

3014 N Street, NW (House)
Washington
District of Columbia

HABS No. DC-630

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154-

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

ADDENDUM TO
3014 N STREET, NW (HOUSE)
Georgetown
Washington
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PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of Interior
P.O. Box 37127
Washington D.C. 20013-7127

LAIRD-DUNLOP-LINCOLN HOUSE
3014 N Street, N.W.
Georgetown
Washington
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HABS No. DC-630

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ADDENDUM TO
3014 N Street, N.W. (House)
Georgetown
Washington
District of Columbia

REDUCED COPIES OF MEASURED DRAWINGS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

LAIRD-DUNLOP-LINCOLN HOUSE

Addendum to
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- Location: 3014 N Street, N.W., Washington, D. C.
- Present Owner: Sally Quinn and Benjamin Crowninshield Bradley
- Present Use: Private residence
- Significance: With the original, middle block built before 1798, this house represents a subset of the Federal period houses of Georgetown that were more ambitious than those closer to the piers and wharves, but not as large or pretentious as the estates being built but a few streets north of N Street. It also shows the interesting dichotomy between street facade on the north and port facade on the south. But unlike some other Georgetown houses it shows a quite skillful transition from Federal period to mid-nineteenth century revival tastes. Its owners, while not all of national significance, add importance because of unusual relationships and how they reflect the changes in Georgetown property owners.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date(s) of erection: The middle portion of this house was most likely built between 1793 when John Laird bought the land and 1798. It is commonly believed that a frame house stood on the site and was demolished by Laird to build his house. The late Robert Lyle of the Peabody Room, Georgetown Branch of the Public Library wrote Benjamin Bradley on August 12, 1983:

The Federal Assessment of 1798 of the District of Columbia, Particular List of Dwelling houses, 1st day of October 1798, lists John Laird: 'Lott No. 10-11 12, 180' on Gay (N) Street by 170' on Washington (30th) Street with 1 Brick House, 3 stories, 35 by 40; stable 20 by 16; meat house 10 by 10; kitchen 22 by 38, 1 Dwelling House, 3 Outhouses, Square Feet 21,600, Value \$5,000.'... Since he married his second wife, Mary Dick (sister of his 1st wife, Lucinda) on Feb. 1, 1797, the new house may have been a present to the bride.

The dimensions given for the dwelling house correspond to those for the main (with entrance) block of the existing house.

2. Original and subsequent owners:

- 1793 Deed (Liber A-1, part 1 folio 411)
Thomas Beall
To
John Laird
- 1833 Will (Laird's will dated 1831, he died in 1833)
Margaret Laird inherits on her father's death, and on her death (sometime after 1850's based on Grace Dunlop Ecker's *Portrait Of Old George Town*), her sister Barbara inherits. Barbara was married to James M. Dunlop
- 1918 Deed (4043-35)
Heirs of William L. Dunlop, son of James M. Dunlop
To
Mary Harlan Lincoln, wife of Robert Todd Lincoln (who dies in 1926)
- 1937 Upon death of Mary Lincoln, her daughter Mary L. Isham inherits the property, but never lives there as she owns a house nearby
- 1939 Estate of Mary L. Isham (she dies Nov. 1938)
To
Helen Morgan Hamilton Woods (Mrs. Arthur Woods)
- 1953 Helen Morgan Hamilton Woods (remarries after death of her husband and becomes Mrs. Randolph Burgess)
To
Peter Frelinghuysen
- 1976 Peter Frelinghuysen
To
Smith and Vicky Bagley
- 1983 Vicky Bagley
To
Sally Quinn and Benjamin C. Bradlee

3. Builder, contractor, suppliers: Unknown

4. Original plans and construction: The main block is the original house and it is assumed that it was built as a side hall with two rooms on the first floor.

5. Alterations and additions: A three story wing added to either side, with two additional two story sections (a wing and a hyphen) added at the east end of the house. (The stable with its entrance on 30th Street and no longer part of this parcel has been enlarged several times and is now a residence). Extensive renovations, including the insertion of an elevator, have been carried out in the twentieth century, as well as the addition of a tennis court and swimming pool.

B. Historical Context:

John Laird, like most of the early Georgetown residents, made his money in tobacco exporting and was active in local affairs, including Georgetown's prominent and early Presbyterian Church, where several merchants and exporters of Scottish descent belonged. His son-in-law, James Dunlop, probably was not as wealthy, but he achieved greater political notoriety. He had been secretary of the Corporation of Georgetown, a law partner of Francis Scott Key, and later Chief Judge (or Justice) of the Circuit Court of the District of Columbia. During the Civil War, President Lincoln removed Dunlop and his two associates because they were Confederate sympathizers. In a twist of fate all writers have noted, the heirs of Dunlop's son, William L. Dunlop, sold the house to the son of Abraham Lincoln, Robert Todd Lincoln. William Dunlop had been a lawyer, specializing in managing estates, who had his office in the house. Like Dunlop, Robert Todd Lincoln was also a lawyer, but much more successful in the law, business, and government. Lincoln was a lawyer in Chicago for 45 years, and after serving as special counsel to the Pullman Palace Car Company he became its president in 1897 upon the death of the founder, George Pullman. Lincoln remained president until 1911 when he retired and moved to Washington.

Like other late nineteenth/early twentieth century purchasers of the grand houses in Georgetown Heights, Lincoln could have lived anywhere, but Washington and Georgetown seemed to have had a special appeal to very wealthy Americans without strong roots, just as it did to the next owner of the house, Helen Morgan Hamilton Woods. Her husband, Colonel Arthur Woods, was the former commissioner of the New York City Police Department, but her own lineage (and inheritance) as a granddaughter of J.P. Morgan and as a great-great-granddaughter of Alexander Hamilton were more impressive than his pedigree. Woods, who rose to prominence in the WACS in World War II and would later work for the Ford Foundation, told a newspaper that they moved to Washington after spending a winter here. It would appear that for Woods and Lincoln, who had also been Secretary of War and Minister to Great Britain, that Georgetown offered a better social and political ambiance than either New York City or Chicago.

Although Lincoln had only lived in the house from 1919 until his death in 1926 (earlier he had lived at 1775 N St., NW, according to D.C. City Directories), it became known as the Robert Todd Lincoln House. It was Mrs. Woods who decided to revert the name to the Dunlop House.

When Mrs. Wood's husband died in 1942, she moved to the coach house and rented out the main house. The Brown family (including J. Carter Brown) rented the house from 1946 to 1951. (See HABS NO. DC-827)

The next owner, Peter Frelinghuysen was a congressman from New Jersey and he rented the adjacent property, 3018 N to a fellow congressman. That property continues as a rental property.

The next owners, Smith and Vicky Bagley were prominent Democrats donors who came to Washington with President Jimmy Carter. Smith Bagley, was another wealthy person --- an heir to a tobacco fortune --- drawn to Washington because of its political and perhaps, social importance.

The current owners, unlike the other twentieth-century owners, made their successful careers in Washington as journalists, authors, and in the case of Mr. Bradlee, who is descended from a prominent eighteenth-century New England family- the Crowninshields, as a communications company executive.

For a century and a quarter John Laird and his descendants owned the property; this continuity is conveyed in the harmoniously unified R Street elevation. The main block and the flanking lower wings --- all three stories --- share the same cornice treatment and a stringcourse at the level of the first floor arched windows' impost. The same arched window treatment and stringcourse are repeated in the two story, one bay hyphen and kitchen wing to the east, but the cornice is unornamented as befits a secondary and later kitchen wing addition. The house also has a water-table of stone in the main block and flanking wings, and brick in the hyphen and kitchen wing.

In fact, the building history is more complex and less certain than appearances suggest. The most western wing, no. 3018 R Street, was built in 1929 as established by building permits. The dates of the other wings are unknown as they are not recorded on permits. It can be assumed, therefore, that they were built sometime after the 1798 Federal Assessment and 1929. Although permits started in the District of Columbia in 1877, there seem to be few that early in Georgetown. Research into the history of the Lairds and Dunlops, and specifically dates of births and deaths, might suggest when the owners needed more space and built the wings. To speculate, it seems unlikely that any additions were made while John Laird's daughter, who never married lived in the house from the 1830's to sometime in the 1850's and that perhaps the undated additions (except for the twentieth-century attached garage) date to when Laird's other daughter and her family lived in the house. Assuming the additions to either side of the original house were done between 1850 and 1870 with the arched brownstone window lintels and stringcourse added then (across the entire facade) would be consistent with architectural tastes of that period.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The all brick Laird-Dunlop House appears as a large, multi-part Federal period house of three part composition of major center block flanked by wings, with a secondary kitchen wing attached. Strongly reiterating the sense of the Federal period is the prominent front porch with a open-bed pediment that encloses the door's fanlight. The porch is supported by fluted columns. All the details of the door and porch are strongly Federal period or Federal revival period. The main block's end double end chimneys and cornice detail are also characteristic of the Federal period. By contrast, in material and color, the brownstone architrave of the windows suggests the mid-nineteenth-century interest in Norman and other medieval revival styles, as seen in the Smithsonian Institution's Castle.

2. Condition of the fabric: The house appears to be in very good condition with the exception of some window soffits.

B. Description of Exterior:

1. Over-all dimensions: The original, main block is three stories tall and three bays wide. The flanking wings are also three stories, but not as tall and only two bays wide. To the east of the east flanking wing is a recessed one bay, two story tall hyphen connecting the two story, three bay kitchen wing to the rest of the house.

2. Foundations: The foundation on the original section is dressed stone on the R Street facade and rough faced stone on the back. The foundations on the other sections are brick.

3. Walls: With the exception of the original portion of the house, the brick is laid in all stretchers of approximately 8.5" length and 2.5" height, with tight mortar joints. The oldest portion of the house has Flemish bond with some irregularities on the first floor. A stringcourse and water-table run across the N Street facade, but the water-tables are different. On (3018 N) the water-table has a plain profile with a bull nose top. By contrast, the deeper water-table on the earlier sections of the house consists of a concave profile below a fascia capped by a bead and a slope above the bead. The hyphen and kitchen water-table is brick, not stone.

4. Structural system, framing: The house is of load-bearing masonry construction.

5. Porches, stoops: A series of porches run along the rear or lawn facades of the various sections of the house. Each of the two doors on R Street has steps up to a landing, with the main entrance having a porch covering the landing. In the rear, there are three sets of wooden steps up to the porches, with one set for the long porch along the rear of the house. A second set of steps leads to the porch after it turns the corner to the shorter portion of porch running along the east wall of the east wing. The third set provide access to the porch and landing for the kitchen wing.

As befits the street facade, the steps are masonry rather than wood and the railings are metal rather than wooden spindle. The stairs to the main entrance are sandstone with brick infill panel and brick floor. It is assumed that the front stoop with correctly and handsomely detailed Federal Revival porch date to Mrs. Wood's ownership and more specifically, were carried out in the 1930's when she made a number of changes such as the addition of an interior elevator. Two fluted round Doric columns at the front and two fluted pilasters at the rear support the curved ceiling of the porch which frames perfectly the fanlight. The broken pediment's cornice is supported by modillions and below them a thin row of tightly placed dentils, which in turn is carried by the entablature. A glass and metal colonial revival lamp hangs from the porch ceiling. A small cylinder containing a Hebrew prayer is mounted on the right pilaster.

6. Chimneys: The main, double chimneys are along the end walls of the original section of the house. The west wing has a chimney along the rear wall, the east wing has two chimneys and the hyphen has one. Only the chimneys of the original block are of architectural interest.

7. Openings:

a. Doorways and doors: The N Street facade has two doors with fanlights above. The door to the kitchen wing is a three panel door and it lacks any detailing aside from the fanlight and its architrave. The door to the main entrance is, of course, taller and wider than the kitchen door and has six panels with four tall panels in the middle and bottom with two horizontal panels on the top. In addition to the pilasters and other details of the porch, already described, the doorjamb has consoles supporting the door head.

There are several doors on the rear facade, including an apparently quite early door to the basement. All of these doors are devoid of ornamentation, although the lintels are jack arches.

b. Windows: The round arched windows of the first floor of the house are its most distinctive feature. These double sash windows with larger pane windows in the wings, are capped with fanlights and projecting lintels. The two first story windows in the main block are set within recessed panels and the lintels are supported by a course of bricks. The second and third story windows, with varying numbers of panes, have jack arches and shutters (except where removed on the rear). The sills on the windows are brownstone or in some upper story windows appear to be wood painted to imitate stone.

8. Roof:

a. Shape, covering: The original block has a gable roof covered in standing seam metal. The other roofs are not visible from the street or rear so are assumed to be flat or nearly flat, of unknown covering.

b. Cornice eaves: The most eastern section of the house, consisting of hyphen, kitchen wing, and garage has an unornamented cornice of masculine proportions. By contrast, the main

block and flanking wings have a rather unusual, nearly delicate cornice of simple console blocks supporting a plain fascia and above it a cyma reversa or lesbian cyma fascia. Below the fascia with blocks is another fascia with glyphs, which line up with the voids between the blocks of the fascia above. Some parapets are sheathed in copper.

C. Description of Interior:

NOTE: As the most western wing of the house is a separate residence (3018 N St., N.W.). It was not inspected and, therefore, no plan drawn nor was it described. In the same vein, as only the first floor of 3014 was inspected, no plan or description was prepared for the other floors. Although 3018 N Street, NW, has long been a rental property, passages between the two houses existed on each floor and have only been blocked on the 3014 side. At the basement level, a door separates the two houses. Ms. Quinn believes that the wing was added by the widow of Robert Todd Lincoln for one of her daughters. Additional research is needed to confirm this.

1. Floor plan: This house has a center hall plan with one large room to the right that was no doubt originally two rooms. This large space is the living room. To the left of the hall is the dining room and behind it is the library. Space has been carved out of the latter to create an elevator shaft and behind it a small bathroom. To the east is the hyphen with a cooking and food preparation area in the room looking out on N Street. Behind that room is a hall opening onto the back porches. East of the hyphen is a large nearly square kitchen. At the east end of the kitchen are stairs.

2. Stairway: Along the east wall at the far end of the entrance hall, an open-well, open-string stair climbs graciously to the upper floors. The unornamented, painted white square-in-plan wooden balusters and simple string faces of elongated concave and convex shapes are in sharp contrast to the dark, rich wooden handrail and voluted newel.

3. Flooring: Wood plank flooring with the exception of the hall and the library. The entrance hall is covered in square off white tiles with a black marble border and the library has wall to wall carpeting. The wooden floors have a rich, dark veneer.

4. Wall and ceiling finish: The ceilings appear to be plaster finish as do most of the walls except for the library which has floor to ceiling bookcases and the dining room which is covered in an intricately patterned wallpaper, of early design motif. The entrance hall lacks crown molding in the rear half, but has a heavy molding in the front half. A boxed beam, supported by consoles, demarcates the front and back sections of the hall. This beam, which appears finished in faux painting, is presumed to support a load bearing wall on the second and upper floors. Similarly, the living room has a boxed beam presumably supporting a load bearing wall and presumably being in the location of a wall, which once dividing this room into front and back parlors. The living room's beam and crown molding are different than those in the entrance hall. In the living room these features are made up of curved and sloped fascias. In the living room, the walls are divided into panels defined by half round strips.

5. Openings:

a. Doorways and doors: The door at the rear of the entrance hall is surprisingly simple and low, being rather thin and consisting of six panels, and with a modest fluted door surround. The top of the doorway abuts the soffit of the stairs. The front door is also six panels, but taller and enriched by a fanlight, supported by fluted doorjamb.

b. Windows: The tall round arched windows of the first floor have a lower sash of eight panes. A telling difference between the front and rear windows of the living room is that only the front windows have inside shutters that fold into the wall. The rear wall, which is 1'3", is too narrow to provide space for the shutters. The front wall, in contrast, is nearly a foot deeper, at 2'.

6. Decorative features and trim: The house has three ornamented fireplaces of probably early to mid-twentieth century date. In the living room two identical fireplaces of white marble facing, with wood surrounds and shelf echo the fluting of the front porch and were presumably built at the same time, i.e., the 1930's by Mrs. Woods. By contrast, the small fireplace in the dining room is faced in a rich green marble with speckling and the surrounds and shelf are done in white marble. The piers supporting the mantel shelf are fluted half-round columns, with starbursts in the capitals. Centered on the fireplace frieze is a white marble rectangular panel with a fasces on a diagonal and scale across it. This fireplace appears to date to the mid-nineteenth century.

7. Hardware: Early box locks are mounted on the front and rear doors.

8. Mechanical systems: The house is heated with enclosed radiators.

D. Site:

1. General setting and orientation: The main facade faces north on N Street, with most of the houses on the south side abutting their neighbors, although the Laird-Dunlop-Lincoln House has open spaces, behind tall brick walls, to the east and the west. Beyond the west wall is an alley. Across the street, the houses are also free-standing and more elevated above the street.

The rear yard of the house abuts the rear perimeter of the M Street lots. This long, but also wide back expanse offers a tennis court and swimming pool. The later installed by the present owners and the former by the previous owners.

In summary, the house occupies a commanding location along one of Georgetown's finest Federal period streets.

2. Historic landscape design: According to newspaper articles from the 1950's, the only surviving original (1751) boundary marker for the port of Georgetown existed in the backyard

of 3014 N Street, near the coach house. The coach house and its surroundings are no longer part of this parcel, but the boundary marker is still extant.

No other information is known concerning the original appearance of the landscape, except that the Dunlop's keep hog(s) on the grounds and at least one of the animals was slaughtered each year.

3. Outbuildings: There is a small, modern pool/tennis house on the property and a smokehouse nearby; the smokehouse belongs to the neighbors, however.

PART III. SOURCES OF INFORMATION

The primary source of information was the Peabody Room of the Georgetown Branch of the D.C. Public Library. In addition to newspaper clippings, the files contained information on permits (from the National Archives), partial chain of title and summary of the relevant sections of the 1798 Federal Assessment.

City directories and real estate atlases at the Historical Society of Washington and the Washingtonia Room of the Martin Luther King Library of the D.C. Public Library, along with Grace Ecker's *Portrait of Old George Town* and the Robert Todd Lincoln biography in *American National Biography* (vol 13, Oxford University Press, 1999) were important sources.

Ms. Sally Quinn also provided invaluable information. Mr. J. Carter Brown confirmed Ms. Quinn's statements concerning the Brown occupancy of the house.

Prepared by: Bill Lebovich, architectural historian, October 1999

PART IV. PROJECT INFORMATION

The Georgetown Documentation Project was sponsored by the Commission of Fine Arts and undertaken by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) of the National Park Service. Principals involved were Charles H. Atherton, Secretary, U.S. Commission of Fine Arts, and E. Blaine Cliver, Chief, HABS/HAER. The documentation was undertaken in two phases. The summer 1998 team was supervised by John P. White, FAIA, Professor of Architecture, Texas Tech University; and architecture technicians Robert C. Anderson, Boston Architectural Center; Aimee Charboneau, Tulane University; Irwin J. Gucco, The Catholic University of America; and Adam Maksay, United States/International Council on Monuments and Sites (US/ICOMOS) architect from the Transylvania Trust. Historic research was initiated by Bryan C. Green, historian, Richmond, Virginia, during this summer. The summer 1999 team was supervised by Roger S. Miller, architect, Alexandria, Virginia, and architecture technicians David Benton, The Catholic University of America; Edward Byrdy, The Catholic University of America; Irwin J. Gucco, The

Catholic University of America; and Clara Albert, US/ICOMOS architect from the Transylvania Trust. The project historian, and author of the written reports, was William Lebovich, architectural historian, Chevy Chase, Maryland. The photography was undertaken by Jack E. Boucher, HABS staff photographer, and James Rosenthal, photographic assistant.