creek and the 145-foot knoll encompassing the primary developed area remain essentially unchanged, which contributes to the integrity of natural systems and features at Linnaean Hill.

Spatial Organization

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

Historic Condition

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

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

outbuildings associated with the nursery complex. Save for an orchard located to the northwest of the main house, the land belonging to Peirce was cleared of vegetation to Rock Creek.

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

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

During the early National Park Service administration of the site, starting in 1933, the Peirce-Klingle Estate underwent a relatively major land alteration, which included the overlay of a Colonial Revival style landscape. Formality was emphasized in the design with clear delineation between open and enclosed spaces. For instance, the south terrace yard was enclosed with vegetation on the southern edge, between the second and third terraces. Vegetation was also planted on the western, eastern, and southern slopes to heighten the sense of enclosure. Such an increase truncated views to adjacent properties that were once part of the Peirce land holdings. Development of public recreation trails along existing drives occurred and vehicular circulation was altered.

In the mid-1950s, a concentration on the naturalistic aspects of the Peirce-Klingle site occurred. Hiking trails were emphasized with the use of the site as a nature center (1956-1959). Successional forest growth continued. After construction of the new Nature Center on Glover Road in 1960, park use of the Peirce-Klingle Mansion as an education center was discontinued; however, it continued to function as office space until the late-1980s. The building underwent rehabilitation in the late 1980s and early 1990s for use as the administrative offices for Rock Creek Park. The overall spatial relationship between circulation, views, buildings, and use areas did not drastically alter.

Existing Condition

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

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

A drive running parallel to the western boundary of the site, following the topography, meets with the front circular drive, located north of the main house. Serving as a visual boundary in the northwest section of the site, this road alignment is a product of a 1930s Colonial Revival style design and therefore not original to the house site. Williamsburg Lane, from which the entrance drive extends, is also a product of the early decades of the twentieth century and is a result of suburban development. A rectangular parking area is located perpendicular to the south edge of the Peirce-Klingle Estate entrance drive, west of the front circular drive. Another parking area is located between the house and the carriage house/stable to the west. This parking area includes several spots for NPS vehicles as well as an accessible parking spot, which is situated closest to the

house. The landscape surrounding the administrative offices in the Peirce-Klingle Mansion is open to the immediate south, however, vegetation blocks extended views. To the immediate west the landscape is also generally open with occasional plantings of shrubs and trees. Vegetation at the property boundaries prevents clear views into surrounding residential areas. Views to the north toward the creek valley, beyond the circular drive, and views to the east are also blocked by vegetation.

Analysis

Due to a variety of factors, the integrity of the spatial relationships dating to the nineteenth century has been compromised. Contributing structures, such as the main residence and the horticultural dependencies associated with the former greenhouse do remain to assist in the delineation of the historic relationships between the built environment and the landscape. Terracing, although altered during the 1930s Colonial Revival design, remains to suggest the formality and utilitarian nature of the early nineteenth century phase of development. Circulation systems dating to the nineteenth century are also evident in the landscape through topographic change and material variety. The spatial relationships among the residence, the horticultural and agricultural fields, and the outbuildings, however, has been degraded beyond recognition due to vegetative growth and altering land use patterns. The integrity of association of the spatial organization to the horticultural and later aesthetic rationale has also been severely diminished.

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

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

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

Figure 86. Photograph looking west showing the spatial organization of the area located behind the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 87. Photograph looking north showing the spatial organization of the area located behind the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 88. Photograph looking south showing the beginning of the circular drive and the road to the service court (NPS NCR, 2023).

Land Use

Land uses are the principal activities in a landscape that form, shape, and organize the landscape because of human interaction.

Historic Condition

Beginning in the late eighteenth-century the land that now comprises the historic site of the Peirce-Klingle Estate was part of the agricultural enterprise of Isaac Peirce. The quarrying of stone from adjacent areas and possibly from the Peirce-Klingle property also occurred. From 1823, with the construction of the house, through the 1850s, the agricultural and horticultural enterprise of Joshua Peirce was established. Contemporary with the erection of the main dwelling, paired horticultural dependencies were constructed to the immediate south of the house. Connected by a greenhouse, which no longer exists, these extant dependencies reveal the primary function of the landscape during this period, which was the propagation of horticultural products for market. By 1866, the grounds had been altered to reflect a slightly more curvilinear and Picturesque style landscape as typified by the work of Andrew Jackson Downing. The previously functional dominance of the landscape became less pronounced, as the straight roads leading from the house to the field areas and Peirce Mill to the north were abandoned. In addition, a large ornamental, cast iron, two-story porch was attached to the southern façade, altering the utilitarian aspect of the south terraced area.

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

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

Although Rock Creek Park was transferred to the National Park Service in 1933, the Peirce-

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

During the mid to-late 1950s, in response to an increasing emphasis on visitor services, the Peirce-Klingle Estate was adapted to accommodate the Rock Creek Nature Center. Additional trails were developed. The nineteenth-century road that led from the entry drive off Porter Street to the ford at Rock Creek was used as a trail that led to a picnic area on the west bank of the creek. With the construction of the Nature Center on Glover Road in 1960 the use of Linnaean Hill for specific nature interpretation was discontinued. From 1960 to 1988 the facility was rented by community and volunteer groups. During the late 1980s and early 1990s the estate was rehabilitated and the site altered to accommodate the park administration headquarters.

Analysis

Today (2024), the site continues to function as the headquarters of Rock Creek Park. The Peirce-Klingle Mansion and associated outbuildings serve as office space and are not open to the public; however, visitors are able to access the park grounds. The main entrance drive, entering the site from the southwest at Williamsburg Lane, is used for vehicular circulation. Parking is located perpendicular to this drive and in a small area between the house and the carriage house/stable. A system of trails extends throughout the cultural landscape and provide access to Rock Creek as well as Peirce Mill. Most historic circulation routes have been allocated for passive recreational use by Rock Creek Park visitors. The northern, eastern, and western slopes surrounding the Peirce-Klingle house and lawn are primarily forested and used for hiking, and on designated paths, bicycling.

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

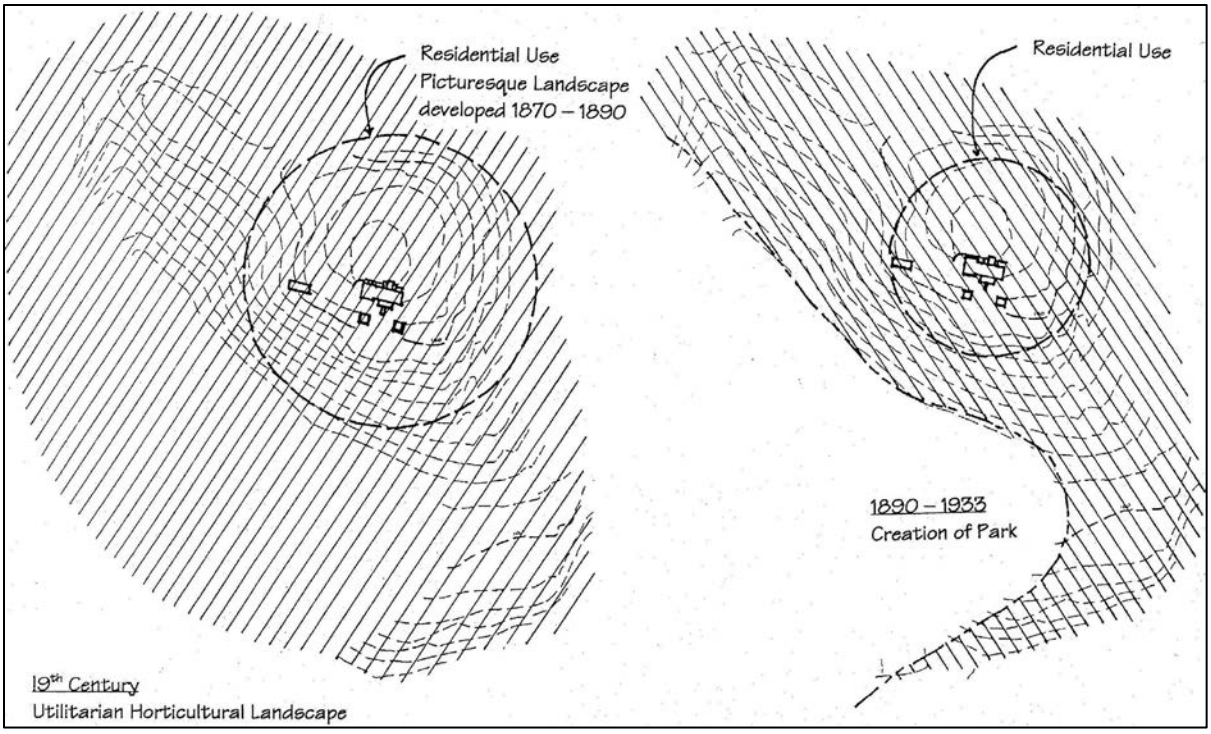


Figure 89. This diagram shows the areas of land use between 1870-1890 and 1890-1933. The circle depicts residential use around the core area (Linnaean Hill CLI, 1998).

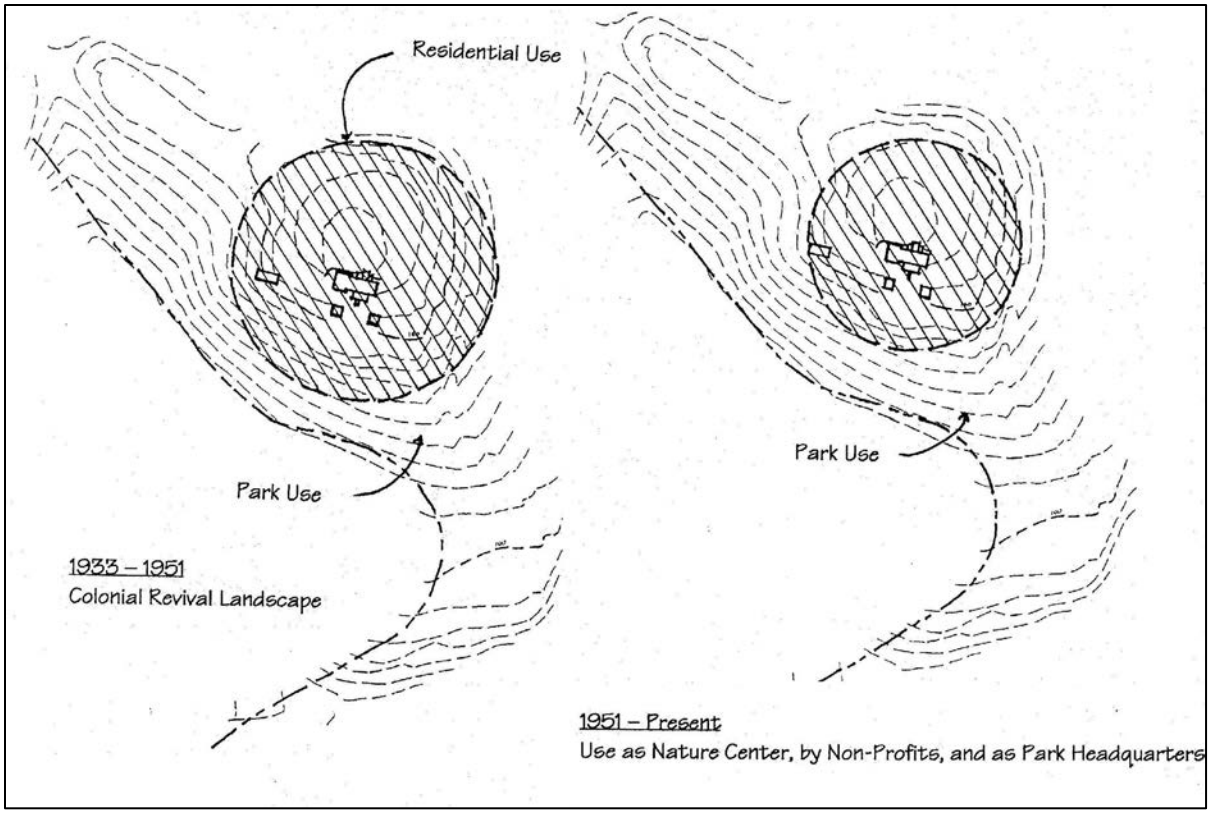


Figure 90. This diagram shows the various land use areas in the years between 1934-1951 and 1951-present (Linnaean Hill CLI, 1998).

Figure 91. Photograph looking northwest showing the Western Ridge Trail along a historic road alignment, which provides a connection between the Peirce-Klingle Estate and nearby Peirce Mill (NPS NCR, 2022).

Cultural Traditions

Cultural traditions are the practices that have influenced the development of the landscape in terms of land use, patterns of land division, building forms, stylistic preferences, and the use of materials.

The Linnaean Hill component landscape represents a melding of cultural traditions from both the Delaware Valley and Chesapeake culture hearths. This mixing of architectural and land planning characteristics results from Linnaean Hill's location in a region that received migrants from both the Tidewater region of Maryland as well as the Piedmont region of southeastern Pennsylvania. The settlers from the Tidewater were primarily of English ethnic stock, whose motivation for migration was the search for less expensive Piedmont lands on which to carry the tobacco culture they had practiced in the Coastal Plain (Kulikoff 1986, 93). Poor farming practices, coupled with the soil-exhausting characteristics of tobacco, had greatly decreased the productivity of Maryland

plantations established in the seventeenth and early eighteenth centuries. To a lesser extent, the Potomac Valley also received some southward bound settlers from Pennsylvania, particularly British Quakers. The Pennsylvanians were likewise in search of new lands by the second quarter of the eighteenth-century, as land in southeastern Pennsylvania had become costly and therefore more difficult to acquire (Lemon 1972, 87).

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

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

Despite the similarities in the roof design and arrangement of the paired stone outbuildings on the

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

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

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

Topography

Topography is the three-dimensional configuration of the landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect).

19th century terraces south of Peirce-Klingle Mansion (3) (Contributing)

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

Graded Circulation Features (Contributing)

LiDAR imagery from 2021 also shows various circulation features including the circular drive located in front of the house, the old entry drive extending from Porter Street and the nineteenth century road (now a trail) that extends northeast toward Rock Creek. In addition, the LiDAR imagery shows the presence of potentially another road remnant situated between the old entry drive and the house. While the feature appears to terminate on the east side of the circular drive, the alignment may have been a part of the circulation system depicted on the 1871 Michler map that showed a complex double loop drive adjacent to the house. The graded corridor was confirmed in the field by the presence of a flat or graded surface with adjacent banks and a general clearing of large trees. While it is overgrown by vegetation today, it is still evident.

Additional historical research and field investigation should be completed to confirm when this feature was abandoned and the role that it played in the historical development of the site.

Analysis

The historic circulation design took advantage of the sloping topography as did the construction of the banked residence, horticultural outbuildings, and carriage house/stable. The vehicular drives and pedestrian walks follow the natural curving slopes and the artificial terraces to allow for relatively smooth ascending and descending routes.

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

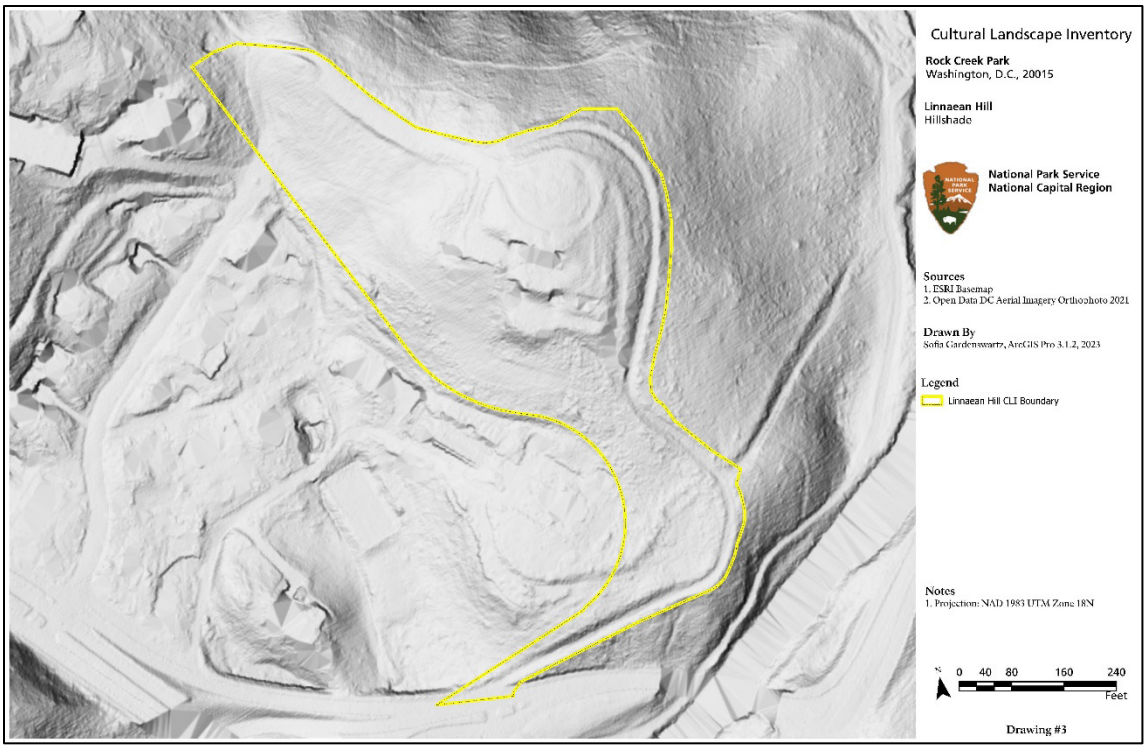


Figure 92. Hillshade map without contour lines showing the human modified topography characteristic of Linnaean Hill. Note terraces behind the house and circulation features visible in the LiDAR imagery (NPS NCR, 2023). See supplemental information for a larger version.

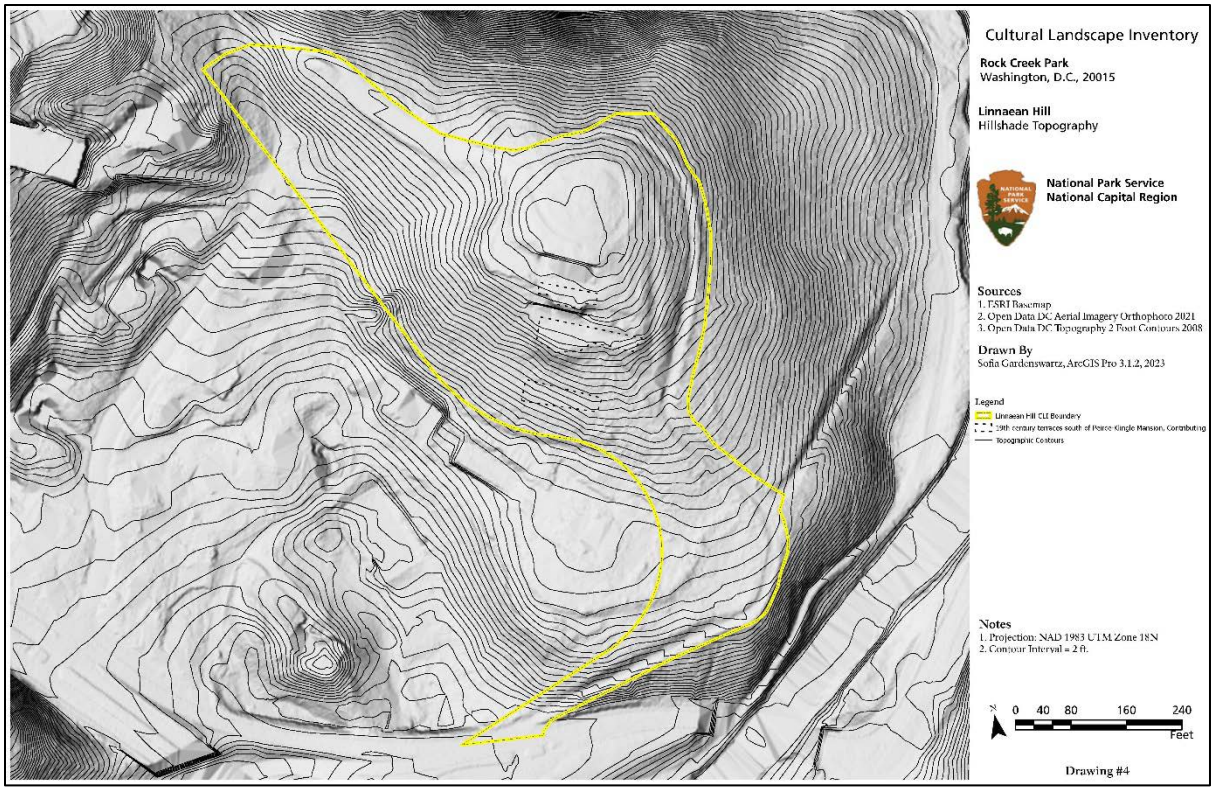


Figure 93. Hillshade map with contour lines showing the topography associated with Linnaean Hill. Note outlines of three terraces south of the house identified by dashed lines (NPS NCR, 2023). See supplemental information for a larger version.

Figure 94. Michler's topographical survey published in 1871 show the circulation patterns at their most complex. Note the road that extends north toward the house at the fork from the old entry drive, which is likely the remnant road feature described above (Library of Congress, Geography and Map Division https://lccn.loc.gov/87693316).

Figure 95. View looking south from the Peirce-Klingle Mansion porch showing terraced landscape (NPS NCR, 2022).

Figure 96. View looking south of a possible road bench that is obscured by ground cover and woody vegetation located between the Peirce-Klingle Mansion and the old entry drive (NPS NCR, 2023).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
19th century terraces south of Peirce-Klingle Mansion (3)	Contributing	—	—	—	—	—
Graded circulation features	Contributing	---	---	---	---	---

Vegetation

Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape.

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

Historic Condition

Beginning in the early nineteenth century, the Peirce-Klingle Estate was most likely forested with oak, beech, and maple. Further research is required to determine the exact layout and vegetative composition of the landscape prior to the first known maps that depicted the property in the early 1860s. The horticultural landscape, by 1861, was mostly in field, meadow or open slopes, north and east of the house, to Rock Creek. A large orchard was located west of the house site. To the south the land was cleared to the property boundary. The south terraces were probably also open due to the orientation of the greenhouse structure and the need for sunlight.

By 1866, the land north of the abandoned entry drive to the creek had become revegetated. Along the creek side of the entry drive from Porter Street and along the road leading to the western

orchard from the barns and springhouse, deciduous trees were planted to form an allée. The lack of surrounding vegetation in the immediate area of the tree plantings most likely emphasized the linear quality of the allée. Historic maps and primary and secondary sources also document plantings of shrubs and trees in island beds. Such planting could have been used to control views and accent the design and topography of the landscape. English ivy, (*Hedera helix*), was planted on the north façade and wisteria on the south façade to blend the architecture of the house into the landscape, which was characteristic of the Picturesque-style.

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

In 1917, a masterplan formulated by the Olmsted Brothers, suggested that the landscape east and south of the Peirce-Klingle Estate remain open as a meadow environment. They indicated that pine growth should be encouraged in the vicinity of the old orchards and near surrounding the house. Natural forest was to be encouraged only on the northwestern slope of the site and at the southwest corner. Whether these polices were initially followed by Rock Creek Park managers is difficult to determine. However, by the time of the site's conversion to a Nature Center in 1956, successional vegetative growth had occurred on the northern, western, and eastern slopes of the site, thus increasing the level of enclosure.

Between 1934 and 1939 a Colonial Revival style landscape was installed on site. The house was rehabilitated to serve as the National Capital Parks Superintendent's residence. Exotics, including boxwood and various bulbs, were planted in the vicinity of the southern terraced slope. Serving to enclose this newly defined residential garden space, additional plantings of hemlock and yew were made along the western and southern borders of the lowest terrace. Vegetation along the property boundaries was also planted to screen views into the surrounding neighborhoods. Foundation plantings, consisting primarily of yews, on the northern side of the house were installed. Designed as a series of outdoor rooms, the vegetation served to delineate between various use and stylized areas. For instance, an old road trace, dating from the nineteenth century was used as a daffodil and holly walk, separated from the northern lawn by shrubs and trees.

With the restructuring of the Peirce-Klingle Estate into the Nature Center in 1956, the landscape surrounding the house continued to revert to native and invasive vegetation. The levels of enclosure increased and views were blocked. The historic tree allées, once clearly defined by adjacent open spaces, became hidden in the subsequent successional growth.

By the mid-to-late 1990s, the loss of historic vegetation as well as the presence of encroaching vegetation had changed the character of Linnaean Hill. See detailed analysis below for vegetation information from the original CLI for this period. It should be noted that additional investigation should be completed to assess vegetation described in the narrative that remains extant.

The foundation plantings, designed to hide the areaway north of the house, were in place until 1993 when they were removed because of their overgrown condition. The large elm trees growing north, west, and south of the house succumbed to Dutch elm disease during this time. Beyond the drive, down the northern slope towards the creek, little non-native vegetation is readily apparent. However, in the space created by the northern circle drive and the abandoned roadbed which leads from Porter Street, are extensive plantings of flowering bulbs such as daffodils. Ornamental shrubs and a (non-native) magnolia (*Magnolia x soulangeana*) were also identified in this area through field research. Along the abandoned drive that extends from Porter Street are enormous mature specimens of sugar maples (*Acer saccharum*). The trees remain from the Picturesque landscape designs of the nineteenth century. In addition, large fallen trees help to mark the original rhythm of the roadside planting. These trees retain integrity to the nineteenth- century period of significance for Rock Creek Park and the Peirce-Klingle Estate. Also along this road are several Norway spruces (*Picea* sp.), which may have significance relating to nineteenth-century development as well. Along the route which leads from this abandoned entry drive down to the ford at Rock Creek, are the remnants of a cedar hedgerow most likely planted during the nineteenth century. A planting of holly (*Ilex opaca*), to the immediate northeast of the lower terrace and a double row of boxwood also in this area may date to the implementation of the Colonial Revival style design. Note: see Figure 33 for a historic photograph dating to 1927 showing what appears to be a boxwood hedge northeast of the lower terrace, which suggests that this planting predates the Colonial Revival period.

Along the southern edge of the lowest terrace are plantings of hollies and yew. Due to the large size of the hollies and their placement in the landscape, they probably date to the nineteenth-

century. The yews are more likely a later introduction, part of the 1930s redesign of the site. The plantings of hemlock (*Tsuga canadensis*), along the western edge of the lower terrace most likely are the remnants of an overgrown hedge installed in the Colonial Revival style landscape. The hedge of mock orange (*Philadelphus coronarius*), on the western edge of the steps leading down to the second terrace, probably pre-dates the 1930s. Wisteria (*Wisteria floribunda*), currently climbs up the southern façade of the western greenhouse dependency. Although it is not known whether this particular vine is historic, wisteria was known to have been grown in on the ornamental ironwork of the south facing veranda. Scattered trees on the lawn to the southwest of the house include mulberry (*Morus alba*), golden rain tree (*Koelreuteria paniculata*), black walnut (*Juglans nigra*), and cedar (*Juniperus virginiana*). Although the individual trees have not undergone dendrology to determine their exact age, the mature size of some of the specimens suggests a nineteenth century planting date. To the immediate west of the carriage house/stable are plantings mulberry and cherry (*Prunus* sp.). Their size and geometric placement suggest the possibility of having been part of a nineteenth century orchard arrangement.

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

In general, the vegetation located on the Peirce-Klingle Estate is a combination of both native and exotic species. The list of woody plants that follows is partial and is based on visual identification and the 1986 notes of Michael Masalona, Park Ranger. The botanical name is followed by the common name. The native species are followed by the letter “n.”

Abelia grandiflora, Glossy abelia
Acer platanoides, Norway Maple
Acer saccharum (n), Sugar Maple
Aesculus sp. (n), Horsechestnut
Aesulus briotta, Horsechestnut

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

Existing Conditions

Currently (2024) the primary developed area, located on the central knoll of the site, is sparsely vegetated compared to previous eras. On the north side of the house are two large boxwoods (*Buxus sempervirens*) located on either side of the entry. The boxwood located on the east side of the walk has declined and remains in poor condition. Historic photographs showed young shrub plantings dating to the late 1920s in front of the house; however, they appear to be no longer extant. A yew (*Taxus* sp.) is located in the northwest corner of the house, which may date to

development associated with the Colonial Revival design. Historically, a second yew was located on the northwest corner of the house, which flanked the western side of the stairs opposite the extant yew. It was likely removed circa 2010 when the white wooden handrail was installed. North of the house, within the central bed created by the circular drive, specimen trees including a Japanese cedar (*Cryptomeria japonica*) may date from the late nineteenth-century.

In 2024, one historic pear tree was located on the property southeast of the carriage house/stable. Further research is needed to determine its date of origin with accuracy; however, it is likely that the pear tree remains from the Peirce era. A historic cherry tree is located southwest of the carriage house/garage.

Foundation planting beds containing yucca are located on the south and east sides of the Peirce-Klingle Mansion. Photographs reveal that the yucca were extant by 1986 and may have been the result of improvement activities undertaken by American Institute for Conservation in the early 1980s. In addition, two porcelain berry (*Ampelopsis brevipedunculata*) are contained within a planting bed on the east side of the house. The porcelain berry is climbing up the east side of the house and has reached the chimney. Porcelain berry is also located on the west side of the stone steps near the white wooden handrail. The porcelain berry does not appear in photographs from 1934-1935 and as a result postdates the period of significance.

A boxwood is located adjacent to the western utility building near the entrance. It does not appear in historic photographs from 1934-1935. Its date of planting remains unknown. English ivy is also growing on the south-facing façade of both the utility shed and the potting shed. The large cluster of boxwood located southeast of the house near a set of steps at the edge of the lawn and documented in the original CLI remains extant in a similar configuration and was likely extant in the late 1920s. The hedge of mock orange (*Philadelphus coronarius*), situated on the western edge of the steps leading down to the second terrace, which probably pre-dates the 1930s, also remains extant.

A variety of invasive plants have been documented by the National Park Service Invasive Plant Management Team (IPMT) as well as by iNaturalist users. Documented invasive that are highest or of greatest concern at Linnaean Hill include: English ivy (*Hedera helix*), tree-of-heaven (*Ailanthus altissima*), Porcelain berry (*Ampelopsis brevipedunculata*), Oriental bittersweet

(*Celastrus orbiculatus*), autumn olive (*Elaeagnus umbellate*), winged euonymus (*Euonymus alatus*), Japanese honeysuckle (*Lonicera japonica*), Amur honeysuckle (*Lonicera maackii*), multiflora rose (*Rosa multiflora*), wineberry (*Rubus phoenicolasius*), garlic mustard (*Alliaria petiolate*), and lesser celandine (*Ficaria verna*). See supplemental information section for a table containing the full list of IPMT data.

In addition, an updated list of vegetation generated as a result of the completion of the Draft Historic American Landscapes Survey (HALS) documentation completed in 2023 is provided below:

Established Plantings:

Aesculus flava, yellow buckeye

Buxus sempervirens, common boxwood

Cercis canadensis, eastern redbud

Carya cordiformis, bitternut hickory

Cryptomeria japonica, Japanese cedar

Liriodendron tulipifera, tulip tree

Ilex opaca, American holly

Juglans nigra, eastern American black walnut

Juniperus virginiana, eastern redcedar

Magnolia acuminata, cucumber tree

Morus alba, white mulberry

Pinus sylvestris, scots pine

Quercus macrocarpa, bur oak

Quercus stellata, post oak

Staphylea trifolia, American bladdernut

Taxus baccata, English yew

Tsuga canadensis, Canadian hemlock

Ulmus americana, American elm

Naturalized Plantings:

Aralia elata, Japanese angelica tree

Acer floridanum, southern sugar maple

Acer platanoides, Norway maple

Acer saccharum, sugar maple

Carya cordiformis, bitternut hickory

Celtis laevigata, sugarberry

Fraxinus americana, white ash

Fagus grandifolia, American beech

Fraxinus pennsylvanica, green ash

Liriodendron tulipifera, tulip tree

Ilex opaca, American holly

Magnolia acuminata, cucumber tree

Prunus serotina, black cherry

Pinus strobus, eastern white pine

Quercus rubra, northern red oak

Robinia pseudoacacia, black locust

Sassafras albidum, sassafras

Ultimately, the integrity of the vegetation existing on site is difficult to determine with accuracy. Remnant historic vegetation may exist from the later part of the period of significance, 1823-1890; however, further research is needed to determine the precise age of existing vegetation. Also see NCR GIS data (2024) and the Linnaean Hill Part 2 Cultural Landscape Report for additional information regarding vegetation associated with the site.

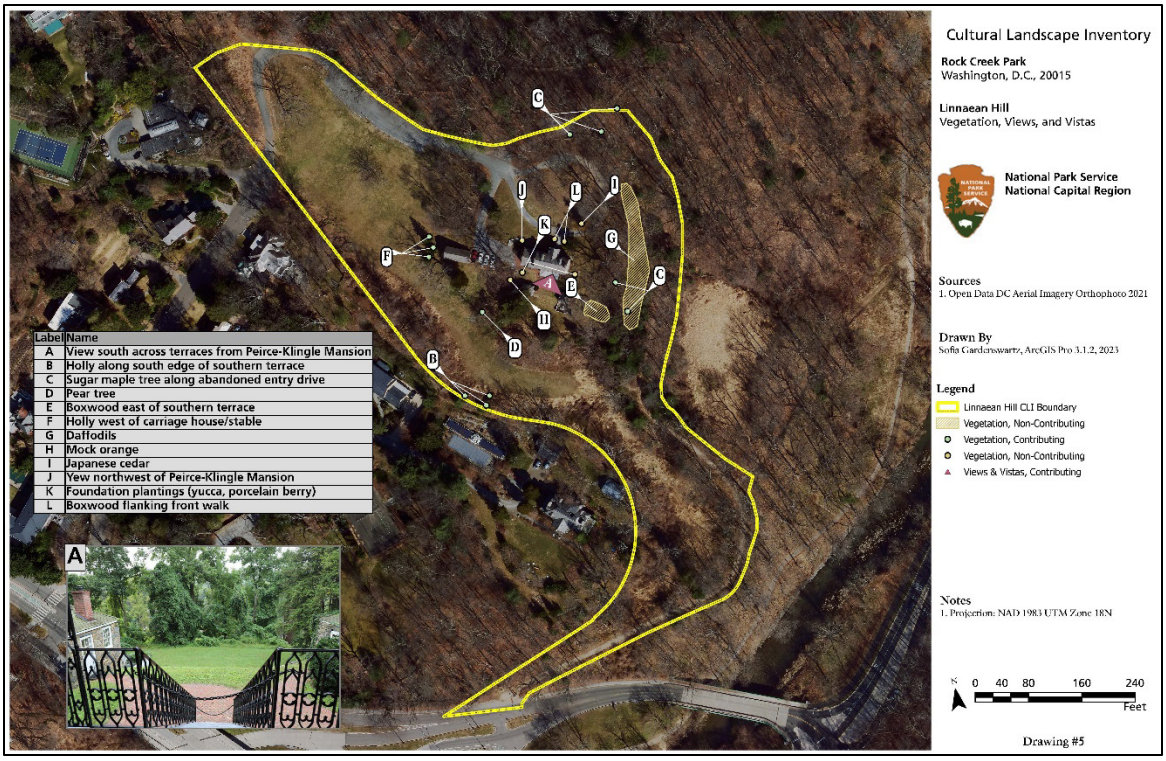


Figure 97. Site plan showing the location of select vegetation as well as views and vistas associated with Linnaean Hill (NPS NCR, 2023). See supplemental information for a larger version.

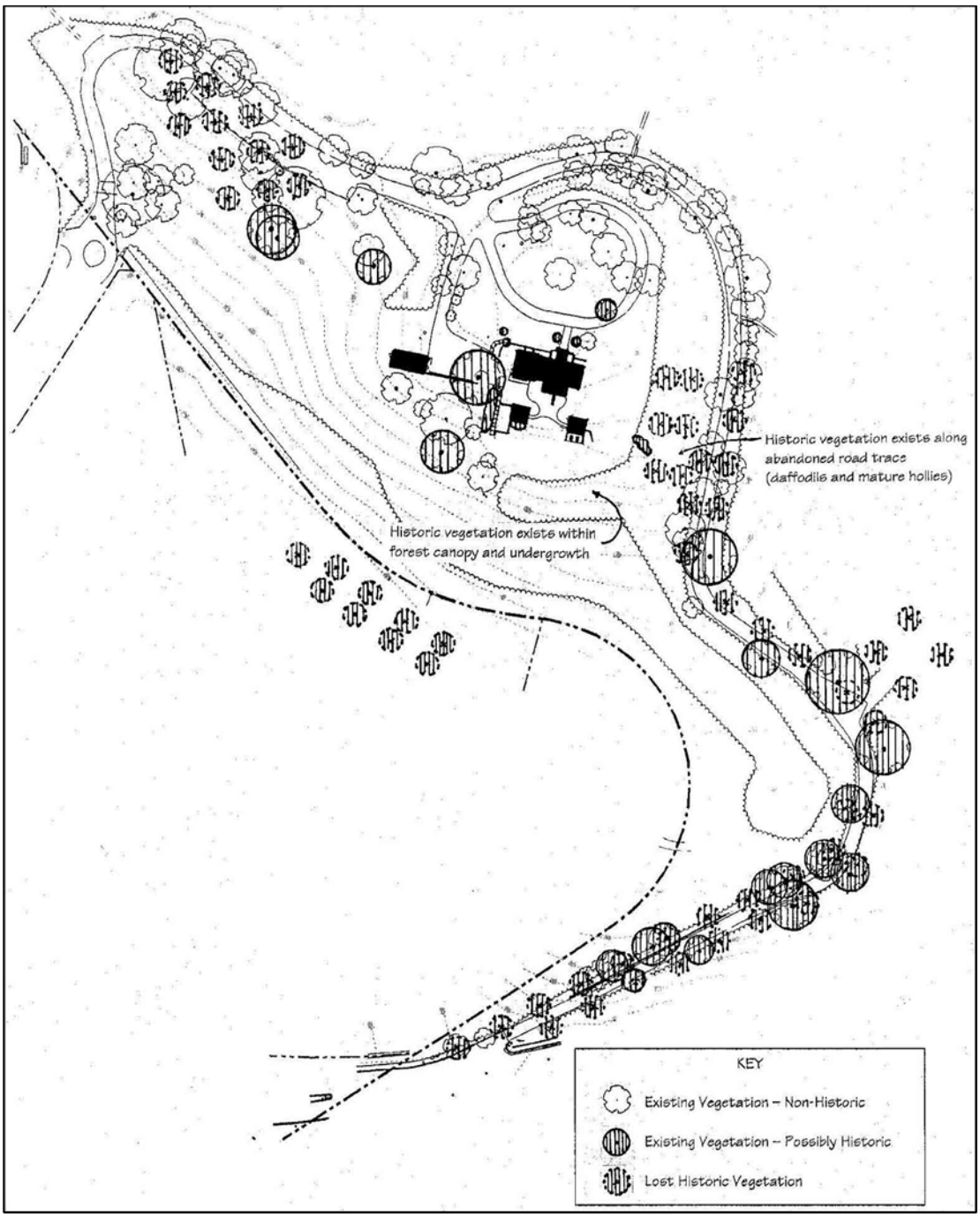


Figure 98. This diagram illustrates vegetation at the site circa 1998. Hatched trees indicate historic vegetation patterns (Linnaean Hill CLI).

Figure 99. This view to the west side of the carriage house/stable includes examples of mature vegetation on the site, 1993 (Linnaean Hill CLI).

Figure 100. Photograph looking southeast showing the character of the vegetation in proximity to the carriage house/stable (NPS NCR, 2022).

Figure 101. This open slope to the west of the house may contain examples of historic mulberry and cherry trees, n.d. (Linnaean Hill CLI).

Figure 102. Photograph looking northwest showing the character of the open slope west of the Peirce-Klingle Mansion with the parking area visible on the right. Note the loss of potentially historic vegetation through time (NPS NCR, 2022).

Figure 103. Photograph looking southeast showing the character of the open slope west of the Peirce-Klingle Mansion with adjacent homes visible in the background (NPS NCR, 2023).

Figure 104. Photograph looking southeast of a historic cherry tree in bloom adjacent to the carriage house/stable (NPS NCR 2022).

Figure 105. Photograph looking northeast of a historic pear tree in bloom located southwest of the Peirce-Klingle Mansion (NPS NCR 2022).

Figure 106. Photograph looking southeast of the southern terrace toward development on adjacent lands during leaf off conditions (NPS NCR 2023).

Figure 107. Photograph looking east of mown grass and clearing associated with the southern terrace. (NPS NCR 2023).

Figure 108. Photograph looking north from the southern terrace toward the Peirce Klingle house through a dense screen of vegetation (NPS NCR 2023).

Figure 109. Photograph looking east toward boxwood that may predate the Colonial Revival design of the site (NPS NCR 2023).

Figure 110. Photograph looking south showing boxwood in poor condition located on the north side of the Peirce-Klingle Mansion (NPS NCR 2023).

Figure 111. Photograph looking north showing yucca foundation plantings on the south side of the Peirce-Klingle Mansion (NPS NCR 2023).

Figure 112. Photograph looking west showing a yew adjacent to a retaining wall and stone steps. Historically a second yew was located on the west side of the steps (NPS NCR, 2023).

Figure 113. Photograph looking west showing a bed of daffodils between the Peirce-Klingle Mansion and the abandoned entry drive (NPS NCR, 2022).

Figure 114. Photograph looking east showing a sugar maple behind the Peirce-Klingle Mansion near the abandoned entry drive (NPS NCR, 2023).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Large holly along south edge of the southern terrace	Contributing	---	---	---	---	---
Mulberry trees west of the carriage house/stable	Contributing	---	---	---	---	---

and south of the entry drive						
Sugar maple trees along abandoned entry drive from Porter Street	Contributing	---	---	---	---	---
Pear tree (1)	Contributing	---	---	---	---	---
Cherry tree (1)	Contributing	---	---	---	---	---
Double row of boxwood east of the southern terrace	Noncontributing	—	—	—	—	—
Holly west of carriage house/ stable	Noncontributing	---	---	---	---	---
Daffodils and assorted spring flowering bulbs in the nineteenth century road trace located between the northern circular drive and the abandoned entry drive from Porter Street	Noncontributing	---	---	---	---	---
Holly east of the southern terrace	Noncontributing	---	---	---	---	---

Mock orange located west of the terraces	Noncontributing	---	---	---	---	---
Japanese cedar within the circular bed created by the circle drive	Noncontributing	---	---	---	---	---
Yew northwest of Peirce-Klingle Mansion	Noncontributing	---	---	---	---	---
Foundation plantings (yucca, porcelain berry)	Noncontributing	---	---	---	---	---
Boxwood flanking front walk (2)	Noncontributing	---	---	---	---	---

Circulation

Circulation refers to the spaces, features, and applied material finishes that constitute systems of movement in a landscape.

Historic Condition

From the earliest years of settlement, 1790 to 1822, drives and paths most likely connected the original Peirce-Klingle site with Peirce Mill and Rock Creek to the north. Due to the pragmatic nature of the site, the circulation was probably an element of an informal site plan. With the construction of the residence in 1823, access roads were developed that linked the core area with barns, fields, and orchards. Pedestrian and vehicular passage was possible in the area between the south façade of the residence and the two horticultural sheds; however, after the addition of a large cast iron porch on the second story of the residence this area was probably limited to pedestrian traffic. A circular drive in the core area was eventually enhanced with an arrangement

of loops on the north side. Two of the access roads became Picturesque drives, when they were defined by rows of trees. During the last decades of the nineteenth-century, service roads declined due to the demise of the horticultural enterprise. Once established, the north entry loops were not maintained and were returned to a simpler form. The east entry drive was realigned to connect with a new service road located below the greenhouse area.

From 1893 to 1933 only the east and west entry drives from Williamsburg Lane and Porter Street were used. According to historic topographic maps, access from Williamsburg Lane may have been relatively informal during this period. Longstanding service roads were incorporated into adjacent residential neighborhoods, while the newer greenhouse road was apparently abandoned. Between 1934 and 1998, the east entry drive and portions of the old west entry drive were incorporated into a park bridle path. An updated entry drive arrangement featured a sharp curve near the west corner of the property and access from Williamsburg Lane. The simplified north entry loop essentially remained in place.

Existing Condition

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

Circular drive north of Peirce-Klingle Mansion (Contributing)

A circular drive is located in front of the Peirce-Klingle Mansion. Depicted on early maps as part of a complex system of loop drives, it was eventually reconfigured by Joshua P. Klingle to a large single circular drive that passed in front of the north pavilion. The road remains unpaved except for a short segment near the road to the service area. Today, the loop drive serves as a character defining feature of the Linnaean Hill cultural landscape.

Abandoned entry drive from Porter Street to the Peirce-Klingle Mansion (Contributing)

The abandoned entry drive, originating in the early part of the nineteenth century, extends from Porter Street to the Peirce-Klingle Mansion. Allées of trees, stone retaining walls, deep road cuts, retention of original surface material, and its alignment contribute to its significance and integrity. Used throughout the nineteenth-century, first as a pragmatic horticultural and agricultural lane, then as a portion of a Picturesque landscape design, and finally as a pedestrian park trail, this

drive is a significant feature associated with the historical development of the Linnaean Hill cultural landscape.

19th century road trace (trail) extending from the abandoned entry drive north to Rock Creek (Contributing)

Another contributing road is the circulation feature leading from the northeastern curve in the above-described abandoned entry drive to a ford at Rock Creek. This circulation route also has significance as a major connection between the Peirce-Klingle Estate and Peirce Mill to the north. Although the ford is no longer visible in the landscape, the road itself retains historic integrity in its alignment and remnant allée.

tree plantings. Its age is illustrated by deep cuts. This road was used early in the nineteenth-century. With the discontinuance of the nursery function and the development of the aesthetically based Picturesque landscape, this route as a primary road was discontinued. The road again became a primary route late in the nineteenth century. By the turn of the century the road was being utilized as a trail for Rock Creek Park recreational users.

Road Trace Extending West from Circular Drive (Contributing)

Other contributing features include a road remnant that extends west from the circular drive to the previous locations of orchards and fields. The integrity of the eastern portion of this road has been compromised due to the application of asphalt; however, its alignment is still clear. On the western extent, the original alignment of the road is visible as existing hiking trails in the forest. In addition, a road trace exists from the western extent of the road described above north down the slope to Peirce Mill. This road served as a form of connection between Peirce Mill and the Linnaean Hill Nursery. These two features are also described in *The Historic Trails of Rock Creek Park* as the "Klingle Mansion Old Road Trace". It extends approximately one-half mile and varies in width and character according to segment. Segment one is noted as the original drive to the Peirce-Klingle Mansion from Klingle Road and is a 10-foot-wide gravel mix trail, while segment two is the section that turns northwest off the park headquarters entrance road and is 4 feet wide with native soil tread. Evidence of a wider roadbed is apparent in this location (National Park Service 2013: 133-134).

Abandoned Road Remnant Between Old Entry Drive and Peirce-Klingle Mansion (Contributing)

LiDAR imagery shows the presence of another road remnant situated between the old entry road and the house. While the feature appears to terminate on the east side of the circular drive, the alignment may have been a part of the circulation system depicted on the 1871 Michler map that showed a complex double loop drive adjacent to the house. The graded corridor was confirmed in the field by the presence of a graded surface with adjacent banks and a general clearing of large trees. While it is overgrown by encroaching vegetation today, it is still evident. Additional historical research and field investigation should be completed to confirm when this feature was abandoned and the role that it played in the historical development of the site. See Topography section for LiDAR imagery showing location of this feature.

Entry drive from the southwest off Williamsburg Lane (Noncontributing)

The main entrance to the Peirce-Klingle Estate is from a drive heading north from the end of Williamsburg Lane. The lane is an early twentieth-century suburban street that extends northeast from Porter Street. A circular planting bed located in the center of the road identifies the transition from the public street to that of the estate entrance drive. This circular bed was installed in 1998, following the asphalt paving of the entrance drive to the circular drive located north of the house. The section of drive that extends from Williamsburg Road to a point where the drive curves to the east dates from the circa 1930s to the 1950s and was conceived as part of the Colonial Revival redesign of the site. A parking lot, expanded with the 1998 changes, is located south of the eastern running section of this road.

Parking Areas (2) (Noncontributing)

To accommodate public parking, spaces for automobiles were created by widening a section of the entry drive. The parking area was likely introduced circa 1956 to support use of the property for the Rock Creek Nature Center. Another parking area, which includes an accessible parking spot, is associated with the service court adjacent to the carriage house/stable. An approximately three-foot-high stone retaining wall supports the south side of the service court and extends to become the south wall of the carriage house/stable. The wall and associated service court may have been established in the 1920s with the alterations associated with the reconfiguration of the

carriage house to a garage. Constructed after the period of significance, the parking areas do not contribute to the Linnaean Hill cultural landscape.

Other Circulation Features

It is likely the oldest paving material associated with the property is the red sandstone located under the northern projecting entrance pavilion. Also in this vicinity are irregularly cut blue stone pavers located north of the house, which may also date to the mid nineteenth-century. While some of the red sandstone pavers have been replaced in-kind, they contribute to the cultural landscape. Additional research needs to be completed to learn more about the installation date of the blue stone pavers.

The red brick paths located to the south of the house date from the Colonial Revival style design, circa 1936. The Colonial Revival brick paving extends around the south side of the house as well, underneath the porch, connecting the house with the two horticultural outbuildings. Stone steps, associated with National Park Service and the Colonial Revival style landscape design, are located to the east, west, and south of the house. The steps have likely required intermittent maintenance with the most recent repairs occurring in 2007 as evidenced by photographs (NPGallery Asset Detail (nps.gov)) and (NPGallery Asset Detail (nps.gov)).

Associated with circulation, paving material various widely on site. In the area located to the immediate west of the house, three types of paving form a work area. The square yellow pavers most likely date to the Rock Creek Nature Center period of development. The asphalt pavers are a relatively recent addition, installed with the rehabilitation work of the early 1990s. Finally, the asphalt of the parking lot, adjacent to this area was laid early in 1998.

Also, a small rectangular concrete pad is located in front of the carriage house/stable doors, which may date to the Colonial Revival design or circa 1956. In addition, a concrete pedestrian walk extends north from the Peirce-Klingle Mansion to connect with the front circular drive. While its materials have changed through time, its alignment remains intact. It should be noted that the extant concrete walk was installed in February 2007 as part of a repair project (NPGallery Asset Detail (nps.gov)). It replaced the front walk that was paved with irregularly cut stone.

Today, the Peirce-Klingle Estate at Linnaean Hill possesses at least partial integrity of its circulation systems.

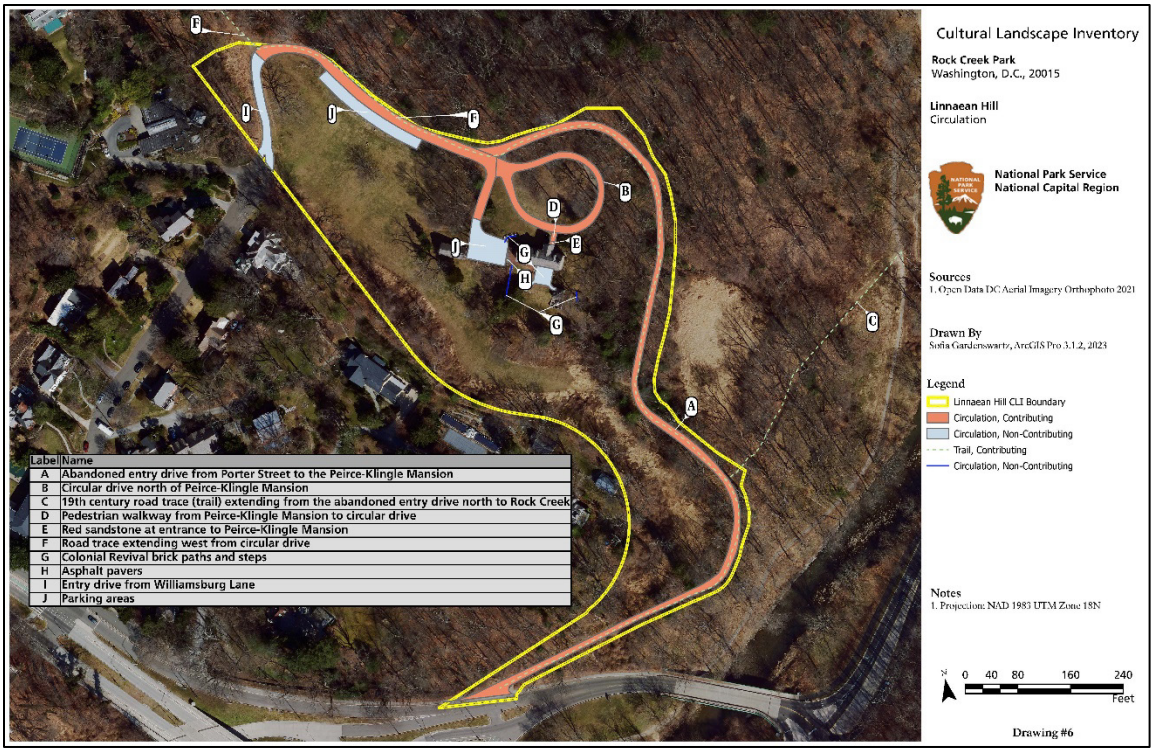


Figure 115. Site plan showing the location of circulation associated with Linnaean Hill (NPS NCR, 2023). See supplemental information for a larger version.

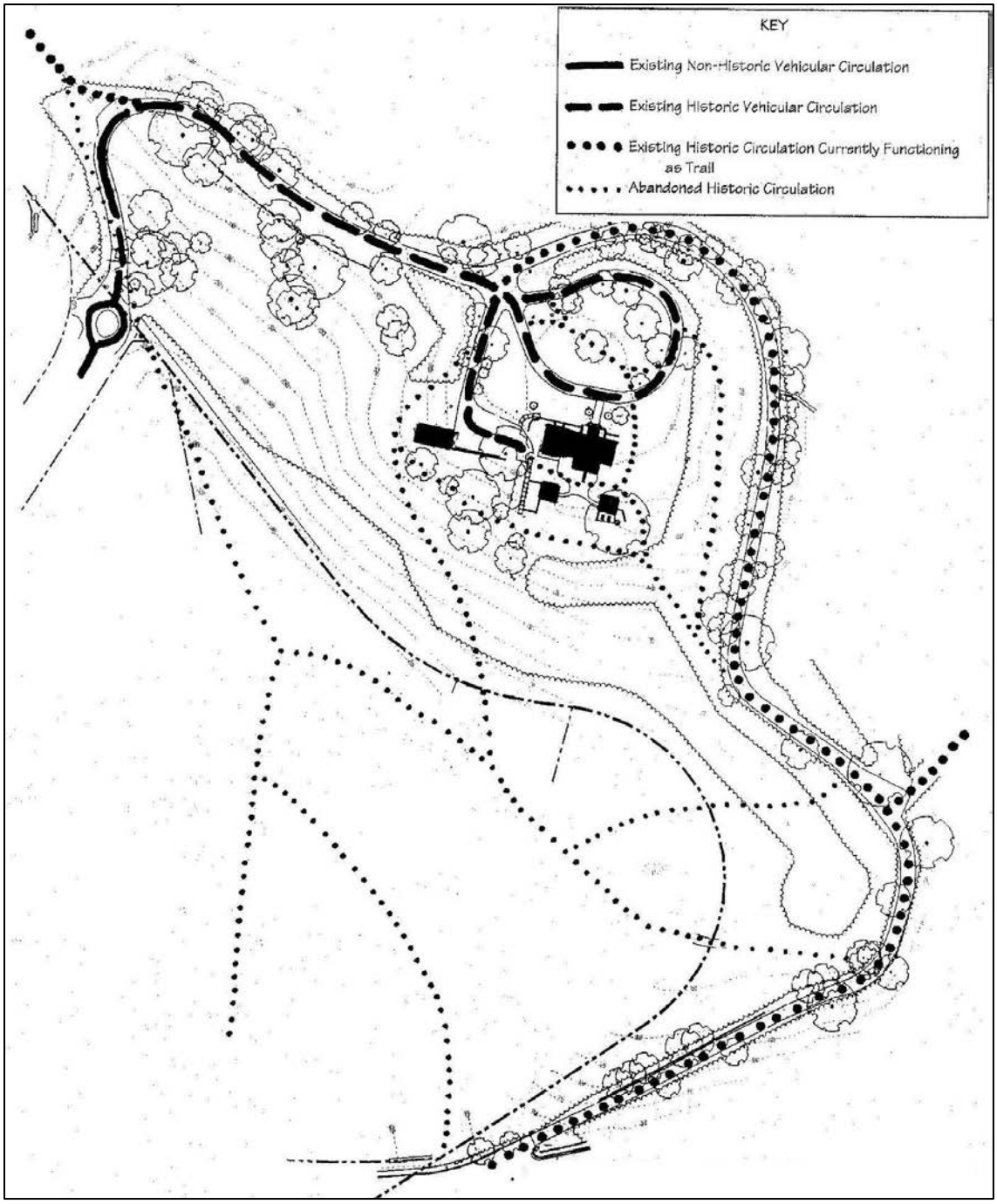


Figure 116. This graphic illustrates the development of circulation on the Peirce-Klingle estate from 1820 to 1998 (NPS).

Figure 117. Photograph of the nineteenth century abandoned entry drive, which currently functions as a trail (NPS NCR, 1993).

Figure 118. Photograph looking southeast of the abandoned entry drive (NPS NCR, 2023).

Figure 119. Photograph looking east of a portion of the circle drive located north of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 120. Photograph looking south of the walkway in front of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 121. Photograph looking south of the red sandstone surface in front of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 122. Photograph looking northwest of a road trace that was converted into a trail extending off the current entrance drive (NPS NCR, 2023).

Figure 123. Photograph looking southeast showing material change of circular road in front of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 124. Photograph looking southeast showing the circular road in front of the Peirce-Klingle Mansion (center), access to service area (right), old entry road (left) (NPS NCR, 2023).

Figure 125. Photograph looking northwest of the brick plaza behind the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 126. Photograph looking north of three different types of paving materials on the west side of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 127. Photograph looking northeast of stone steps behind the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 128. Photograph looking southwest showing the current entrance road off Williamsburg Lane (NPS NCR, 2022).

Figure 129. Photograph looking southeast showing the visitor parking area with lamp standard and bumper stops in the foreground (NPS NCR, 2023).

Figure 130. Photograph looking west of a social trail extending through periwinkle from the old entrance drive (NPS NCR, 2023).

Figure 131. Photograph looking northeast of the current entrance road with a circular island in the center of Williamsburg Lane that is located outside of the cultural landscape boundary (NPS NCR, 2023).

Figure 132. Photograph looking northeast of the nineteenth century road trace that is now a trail that extends toward Rock Creek (NPS NCR, 2023).

Figure 133. Photograph looking southeast of an accessible parking spot adjacent to the service area. Note bicycle rack at right (NPS NCR, 2023).

Figure 134. Photograph looking west of the service area for parking. The carriage house/stable is visible in the background (NPS NCR, 2022).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Abandoned entry drive from Porter Street to the Peirce-Klingle Mansion	Contributing	Peirce-Klingle Mansion; Old Road Trace	45255	Location	33704	Yes
Circular drive north of Peirce-Klingle Mansion	Contributing	Peirce-Klingle Mansion; Entrance Loop Road	45257	Location	33706	Yes
19th century road trace (trail) extending from the abandoned entry drive north to Rock Creek	Contributing	**---**	**---**	---	---	Yes
Road trace extending west from the circular drive	Contributing	---	---	---	---	---
Abandoned road remnant between old entry drive and Peirce-Klingle Mansion	Contributing	--	---	---	---	---
Entry drive from Williamsburg Lane	Noncontributing	Peirce-Klingle Mansion; NPS Entrance Road	45256	Location	33705	Yes

Pedestrian walkway from Peirce-Klingle Mansion to the circular drive	Contributing	---	---	---	---	---
Red sandstone at entrance to Peirce-Klingle Mansion	Contributing	---	---	---	---	---
Colonial Revival brick paths and steps	Noncontributing	---	---	Asset	1596760	Yes
Asphalt pavers between the main house and the drive to the carriage house/stable	Noncontributing	---	---	Location	51728	Yes
Parking areas (2)	Noncontributing	Peirce-Klingle Mansion; Service Court Area & Road	045259	Location	33709; 51728	Yes

Buildings and Structures

Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity.

Historic Condition

The land that became the Peirce-Klingle Estate was first settled by European-Americans in the late eighteenth-century. From 1790 to 1822 a small vernacular residence and associated outbuildings may have been constructed on the site, near the top of the bluff overlooking Rock

Creek. These structures were likely removed around 1823 when Joshua Peirce began the construction of his home at the crest of the hill.

Existing Condition

Peirce-Klingle Mansion (Contributing)

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

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

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

Other additions were made to the house in the third and fourth quarters of the nineteenth century. Between 1870 and 1892, a frame entry was constructed on the western side of the 1843 wing. A cast iron porch was added to the south façade of the residence between 1866 and 1869. (Field investigation suggests the possibility of a two-level porch existing prior to the current cast iron porch. Further research is needed to determine the exact location, construction, and date of

this earlier porch.) The two-story cast iron porch, still extant, was attached to the lower two stories of the southern façade. Wide, flattened, decorative pillars and an intricate balustrade were located on the upper story. Simplified posts with curvilinear brackets defined the lower level. The stairs currently leading to the upper story of the porch, are most likely a more recent addition. This porch reflected the development on site of the aesthetically based landscape during the middle part of the nineteenth century. Such a focus on extending living space out of doors was central to the values conveyed in the theories of "modern" nineteenth-century landscape design. On the grounds of the Peirce nursery and residence such design was characterized by extended views, plant groupings, and curvilinear drives. The construction of the porch, with its floral and vegetative motifs, was an extension of these design and philosophic ideas.

See the 2011 Linnaean Hill National Register nomination for additional information associated with both the exterior and interior of the building.

Carriage House/Stable (Contributing)

The carriage house was constructed circa 1826 for Joshua Peirce. Banked into the south-facing slope approximately 75 feet southwest of the house, it is a one-story, two bay structure. Three bays deep, the lower level, constructed in stone, was likely used as a stable, while the frame upper story appears to have served as a carriage house. During the 1920s, the upper story was probably converted into a garage.

The follow narrative description of the building was adapted from the 2011 Linnaean Hill National Register nomination:

The wood-frame carriage house is clad in vertical wood siding and is covered by a gabled roof with wide overhanging eaves and exposed triangular-cut rafter tails. The gable ends of the roof have an unadorned raking board and the roof is covered with square-butt wood shingles. The north and south sides of the carriage house are identically fenestrated with six-light, wood awning replacement windows. Each opening has a narrow, square edged surround of wood and wood sill. The east elevation, accessible from the paved drive, has a double-leaf, carriage door of vertical wood boards that swings out and is secured with strap hinges. A single-leaf, pedestrian opening, secured by a vertical wood door, is located in the northern end bay of the east elevation. Both doors are a product of the rehabilitation. The west elevation has two six-light wood casement windows with narrow square-edged surrounds and wood sills. The openings are set very close

together and read from a distance as a paired opening, although, each opening has its own surrounds and sills. The exposed basement level of the building is fenestrated on the south elevation by two 6/6, double-hung, wood sash windows. The north elevation is similarly fenestrated with a single 6/6 window. The openings have square-edged surrounds with back banding and narrow wood sills. The west elevation of the building, which is fully exposed, has a wide, single-leaf opening at the center. This opening holds a replaced wood Dutch door composed of vertical boards and framed by a narrow, square-edged surround. The interior of the lower level of the building still contains two stalls divided by a low wood wall. A wood trough is situated against the east wall. The wood posts that help support the floor joists have been sistered temporarily with metal I-beams and posts to provide additional structural support.

Eastern Dependency (Utility Building) and Western Dependency (Potting Shed) (Contributing)

The utility and potting sheds were constructed circa 1826 for Joshua Peirce as part of the horticultural operations at Linnaean Hill and are located approximately forty feet south the mansion. Like the main house, the paired dependencies are banked into the southern slope, south of the house. Allowing for access on both the upper terrace and the lower terrace, such an orientation took advantage of the microclimate generated by the southern exposure. The two structures, although repeatedly altered, still possess the form of their original early nineteenth-century, square, pyramidal hipped roof design.

The follow narrative description of the buildings was adapted from the 2011 Linnaean Hill National Register nomination:

Both buildings sit on solid foundations and are constructed of randomly coursed granite like the mansion. Granite quoins ornament the corners of both buildings with stone buttresses supporting the lower part of the southern elevations. Pyramidal hipped roofs covered with square-butt wood shingles cap the buildings. The roofs are finished with narrow wood friezes and have small square caps at the apex of the roof. According to the 1930s HABS photographs and drawings, urn-shaped finials, since removed, once rested on top of the caps. Each of the window and door openings has a solid granite lintel and sill, framed by a square-edged surround of wood. Nineteenth-century millstones, likely from nearby Peirce Mill, serve as steps to the main entries of these buildings.

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

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

Interestingly, the main house and stone dependencies were also connected through their heating systems and possibly through their plumbing systems. For instance, in the late nineteenth-century, the heating system for the main house was in the eastern horticultural dependency. Site evidence suggests that the buildings may have also shared a plumbing system. Currently, in the southwest corner of the original 1823 house section, there is a low stone ledge and an opening in the stone wall of the south facade. The configuration of the opening suggests the use of a pipe or sluice which would have transported water from the interior of the first story of the house, to the greenhouse to the south. Further research is needed to determine the historic arrangement. (See the Small-Scale Features section for additional information.) Like the changing house facade and the surrounding landscape, these greenhouse buildings were altered to reflect the aesthetic preferences and functional needs of the time in which they were used.

As was previously discussed under the Cultural Traditions section of this report, it appears as if the paired stone dependencies functioned as structures designed to support Joshua Peirces' horticultural operation by serving as seed houses. Although no longer extant, the original greenhouse structure, constructed in 1826, spanned the width between the two existing outbuildings. An approximately eight-foot-high, stone retaining wall, which held back the soil of the upper terrace, formed the northern wall of the shed-roofed structure. This back wall was then plastered or whitewashed to increase the solar energy generated through the glass roof and upper

walls. A brick foundation comprised the lower two feet of the southern façade. Above this posts and joists supported the glass panes of the walls and shed roof. The form of the greenhouse, ascertained from examining photographs, conforms with an extant greenhouse at Oatlands Plantation in Loudoun County, Virginia. Essentially, early greenhouses often had shed roofs and relatively little glass. Greenhouses built before 1840 in America were heated either with hot air generated from a stove flue or by fermenting manure (Fletcher 1950, 231-32). Unfortunately, the greenhouse structure collapsed around the turn of the twentieth century.

Other buildings no longer extant on the property include several barns and a springhouse. Between 1890 and 1892 the stone barn and springhouse were separated from the property or dismantled when the southern portion of the site was developed for real estate, and when the northern portion with the residential cluster was conveyed to the United States Government for Rock Creek Park.

Retaining Walls (Various) (Contributing)

In addition to the buildings both extant and non-extant on site, there are several stone walls on the property. As previously described, stone retaining walls are located to the northeast and northwest of the house and are associated with the building's drainage system. Dating to the construction of the house, these stone retaining walls may have originally been dry laid. Currently they are mortared with cement dating from the 1930s rehabilitation of the structure. An approximately three-foot-high stone retaining wall supports the south side of the service court and extends to become the south wall of the carriage house/stable. This wall dates at least to the 1920s, installed with the alterations associated with the reconfiguring of the carriage house to a garage. Between the west horticultural building and the steps to the west, dry-laid stone walls about 1 - 1 ½' tall create two small terraces. The date of these terraces is difficult to determine. Most likely they were constructed with the construction of the greenhouse in the early nineteenth century. They may have been created with the implementation of the Colonial Revival style design, however. Along the uphill side of the historic entry drive from Porter Street is a dry-laid stone wall that measures approximately one to two feet high. Spot repairs were performed on each of these stone walls between 2003 and 2008. Some of the structures associated with the implementation of the circulation design have also been maintained since 2003, most notably the carriage house/stable, which was reframed, re-sided and given a new roof between 2006 and 2007. Thus, these characteristics are still evident in the landscape and possess some integrity of material

and design.

Analysis

During the 1930s, the structures on site underwent a major rehabilitation. Such a “restoration”, which applied idealized visions of the Colonial Period, was typical of the early twentieth century, especially in the Washington, D.C. area. As a result of the rehabilitation, the interior and exterior of the residence was substantially altered. Shingles were added to the northern façade. The remnants of the greenhouse were potentially destroyed. Existing structural integrity on site has been diminished through the loss of historic structures and through unsympathetic alteration of historic fabric. Contributing buildings include the Peirce-Klingle Mansion, the carriage house/stable, and the eastern and western horticultural dependencies. Contributing structures dating to the nineteenth century include the stone retaining walls associated entry drive from Porter Street, the retaining walls built with the construction of the house, and possibly the stone retaining walls creating the terraces near the horticultural dependencies. The stone retaining walls and steps are associated with the pedestrian circulation systems of the Colonial Revival style landscape design and as a result they are considered noncontributing features.

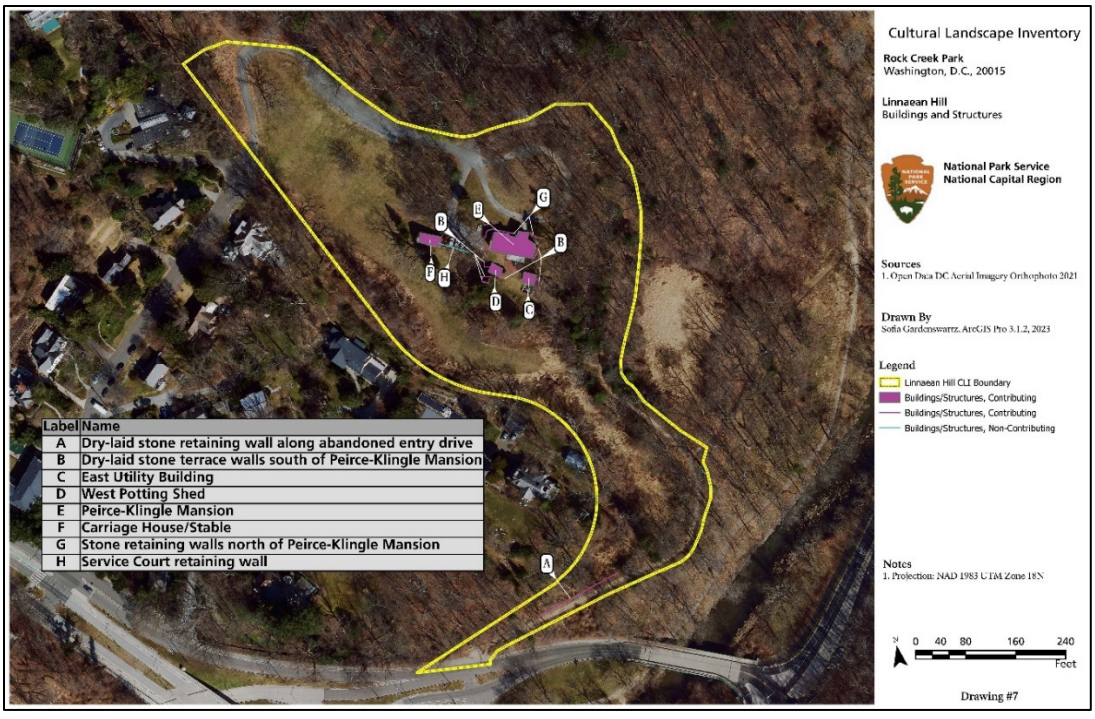


Figure 135. Site plan showing the location of buildings and structures associated with Linnaean Hill (NPS NCR, 2023). See supplemental information for a larger version.

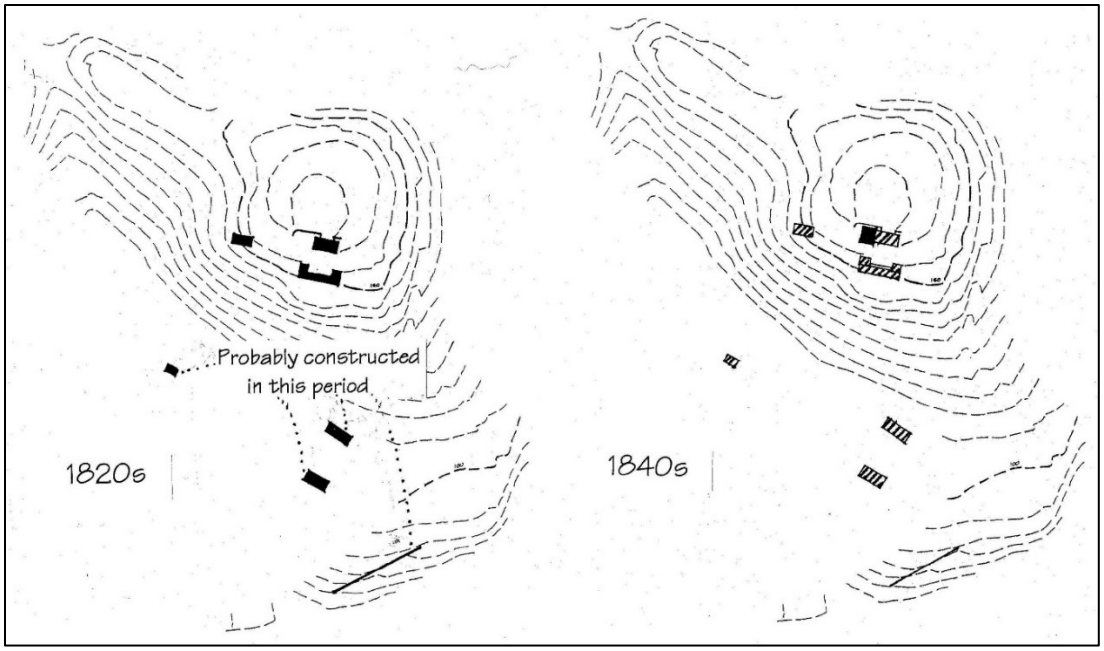


Figure 136. These two figures show the location of buildings in the 1820s and the 1840s. Footprints that are darkened show the buildings that were built during the period given. Hatched footprints show buildings that existed during the period (Linnaean Hill CLI).

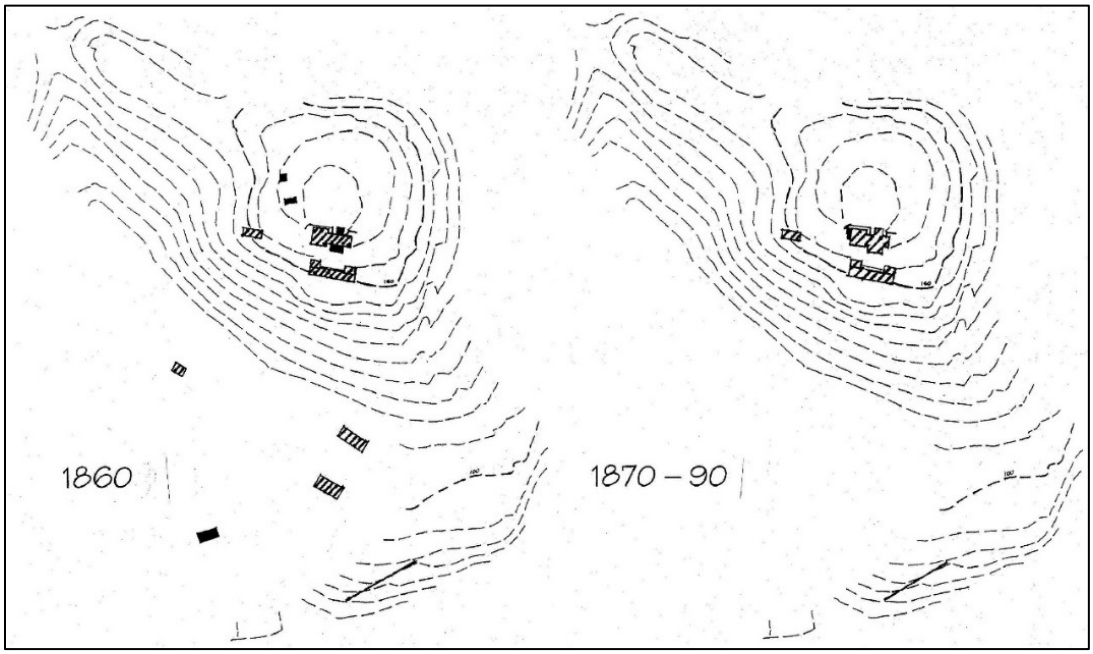


Figure 137. These two figures show the location of buildings in the 1860s and between 1870-1890. Footprints that are darkened show the buildings that were built during the period given. Hatched footprints show buildings that existed during the period (Linnaean Hill CLI).

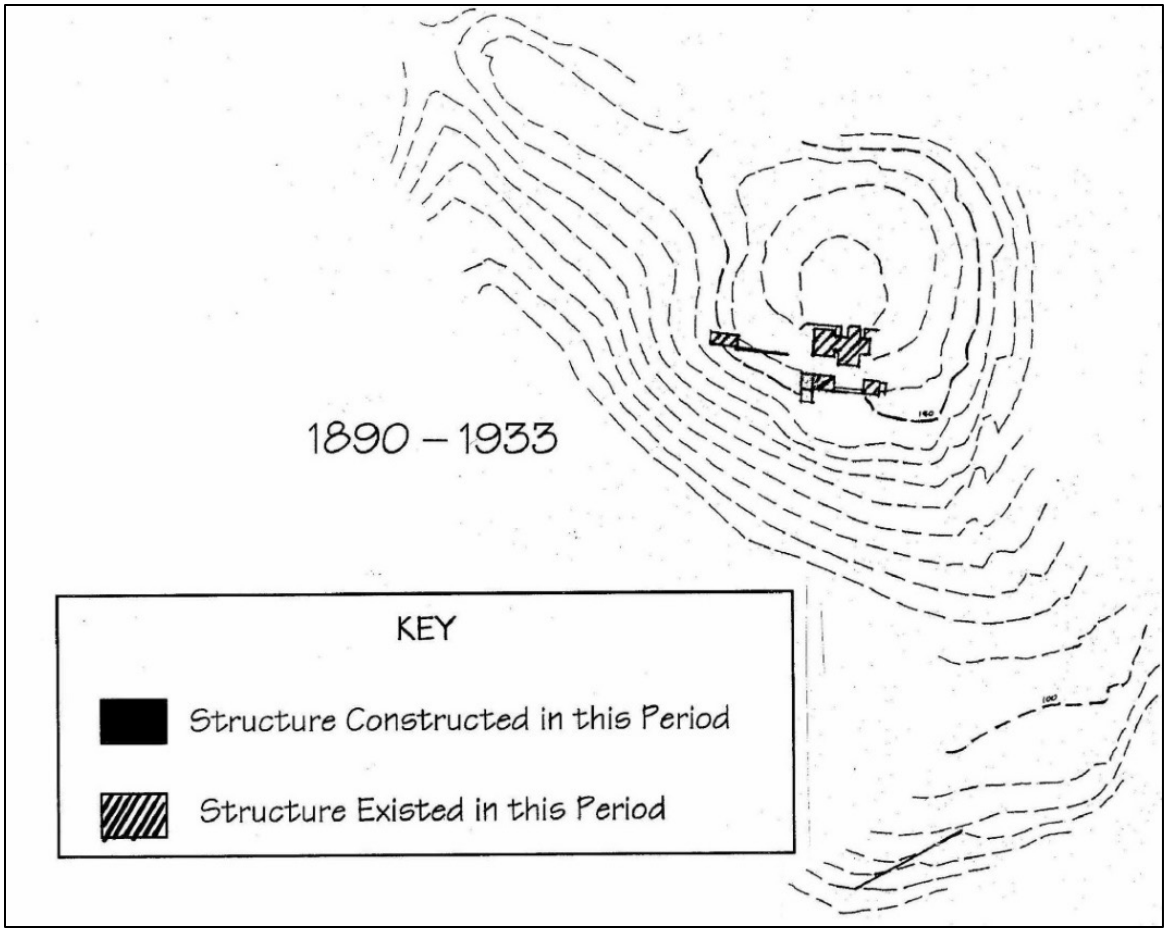


Figure 138. This figure shows the location of buildings between 1890 and 1933. Footprints that are darkened show the buildings that were built during the period given. Hatched footprints show buildings that existed during the period (Linnaean Hill CLI).

Figure 139. Photograph looking south of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 140. Photograph looking southeast of the east utility building (NPS NCR, 2023).

Figure 141. Photograph looking west of the west potting shed (NPS NCR, 2023).

Figure 142. Photograph looking northeast of the carriage house/stable (NPS NCR, 2023).

Figure 143. Photograph looking north of the remnant dry-laid stone retaining wall along the abandoned entry drive (NPS NCR, 2023).

Figure 144. Photograph looking north of the remnant dry-laid stone retaining wall associated with the terrace former location of the greenhouse located behind the Peirce-Klingle Mansion (NPS NCR, 2022).

Figure 145. Photograph looking east of the stone retaining wall associated with the northern façade of the Peirce-Klingle Mansion (NPS NCR, 2022).

Figure 146. Photograph looking northeast of the stone retaining wall associated with the carriage house/stable that extends east toward the service court and associated parking area (NPS NCR, 2023.

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Dry-laid stone retaining wall along abandoned entry drive leading from Porter Street to the Peirce-Klingle Mansion	Contributing	Peirce-Klingle Mansion; Retaining Wall #10	100205	—	—	—
Dry-laid stone terrace walls south of the Peirce-Klingle Mansion	Contributing	Multiple	See CRIS-HS	---	---	---
East utility building	Contributing	Peirce-Klingle Mansion; Utility House	11994	Location	26116	Yes
Peirce-Klingle Mansion	Contributing	Peirce-Klingle Mansion	11992	Location	26115	Yes
Carriage house/stable	Contributing	Peirce-Klingle Mansion; Stable/Garage	11993	Location	27116	Yes
Stone retaining walls north of Peirce-Klingle Mansion	Contributing	Peirce-Klingle Mansion; Retaining Wall #2	100176	---	---	---
West potting shed	Contributing	Peirce-Klingle	11995	Location	26117	Yes

		Mansion; Potting Shed				
Service court retaining wall	Noncontributing	Peirce-Klingle Mansion; Retaining Wall #1	100174	---	---	---

Cluster Arrangement

Cluster arrangement is the locations and patterns of buildings, structures, and associated features in the landscape.

Existing Condition

Central building core cluster located on the high point of the Peirce-Klingle Estate (Contributing)

As a response to the naturally steep topography of the Peirce-Klingle landscape, the primary building cluster is located high on a knoll created by Rock Creek. All existing structures on site including the Peirce-Klingle Mansion, carriage house/stable, and the two horticultural outbuildings (utility building and potting shed) are banked into the long, artificially terraced southern slope. This has historically been the area of most intense use on site. The house, located on the highest point of the landscape was oriented toward the north. The stable, later converted to a garage, was located to the immediate west. During the nineteenth century, buildings were also located south of the main house. These non-extant structures were sited in a more isolated pattern, connected by systems of circulation. These buildings--a springhouse, a stone barn, and a gatehouse--were at the base of the long slope oriented toward the south and the southwest. The land upon which these buildings were located was divided and sold off from the main Peirce property holdings during the late nineteenth century. The horticultural enterprises were concentrated to the northwest of the residence during the nineteenth century. The orchards and fields are no longer present in the landscape.

Analysis

While the main building cluster remains in approximately the same place, a loss of historic structures and land use alteration has led to the redefinition of landscape patterns. For instance, the conveyance of the landscape to Rock Creek Park and its subsequent use as an area of passive

recreation has caused in drastic changes in vegetation management. These changes have resulted in wide variations in the pattern of open and enclosed spaces typically associated with an agricultural and horticultural site.

Figure 147. Photograph looking northeast showing the central building core with the carriage house/stable at left, Peirce-Klingle Mansion at center and the east utility building at right (NPS NCR, 2022).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Central building core cluster located on the high point of the Peirce-Klingle Estate	Contributing	—	—	—	—	—

Views and Vistas

A view is the expansive and/or panoramic prospect of a broad range of vision that may be naturally occurring or deliberately contrived. A vista is a controlled prospect of a discrete, linear range of vision, which is deliberately contrived.

Historic Condition

Historically the vegetation associated with Linnaean Hill was much more open, which allowed expansive views in many directions. Beginning in the early nineteenth-century, the once wooded landscape of the Peirce nursery began to be cleared. By 1861, most forested vegetation had been removed surrounding the central cluster of buildings to Rock Creek in the north and east and to the Peirce orchards in the west. The 1867 and 1871 Michler maps, from which this data was gathered, clearly differentiates between the forested and the cleared area of the landscape. Therefore, due to the higher elevation of the Peirce-Klingle Mansion, panoramic views to the forested hills and orchards were most likely visible. Views south from the residence would have revealed not only the forests of the adjacent landscape, but also the formal symmetry and design of the southern terraced yard. Like the heavy ashlar Georgian I-house, the southern yard with its series of terraces illustrated a simple and pragmatic, yet very controlled design, in great contrast to the surrounding forested landscape.

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

By 1893, much more of the forest along the northern slope had returned. The slope to the east of the entrance drive off Porter had also become revegetated. As such, the formal allée and its arching frame would not have been as pronounced and views to the creek bed would have been blocked. Although the land to the south of the property remained cleared to the property line, the

area to the west of the residence continued to fill in with vegetation, blocking views formerly allowed by the steep topography.

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

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

Existing Condition

View south across terraces from the main residence (Contributing)

In contrast to the panoramic views allowed by the relatively cleared landscape of the nineteenth and early twentieth centuries, current views and vistas are abbreviated by successional vegetation. In particular, the view to the south from the main residence is restricted by the thick growth of trees and understory at the edge of the garden terrace. Despite compromised views from the ground level, once above the tree line it is possible to see the Washington, D.C. skyline from a third-floor window on the south side of the house. As a result, this view remains a contributing feature of the cultural landscape.

Analysis

Due to the high levels of successional vegetation, the integrity of historic views has been greatly diminished. Views of the creek and of the surrounding countryside dating from both the utilitarian horticultural developmental phase of the early nineteenth century and the Picturesque landscape garden phase of the late nineteenth-century have been lost. Many of the views apparent during the Picturesque phase of the nineteenth century and the Colonial Revival phase have also

been lost due to overgrown vegetation. For instance, the vegetation that once framed the view south from the second terrace to the lower meadow has been blocked. In addition, the view northeast from the abandoned entry drive down the hillside toward the creek (previously noted in the CLI as contributing despite being nearly blocked) has also been compromised.

Views and vistas may be partially restored with the removal of selected vegetation. Moreover, while the integrity of setting to the south, west, and north has been compromised due to development, certain selected views within the property can still be re-established to reinforce previous design intents.

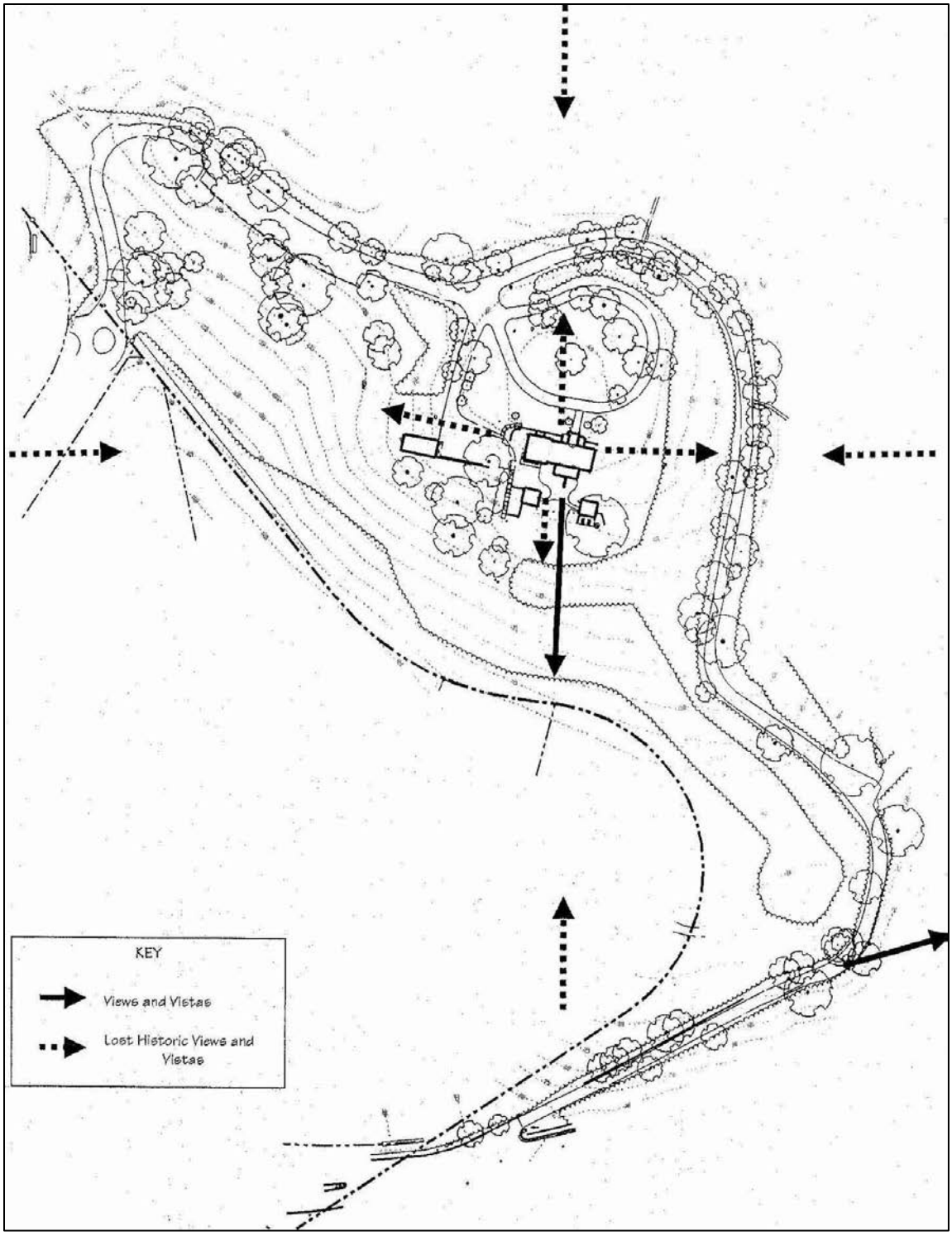


Figure 148. Historic views to and from Linnaean Hill are reduced by vegetation, circa 1998. The solid arrow indicates an existing long view; dashed arrows indicate reduced views (Linnaean Hill CLI).

Figure 149. View looking south from the Peirce-Klingle Mansion porch during leaf-off conditions (NPS NCR, 2022).

Figure 150. View looking south from the Peirce-Klingle Mansion porch during leaf-on conditions (NPS NCR, 2023).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
View south across terraces from Peirce-Klingle Mansion	Contributing	---	---	---	---	---

Small-Scale Features

Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape.

The small-scale features at Linnaean Hill are associated with various periods of development including the Peirce nineteenth century horticultural landscape, the 1930s Colonial Revival rehabilitation, development of the Rock Creek Nature Center in the mid-1950s and more recent NPS modifications that were implemented as a result of several rehabilitation activities.

Existing Condition

Stone Ledge and South Façade Wall Opening (Contributing)

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

Millstones (2) (Contributing)

Two millstones (that were cut in half) are associated with the utility building and potting shed. The stones serve as a step to upper-level doors. Possibly acquired during a nineteenth-century

alteration of Peirce Mill, these small-scale features were installed during the period of significance and contribute to the historic character of the cultural landscape.

Site Furnishings (Noncontributing)

Historic photographs revealed a variety of furnishings associated with Peirce-Klingle Estate. The earliest photo of the front of the house from circa 1875 showed members of the Klingle family sitting in Victorian-era chairs (some of which may have been brought out from the house). A later photograph from 1927 shows Washington Standard benches and a rustic peeled log chair in front of the house. HABS photos from circa 1934-1935 illustrated the continued use of various rustic furnishings around the house exterior and possibly on the rear porch, which appeared to have been screened in by this time. The rounded timber construction was characteristic of those used by early Rock Creek Park management and was found throughout the park during this period.

During the 1950s a picnic area was located east of the residence in a cleared area just south of Rock Creek. Historic photographs revealed wooden picnic tables in this area. While the location of the former picnic area appears to be outside of the cultural landscape, it served as a component of the Nature Center and reinforced the public nature of the site during this period.

Today, the site serves as the headquarters for Rock Creek Park and as a result, there is limited need for public picnic tables or benches. One picnic table is located on the terrace between the house and the east utility building. Outdoor lounge chairs and tables are also located on the rear porch for park staff. A black painted metal bicycle rack is located near the service area. Introduced to the site after the period of significance, these small-scale features are noncontributing.

Hadco "Hagerstown" Light Standards (5) (Noncontributing)

There are two types of light standards located on the grounds of the Peirce-Klingle Estate: Hagerstown and mushroom cap. As part of the rehabilitation of the property for use as the administrative offices of Rock Creek Park, five black Hadco Hagerstown light standards were installed circa 1994. They are located along the southern edge of the parking area parallel to the entry drive and along the drive leading to the service court near the carriage house/stable. Their reproduction design suggests the Art Nouveau with a curvilinear encasement of the glass globe structure attached to the top of the metal light standard. The light standards do not contribute to

the historic character of the cultural landscape.

Mushroom Cap Light Standards (2) (Noncontributing)
The other type of light fixture found within the Linnaean Hill cultural landscape is a circa 1956, lamp standard whose design is suggestive of a mushroom cap. These lights are fitted with three flood lights on top of their domed metal tops. One of these light fixtures is located along the entry walk at the circular drive. A second is located at the steps leading from the north façade down to the west service court area between the house and carriage house/stable. It is likely that the fixtures were installed to support development of the site for the Nature Center. The light standards do not contribute to the historic character of the cultural landscape.

Remnant Light Standards (3) (Noncontributing)
Two abandoned light standards without globes are located along the old entry road that winds up the east side of the property from Porter Street. They are found north and slightly east of the house. The simplistic, angular design of the metal light standards suggests a circa 1960 introduction; however, further research is needed to identify their installation date.

A brown painted light standard without a globe was also identified at the edge of a clearing between the abandoned entry drive and the trail nineteenth century road trace, now trail, which leads north to Rock Creek. Additional historical and field investigation should be completed to document location and significance.

National Park Service Signage and Interpretive Wayside Panel (Noncontributing)
Historically, signs around the Peirce-Klingle Estate illustrated prevalent design concepts of the era in which they were constructed. Signage increased with the introduction of the Nature Center to the site. At that time, a large wooden sign was placed on the north lawn of the house identifying the location of the Nature Center. Interpretative signage was also placed on trees surrounding the house. After the Nature Center was relocated, the sign in front of the house was removed. Later, a photograph from circa 1976 shows an NPS arrowhead affixed to the front entrance, which had been removed by 1983.

Today, several NPS signs are located at the entrance to the Peirce-Klingle Estate off Williamsburg Road and along trails. The signs provide visitors with both directional and regulatory

information. In addition, an interpretive wayside panel, located north of the house in the turf circular island, assists in the interpretation of the historic site. The brown metal and fiberglass sign contains a historical narrative as well as a map and photographs of the house. The current wayside replaced an earlier interpretive panel that displayed inaccurate information associated with the style of the house. All these features were installed after the period of significance and are noncontributing.

Metal Entrance Gate and Wooden Bollards (Noncontributing)

A brown-painted metal gate clad with reflectors is located at the park boundary. In addition, seven low wooden bollards are located on the southeast side of the entrance drive. The bollards are intended to restrict vehicular access to the sloped open grassy areas of the site. While their precise date of installation is unknown, these features postdate the period of significance and are noncontributing.

Waste Receptacles (Noncontributing)

Plastic recycling and waste receptacles are currently located on site. These receptacles, used by Rock Creek Park staff, are located along the west end of the house and near the carriage house/stable. The brown metal trash cans with domed lids and flip openings that were previously documented in the CLI are no longer extant. The plastic waste receptacles do not contribute to the historic character of the property.

Utilities (Noncontributing)

Infrastructure to support various utilities is extant within the property. Utility poles, two green utility boxes, and a manhole are located below the southern terraces to the west. A second manhole is located just south of the walk near the steps that lead down to the garden terrace, while a third manhole is in the asphalt of the service road north of the carriage house/stable. A utility pole is located on the east side of the house and a fire hydrant is in the lawn north of the carriage house/garage. Collectively, extant utility features found throughout the site are noncontributing.

Stone Water Trough (Managed as a Cultural Resource)

A stone water trough is located on the brick patio behind the house and west of the porch. The

trough is rectangular in shape with the longer sides on the east and west. The sides of the trough measure approximately eight inches high and are smooth cut. Its installation date is not known; however, it is often attributed to the Colonial Revival period and as a result is outside of the period of significance. It should be noted that the trough is listed as contributing to the 2011 Linnaean Hill National Register nomination due to its expanded period of significance. For the purposes of this CLI, the trough is managed as a cultural resource because it was likely introduced to the property after the period of significance (18223-1890).

Linear Stone Drainage Feature (Noncontributing)

A linear stone drainage feature was installed on grassy slope located on both sides of the current entrance road to deter erosion. Its construction date is unknown; however, it likely is associated with the functionality of the entrance drive, which was established during the Colonial Revival period. It is probable that the drainage feature was established after the asphalt pavement was introduced circa 1998. The features are visible in two photographs from 2007 (NPGallery Asset Detail (nps.gov) (NPGallery Asset Detail (nps.gov)). The drainage feature is noncontributing; however, additional research should be completed to ascertain its precise construction date.

Wooden Handrails and Metal Protective Barriers (Noncontributing)

White-painted wooden handrails were installed along the steps leading down to the terrace behind the house to enhance safety. A 2010 photograph shows the wooden handrails extant; however, their precise construction date remains unknown. It should be noted that park compliance correspondence proposed installation of handrails as early as 1998.

Historic photos and correspondence suggest that the metal pipe rails were also installed in front of the house circa 1956 when the building was converted into the Nature Center to protect staff and visitors from falling down into the approachway between the wall of the house and a nearby retaining wall (“Report and estimate of cost on the rehabilitation of the Joshua Peirce house (Klingle Mansion) and grounds for use as the ‘Rock Creek Park Nature Center’”, Rock Creek Park Resource Management Records, Box 44, NPS, Museum Resource Center). Later hedges were planted in front of the house, which may have served both an aesthetic function as well as a safety measure. The color of the metal pipe rails changed through time to match the porches from

black, to white, and back again to black. Constructed after the period of significance, these features do not contribute to the historic character of the site.

Charging Stations (Noncontributing)

Two electric vehicle chargers were installed in the service area adjacent to the carriage house/stable in 2018 to charge NPS vehicles. Introduced to the site after the period of significance, the charging stations are noncontributing.

Plastic Bumper Stops (Noncontributing)

Plastic bumper stops were installed in the two parking areas at Linnaean Hill. It is likely that they were introduced to the site between circa 1998 after the parking areas were paved with asphalt. The bumper stops are evident in 2007 photographs of the visitor parking area (NPGallery Asset Detail (nps.gov)). Six bumper stops are situated in the service area adjacent to the carriage house/stable, while 18 stops line the edge of the parking area located along the entrance drive from Williamsburg Lane. Installed after the period of significance, these features do not contribute to the historic character of the cultural landscape.

HVAC Screen Fence (Noncontributing)

In 2012, the HVAC system was replaced at the Peirce-Klingle Mansion. Based on photos of the work, it is likely that the white fence was established around the exterior HVAC unit behind the east utility building at this time (NPGallery Asset Detail (nps.gov)). Installed after the period of significance, the fence is a noncontributing feature.

Analysis

Only the stone ledge and wall opening and the millstones, dating from the nineteenth century, have significance to the Peirce-Klingle Estate. The small-scale features that date from the circa 1930s such as the stone water trough do not contribute to the Linnaean Hill cultural landscape but are significant to Rock Creek Park within the larger context of park planning and development.

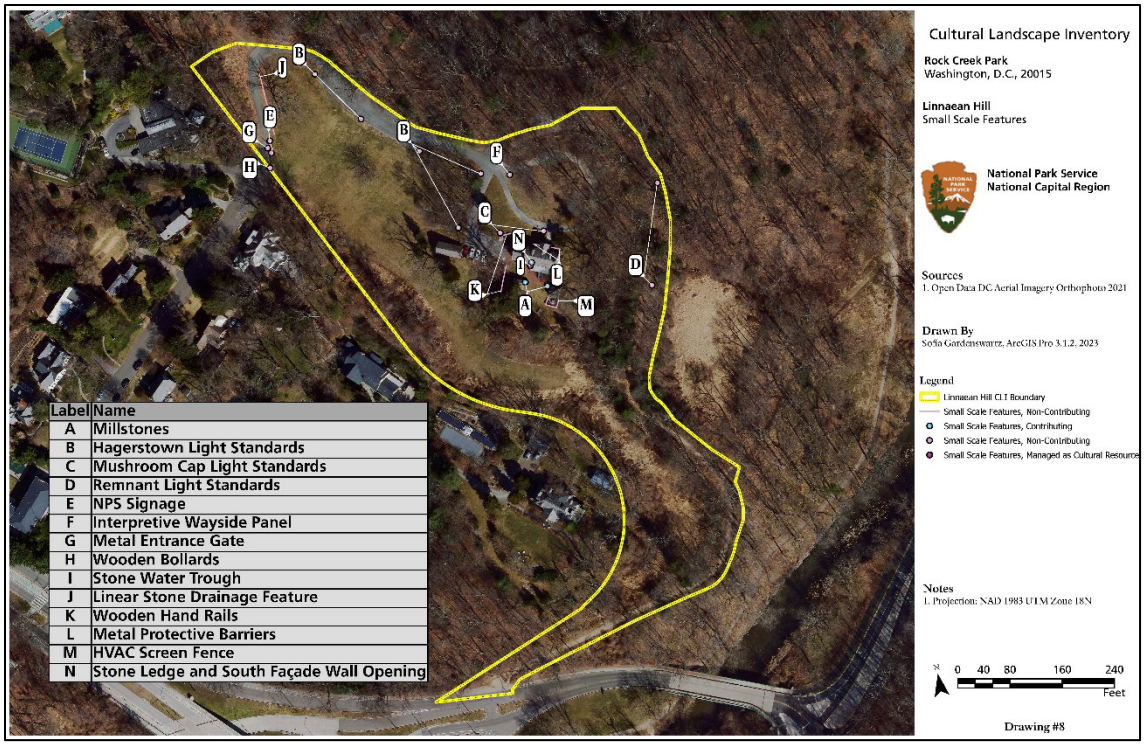


Figure 151. Site plan showing the location of small-scale features associated with Linnaean Hill (NPS NCR, 2023). See supplemental information for a larger version.

Figure 152. Photograph looking southeast of the interpretive wayside panel located in front of the Peirce-Klingle Mansion (NPS NCR, 2022).

Figure 153. Photograph looking southeast of a millstone in front of the utility building. The half stone serves as a step into the building (NPS NCR, 2023).

Figure 154. Photograph looking northwest showing the stone trough located behind the Peirce-Klingle Mansion. Note contributing stone ledge located near green vertical pipe on the south façade of the house (NPS NCR, 2023).

Figure 155. Photograph looking northwest showing the contributing stone ledge located near green vertical pipe on the south façade of the house (NPS NCR, 202).

Figure 156. Photograph looking southwest showing a Hagerstown light standard and fire hydrant adjacent to the carriage house/stable. Note the small concrete pad in front of the building doors (NPS NCR, 2022).

Figure 157. Photograph looking south showing a modified mushroom cap light standard in front of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 158. Photograph looking northeast showing wooden bollards, NPS signs, and a brown painted metal gate at the entrance to the site (NPS NCR, 2023).

Figure 159. Photograph looking northeast showing linear stone drainage feature adjacent to the current entrance road and the trench drain near the entrance gate (NPS NCR, 2023).

Figure 160. Photograph looking east showing a metal protective barrier adjacent to the front entrance of the Peirce-Klingle Mansion (NPS NCR, 2023).

Figure 161. Photograph looking north showing a white wooden handrail along the stone steps. Note modified mushroom cap light standard in the middle ground. Historically, a second yew flanked the west side of the steps, but it was removed circa 2010. Patches of daffodil are also visible on the slope (NPS NCR, 2022).

Figure 162. Photograph looking south showing electric vehicle charging stations and a plastic bumper stop in the service court area (NPS NCR, 2023).

Figure 163. Photograph looking west showing the HVAC unit and associated white screen fence behind the east utility building (NPS NCR, 2023).

Figure 164. Photograph looking northeast showing a remnant light standard (center) adjacent to the abandoned entry drive that extends from Porter Street to the Peirce-Klingle Mansion (NPS NCR, 2023).

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-HS Resource Name	CRIS-HS Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Stone Ledge and South	Contributing	---	---	---	---	---

Façade Wall Opening						
Millstones (2)	Contributing	---	---	---	---	---
Stone Water Trough	Managed as a Cultural Resource	---	---	---	---	---
Site Furnishings	Noncontributing	---	---	---	---	---
Mushroom Cap Light Standards (2)	Noncontributing	—	—	—	—	—
Remnant Light Standards (3)	Noncontributing	--	---	---	---	---
Hagerstown Light Standards (5)	Noncontributing	---	---	---	---	---
Interpretive Wayside Panel	Noncontributing	---	---	Asset	1629045	Yes
National Park Service Signage	Noncontributing	---	---	---	---	---
Waste Receptacles	Noncontributing	---	---	---	---	---
Utilities	Noncontributing	---	---	---	---	---
Wooden Bollards (7)	Noncontributing	---	---	---	---	---
Metal Entrance Gate	Noncontributing	---	---	---	---	---

Linear Stone Drainage Feature	Noncontributing	---	---	---	---	---
Wooden Handrails and Metal Protective Barriers	Noncontributing	---	---	---	---	---
Charging Stations	Noncontributing	---	---	---	---	---
Plastic Bumper Stops	Noncontributing	---	---	---	---	---
HVAC Screen Fence	Noncontributing	---	---	---	---	---

Archeological Sites

Archeological sites are the locations of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features.

Existing Condition

Linnaean Hill Greenhouse (51NW0156) (Contributing)

Between 2003 and 2007, archeological investigations were undertaken throughout Rock Creek Park. Prior to this effort, limited archeological investigation had been completed in the park. During this period, five shovel tests were excavated at Linnaean Hill to assess the general state of archeological deposits. The Linnaean Hill Greenhouse (51NW0156) (CRIS ID: ROCR00043.000) site revealed glass fragments and unglazed redware sherds, which marked the site of the nineteenth century structure (Berger 2008: Vol. II, page 183). Ultimately, based on Berger's work it was determined that the Linnaean Hill Greenhouse site was recommended to be eligible for the National Register under Criterion D for its association with the "Farmsteads and Mills" context for Rock Creek Park (Berger 2008: Vol. II, page 224). See "Bold, Rocky, and Picturesque: An

Archeological Identification and Evaluation Study of Rock Creek Park" prepared by the Louis Berger Group, Inc. in 2008 for additional information.

Information Potential

The Linnaean Hill (Boundary Expansion) National Register nomination, which was signed by the Keeper in 2011, evaluated the 32-acre property under Criteria A, B, C, and D. Under Criterion D the nomination indicated that Linnaean Hill has potential to yield additional information related to several aspects of the site. Some historians speculate that early buildings (circa 1790-1822) located on the property may have been razed to facilitate construction of the existing house, dependencies, and carriage house/stable. Starting in 1823, Joshua Peirce developed the property into commercial nursery that contained numerous horticultural-related outbuildings including the non-extant greenhouse behind the Peirce-Klingle Mansion as well as the non-extant barn, springhouse, and gatehouse that were located southwest of the primary developed area on lands that were held by J.P. Klingle after the creation of Rock Creek Park. Early maps (Boschke 1861) also noted several buildings located north of the house. In addition, archeological investigation may also reveal aspects of the lives of enslaved persons at Linnaean Hill, including the location of the slave quarters, although the nomination notes that this is "highly speculative". Finally, the circulation system associated with Linnaean Hill may yield additional information related to the relationship that Joshua Peirce maintained with the topography of Rock Creek valley and/or the ever-evolving design fashions of the nineteenth century, which have been obscured by implementation of the Colonia Revival design and encroaching vegetation. As a result of these factors, the National Register nomination noted that Linnaean Hill "has the potential to offer insight into the function and layout of a general nursery set within a designed landscape in the first half of the nineteenth century and the workings of a picturesque country estate of the mid- to late nineteenth century."

Table of Features and Associated Characteristics

Feature Name	Feature Contribution	CRIS-AR Resource Name	CRIS-AR Resource ID	FMSS Record Type	FMSS Record Number	FMSS record an exact match?
Linnaean Hill Greenhouse Site	Contributing	Linnaean Hill Greenhouse	ROCR00043.000	---	---	---

Condition Assessment

Condition

Condition

Good

Condition Date

08/15/2022

Narrative

Prior to the 2016 CLI update, Linnaean Hill had undergone several changes that occurred as a result of preservation and rehabilitation activities concentrated around the Peirce-Klingle Mansion. In 2010, the porch of the house was rehabilitated under contract and included restoration of the 280 square feet historic cast iron and wood porch, replication of missing pieces, restoration of the staircase based on historic documentation, installation of a new roof, repair of the historic framing system and installation of new joists and re-painting of the porch based on historic documentation. Also in 2010, the cedar shake roofs associated with the potting shed and utility house were replaced. Two years later, in 2012, the wood shingle roof of the Peirce-Klingle Mansion was replaced in-kind. Recent modifications to the cultural landscape include the installation of two electric vehicle chargers in the service court (parking area) area adjacent to the carriage house/stable in 2018 as well as the replacement of select vegetation that was lost to disease and/or age on site by Casey Trees in 2019 and 2020.

Despite the improvements, several impacts were identified within the Linnaean Hill cultural landscape in 2022/2023. Evidence of deterioration was noted on the rear porch of the Peirce-Klingle Mansion. While the porched was rehabilitated in 2010, wood decay and peeling paint were identified on the stairs. Excess moisture also continues to impact the Peirce-Klingle Mansion as evidenced by the presence of clogged downspouts, gutters, and drains that need to be cleaned to facilitate the transfer of water away from the house. Encroaching vegetation is impacting several locations of the cultural landscape. More specifically, vegetation is obscuring a segment of dry-laid stone retaining located adjacent to a portion of the former entry drive leading from Porter Street to the Peirce-Klingle Mansion as well as the historic terraces and the turf lawn. Visitor impacts to the site include the establishment of several social trails and off leash dogs.

Impacts

Table of Impacts

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
Adjacent Lands	—	No	Yes	Several private residences to the south of the Peirce-Klingle Estate impact the views and vistas throughout the site. Landscape maintenance controls views to these adjacent lands through the careful upkeep of a defined mow-line at the edge of the grounds. Beyond this line, the vegetation has been allowed to grow into a thick screen that helps shield the main residence from the surrounding developments. However, the neighboring private homes are still visible, especially in the winter months (2009, 2022). Residential subdivision of existing properties south of the property line of the Peirce-Klingle Estate component landscape has been completed and affects views from the site (2003).	07/29/2005
Pruning Practices	—	Yes	No	The integrity of historic views and vegetation continues to be threatened by the growth of non-native vegetation on the estate, particularly to the east and south of the main residence. Additional	7/29/2005

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
				pruning in this area would only improve views to the non-historic structures on adjacent lands and has therefore been purposely allowed to remain as a screen along the edge of the meadow. Effective pruning in other parts of the property over the past several years has included tree removal in the vicinity of the structures and regular mowing. Areas of thick tree and understory growth remain along the southern edge of the garden terrace and in a narrow strip to the east of the circular drive north of the house. These block the historic view from the main residence down the slope to the meadow's edge on its east and south sides (2009). The integrity of views and historic vegetation has decreased due to a lack of pruning (2003).	
Release to Succession	—	Yes	No	Encroaching vegetation along the former entry drive leading from Porter Street to the Peirce-Klingle Mansion obscures the location and overall character of the historic stone retaining wall. Overhanging limbs including deadwood was	7/29/2005

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
				also identified along the former entry drive (2022). Today, the surviving historic paths, trails and road traces of Linnaean Hill are maintained for public use; however, their current condition has been greatly altered from what existed during the historic period of significance (2009). Since the 1890s, many nineteenth century horticultural, agricultural and Picturesque style landscape areas have been released to succession (2003).	
Vegetation/Invasive Plants	—	Yes	Yes	Invasive and/or aggressive vegetation continues to encroach on historic clearings and the lawn. The CLI team noted English ivy, vinca (periwinkle), Virginia creeper, and wineberry growing between the Peirce-Klingle Mansion cultural landscape and nearby private homes (2022). The invasive vegetation impact continues to be an ongoing but monitored issue at Linnaean Hill. In the wooded areas west and north of the house, various invasives including poison ivy,	7/29/2005

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
				multi-flora rose, and honeysuckle are removed regularly. Due to the adjacent lands south and west of the estate, the mown areas around the Peirce-Klingle residence are maintained to the tree line, where vegetation has been allowed to grow without regular pruning. Invasives beyond the tree line have also been left untouched to create a screen between the estate and the nearby private homes (2009). Invasives on site threaten the integrity of historic views and vegetation (2003).	
Deferred Maintenance	—	Yes	No	Water infiltration, HVAC leakage, and consequent damage threaten the Peirce-Klingle Mansion.	10/07/2020
Pests/Disease	—	Yes		Evidence of a localized insect infestation (potentially termites) was noted in association with the Peirce-Klingle Mansion.	10/07/2020
Visitation	—	No	Yes	Two social trails are located around the Peirce-Klingle Mansion and lead to the former entry road that is now an established park trail. Also, off leash dogs are	03/08/2022

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
				an ongoing issue at the site despite park signage.	
Deferred Maintenance	—	Yes	No	Excess moisture continues to impact the Peirce-Klingle Mansion as evidenced by the presence of clogged downspouts, gutters, and drains that need to be cleaned to facilitate the transfer of water away from the house.	03/08/2022
Deferred Maintenance	—	Yes	No	The carriage house/stable window has missing glass panes, vines are growing on its stone walls, and the door is showing signs of deterioration.	03/08/2022
Deferred Maintenance	—	Yes	No	Despite the 2010 rehabilitation effort, the Peirce-Klingle Mansion rear porch is showing evidence of deterioration. Routine maintenance should be completed to address wood rot and peeling paint on the wood stairs.	03/08/2022
Erosion	—	Yes	No	Evidence of minor erosion was noted on the former entry drive (now a park trail) leading from Porter Street to the Peirce-Klingle Mansion.	03/08/2022
Vandalism/Theft/Arson	—	No	Yes	Evidence of incised tree graffiti was noted on beech trees within the	09/26/2023

Type	Impact Type – Other	Internal Source	External Source	Narrative	Date Identified
				cultural landscape boundary.	

Treatment

Treatment

Approved Treatments

Undetermined

Completed

No

During the FY 2018 Facility Management Software System (FMSS) CLI site visit, it was determined that a proper treatment plan had not been formulated for the Linnaean Hill cultural landscape. It was the recommendation of WASO and NCRO cultural landscape staff that missing and dying specimen trees be replaced in-kind. This included the noted examples of beeches, American elm, oaks, saucer magnolias, yews, cypress, and holly trees. To inform this effort, it was recommended that a tree survey of the property be conducted. The tree survey should systematically note varietals, diameter at breast height, overall height, and visible issues with the specimens. Additional vegetation concerns in the cultural landscape included encroachment on the edges of the property, down limbs, and the growth of vines on the specimen trees. Moreover, it was recommended that the edge condition be mown back and vines cut as needed. To inform the treatment of the larger landscape it was strategized that a CLR looking at the old entry drive, following the Rock Creek Park Trail Study, could inform the treatment of the cultural landscape.

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Supplemental Information

Table of Supplemental Information

Supplemental Information Title	Supplemental Information Narrative
Draft Historic American Landscapes Survey (HALS)	Draft drawing set (3 pages), 2023
Peirce-Klingle Estate Site Plans, 2023	Prepared by NCR Preservation Services GIS intern, Sofia (Sofi) R. Gardenswartz
Peirce-Klingle Estate Site Plan, 1993	Prepared by Perry Wheelock
"Drainage System Improvements" at the Peirce-Klingle Mansion, November 17, 1959, revised 1960	Note extant wall former greenhouse wall depicted between the dependencies and the drinking fountain behind the house (Rock Creek Park Resource Management Records, Box 42, NPS, Museum Resource Center and eTIC ROCR 821-87114).
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National Park Service
U.S. Department of the Interior

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