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Nat. Register of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name The Maples; Maple Square [Amendment]

other names/site number Friendship House

2. Location

street & number 619 D Street, SE or 630 South Carolina Avenue, SE not for publication

city or town Washington vicinity

state District of Columbia code DC county District of Columbia code 001 zip code 20003

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

David Maloney / DC SHPO 1/8/2016
 Signature of certifying official/Title Date

DC HISTORIC PRESERVATION OFFICE
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

 Signature of commenting official Date

 Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

other (explain) Additional Documentation Approved

Lee Edson H. Beall 3.4.16
 Signature of the Keeper Date of Action

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)

 Signature of the Keeper Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

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

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
1	3	buildings
		sites
		structures
		objects
1	3	Total

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/ single dwelling
SOCIAL/ civic

Current Functions
 (Enter categories from instructions.)

VACANT

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE GEORGIAN

Materials

(Enter categories from instructions.)

foundation: BRICK

walls: FRAME; BRICK

roof: _____

other: _____

Narrative Description

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

Summary Paragraph

The Maples, located at 619 D Street, SE (historic address was designated 630 South Carolina Avenue, SE) in Washington, D.C., stands as the oldest building in Capitol Hill. Also referred to as the Friendship House, this traditional Late Georgian-style dwelling was constructed in 1795-96 by William Mayne Duncanson, a prosperous merchant. Duncanson's estate was designed by local architect and builder William Lovering and originally consisted of the two-story, five-bay, brick main house and two-story detached outbuilding (slave quarters/carriage house) that remains on the site today. At the time of its construction, the Maples stood among a handful of grand estates constructed during the early stages of development in Capitol Hill and in the city as a whole. Since its construction in 1795-96, the dwelling has undergone several renovations and additions that enlarged its original footprint and that connected the formerly detached slave quarters/carriage house to the main house. The most substantial of these improvements occurred in 1937 when the original main block of the house with its mid-19th century additions was repurposed as a settlement home operated by the Friendship House Association. Horace Peaslee, a nationally renowned architect, designed a series of one- to two-story additions and connected the detached outbuilding to them to accommodate the needs of the organization making the dwelling a home and community center for the city's disadvantaged youth. The additions resulted in converting the single-block dwelling into a three-part one with its original core standing as the central, two-story section and single-story side wings flanking it. While these 1937 additions have taken on their own significance, recent renovations (2012-2015) have returned aspects of the property to its 18th-century appearance. In particular, the recent renovations disconnected the outbuilding so it once again is a free-standing building, and re-constructed a porch on the main block which had been removed in 1937. In 1934, before the Maples was converted into the Friendship House, the property was documented by the Historic American Buildings Survey (HABS). These 1934 HABS drawings have provided an invaluable source of information on the plan, elevation and architectural details of the house before its extensive alterations in 1937.

In 2012-2015, the Maples was renovated, new buildings added to the property, and the entire complex converted into fourteen dwelling units.

The Maples survives as an important vestige of the city's early history. Sited on an elevated lot, the dwelling faces south to South Carolina Avenue and is set back approximately 140 feet from the street. The landscaped south lawn is enclosed by a stone retaining wall and is accessed by a handicapped accessible brick ramp. The secondary (north) entrance, set on a landscaped hill, is set back approximately ten feet from the street and features a gated brick courtyard accessed by a brick double-curved stairway.

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The Maples was listed in the National Register of Historic Places in 1973 for its significance as the oldest residence in Capitol Hill and was included within the Capitol Hill Historic District in 1976. At the time of listing, because the original core of the house, its outbuilding and later additions were all connected by virtue of the 1937 additions, it was counted as a single building. This amendment nomination provides additional documentation, including a description of the recent (2012-2015) renovation that included removing the addition connecting the slave quarters/carriage house, and the addition of three other detached buildings. As a result, this amended nomination counts five buildings on the property—the original main house with its attached mid-19th-century additions and its 1937 additions (previously counted in the National Register), the 1795-1796 slave quarters/carriage house, and three new (2015) dwelling units.

Narrative Description

The Maples is a prominent surviving example of a late-eighteenth century estate in Capitol Hill and stands among the oldest estates found elsewhere in the city in areas such as Georgetown. Today, the overall structure is asymmetrical in plan and is the result of three building campaigns beginning with the original construction in 1795-96; a two-story early- to mid-nineteenth century addition to the west of the main block; and a major renovation and series of additions constructed in 1937.

1795-96 - Original Construction

Main House

Fashioned in the Late Georgian style, the Maples was originally constructed in 1795-96 and consisted of a two-story main house and detached slave quarters/carriage house both of brick construction with wood-frame supports. Architect and builder William Lovering originally designed the house for William Mayne Duncanson. It was located within the center of the block bounded by South Carolina Avenue, D Street, 6th and 7th Street, SE, with the main entrance significantly set back from South Carolina Avenue facing south. Rectangular in plan, the original house is a five-bay-wide, central-passage-plan house covered with a gable roof and featuring a central pedimented pavilion occupying three central bays. The main façade (south elevation) has brick (painted) laid in Flemish bond. The central pedimented pavilion projects just slightly from the end bays and features a central entry with a single-leaf door. The central entry door is topped by a fanlight. The south elevation has bays of single, 6/6, wood-sash windows topped by flat arch brick headers and supported by wood lug sills; four windows are located at the first story and five are at the second story. The side gable roof is covered with standing seam metal, interrupted by the three-bay projecting pedimented pavilion. A fixed, nine-light ocular window is centrally located within the pediment. The east and west ends of the roof are capped by brick chimneys that rise above the ridge of the roof.

The east and west elevations of the original main house are partially obstructed by the 1937 wings, but where visible, brickwork is laid in three-course American bond. Portions of the second story at both side elevations are visible and both contain a semi-circular casement window hinged at the center. The rear (north) elevation is also partially obscured by the L-shaped rear addition built in the mid-19th century, though three window bays on the second story and four window bays on the first story remain exposed, all featuring segmental-arch brick headers and supported by wood lug sills. An entry door is located in the center of the five bays and consists of a single-leaf wood paneled door with plain, square-edged wood trim.

All of the windows on the main block of the house had been replaced during the 1937 period of alterations and were again replaced during the 2012-2015 renovation.

Detached Outbuilding: Slave Quarters/Carriage House

The detached outbuilding located northeast of the main house appears to date from the original period of construction and to have served the dual purpose of slave quarters and carriage house. Based upon documentary evidence indicating that the owner William Duncanson owned slaves and historic documentation of slave quarters on the property, plus the 1934 HABS plans of the property that identify a section of the building as slave quarters, it is most probable that this outbuilding served, in part, as quarters for enslaved persons, though no more definitive evidence of this use exists. The building is a two-story brick and frame structure, obscured at both the east and south elevations by 1937 additions that connected the building to the main block. Brickwork at the visible north and west elevations is laid in five-course American bond. The outbuilding is rectangular in plan, extends approximately forty-four feet long and is topped by a side gable roof sheathed in standing seam

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metal. The west elevation features an off-centered entry with a single-leaf paneled door and two, single 6/6, wood-sash windows on the first story. The second story features one set of tripartite windows, an opening that dates to the 1937 renovations. According to the HABS drawings, this west entry provided access to the quarters.

The north elevation of the outbuilding reveals visible signs of alterations in its brickwork and openings; a comparison of existing conditions to the 1934 HABS drawings indicate that changes to the openings resulted from the 1937 period of alterations. The first story has four openings, arranged irregularly, but including one large carriage entry with segmental-arched brick opening, into which new double doors (2012-2015) have been inserted providing access to living units; a single entry door at the eastern end and single windows with 6/6 double-hung replacement sash in between. The second story has two small windows towards the east end, a long (hayloft) opening near the center, but not directly above carriage entry door, and a bricked-in opening at the western end.

A metal from 1940 historically was placed on the western end of the outbuilding; as part of the 2012-2015 renovations, this plaque was moved and placed on the brick wall connecting the outbuilding to the rear L-shaped addition of the main house. The plaque reads: "The Maples Built in 1797, by William Mayne Duncanson, during whose residency, General George Washington, was his guest."

A two-story brick addition from 1937 abuts the east end of the slave quarters/carriage house, extending the building five bays to the east (see below description).

Early- to Mid-Nineteenth Century Addition

A two-story, "L"-shaped brick addition is located to the west and rear of the main house. Its exact construction date is unknown; however, historic maps and other land records indicate that the addition was made sometime between 1801 and 1857.ⁱ The addition consists of a north-south-running section attached to the rear of the main block at its northwest corner and running perpendicular to the main block (south wing), and then, another section abutting the north end of this wing and running perpendicular to it (north wing), thus forming the L-shaped plan. A wall constructed between this wing and the slave quarters/carriage house, created an interior court at the rear of the main house. In 1937, a west wing addition was built in front of this "L"-shaped addition obscuring it from view from the south, but leaving the south, west and east courtyard elevations still visible. The entire L-shaped addition is topped by a standing seam metal intersecting hipped roof with a brick chimney located at the intersection of the north and south wings. Two other inside end chimneys that once occupied the west elevation according to the 1934 HABS plans have been removed. The north elevation is pierced by three openings on each floor consisting of five 6/6 and one 4/4, wood-sash windows supported by wood lug sills. The west elevation of the addition extends four irregular bays long with a single entry at the northernmost end protected by a single-story hipped roof porch, and single 6/6 windows elsewhere. The east elevation opens to the courtyard and presents a single-story covered passageway on the first story with an enclosed passage-way above, with large 6/6 window openings.

In 1856, a tall, one-story addition was built to the east side of the main house by then-owner Senator John M. Clayton. The east wing functioned as a ballroom and its interior ceiling was decorated by Italian craftsman Constantino Brumidi. This addition was replaced during the 1937 Period of Construction (see below). Although there is no documentation for it, the L-shaped addition on the west may have been built by Clayton at the same time as the ballroom. In any case, it is known by the 1857 Albert Boschke Map that both additions existed at that time.

1937 - Horace Peaslee Additions

In 1936 the Maples property was purchased by the Friendship House Association. To accommodate the new use of the dwelling as a settlement home and community center, architect Horace Peaslee designed two, single-story wings flanking the main house and several other one- and two-story additions, joining them all internally. These additions housed a large auditorium, offices, a library, and provided space for club rooms, offices, and a gymnasium. On the west, the addition consists of a large, two-story hipped roof building that abuts the west connector wing; on the east, the addition consists of a

ⁱ "An enumeration of the Houses in the City of Washington, November 1801," recorded one brick and one frame structure on Square 875; The 1857-59 A. Boschke Topographical Map of the District of Columbia shows additions to the east and west of the main building with other outbuildings on the Square 875.

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one-story wing behind the connector wing, which in turn connects to the carriage house. Another two-story addition was built east of and abutting the east end of the carriage house. These additions nearly tripled the footprint of the original main house. During this period of construction, the new east wing replaced the 1858 ballroom which had been added to the east end of the main structure.

All of the 1937 additions are constructed of brick laid in a common bond and all are covered with gable roofs, clad with standing seam metal. As a result of these additions, the building was conceptually divided into three sections: 1) the main block of the house including the 1937 connector wings; 2) the east wing; and 3) the west wing. The main block consists of the main house and its nineteenth-century, "L"-shaped addition. The east wing consists of the wing running perpendicular to the connector wing, and connecting to the carriage house, plus the two-story addition abutting the carriage house. This two-story addition has a gable roof that breaks and flattens towards the north, allowing for taller ceiling height in the second story.

On the south elevation the east and west connector wing additions are symmetrically arranged one-story, three-bay wide brick wings. The wings are capped by hipped roofs clad with standing seam metal and featuring two dormers. These wings are stylistically compatible and physically deferential to the main house. The south elevation of the west wing is set back from the main wing, while that on the east is flush with it. Both wings have 6/6 windows in the first story and 4/4 windows in the dormers.

A gracious lawn is located between the south façade of the house and South Carolina Avenue and is enclosed by a stone retaining wall built as part of the 2012-2015 renovation. The south lawn is accessed from the street by a brick ADA-accessible ramp. At the north elevation, the courtyard is accessed by a brick straight-flight stair. A low brick wall lines the remaining sections of the elevated lot.

2012-2015 Renovation and Addition

Beginning in 2012 and completed in 2015, the Maples underwent a major renovation and addition. The main house, carriage house/stable, and all of its 19th-century and 1937 additions were renovated, and three new detached buildings were added to the property. The new buildings were constructed to either side of the house and projecting forward from it on its principal south elevation as "arms." Two of the new buildings forward of and to the east and west of the main house face South Carolina Avenue and are designed to be compatible in terms of massing and materials with the later nineteenth-century row houses along that avenue to either side of the Maples. The third building, located to the west between the main house and the new residential unit facing South Carolina Avenue, is designed in a more vernacular manner. Rectangular in plan, this brick building is covered with a gambrel roof and has porches across the façade, giving it the appearance of a secondary structure to the original Maples complex.

In terms of the renovation, the exterior of the Maples was largely renovated and restored to its 1796 and 1937 appearance, as appropriate, based upon existing conditions, historic photographs and other documentation. All of the brick walls in each of these sections of the house were repointed as were all of the chimney stacks. All of the standing seam metal roofs were replaced with in-kind standing seam metal and all of the windows were replaced with true divided light wood windows matching the configuration and profiles of the historic windows. A three-bay-wide, single-story front porch which originally occupied the façade of the house but which had been removed as part of the 1937 alterations was reconstructed based upon the 1934 HABS drawings.

The interior of the Maples was entirely gutted and new systems were installed. The original straight-flight stair with turned newel and balusters was retained and surviving historic features such as the fireplace mantels were salvaged and re-used in the renovated interior.

Interior

The main block of the building historically presented a double-pile plan with a center stair hall running north to south and a straight-flight stair located against the east wall of the passage. According to the 1934 HABS drawings, the original block had two rooms on the east side of the house with fireplaces located on-center of the end walls, and on the west side, one large room with a fireplace off-center with a passage behind it, connecting to the 19th-century L-shaped addition on the north.

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Before the 2012-2015 renovation, the interior of the house was in deteriorated condition. Much of the original trim and ornamentation was stripped during the 1937 renovation and visible beams at the first floor show signs of irregular circular saw marks indicating that these beams are not original to the house.

Before 1937, the stair reached the second floor which then opened into four rooms, each occupying a corner of the house. An interior site visit before the 2012-2015 renovation indicated that the stair continued to the attic of the main house where the layout was divided along an east to west axis centrally aligning with the two semi-circular casement windows at either end. Exposed structural members at the attic level revealed hand-wrought nails and angled pit saw marks on beams, indicative of the 1795-1796 original period of construction.ⁱⁱ

The 2012-2015 renovation created nine dwelling units out of the Maples, and added five more in the three new buildings. During this renovation, the 1937 interior finishes were carefully removed, exposing studs, flooring and ceiling joists, beams, and rafters dating from the eighteenth to twentieth centuries. Areas uncovered with evidence of horse-hair plaster or other eighteenth century finishes were retained in place.

INTEGRITY

The Maples is the product of three major historic building campaigns and has undergone recent extensive renovations (2012-2015). Despite these alterations over time, and the major 2012-2015 renovation, the building remains on its original site and retains its 18th-century design in terms of massing and exterior detailing; its materials in terms of its frame structure and its exterior brick walls and chimneys. The mid-19th-century and 1937 additions are distinct and deferential to this original core and have gained significance in their own right. All of the windows have been replaced based upon historic photographs and drawings, and the 18th-century front porch renovated. The building is clearly an older building surrounded by late 19th century Victorian rowhouse architecture, and thus retains integrity of feeling and association as one of the city's first estates.

ⁱⁱ Several wood members within the main house and "L"-shaped addition show signs of severe fire damage. The earliest known record of a fire at the property was reported in 1949. The 1949 fire originated in the attic and was said to have been started by a tenant. A fire reported in 1969 was linked to arson and caused structural damage as well as smoke and water damage. An article from the *Washington Post*, dated May 22, 1969, states that two "fire bombs" were thrown into the building through a second floor window; Claudia Levy and Alfred E. Lewis, "Poverty Unit Set Ablaze: Fire-bombers Hit Friendship House on Hill," *Washington Post*, Washington, D.C., May 22, 1969; "Boy, 9, Starts Fire in Friendship House," *Washington Post*, Washington, D.C., March 15, 1949.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- SOCIAL HISTORY
- _____
- _____
- _____

Period of Significance

1795-1937

Significant Dates

1795
1937

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Lovering (1795-6 architect)
Horace Peaslee (1937 architect)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance begins with the construction of the original house and outbuilding in 1795-96 and ends in 1937 following the completion of the Friendship House renovations and expansion designed by renowned architect Horace Peaslee.

Criteria Considerations (explanation, if necessary) - N/A

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

The Maples is an important surviving example of a late-eighteenth century Georgian-style dwelling and the oldest residential building on Capitol Hill. In 1934, the property was documented by the Historic American Buildings Survey (HABS DC-10-5) before it was purchased by the Friendship House Association which, in 1937, made significant additions to the dwelling. In 1973, the property was listed in the National Register of Historic Places (#73002086). Since then, additional historical research, architectural study, and archeological investigations have been done on the property that expand our understanding of the building's history and evolution. This amended nomination presents additional documentation and, at the same time, proposes an expanded Period of Significance. The former Joint Committee on Landmarks designated the structure as a Category II Landmark for its contributions to the cultural heritage and visual beauty of the District of Columbia, and the Period of Significance was established as 1750-1799. This amended nomination proposes an expanded Period of Significance under both Criteria A and C as 1795-1937. This Period of Significance reflects the original construction of the Maples in 1795-96, as well as its 1937 period of additions and alterations, designed by notable architect Horace Peaslee that converted the formal dwelling into the city's first settlement house, Friendship House.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Maples is eligible for listing in the National Register under Criterion A with Community Planning and Development as the Area of Significance as a significant surviving example of late-eighteenth-century domestic architecture reflecting the early formations of the nation's capital. The Maples also meets Criterion A with Social History as the Area of Significance for the property's associations with the settlement house movement of the late nineteenth and early 20th centuries.

Following the selection of land that would become the nation's capital in 1791, land speculators anticipated that the hilltop area closest to the Capitol and to the east would develop rapidly. To the disappointment of many speculators such as George Walker and Thomas Law, much of the early development in Washington, D.C. concentrated to the west near the White House and Georgetown. With the construction of the Capitol building underway by 1793, a shortage of money and labor slowed its progress and consequently thwarted development on adjacent squares. Modest two-story brick and frame structures were constructed close to the Capitol grounds for the purpose of housing builders and various craftsmen working on the structure. Other improvements interspersed throughout the area—later called Capitol Hill—consisted of large estates built for the city's affluent residents. These improvements included: an estate built by Lord Baltimore in 1772 (destroyed in 1814 and reconstructed by Robert Sewall) and Duddington Manor, built by Daniel Carroll in 1797 (no longer extant). The Maples, constructed in 1795-96 by Englishman William Duncanson, stood amongst the grand estates constructed on Capitol Hill during the late eighteenth century. Today, the property stands as the oldest remaining estate constructed in the early stages of development in Capitol Hill and in the city as a whole.

Throughout its history as an estate house, the Maples served as an important site for entertainment especially for the city's socially elite during the late-nineteenth and early-twentieth centuries. As a private estate for over 140 years, a series of well-known owners including Francis Scott Key, Quarter Master of the United States Marine Corps, Major Augustus A. Nicholson, Senator John M. Clayton of Delaware, Count Louis Francois de Pourtales, and Emily Edson Briggs, held lavish events at the property that attracted prominent national and local figures to the site.

In 1936 the Maples property was sold to the Friendship House Association, an entity that contributed to the property's cultural importance to the Capitol Hill neighborhood through social reform. Founded in 1904 as a settlement home, the organization was modeled after Jane Adams' Hull House in Chicago and was part of the settlement house movement of the period. As during earlier phases of its history, Friendship House attracted Washington's business and social elites through charitable events and volunteerism.

The property is also eligible under Criterion C with Architecture as the Area of Significance as an excellent example of a late-eighteenth-century Georgian dwelling. The Maples was originally designed by English architect-builder William Lovering in 1795-96. Lovering was among Washington's earliest designers associated with both speculative and private residential

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construction.ⁱⁱⁱ At the Maples, Lovering employed the Georgian style, an English style of architecture introduced to the American colonies through pattern books and English craftsmen. As an architectural style commonly used throughout the eighteenth century for sizeable houses in New England, the middle colonies, and the South, the Georgian style varied based on location. However, common features included rigid symmetrical composition, large windows, and a central portico.^{iv} Characteristic features of the style found at the Maples include the symmetrical composition of the building, Flemish bond brick patterning, multi-pane windows, and a central pedimented gable. Horace Peaslee's additions to the structure deferred to the original style of the building and expanded it in a manner that was consistent with five-part Georgian and early Federal dwelling forms of the late eighteenth and early nineteenth centuries.

Developmental history/additional historic context information (if appropriate)

The 1973 National Register Nomination for the Maples briefly details the ownership history of the property following William Mayne Duncanson. Historical research conducted since the listing has more thoroughly documented the owners and their alterations to the house. The following historic context provides a narrative of the property's ownership history and structural evolution.

Original Construction and Ownership

The history of the Maples dates to 1795-96 when it was erected as the estate of William Mayne Duncanson. According to deed records, Duncanson purchased Square 875 along with several other squares from the U.S. Commissioners in 1796.^v Duncanson was a wealthy marine merchant who had gained much of his fortune in trade with India. Duncanson came to the new District of Columbia in 1794, having travelled across the Atlantic with Thomas Law, early speculator in the nation's capital. Duncanson was in close relations with several other prominent figures in the area partaking in speculative development in the newly forming capital.^{vi} Deed records indicate that upon his newly purchased tract of land, Duncanson was required to "[erect] one brick house two stories high and covering twelve hundred square feet, for every three lots of five thousand two hundred and sixty five square feet contained in the said four hundred and forty nine thousand six hundred and thirty three and one quarter square feet."^{vii} Square 875, located southeast of the Capitol was often referred to as "Maple Square," due to an abundance of maple trees concentrated on the property. Records from a testimony given by architect and builder William Lovering during a Maryland Chancery Court case in 1799 reveal that Lovering worked on a house for Duncanson from 1795 to 1796 for a total cost of approximately \$1,140 and charged a commission of approximately twenty-eight dollars.^{viii} Lovering's testimony goes on to detail a request for consultation regarding the construction of a "Sugar House" for Duncanson in 1797. The testimony provides enough evidence to verify the construction of the main house, but does not confirm the construction of the secondary structure (slave quarters/carriage house) on Duncanson's estate. However, based on other references and its architecture, it is believed that this building was constructed at or about the same time as the main house and that it served, in part, as slave quarters for at least some of the seven enslaved persons who are known to have staffed Duncanson's property. This structure originally consisted, at its western end, of a common room on the first floor and two bedrooms on the second floor, and on the eastern side, of a carriage room with loft level above.^{ix}

ⁱⁱⁱ Little is known about Lovering's career before he designed the Maples; however, by 1795, Lovering was hired by the Greenleaf syndicate as a carpenter. See Orlando Ridout V, *Building the Octagon* (Washington: The American Institute of Architects Press, 1989), 20-29.

^{iv} Hugh Moorison, *Early American Architecture: For the First Colonial Settlements to the National Period*, (Ontario: Oxford University Press, Inc., 1952), 316.

^v The 1973 nomination states that William Duncanson purchased Square 875 in 1795 with a small frame house on the lot. No evidence of the original modest frame house remains on the site today nor do any land records associated with Square 875 indicate a small frame house on the property prior to 1796; Deed, Washington D.C. Land Records, U.S. Commissioners to William Mayne Duncason, Liber: B2B, Folio 465-66, Dated December 5, 1796, Recorded January 5, 1797.

^{vi} Allen C. Clark, "William Mayne Duncanson," in *Records of the Columbia Historical Society Washington D.C.*, Vol. 14 (Washington: Waverly Press, 1911), 1.

^{vii} U.S. Commissioners to William Mayne Duncason, Liber: B2B, Folio 465-66, 1796.

^{viii} High Court of Chancery of Maryland, Case No.944: William Campbell, et. al. vs. William Mayne Duncanson and James Ray, Maryland State Archives

^{ix} John Michael Vlach, "From Slavery to Tenancy: African-American Housing in Washington, D.C., 1790-1890," in *Housing Washington: Two Centuries of Residential Development and Planning in the National Capital Area*, ed. Richard Longstreth (Chicago: The Center for American Places at Columbia College Chicago, 2010), 7 and Historic American Buildings Survey, The Maples, 1934.

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An early account provides the following description of the house: "Although charmingly sequestered in profuse wood, from the portico he could catch the sheen of the wide waters beyond the slope...The Captain's domain was an ample city square and imitated a prosperous English estate."^x According to, *An Enumeration of the Houses in the City of Washington - November 1801*, one brick and one frame building stood on Square 875 in "habitable state" at this time. After living in the house for a short period of time, Duncanson, along with his business partner James Ray, were brought before the Maryland High Chancery Court in 1797 in a suit filed by William Campbell, William Bayley, and Charles Wayman related to fraudulent business activities. The court case lasted for several years resulting in Duncanson's financial ruin. A ruling made during the case on July 25, 1809 appointed Francis Scott Key as the trustee of Duncanson's estate.^{xi}

Subsequent Ownership and Alterations 1809-1872

At the time that Key became trustee of Duncanson's estate, he was a lawyer in Maryland, and only later would be known as the author of the Star Spangled Banner for which he is most famous today. As trustee, Key maintained the property for approximately six years. During Key's association with the property, the house stood vacant for much of the time except when occupied by a tenant.^{xii} In 1814, the Maples went up for public sale at which point William Campbell, the highest bidder, took possession of the property.^{xiii}

It is not known if William Campbell lived in the house after his purchase of it, or if he continued to rent the house to other tenants. Campbell died shortly after bequeathing the property to his four children in his will dated September 8, 1821.^{xiv} Following a court case held in the High Court of Chancery of Maryland in 1824, John I. Donaldson was appointed as the trustee of the property and conveyed the property to Henry Ashton in 1832 in trust for Robert Beale and his wife Elizabeth J. Beale. Ashton died before executing the trusts and Robert and Elizabeth Beale deeded the property to Elhanen W. Reinhart. However, the Beale Family failed to pay taxes on the property for approximately two years and as a result the property was sold at a public auction on November 18, 1835 to Reinhart and Richard S. Coxe. The two owners later conveyed the property to Major Augustus A. Nicholson in 1838.^{xv}

Soon after Major Augustus A. Nicholson, Quartermaster of the Marines, purchased the property, the house became a veritable social center. Major Nicholson and his second wife Sallie Carroll, who was the daughter of Daniel Carroll of Duddington, hosted gatherings at the house which were said to have attracted some of the District's most fashionable residents.^{xvi} Nicholson was often referred to as a "bon vivant" for his aristocratic character and lifestyle and the Maples was considered the center of military entertaining.^{xvii} Nicholson owned the house until September 27, 1851 and died on July 18, 1855, shortly after selling the house.^{xviii}

The next owner and occupant of the Maples was Senator John M. Clayton of Delaware, a politician who also served as the Secretary of State under former president Zachary Taylor.^{xix} During his ownership of the property Clayton added a one-story addition to the east side of the main house. The east wing functioned as a ballroom and its interior was decorated by Constantino Brumidi. Brumidi was an Italian painter known for his fresco painting on the canopy of the dome at the United States Capitol. Senator Clayton is also said to have installed gas lines in the house for lighting and heat during his

^x Allen C. Clark, *Greenleaf and Law in the Federal City*, (Washington: W.P. Roberts, 1901), p.263.

^{xi} Deed, Washington D.C. Land Records, Francis S. Key to William Campbell, Liber: AH:33, Folio 404-05, Dated March 17, 1815, Recorded September 28, 1815.

^{xii} "Excerpts: History of the Friendship House, The Maples," unpublished document, Friendship House Association Records, Special Collections, The Gelman Library George Washington University, Washington, D.C.; Sources speculate that Key resided in the house and that the property was used as a hospital during the war of 1812, however, no physical records verifying these conjectures have been located at this time.

^{xiii} Deed, Washington D.C. Land Records, Francis S. Key to William Campbell, AH:33, Folio 404-05, Dated March 17, 1815, Recorded September 28, 1815.

^{xiv} Theodorick Bland, *Records of Cases Decided in the High Court of Chancery of Maryland*, (Baltimore: John D. Toy, 1840), 209.

^{xv} James Croggon, "Grinning Old Deeds of Trust Are Discovered by the Rambler," *The Sunday Star*, March 6, 1927, 138.

^{xvi} Madison Davis, "The Navy Yard Section During the Life of the Rev. William Ryland," in *Records of the Columbia Historical Society, Washington, D.C.*, (Washington: New Era Printing Company, 1901), 217

^{xvii} "Major A. A. Nicholson," in *Records of the Columbia Historical Society Washington, D.C.* Vol. 3, Washington, D.C.: Columbia Historical Society, 1900.

^{xviii} Croggon, "Grinning Old Deeds of Trust Are Discovered by the Rambler," *The Sunday Star*, March 6, 1927, 138; "Death: Augustus A. Nicholson," *Daily National Intelligencer*, July 19, 1855, 1.

^{xix} John M. Clayton, 1850 United States Federal Census Records, Washington, D.C., Ancestry.com, accessed July 2, 2010.

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occupancy.^{xx} While it is not known if Clayton also added a west wing during his possession of the property, the 1857 Albert Boschke Map shows additions to the east and west sides of the main house, strongly supporting the notion that both were undertaken by Clayton.^{xxi}

Although it is believed that the slave quarters/carriage house building was built at or around the same time as the main house, the 1857 Boschke Map is the first visual evidence of the secondary structure. Further indication that the outbuilding was older and served as quarters, however, is based on an article published in 1908, in which Charles Sumner is said to have told Senator Clayton to keep the slave quarters as he claimed it would serve as “an object lesson when we are gone.”^{xxii} After Clayton’s death in 1856, ownership of the house passed in 1858 to Count Louis Francis de Pourtales, a German scientist who worked for the U.S. Coast Survey.^{xxiii} Pourtales lived in the house with his wife Elise and his four children.^{xxiv} While living in the house, Pourtales and his wife hosted several international scholars at the Maples, including his ardent friend Professor Jean Louis Agassiz.^{xxv} Several accounts state that Pourtales constructed a wine cellar on the property during his ownership. The wine cellar was said to be patterned after a cellar found at his former home in Germany.^{xxvi} No evidence of the wine cellar described has been found at the Maples to-date. Following the death of his father, Pourtales left his position with the Coast Survey and returned to Cambridge, Massachusetts to pursue zoological studies in 1866.^{xxvii} Pourtales sold the Maples property to Samuel Wagner and his wife Elizabeth Wagner on March 16, 1866. Wagner served as a financial clerk for the United States Senate in 1863 until he resigned in 1867.^{xxviii} According to 1867 directory listings, Wagner is listed as residing at the Maples.^{xxix}

Samuel Wagner and his wife conveyed the Maples in 1868 to General Oliver Otis Howard, a Civil War Union Commander and at the time president of Howard University, in trust for Elizabeth M. Forney wife of John W. Forney.^{xxx} Colonel John W. Forney was best known as a political journalist and served as the owner and editor for the *Philadelphia Pennsylvania*.^{xxxi} Forney also served as clerk of the United States House of Representatives from 1851 to 1855. After serving as clerk, Forney returned to his home state of Pennsylvania.^{xxxii} Despite ownership passing to them, no records have been located to date that show General Howard or Forney residing at the Maples. By 1870 John F. Tucker, an English blacksmith is listed as living at the house.^{xxxiii}

Briggs Family

By 1872, John R. Briggs and Emily E. Briggs, close friends of Colonel Forney, gained ownership of the Maples.^{xxxiv} The Briggs had earlier moved from Iowa to Washington, D.C. after John Briggs was offered a position as a financial clerk for the House of Representatives by former President Abraham Lincoln. The Briggs family formed a close relationship with Lincoln after John Briggs covered the Lincoln-Douglas presidential debates in 1858 in his publication, the “Daily Gate City.”^{xxxv} John Briggs died in the 1890s leaving his wife, Emily, a widow. Emily Briggs, a correspondent under the pen name “Olivia,” was

^{xx} “Oldest House Oldest Woman Correspondent,” *Washington Post*, Washington, D.C., November 15, 1908.

^{xxi} 1857 A. Boschke, C.E. Map, Library of Congress.

^{xxii} *Ibid.*

^{xxiii} “Death of Hon. John M. Clayton,” *Richmond Whig*, Richmond, VA, November 14, 1856, 4.

^{xxiv} “Prof. Agassiz A Believer,” *Washington Post*, Washington, D.C., August 19, 1901.

^{xxv} “Prof. Agassiz A Believer,” *Washington Post*, Washington, D.C., August 19, 1901; “Louis F. de Pourtales,” *Proceedings of the American Academy of Arts and Sciences* Vol. 16, May 1880- June 1881, 441.

^{xxvi} “Oldest House Oldest Woman Correspondent,” *Washington Post*, Washington, D.C., November 15, 1908.

^{xxvii} “Louis F. de Pourtales,” *Proceedings of the American Academy of Arts and Sciences* Vol. 16, May 1880- June 1881, 441.

^{xxviii} “Executors of John W. Forney,” in *Reports of Committees of the Senate of the United States for the First Session of the Forty-Seventh Congress, 1881-82*, (Washington, D.C.: Government Printing Office, 1882), 2.

^{xxix} “Samuel Wagner,” *Washington City, District of Columbia, City Directory, 1867*, Ancestry.com, accessed June 31, 2012;

^{xxx} James Croggon, “Grinning Old Deeds of Trust Are Discovered by the Rambler,” *The Sunday Star*, March 6, 1927, 138.; “General O. O. Howard, Dead!,” *Cleveland Gazette*, Cleveland, Ohio, 2.

^{xxxi} “Death of Col. John W. Forney,” *Washington Post*, December 10, 1881.

^{xxxii} Glenna R. Schroeder-Lien and Richard Zuczek, *Andrew Johnson: A Biographical Companion*, (Santa Barbara: ABC-CLIO, Inc., 2001), 111.

^{xxxiii} “John F. Tucker,” *Washington City, District of Columbia, City Directory, 1870*, Ancestry.com, accessed June 31, 2012; “John F. Tucker”, 1870 United States Federal Census Records, Washington, D.C., Ancestry.com, accessed June 31, 2012.

^{xxxiv} “Pioneer with her Pen: Olivia the First Woman Washington Correspondent, Protégé of Col. Forney,” *Washington Post*, Washington, D.C., July 10, 1904.

^{xxxv} “Abraham Lincoln as Viewed by “Olivia,” *The Times Washington*, February 9, 1902.

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well known for her letters published during the Civil War in John Forney's Philadelphia Press.^{xxxvi} Following the death of her husband, Emily Briggs continued to reside at the Maples, and contributed to the property's social status by hosting extravagant events for numerous local clubs. In 1898, Briggs opened Olivia University which focused on training working-class men and women in areas such as journalism, library science, and domestic science.^{xxxvii} After residing at the Maples for approximately thirty-eight years, Emily Briggs died in 1910.^{xxxviii}

Friendship House Association

The Maples property stood vacant for several decades after Emily Briggs' death in 1910 until her heirs sold the property to the Friendship House Association in 1936. An article from 1936 provides details of the property's configuration after the Briggs' ownership:

The old house literally goes through from one street to another, for while its main approach is on South Carolina Avenue, the back of it 'fronts' on D Street southeast...There are seven outside entrances to 'the great house,' as it was called in the days of slavery of which it knew as is mutely attested to by the old barred slave quarters which are still standing. The commodious brick stable, now doing service as a garage...Sliding down the cellar doors at the Briggs' property would be a feat indeed...since they are among the very largest I have ever seen...Bricks laid in herring bone pattern...form a sort of courtyard...known as the 'smoking porch'...Even during the regime of the present Mrs. Briggs there was at one time an ancient pump located at the entrance to the kitchen door over a well sunk when the house was first built.^{xxxix}

In 1934, the Historic American Buildings Survey documented the Maples through extensive drawings and photographs, providing important evidence of the architectural history of the house. The HABS floor plans identify the original main block, the mid-19th-century L-shaped west wing connected to the main block, and the detached outbuilding at the rear, identified on the drawings as slave quarters and stables, where the quarters are located in the western end and the larger stable area in the eastern part. The quarters were drawn to show a single, large room on the first story and two smaller bedrooms on the second story. The stables are drawn showing a large open room on the first story with a turntable, and a loft area above.

The HABS plans also show a reflected ceiling plan of the ballroom (music room) in a one-story, one-room west wing whose ornamental plaster ceiling was executed by Italian artist Constantino Brumidi. This wing was demolished in 1937 as part of the major alterations that converted the dwelling into the Friendship House. The HABS photographs show that the ceiling was in a state of deterioration at that time.

In 1936, after several decades of being vacant, the property was sold to the Friendship House Association, an entity that contributed to the property's cultural importance to the Capitol Hill neighborhood through social reform. Founded in 1904 as a settlement home, the organization was modeled after Jane Adams' Hull House in Chicago and was part of the settlement house movement of the late nineteenth and early twentieth centuries.^x The settlement house movement, largely lead by women, began in response to a variety of societal concerns associated with urbanization, immigration, and poverty in cities.^{xi} Settlement homes often served as community centers and some offered room and board for children.^{xii} Providing social services supported largely by local and Federal money, the mission of the Friendship House was also supported by charitable donations and volunteerism from Washington's business and social elites including wives of Presidents and Congressmen. In 1937, to accommodate its mission, the Friendship House Association undertook significant alterations to the building, including demolition of the 1850s ballroom wing, and constructed of a series of additions to the east and west of

^{xxxvi} "Oldest House Oldest Woman Correspondent," *Washington Post*, Washington, D.C., November 15, 1908; "Noted Penwoman Dead," *Washington Post*, Washington, D.C., July 5, 1910.

^{xxxvii} "Olivia University," *Everyday Housekeeping*, Vol. 9, (Boston: Home Science Publishing Co., 1898), 36.

^{xxxviii} "Noted Penwoman Dead," *Washington Post*, Washington, D.C., July 5, 1910.

^{xxxix} Jessie Fant Evans, "Ancient Mansion in Southeast, Glamorous Spot in D.C. History, n.d., Friendship House Association Records, Special Collections, The Gelman Library George Washington University, Washington, D.C.

^{xl} "Excerpts: History of the Friendship House, The Maples," unpublished document, Friendship House Association Records, Special Collections, The Gelman Library George Washington University, Washington, D.C.

^{xli} Eleanor J. Stebner, "Settlement House Movement," in *Encyclopedia of Women and Religion in North America*, ed. Rosemary Skinner Keller and Rosemary Radfor Ruether, (Bloomington: Indiana University Press), 2006, 1059.

^{xlii} "Statement of Friendship House Association, Inc., Washington, D.C., H.R. 12276," *Hearings Before the Subcommittee of the Committee on Appropriations United States Eighty-Seventh Congress*, (Washington: Government Printing Office, 1962), 408.

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the main house. The renovation was designed by architect Horace Peaslee with Marthinson and Company contracted as the builders.^{xliii} Peaslee, a nationally renowned architect, was well known for his renovations and expansions of historic mansions in the District including the Dumbarton House (2715 Q, Street, N.W.) and the Bowie-Sevier House (3124 Q Street, N.W.).^{xliv} Peaslee's design for the renovation of the Maples transformed the residence into an institutional complex complete with a playground and courtyards. Several wives and family members of Presidents and Congressmen made frequent visits to the Friendship House including Grace Goodhue Coolidge, wife of former President Calvin Coolidge and Lynda Johnson, daughter of former President Lyndon B. Johnson. After serving the Capitol Hill Area for over seventy years, the Friendship House closed its doors at the Maples in 2008.

2011 Phase 1B Archaeological Survey Summary

A Phase 1B Archaeological Survey was conducted on the site by Greenhorne & O'Mara, Inc. between December and April of 2011. The survey was conducted in an effort to unearth and document significant archaeological resources related to the history of the property from its prehistoric foundations to its institutional use as the Friendship House. According to Greenhorne & O'Mara's report released in April of 2011, a geo-archaeological evaluation was conducted as part of the initial investigation on the site at both the D Street (north) and South Carolina Avenue (south) lawns. The evaluation found no presence of archeological deposits at the north lawn; however, loess deposits capped by fill were found at the south lawn. These outcomes prompted further investigation at the south lawn and as a result a total of fifteen shovel test pits (STPs), measuring fifteen inches square by three feet deep, and one machine trench were excavated.

Below layers of fill at the south lawn, land surface was found dating back to the late eighteenth century. The 2011 report speculates that the land surface found below the fill could have been walked on by William Mayne Duncanson or even George Washington. Two of the STPs yielded artifacts from the late eighteenth to nineteenth century. These artifacts consisted of broken dishware dating to around the 1800s. Three STPs yielded coal slag deposits and two other STPs revealed a circular brick feature. This brick feature found at the northwest corner of the south lawn was thought to be a brick-lined well, but additional excavations identified it as a brick cistern measuring approximately four feet deep and three feet wide. The base of the cistern was filled with cement and featured a wide ceramic pipe. The cistern was filled soil, shards of brick, and modern glass. No evidence was found of artifacts dating to the use of the Maples as a residential property. The 2011 report conclusively stated that the results of the Phase 1B survey yielded no additional need for archeological investigation.^{xlv}

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Abraham Lincoln as Viewed by "Olivia." *Times Washington*, Washington, D.C. February 9, 1902.

Croggon, James. "Grinning Old Deeds of Trust Are Discovered by the Rambler." *Sunday Star*, March 6, 1927.

"Noted Penwoman Dead." *Washington Post*, Washington, D.C. July 5, 1910.

National Register of Historic Places. *The Maples*, Washington, D.C. National Register #73002086.

^{xliii} DC Permit Application #2031161, June 2, 1937, Martin Luther King Library, Washingtoniana Division.

^{xliv} Bushon, William, et al., *A Centennial History of the Washington Chapter, The American Institute of Architects: 1887-1987*, (Washington, DC: The Washington Architectural Foundation Press, 1987), 149.

^{xlv} Paul Kreisa, *Phase 1B Archaeological Survey of the Maples/Friendship House Property, Washington D.C.: Draft*, (Laurel: Greenhorne & O'Mara Consulting Engineers, April 2011).

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"Oldest House Oldest Woman Correspondent." *Washington Post*, Washington, D.C., November 15, 1908.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # DC-10-5

 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: George Washington Univ. - Gelman library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre (4,489 square feet)
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1/8/</u> Zone	<u>0/3/2/6/5/1/9/</u> Easting	<u>4/3/0/5/5/5/0/</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Maples is located at 619 D Street in the Southeast quadrant of Washington, D.C. The property is located on Square 875 and its property lines are contiguous with lot 801, historically lots 5, 6, 11, and 12. The square is roughly triangular in shape, bounded by D Street, SE to the north, 7th Street, SE to the east, South Carolina Avenue, SE to the south, and 6th Street, SE to the west. The structure is located in the southern section of the Capitol Hill Historic District.

Boundary Justification (Explain why the boundaries were selected.)

N/A

11. Form Prepared By

name/title Laura Hughes & Laura Trieschmann/ Architectural Historians, Latishia Allen/ Historic Preservation Specialist; additions by Kim Williams, DC HPO

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organization EHT Traceries, Inc. date January 7, 2016
street & number 1121 5th Street, NW telephone 202.393.1199
city or town Washington state DC zip code 20001
e-mail Laura.hughes@traceries.com latishia.allen@traceries.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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Photographs:

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

Name of Property: The Maples

City or Vicinity: Washington

County: District of Columbia State: D.C.

Photos 1-14

Photographer: Kim Williams, DC HPO

Date Photographed: November 2015

Photos 15-22

Photographer: EHT Tracerics, Inc

Date Photographed: July 2012

Description of Photograph(s) and number:

General view looking north showing south elevation of main house with 2012-2015 additions to east and west
1 of 22

View looking north, showing south elevation of 1795-1796 main house with 1937 wings
2 of 22

View looking northeast showing south elevation of main house
3 of 22

View looking west
4 of 22

View looking east showing west wing
5 of 22

View looking northwest showing west wing (1937) connecting to two-story addition (1937)
6 of 22

View looking northeast showing west gable end of main block
7 of 22

View looking north showing south elevation of west wing (1937)
8 of 22

View looking northwest showing east elevation of gable end of main block (1795-1796)
9 of 22

View looking south at north elevation showing main block (1795-1796) on-center, slave quarters/carriage house to east and L-shaped addition (mid 19th C) on west
10 of 22

View looking southwest showing north elevation of L-shaped addition and stairs leading to courtyard
11 of 22

View looking south showing north elevation of main house with L-shaped addition to west

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View looking southeast showing west elevation of L-shaped addition to west and slave quarters/carriage house to east
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View looking south showing north elevation of slave quarters/carriage house
14 of 22

View from southwest looking northeast before renovation
15 of 22

View looking northwest from south before renovation
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View looking northwest from southeast showing west wing (1937) and west addition (mid-19th century)
17 of 22

View of interior hall looking south towards front door
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Interior view, first floor, front parlor, looking SE
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Interior view, first floor, stair hall, looking north
20 of 22

Interior view, second floor in "L-shaped" wing
21 of 22

Interior view, attic, view looking northeast to lunette window
22 of 22

Property Owner:

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

name Altus Realty Partners, LLC c/o the Wade Companies
street & number 1800 N. Kent Street, Suite 906 telephone (703) 243-4141
city or town Arlington state Virginia zip code 22209

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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DESCRIPTION

USGS MAP



<p>The Maples (Friendship House) NR # 73002086 (1973) Located within the Capitol Hill Historic District 619 D Street, SE, Washington, DC 20003 Washington East, USGS Topographic Map, 2002 EHT Tracerics, 2012</p>
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Map showing National Register Boundaries
 The Maples, 619 D Street, SE, Washington, DC
 (DC Office of Planning, DC GIS, 2015)

United States Department of the Interior
National Park Service

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Continuation Sheet

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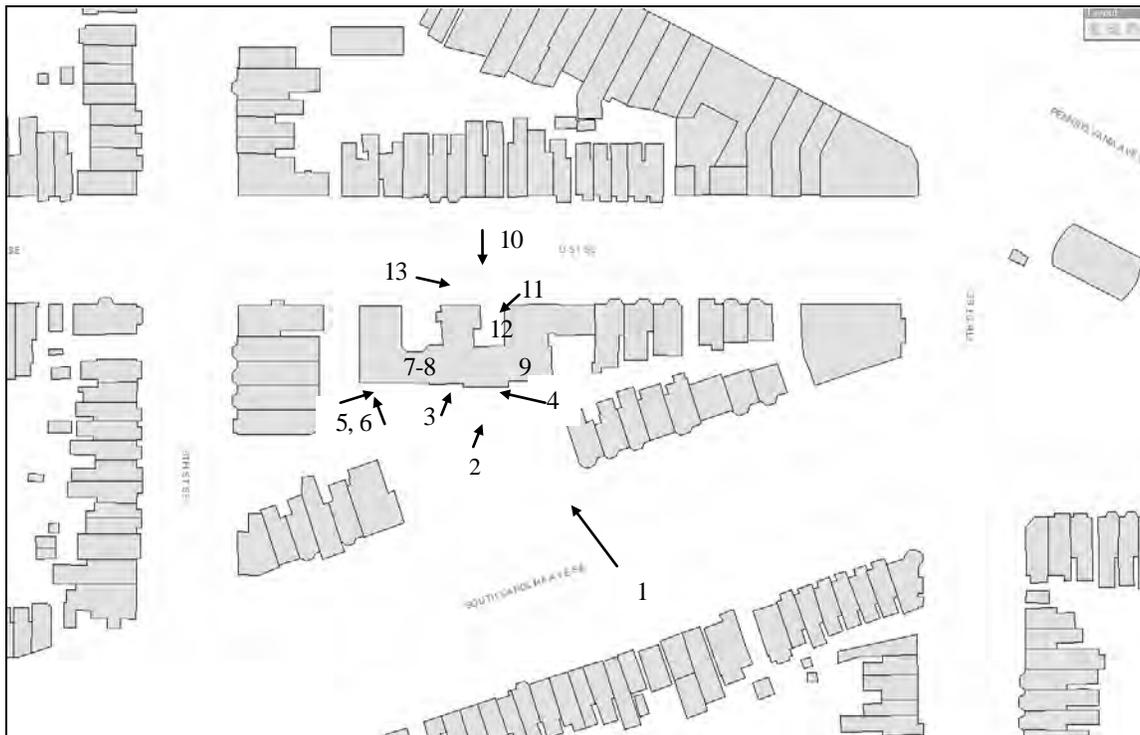
Name of Property
District of Columbia, Washington, D.C.

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Map showing Key to Photographs
 The Maples, 619 D Street, SE, Washington, DC
 (DC Office of Planning, DC GIS, 2015)

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National Park Service

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Name of multiple listing (if applicable)

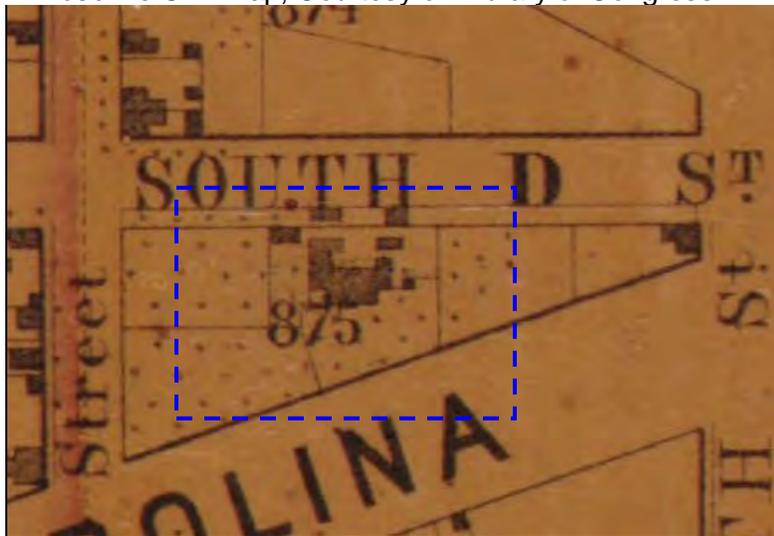
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HISTORIC MAPS

1857

A. Boschke C.E. Map, Courtesy of: Library of Congress



1883-84

The national capital, Washington, D.C. Sketched from nature by Adolph Sachse, 1883-1884



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National Park Service

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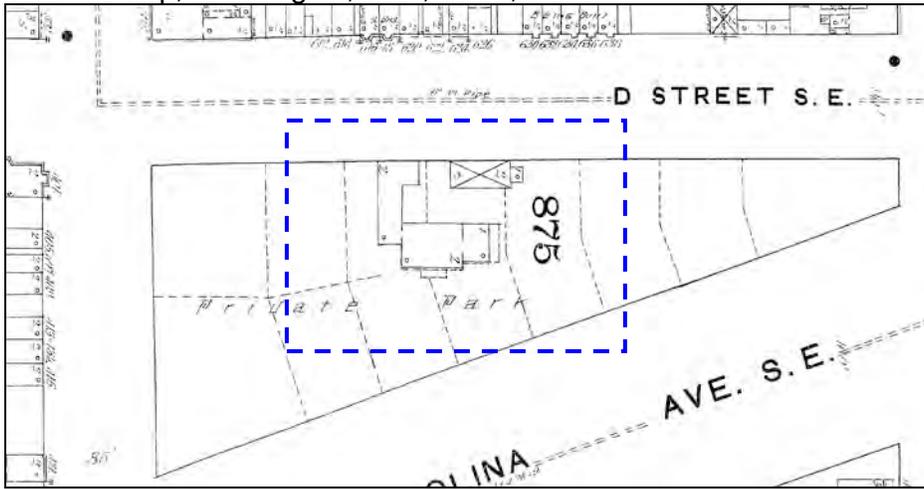
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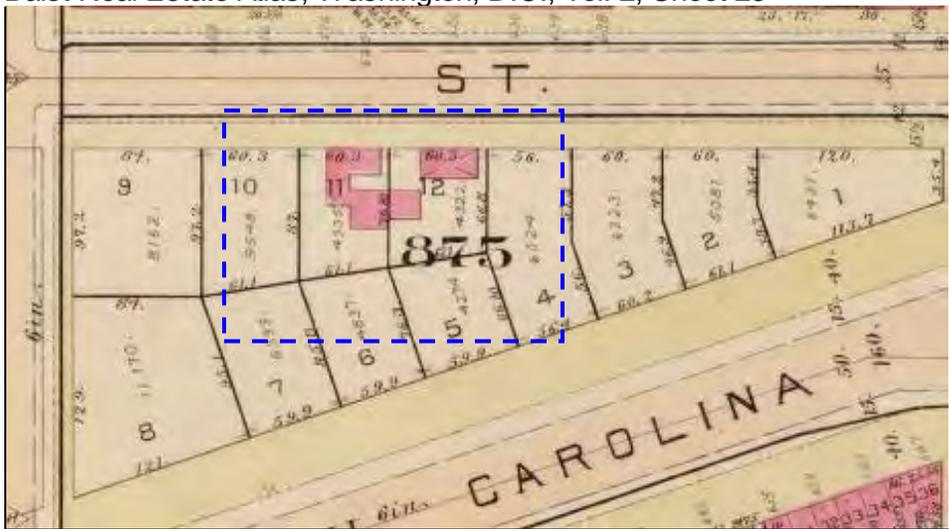
Name of multiple listing (if applicable)

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1888
Sanborn Map, Washington, D.C., Vol. 1, Sheet 7



1903
Baist Real Estate Atlas, Washington, D.C., Vol. 2, Sheet 23



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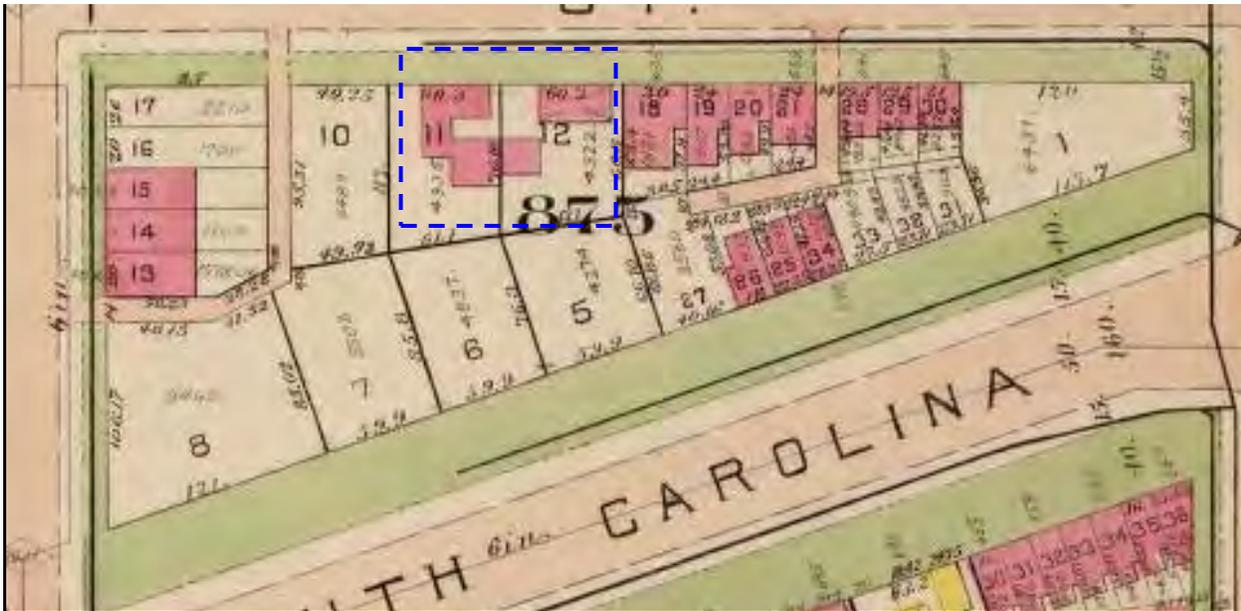
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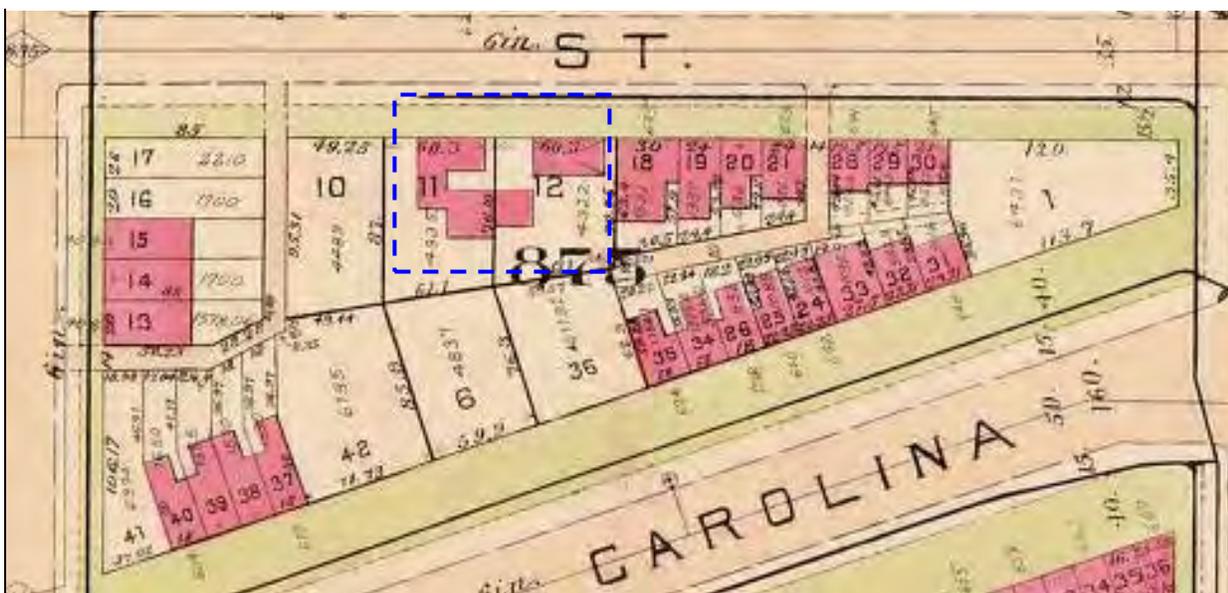
1909

Baist Real Estate Map, Washington, D.C., Vol. 2, Plate 23



1913

Baist Real Estate Atlas, Washington, D.C., Vol. 2, Plate 23



1916

United States Department of the Interior
National Park Service

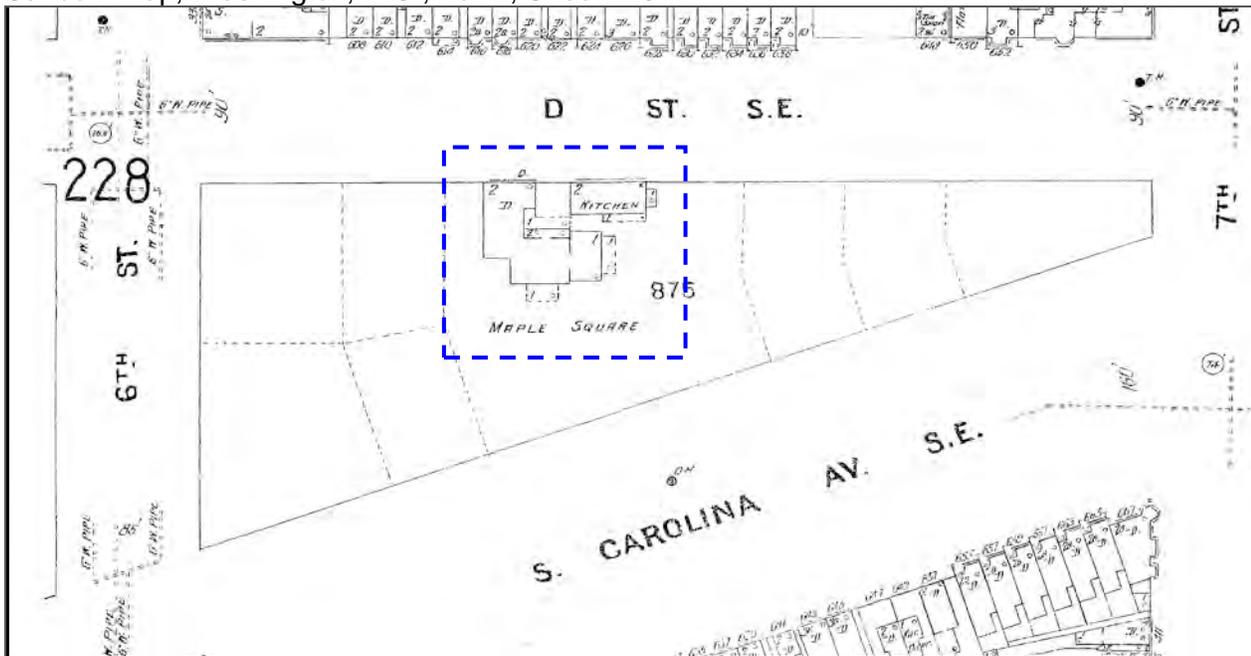
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Sanborn Map, Washington, D.C., Vol. 2, Sheet 229



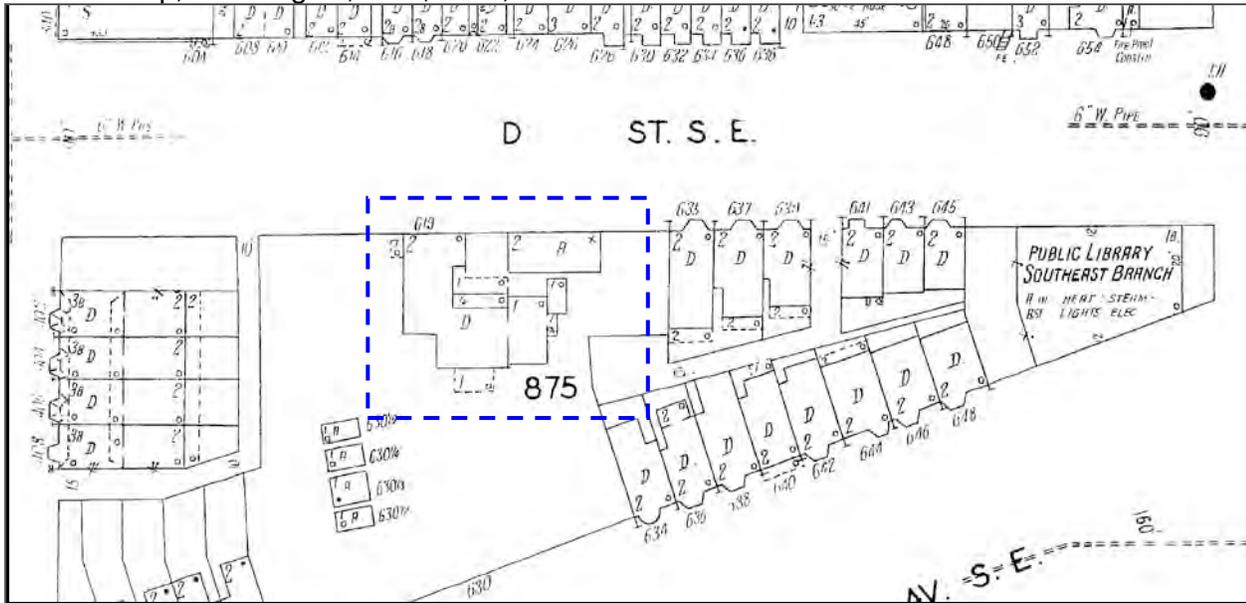
United States Department of the Interior
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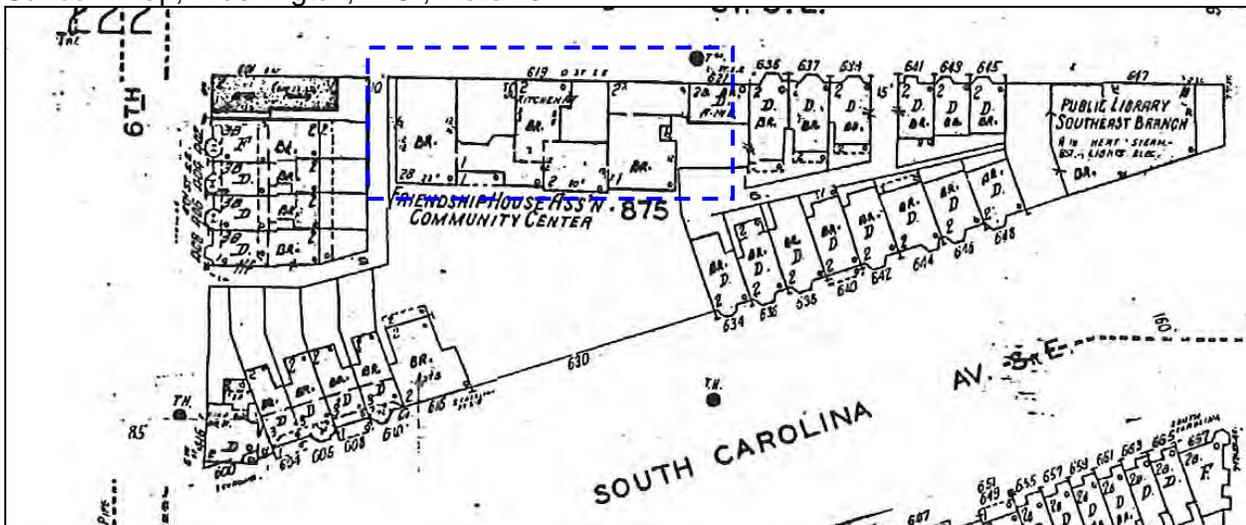
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1927
Sanborn Map, Washington, D.C., Vol.2, Sheet 222



1999
Sanborn Map, Washington, D.C., Plate 23



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Site Plan showing 2012-2015 Additions (in blue)
(Courtesy, Cunningham Quill Architects, 2015)

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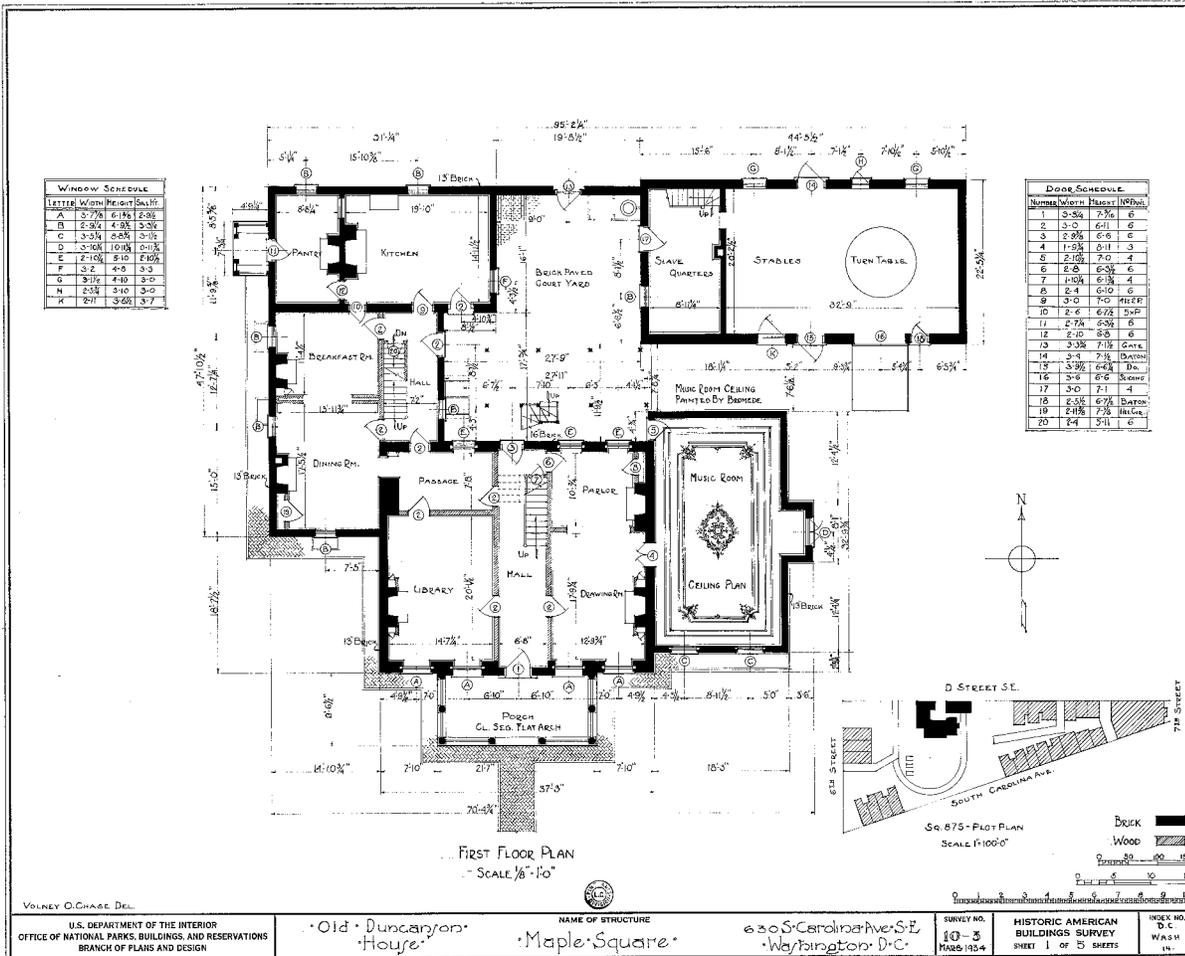
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Historic Site Plans



The Maples--First Floor Plan
(From Historic American Buildings Survey, 1934)

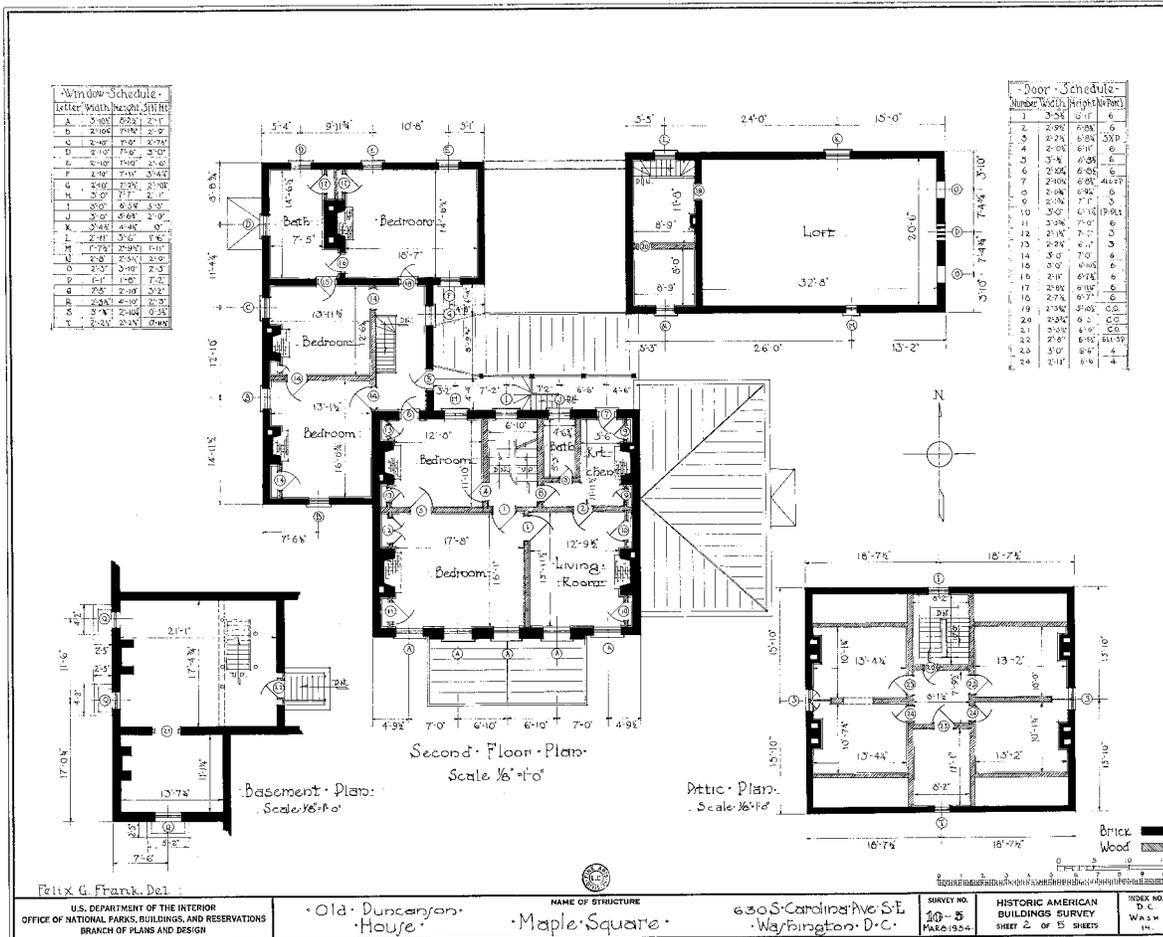
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The Maples—Second Floor Plan
(From *Historic American Buildings Survey, 1934*)

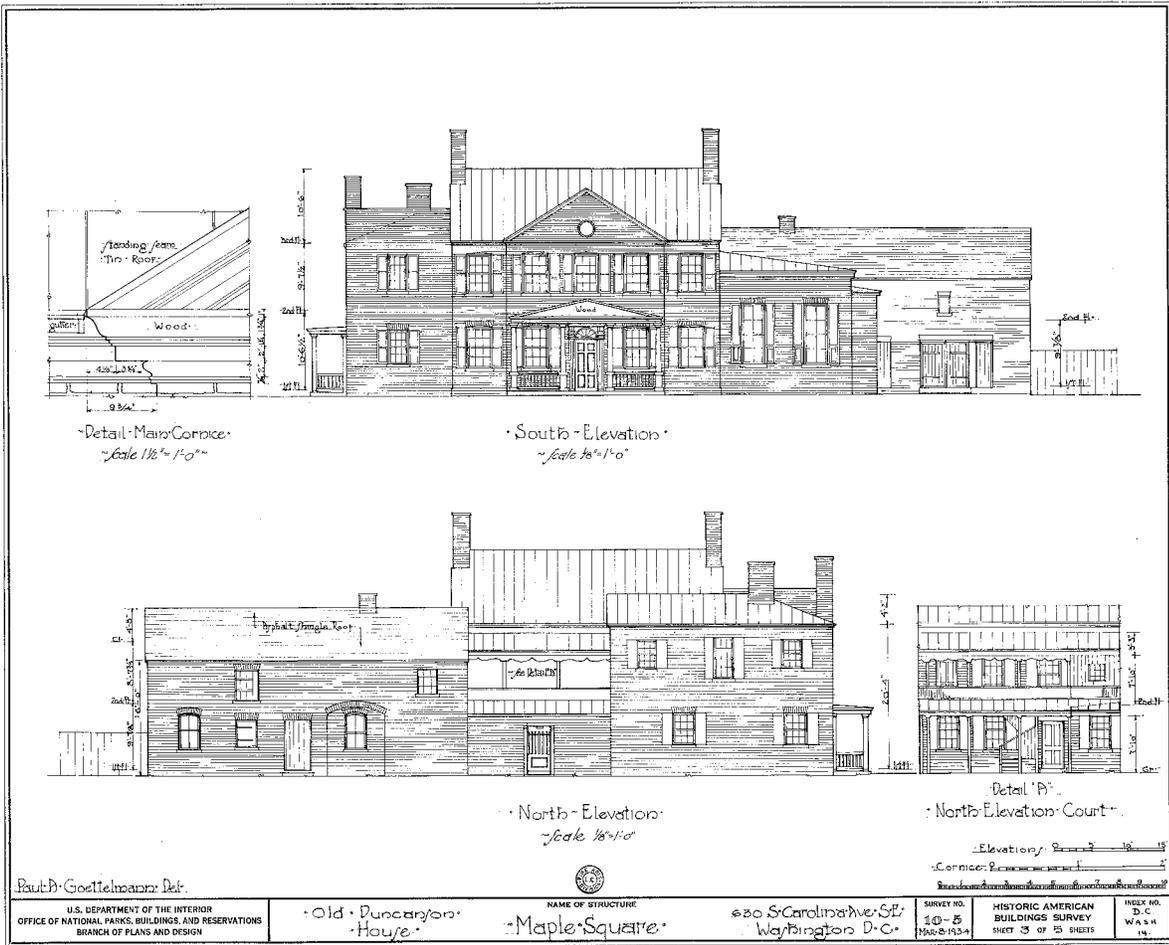
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The Maples, North and South Elevations
(From *Historic American Buildings Survey, 1934*)

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HISTORIC IMAGES

No Date – 1889 Publication



After 1871 – Before 1937, Image from: Mary S. Lockwood, *Historic Homes in Washington: Its Noted Men and Women*, (New York: Belford Company Publishers, 1889).

c.1890



Duncanson House, The Maples at 619 D Street, Courtesy of: Washington Historical Society, Call Number: CHS 03234

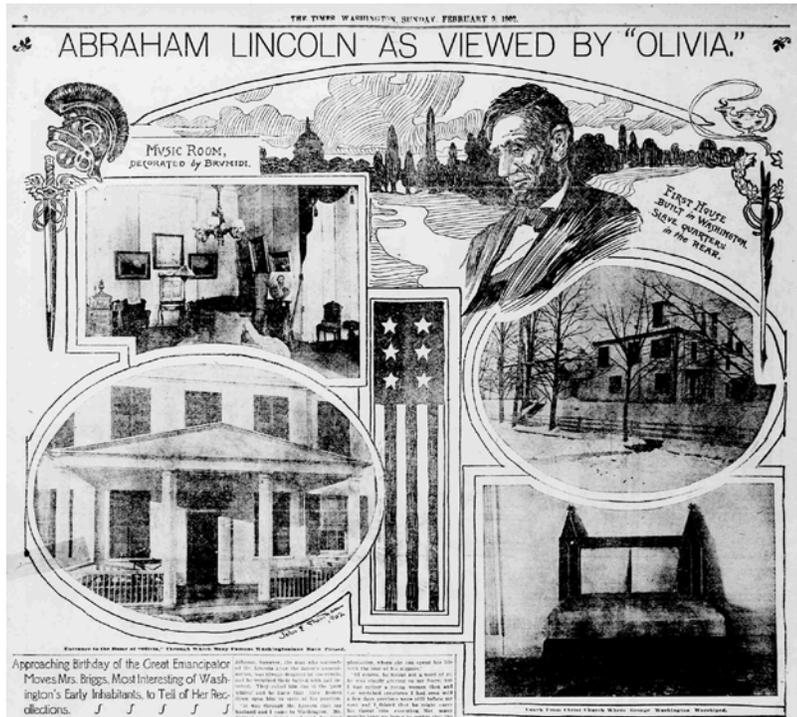
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c.1902



"Abraham Lincoln as Viewed by "Olivia." Times Washington, Washington, D.C. February 9, 1902

c.1923



"The Maples" at 630 South Carolina Avenue SE, Rear view from Northeast, Courtesy of: Washington Historical Society, Call Number: BI 046B

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c.1923



"The Maples" at 630 South Carolina Avenue, SE, Rear view from northeast, Courtesy of: Washington Historical Society, Call Number: BI 46C

c.1923



"The Maples" at 630 South Carolina Avenue SE, Rear view from Northeast, Courtesy of: Washington Historical Society, Call Number: DH-022

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1934



The Maples, from the Historic American Buildings Survey, HABS-DC-14

1954



"That Youngsters May Play," *The Washington Post*, Washington, D.C., January 10, 1954, Courtesy of: Gelman Library, George Washington University

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c. 1964



"Friendship House 'Reaches Out' to Community As It Begins Its Sixtieth Year of Activity," Capitol Hill News, March 1964, Courtesy of: Gelman Library, George Washington University





















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