Planning Commission Staff Report: Project Plan Application PJT2015-00005, JNP Chestnut Lodge

MEETING DATE: March 9, 2016

REPORT DATE: March 2, 2016

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APPLICATION DESCRIPTION: A proposal to amend the previously approved Planned Residential Unit (PRU2005-00022), to allow for seven (7) townhouse units instead of seven (7) multifamily units on the former Main Lodge property; and approval of a height waiver to allow for the maximum height to not exceed 51.5 feet, where 40 feet is required.

APPLICANT: James Proakis
C/O JNP Chestnut Lodge, LLC
2428 39th Street NW,
Washington, DC 20007

FILING DATE: June 25, 2015

RECOMMENDATION: Recommend that the Mayor and Council approve the proposed amendment to PRU2005-00022, and the requested height waiver, subject to the conditions as listed on page 17 and in accordance with the findings stated within the staff report.

EXECUTIVE SUMMARY: The Planned Residential Unit (PRU2005-00022) for Chestnut Lodge was adopted by the Mayor and Council on February 6, 2006. The applicant proposes to amend this approval to allow for seven (7) townhouse units in lieu of seven (7) multifamily units on the former Main Lodge property, and to allow for a maximum height of 51.5 feet where 40 feet is required in the equivalent zone of RMD-15.

Project Plan Application PJT2015-00005, JNP Chestnut Lodge
500 W. Montgomery Avenue, Parcel "I" Block A
March 2, 2016

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BACKGROUND

Chestnut Lodge Property

The Chestnut Lodge property, of which the subject application is a part, totals approximately 20 acres located at 500 West Montgomery Avenue. The site was originally developed as the Woodlawn Hotel in 1889, and was later converted to the Chestnut Lodge Sanitarium in 1908-1910. Over a period of decades, the Lodge became a renowned hospital and underwent significant expansion. By 2005, the remaining Lodge property contained the following buildings / structures: the Main Lodge (the subject of this application); the Little Lodge; Frieda's Cottage; the Ice House and the Rose Hill Barn (located within Chestnut Lodge). In 2009 the Main Lodge building was completely destroyed by fire. The remaining buildings, outlined above, are still standing.

The front eight acres, including the main entrance on West Montgomery Avenue, are in the West Montgomery Avenue Historic District. The Rose Hill Historic District contains the Rose Hill Mansion in the Rose Hill development. The Rose Hill Barn within Chestnut Lodge is an accessory structure for a residence on Bullard Circle.

PRU2005-00022

The exploratory plan for Planned Residential Unit (PRU) development of the 20.43-acre Chestnut Lodge property was approved by the Mayor and Council on February 6, 2006. Resolution No. 3-06, adopted by the Mayor and Council, is the governing document for the Chestnut Lodge development and includes any conditions approved by the Mayor and Council. **(Exhibit 5)** The Chestnut Lodge PRU became a Planned Development upon the adoption of the City's new Zoning Ordinance and Map, but continues to be governed by Resolution No. 3-06.

The PRU approval allowed for 36 new single-family dwellings, 7 multifamily residential units in the restored Main Lodge building, and rehabilitation of Frieda's Cottage and the Little Lodge as single-family dwellings. Also included was the restoration of the Ice House, and rehabilitation of the Stable and Rose Hill Barn as accessory structures. Areas to be preserved as open space owned by the homeowners association include the treed open area fronting West Montgomery Avenue, exclusive of the Main Lodge site. The majority of this open space is also covered by a Forest Conservation Easement (FCE).

Proposal

The property that is the subject of this application (the "Main Lodge") is known as Parcel "I", Block A and is part of the Planned Residential Unit Exploratory Application (PRU2005-00022) for Chestnut Lodge. The Main Lodge was originally approved for conversion to 7-multifamily residential units pursuant to the above-referenced Resolution. However the Lodge building was completely destroyed by fire in 2009 and the property has remained vacant.

The subject application proposes an amendment to the underlying approval for Chestnut Lodge to allow for the following:

1). Approval of seven (7) townhouse units instead of seven (7) multifamily units on the former Main Lodge property (Parcel "I", Block A); and

2). A height waiver from Section 25.14.07.d.4, allowing for the tower elements to exceed the required height limitations in the equivalent zone (RMD-15). Therefore, allowing the maximum height to not exceed 51.5 feet for the towers only where 40 feet is required. **(Exhibits 6)**

RECOMMENDATION

Recommend that the Mayor and Council approve the proposed amendment to PRU2005-00022, and the requested height waiver, subject to the conditions as listed on page 17 and in accordance with the findings stated within the staff report.

SITE DESCRIPTION

The property known as Parcel "I", Block A, has visual access from West Montgomery Avenue and vehicular access via Bullard Circle. The 1.68 acre property, although a separate parcel today, is part of the overall Chestnut Lodge Planned Development. At one time the property had been the site for the Historic Main Lodge. In 2009, the site was destroyed by fire and today has no structures on it. The property is zoned PD-CL (Planned Development Chestnut Lodge); it became a Planned Development with the adoption of the 2009 Zoning Ordinance.

Project Plan Application PJT2015-00005, JNP Chestnut Lodge
500 W. Montgomery Avenue, Parcel "I" Block A
March 2, 2016

Location: 500 West Montgomery Avenue

Applicant: James Proakis, c/o JNP Chestnut Lodge LLC

Land Use Designation: Institutional

Zoning District: Planned Development – Chestnut Lodge (PD-CL)
RMD-15 (Residential Medium Density (Designated Equivalent Zone)

Existing Use: Vacant –previous use Main Lodge

Parcel Area: 71,510 square feet

Subdivision: Chestnut Lodge

Dwelling Units: 7

Building Height: 37.9 feet (Townhomes); 51.5 feet[1] (Highest Tower Element)

Parking: 14 parking spaces required/16 provided

Vicinity

Surrounding Land Use and Zoning			
Location	**Zoning**	**Planned Land Use**	**Existing Use**
North	PD-CL, HD	Common Area, Historic District overlay	Open Space
East	PD-CL, HD	Common Area, Historic District overlay	Detached, Residential, Open Space
South	PD-CL, HD	Detached, Restricted Residential Historic District overlay	Detached, Residential
West	PD-CL, HD	Detached, Restricted Residential Historic District overlay	Open Space

[1] Subject to Approval of the requested Height Waiver

Previous Related Actions

- **February 6, 2006:** Planned Residential Unit Exploratory Application PRU2005-00022, to allow for the residential development of the Chestnut Lodge property, approved by Mayor and Council by Resolution No. 3-06

- **June 15, 2006:** Courtesy Reviews of Detailed site plan; preliminary phasing schedule; entrance wall feature; relocation of ice house; rehabilitation of Rose Hill Barn; rebuilding of Stable; rehabilitation and additions to Little Lodge and Main Lodge

- **July 21, 2006:** Historic District Commission HDC2005-00336, a courtesy review of the exploratory plan; exterior Lodge building alterations and additions

- **September 21, 2006:** Historic District Commission HDC2006-00366 Removal of the non-historic "Wing A" addition from Main Lodge building

- **June 18, 2015:** Historic District Commission HDC2015-00745, a courtesy review on the subject amendment to PRU2005-00022 i.e., proposal of six townhouses.

- **September 9, 2015:** Project Plan Application PJT2015-00005, a Project Plan briefing to the Planning Commission

- **November 19, 2015:** Historic District Commission HDC2015-00771, Second courtesy Review as it relates to the amendment to PRU2005-00022 i.e., 7 townhouse units proposed, shifting of building and the addition of a second tower

- **November 23, 2015:** Project Plan Application PJT2015-00005, a project plan briefing to the Mayor and Council on the amendment to PRU2005-00005 i.e., the proposed townhouse development

PROJECT ANALYSIS

As approved, the former Main Lodge was to be rehabilitated and converted into seven multi-family units. A new addition was to be constructed to the south side of the building. This amendment proposes seven (7) townhomes in lieu of the seven (7) multifamily units. The footprint of the townhomes will be approximately 11,150 square feet (180' wide by 68' deep) versus the 8,390 square foot (145' wide by 61' deep) footprint of the previous Main Lodge and proposed addition. As proposed, the townhouse footprint is approximately 35 feet longer, 7 feet wider on the north side and 4 feet wider on the south side. **(Exhibit 7)**

The proposed seven (7) townhomes will range in size from 3,800 square feet to 4,300 square feet with two and three car garages in the rear. Access to the site will be via Bullard Circle and access to the garages will be via a private drive that also provides access to the Little Lodge. Parking required for townhomes is based on the number of bedrooms being provided. A total of 14 spaces are required, and 16 spaces are being provided. Modifications to the site include widening the driveway access for two-way travel, shifting the Little Lodge access easement slightly and completing the pedestrian connections within the Chestnut Lodge Development. Two (2) micro-bio retention facilities will also be added.

The architecture has been designed to be reminiscent of the style of the Main Lodge, but not to copy it. Based upon feedback received from the community, the applicant has proposed the incorporation of two tower elements to be located over units five (5) and seven (7). The intent of the towers was to provide a "grand" look to the overall proposal and are a feature similar to the Main Lodge. The towers will not exceed the height of 51.5 feet, and are comprised of non-habitable space. The approved resolution restricts new additions to a height of 41 feet. The equivalent zone for the property, RMD-15 (Residential Medium Density), allows for a maximum height of 40 feet. The height of the previous Main Lodge was 63 feet, which included the height of the tower. As proposed the townhomes themselves will not exceed 37.9 feet in height, and the applicant has requested a height waiver for the incorporated "tower" elements. It is important to note that only the proposed tower elements exceed the height requirement.

Master Plan

The subject property is located in Planning Area 4, the West End-Woodley Gardens East/West Planning area. The 2002 Planned Land Use map designates the property as "institutional". The adopted 2002 Master Plan recommends that the site be maintained as an institutional use and retain its then R-S zone in order to offer as much protection as possible for the site's historic buildings and mature trees. It also states that:

"A residential use on the property may be acceptable if the historic buildings and trees are protected". It further states that "New residential units should be governed by minimum lot size, maximum lot coverage and minimum setback requirements applicable in the R-90 zone for compatibility with the existing surrounding neighborhoods**." (page 11-23 Exhibit 8)**

As submitted the proposed amendment is consistent with the Master Plan's recommendation of the redevelopment of the site in that it will be a residential use on the property; the property will maintain the requirements of the equivalent zone; it will continue to be part of a Planned Residential Unit (PRU); and the proposed development will protect the mature trees on the site.

The proposed application remains in compliance with the Master Plan by continuing not to provide any commercial uses.

Infrastructure/ Adequate Public Facilities Standards (APFS)

In accordance with Section 25.20.03.a.3. of the zoning ordinance, Project Plan PJT2015-00005 is subject to a determination of adequate public facilities, for the proposed development, even though a previous determination was made by the Mayor and Council in its approval of the original PRU2005-00022 via Resolution No. 3-06.

Roads and Transportation

Based on the applicant's completion of the Comprehensive Transportation Review (CTR), the project will generate a net of 0 AM, and 2 PM peak hour new auto trips from the prior approval. The proposed project does not require the applicant to complete mitigation at any intersections, nor will the project substantively alter or change vehicular traffic flow movements in and around the site area.

Water and Sewer

In a letter dated December 9, 2015 **(Exhibit 9)** the application received conceptual Water and Sewer Authorization approval from the Department of Public Works (DPW) for connection to the City's water and sanitary sewer systems. The Water and Sewer Authorization letter lists project specific conditions of approval.

Schools

The subject property is served by the Richard Montgomery Cluster Area (Beall Elementary, Julius West Middle School and Richmond Montgomery High School). Using the Montgomery County Student Generation Rates for Housing Types (dated December 6, 2013), the proposed seven (7) unit townhome proposal will generate the following number of students: 2 students at the elementary school grade level, 1 student at the middle school level, and 1 student at the high school level. For the purposes of this test the project was assumed to generate one (1) additional student at the elementary level from what was generated by the prior approval

In 2015, the Mayor and Council adopted amendments to the school standards of the APFO. The standard now matches the requirements of the County and increases maximum permitted capacity levels to 120%. In addition, total enrollment for the school type (e.g. elementary, middle, high school) in each cluster is considered now, rather than for each individual school. The test occurs in year five, not years one and two.

School Test: Percent Utilization >120% = Moratorium						
School Type (Richard Montgomery Cluster)	Projected August 2020 Enrollment	Students Generated by Proposed Development	100% MCPS Program Capacity with County Council Adopted Amended FY15-20 CIP	Enrollment Including Proposed Development	Cluster Percent Utilization in 2020	Cluster Percent Utilization in 2020 with Proposed Development
Elementary School	2,724	1	2,884	2,743	94.5%	95.1%
Middle School	1,351	1	1,445	1,359	93.5%	94.0%
High School	2,479	1	2,237	2,491	110.8%	111.3%

Fire and Emergency Service

The requested PD Amendment i.e., the construction of 7 townhomes does not alter or impact the response time for emergency services, nor does the project impact emergency apparatus from accessing the properties adjacent to the townhomes. A turn-around area for emergency apparatus responding to the site will be installed as part of this project.

Transportation and Circulation

Parking

The applicant will be required to provide vehicular access for the proposed townhomes. The proposed amendment shows parking to be met via the private garages. Two parking spaces are required for each townhouse dwelling unit with three or more bedrooms. All proposed townhouse units will have 3 or more bedrooms. As such, a minimum of fourteen (14) parking spaces are required and sixteen (16) spaces are being provided. Two of the units will have three car garages.

Access

The site has frontage on Bullard Circle off of West Montgomery Avenue. The site will continue to have only one access point via Bullard Circle with access to the garages via a private access road in the back of the proposed townhomes.

A 20' wide driveway is proposed to connect the townhomes to Bullard Circle. The driveway connects vehicles to the rear of the townhomes. This width meets the minimum standards for two-way access driveway, as required by the City's Zoning Ordinance. The driveway will be shared with an existing property owner, as it expands the existing driveway access to the home. As such the site plan proposes minor augmentations to the alignment of the existing reciprocal ingress/egress easement, such that the proposed driveway fits within the easement. Truck turning templates indicate that larger trucks (moving trucks, delivery trucks, etc.) will be able to navigate the driveway.

Traffic

The Transportation Report was submitted in accordance with the City's CTR analysis for new development projects that generate less than 30 peak hour trips. The CTR focused on internal circulation and parking, and non-auto access through and onto the site. The purpose of the CTR process is to ensure that adequate transportation facilities exist during and after a development project is complete.

As previously noted, the proposed use will not generate greater than thirty (30) peak hour vehicle trips and as such, will not substantively alter or change vehicular traffic movements in and around the site area.

Bicycle/Pedestrian Access

Pedestrian access from the townhomes will be integrated into the pedestrian network serving the existing single-family homes in the established Chestnut Lodge neighborhood. A semi-circular pedestrian walk is planned in the front of the townhomes that will align with the lead-in walkway connections between the existing pedestrian walkway to the east of Bullard Circle and the pavement edge. The aligned pedestrian connections on each side of Bullard Circle are ADA accessible. The City of Rockville proposes a shared roadway bicycle facility along Bullard Circle in the draft Bikeway Master Plan. As such, no designated on or off-road bicycle facilities are proposed with this site plan.

Transit

There are bus stops located immediately east of Laird Street/Bullard Circle, with a bus shelter located in the southeast quadrant of the intersections. There are additional bus stops located to the east and west along West Montgomery Avenue. Ride-On Routes 54 and 63 serve the stops located near the access to the Chestnut Lodge neighborhood.

Within Rockville, both routes largely serve the area west of I-270 before traversing West Montgomery Avenue to the Rockville Metro Station.

Historic Resources

The property is within the West Montgomery Historic District. A portion of the site was included in the original Historic District when it was created in 1974. Subsequent expansions in 1989 and 2002 resulted in eight acres of Chestnut Lodge being designated within the West Montgomery Avenue Historic District. The 1989 West End Neighborhood Plan recommended that the West Montgomery District be expanded to include the remaining Lodge property and other parcels. The Maryland Historic Trust (MHT) documentation submitted in 1989 included the Chestnut Lodge in the Maryland Inventory of Historic Properties, which is the official listing of potential historic resources in Maryland. The data in the form outlines the history of the property and was the basis for its addition to the West Montgomery District in 1989. (**Exhibit 10)**

The Chestnut Lodge property has two periods of historic and architectural significance. Developed as the Woodlawn Hotel in 1889, it was the only surviving example of a late 19th century hotel complex with the original building hierarchy from the Rockville's summer resort hotel era. It was later converted to the Chestnut Lodge Sanitarium in 1908-1910. In 2009, a fire destroyed the Main Lodge building. Currently, the only surviving structure from the earlier period of significance is the restored Ice House, located on the Little Lodge property. The two remaining historic houses (Little Lodge and Frieda's Cottage) represent the second period of historic significance. The HDC has review authority over any exterior alterations and new construction that occurs on property within the 7.69 acres that are within the West Montgomery Avenue Historic District as well as the Rose Hill Farm Historic District.

The HDC conducted courtesy reviews of the proposal on June 18, 2015 and November 19, 2015.

At the June meeting the HDC requested more information including a comparison between the former Main Lodge and the proposal. The HDC expressed concerns about the west (rear) façade of the townhomes, and what would be visible from West Montgomery Avenue. Commissioner Moloney did not think the proposed massing and use of similar details as the former Main Lodge was effective, while others expressed support for the overall design and proposed tree protection.

At the November meeting, the HDC reviewed the revised design for seven units, with modified porches and the addition of a second tower element. Commissioner Achtmeyer noted that rear façade did not have a rendering and asked about the treatment of the rear façade of the townhomes. He noted that he liked the addition of the second tower as reminiscent of the Main Lodge, and that it was an overall good design.

Environment

Environmental Guidelines

The site does not contain any natural feature such as streams, wetlands or flood plain. There are no steep slopes, hydric soils or erodible soils within the parcel.

Forest Conservation

The site is included in the approved overall Forest Conservation Plan (FCP) for Chestnut Lodge and the applicant has filed an Amended FCP for the subject parcel to reflect the proposed seven townhouse units. The originally approved FCP showed the removal of significant trees as part of the conversion of the main building to condominiums and for the construction of Bullard's Circle. However, not all of these trees were removed since the conversion project was not completed. The amended FCP, as currently proposed, will retain several large significant trees originally slated for removal and will remove two dead significant trees within the parcel. There is a cluster of large American holly trees on the north end of the units which survived the 2009 fire and have since thrived.

All of the holly trees and two large spruce and cedar trees at the southern end are shown for retention utilizing specialized tree preservation and mitigation measures. Included in this staff report is the *Consulting Arborist Report Regarding Tree Preservation Measures to be Proffered by Applicant*, which outlines the specific measures the applicant will utilize before, during and after construction to mitigate impacts to significant trees. **(Exhibit 11)**

The Amended FCP will be updated to reflect the overall site's compliance with the forest conservation and significant tree replacement requirement. The landscape plan approved with the original FCP provided significant tree replacement plantings which will be revised on the Amended FCP based on the proposed site layout. The same number of significant trees will be shown on the new landscape plan.

Approval of the Amended FCP is required prior to issuance of the Forestry permit. The applicant is required to execute and record a Forest and Tree Conservation Easement and Declaration of Covenants over Parcel I to provide long term protection for the forest conservation credit trees as well as execute a Five-year warranty and maintenance agreement for the new trees. **(Exhibit 12)**

Landscaping

The landscape plan provides tree, shrub and perennial plantings throughout the parcel. Some of the trees being planted will count toward the Forest and Tree Preservation Ordinance requirements. Most of the trees and shrubs are native to the mid-Atlantic or are reminiscent of plants frequently found on historic sites such as star magnolia, *Camellia* and *Abeila*. The two stormwater management micro-bio retention areas will be landscaped with appropriate shrubs and perennials for these devices. **(Exhibit 13)**

Noise

Noise levels that may be generated during the construction and development of the 7 townhomes must comply with maximum allowable noise levels as referenced under Sec.31B-6 of the Montgomery County Noise Ordinance.

Stormwater Management

Under the proposal, Stormwater Management (SWM) for this project will be provided in compliance with priority methods as established by code and as approved by the Pre-Application SWM Concept approval dated January 21, 2016 (**Exhibit 14**). On-site SWM is being provided by a combination of Environmental Site Design measures (ESD) including two (2) micro-bioretention facilities, a drywell, rooftop and non-rooftop disconnect, and an alternative measure, specifically monetary contribution, in lieu of providing on-site quantity management. The applicant has continued to work with Department of Public Works staff in finalizing the design and operation of the proposed stormwater management facilities.

Sediment Control

Erosion and Sediment Control for this project will be provided in compliance with the Preliminary Erosion and Sediment Control Approval Letter Dated January 21, 2016 (see **Exhibit 15)**

Zoning Ordinance Compliance

As previously indicated, with the adoption of the 2009 Zoning Ordinance the subject property became zoned PD-CL (Planned Development-Chestnut Lodge). The subject property is regulated in accordance with the approved PRU approved by the Mayor and Council by Resolution No. 3-06 on February 6, 2006. When PRU approvals became Planned Developments (PDs) in 2009, equivalent zones were designated for areas within them. The development standards for the equivalent zone apply to those areas subject to an amendment to the PD. For this property, its designated equivalent zone is RMD-15 (Residential Medium Density) zone. Townhouses are permitted uses in the RMD-15 zone, and the RMD-15 development standards apply.

Comparison of Approved and Proposed Development Standards

	Approved IN CHESTNUT LODGE EXPLORATORY APPLICATION PRU2005-00022	**RESIDENTIAL MEDIUM DENSITY (RMD-15)**	**PROPOSED PROJECT PLAN AS PROVIDED**
Lot Area	Min 9,000 Square feet		71,510 square feet
Maximum Density DU/Acre		15	
Building Height	Max 63 Feet (includes Tower)	40 feet	Townhouses: 37.9 feet tall max Tower : 51.5 feet tall max
Lot Coverage	Max 25%	Max 30%	19.3%
Setbacks			
Front	Min 30'	25'	32'
Side	Min 11'	N/A	68'
Rear	Min 25'	N/A	52'
Minimum Tract Frontage		50 Feet	

The applicant's proposal to develop the site with seven (7) townhomes in lieu of the seven (7) multi-family residential units approved under PRU2005-00022, complies with all applicable development standards with the exception of the height requirements. The RMD-15 requires buildings to maintain a height of 40 feet (Section 25.11.04). As proposed the townhomes meet the height requirement at 37.9 feet, however the proposed 51.5 foot tower elements exceed the allowed height. As proposed the height of the townhomes, and the tower elements, do not

exceed the height of the prior Main Lodge 63 feet which included the tower element. As indicated in the waiver request **(Exhibit 16)**, the applicant is requesting a waiver from the equivalent zone height limit to allow for the height to not exceed 51.5 feet, where 40 feet is allowed. Per Sec. 25.14.07.d.4, the approving authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon finding that the applicant has shown good cause as to why the development standard should not be apply to any portion of the Planned Development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:

(a) Whether the development standard of the equivalent zone is compatible with the completed portions of the Planned Development;
(b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
(c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible, and;
(d) Such other factor as the Approving Authority reasonably deems appropriate.

Staff supports the waiver request due to the fact that the Tower does provide a more aesthically pleasing product and as previously indicated a "grand" appearance to the proposal and pays homage to the Main Lodge without replicating any specific elements of the Lodge. Therefore staff finds that the proposed height waiver, limited to the uninhabitable tower elements as proposed, represents good design principles, and is compatible with the completed portions of the Chestnut Lodge development.

COMMUNITY OUTREACH

In accordance with Section 25.05.03.c and 25.05.03.c of the Zoning Ordinance, written notice of the Planning Commission public review of the Project Plan Application PJT2015-00005, was sent to property owners located within the required 1500 feet radius of the property, as well as notification letters to 40 neighborhood associations. The applicant affirmed via submission of required affidavits that both written and electronic public notification was provided for all area and public meetings on the subject Project Plan application.

The applicant held a Pre-Application area meeting held on April 21, 2015; a post-application area meeting held on July 28, 2015: **(Exhibit 17)**

- Pre-Application Area meeting was held on April 21, 2015 at 111 Maryland Avenue in the Mayor and Council Chambers. The meeting was attended by 10 people.

- Post-Application area meeting was held on July 28, 2015 at 111 Maryland Avenue in the Mayor and Council Chambers. The meeting was attended by 14 people.

PUBLIC TESTIMONY

Included within this staff report are written comments received from September 9, 2015 to February 29, 2016. **(Exhibit 18)**

ADDITIONAL INFORMATION

Research requested by the Mayor and Council

A briefing on Project Plan Application PJT2015-00005 was held by the Mayor and Council on November 23, 2015. The purpose of this meeting was for the applicant to inform the Mayor and Council about their proposal. No decisions were made on the application. During this briefing several comments were made by the applicant's attorney, Soo Lee Cho, Esquire, from the law firm of Miller, Miller and Canby, in which the Mayor and Council asked staff to research and provide results for the record. The Mayor and Council also directed staff to research information on best practices on how to handle historic buildings that have been lost. Below are the questions in their entirety and findings with regards to the questions.

1. **When did the single family homes front West Montgomery Avenue?**

Research conducted did not reveal that any single family homes or lots fronted on West Montgomery Avenue. The research concluded that individual lots did exist on Thomas Street as part of the R.T. Veirs Addition to Rockville subdivision, as identified in **Exhibit 19**. These lots were platted in 1890, but were never built on. The attached plat eliminated them through subdivision.

2. **When was the discussion about Institutional Use with regards to the subject property?**

The conversations relating to the property being "Institutional" was strictly between the former owner and developer of the property (Morty Levine) of Chestnut Lodge Properties and members of the team at that time. Soo Lee Cho, the attorney that has worked on the development of the Chestnut Lodge property from the beginning indicated that, any conversations related were not directly with any city officials, the conversations were just amongst the group as they were deciding what uses would be viable for the property. The Chestnut Lodge property had been an institutional use for many years, and was purchased by the Washington Waldorf School for private educational institutional use, prior to its scale to Chestnut Lodge Properties.

3. What are the best practices for when a Historic building has been lost? What is the best way to move forward?

This information is provided via a memo from Shelia Bashiri, City preservation Planner. **Exhibit 20.**

FINDINGS

In accordance with Section 25.07.01.b.2, of the Zoning Ordinance, a project plan may be approved only if the Mayor and Council find that the approval of the application will not:

Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;

At this initial stage in the development review process of the proposed PRU amendment, staff has found no evidence that seven (7) townhomes in lieu of seven (7) multi-family homes will be detrimental to the health and safety of persons working or living in the neighborhood. The property directly affected by the application would be the property located at 3 Bullard Circle, known as the Little Lodge. This property will share driveway access with the proposed townhomes. A 20' wide driveway will be provided for two-way access. A turn-around area for emergency apparatus will also be installed. Pedestrian access for the proposed townhomes will be integrated into the pedestrian network serving the existing single-family homes in the established Chestnut Lodge neighborhood. A semi-circular pedestrian walk is planned in the front of the townhomes that will align with the lead-in walkway connections between the existing pedestrian walkway to the east of the Bullard Circle and the pavement edge.

Be in Conflict with the Plan;

The Master Plan as approved and adopted on November 12, 2002, assigned the land use designation of the subject property as "Institutional", reflecting the longstanding institutional use of the property. As previously stated, the Master Plan anticipated that residential uses would be acceptable as long as the historic buildings and trees are protected. In this case there are no historical buildings on the subject property to protect, due to the Main Lodge being destroyed by fire in 2009. As previously stated, the amended FCP, as currently proposed, will retain several significant trees originally slated for removal. Only two (2) dead significant trees are being removed within the parcel. The cluster of large American Holly trees on the north end of the proposed townhouse units survived the 2009 fire and have thrived since that time.

Overburden existing and programed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted Adequate Public facilities Standards;

As required per section 25.20.03.a.3. of the Ordinance, the proposed amendment to PRU2005-00022, via PRJ2015-00005, is subject to a determination of adequate public facilities compliance for the proposed changes. Pursuant to the discussion in the staff report, staff has analyzed the proposed amendment for compliance with the Adequate Public Facilities

Standards, and has found that the proposed development of seven (7) townhomes on the site will not overburden existing and programmed public facilities.

While the development approved PRU2005-00022 was not implemented, the water and sewer demands established by that approval are considered to be the existing demand and the approval is still valid.

Constitute a violation of any provision of the Zoning Ordinance or other applicable law; or
The proposed project plan application as submitted complies with all provisions of the Zoning Ordinance with the exception of the height limitation. The tower elements, as proposed, exceed the allowable 40-foot height limit in the RMD-15 zone although the townhomes themselves meet the required height established in both the approved PRU and the designated equivalent zone.

As indicated previously, the applicant has requested a waiver from the height requirement to allow for the tower elements to be 51.5 feet tall where 40 feet is required. Staff is supportive of this waiver based on the discussion in the staff report.

Adversely affect the natural resources or environment of the City or surrounding areas.
The site does not contain any natural features. No other environmental concerns are known that would affect the natural resources or environment in the surrounding area. The proposal will have included appropriate shrubs and perennials within the micro-bioretention areas. There is no evidence the proposed development of seven (7) residential townhomes would adversely affect the natural resources or the environment of the City or surrounding areas.

CONDITIONS

A recommendation of Approval to the Mayor and Council is recommended subject to the following conditions, to be incorporated into Resolution for the Mayor and Council consideration:

1). Changes to Section 3.b (page 11) of Resolution No. 3-06, to reflect the subject property (Parcel "I", Block A,) as approved for townhouse use , and modifications to the height limits, if the waiver is granted.

2). Incorporate Exhibit 1, Chestnut Lodge Project Plan, into the Resolution.

3). That the applicant must abide by and incorporate the ***Consulting Arborist Report*** regarding tree preservation with the Resolution.

Exhibit 1: Site Plan

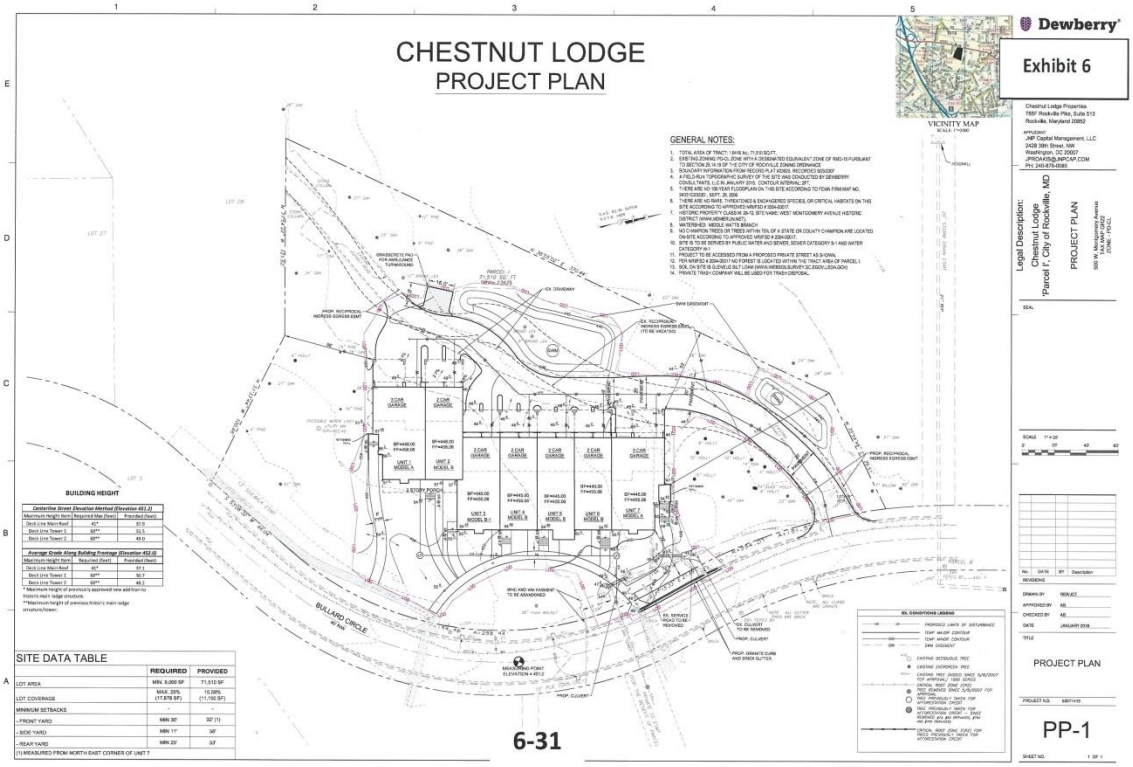


Exhibit 2: Aerial Map

City of Rockville Maryland

Case Number: PJT2015-00005 **Address:** 500 W. MONTGOMERY AVENUE "PARCEL"

Project Name: JNP CHESTNUT LODGE

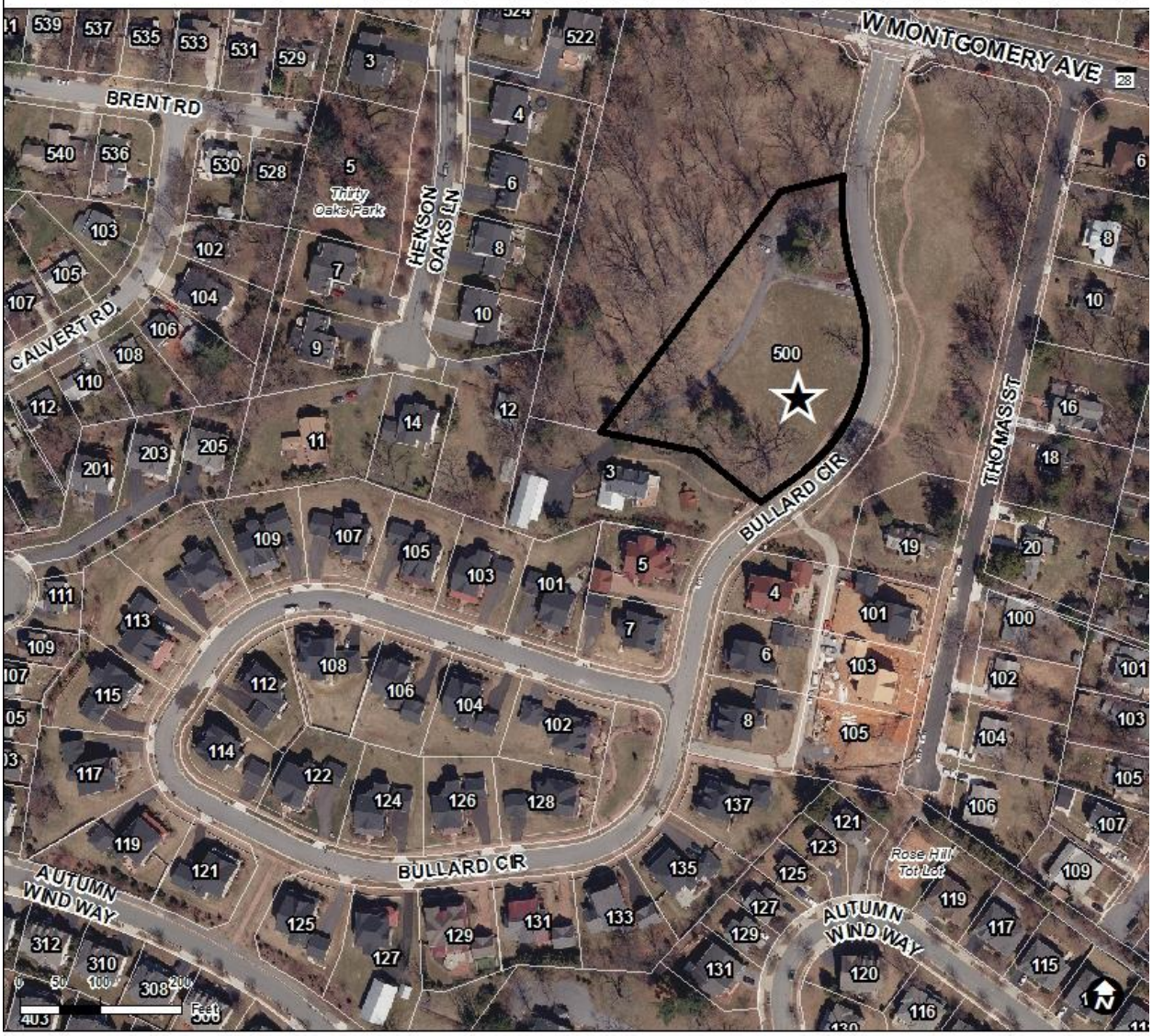


Exhibit 3: Planned Land Use Map

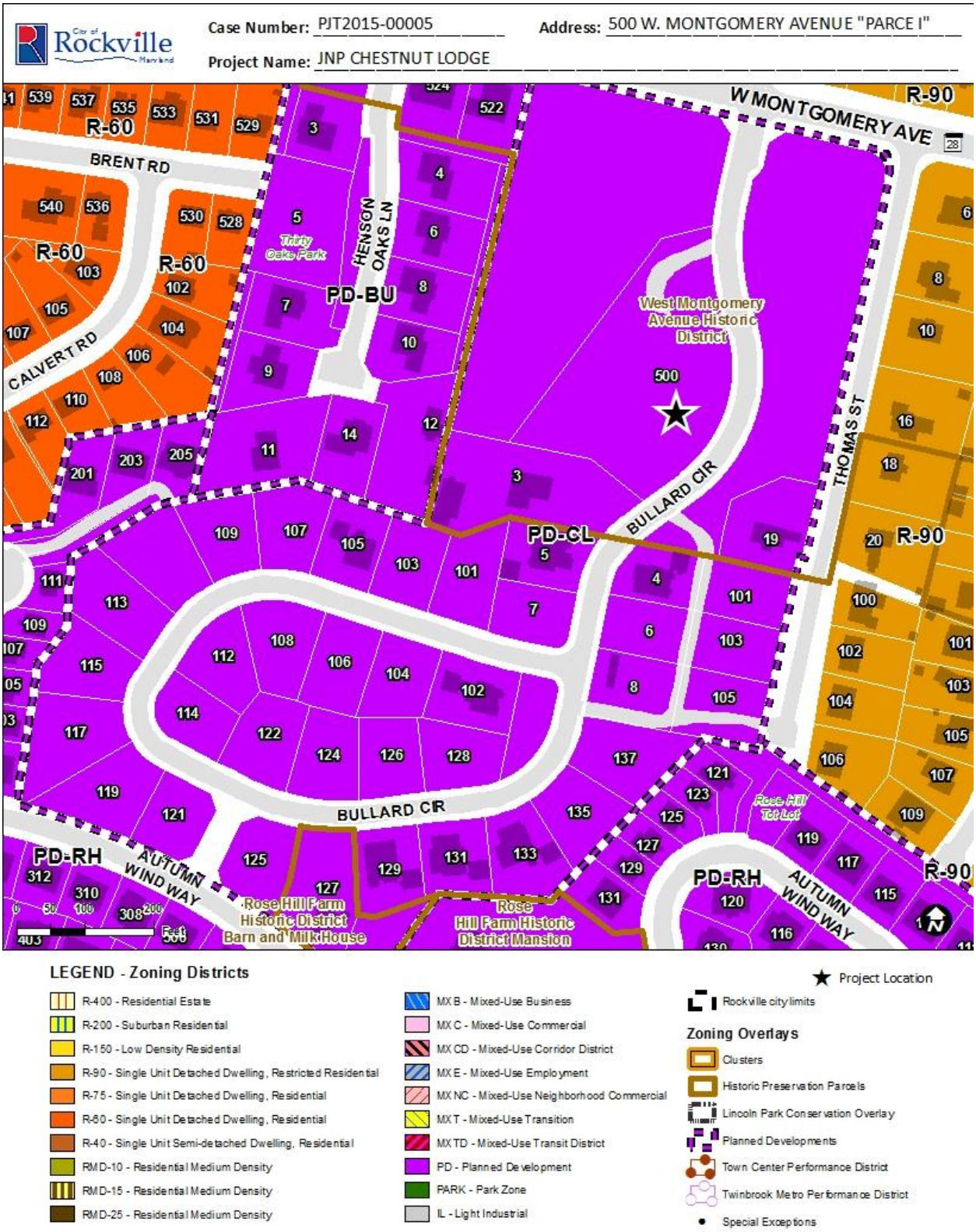
Case Number: PJT2015-00005 Address: 500 W. MONTGOMERY AVENUE "PARCE I"

Project Name: JNP CHESTNUT LODGE

LEGEND - Master Plan Land Uses

- DRL - Detached Residential (Low Density Less Than 2.5 Units Per Acre)
- DRM - Detached Residential (Medium Density 2.5 to 4 Units Per Acre)
- DRH - Detached Residential (High Density Over 4 Units Per Acre)
- GA - Garden Apartments
- AR - Attached Residential
- HRA - High Rise Apartments
- NC - Neighborhood Commercial
- GC - General Commercial
- EC - Entertainment Corridor
- SI - Service Industrial
- RIOP - Restricted Industrial / Office Park
- RRW - Rail Right-of-Way
- PRSFD - Preferred Residential - Single-family Detached
- PRSFA - Preferred Residential - Single-family Attached
- PRSFAD - Preferred Residential - Single-family Attached/Detached
- PRMF - Preferred Residential - Multi-family
- PC - Preferred Commercial
- POLW - Preferred Office/Live Work Space
- PO - Preferred Office
- MUPO - Mixed-Use Preferred Office
- MUPR - Mixed-Use Preferred Residential
- MR - Mixed Residential
- MUC - Mixed Use Commercial
- MUD - Mixed Use Development
- MUI - Mixed Use Industrial
- PBF - Public Buildings and Facilities
- PI - Public and Institutional
- I - Institutional
- PRCA - Private Recreational and Conservation Area
- POS - Private Open Space
- PPOS - Public Park and Open Space
- RPR - Rockville Pike Residential
- RPCMUD - Rockville Pike Corridor Mixed-Use Development
- CPD - Comprehensive Planned Development
- Rockville city limits
- Maximum Expansion Limit
- ★ Project Location

Exhibit 4: Zoning Map



Resolution No. 3-06 RESOLUTION: To approve, with conditions, the exploratory application for Planned Residential Unit Application No. PRU2005-00022, as modified, Chestnut Lodge Properties, Inc., Applicant

WHEREAS, Chestnut Lodge Properties, Inc., 7979 Old Georgetown Road, Suite 800, Bethesda, Maryland 20815, filed Planned Residential Unit Exploratory Application PRU2005-00022, for a residential development on the approximately 20.43-acre Chestnut Lodge site located at 500 West Montgomery Avenue. The site is generally south of West Montgomery Avenue, west of Thomas Street, north of Autumn Wind Way and east of Tall Grass Court and Henson Oaks Lane, including approximately 7.69 acres (335,093 sq. ft.) located within the West Montgomery Avenue Historic District as well as the Rose Hill Barn portion of the Rose Hill Farm Historic District consisting of approximately .80 acre (35,000 sq. ft.). The site is currently improved with seven structures of historic significance, including the main Chestnut Lodge hospital facility known as the "Main Lodge," the former home of Dr. Bullard known as the "Little Lodge," the former home of Frieda Fromm-Reichmann known as "Frieda's Cottage," the former Nurses' residence known as the "Upper Cottage," the Icehouse, the Stable, and the Barn with an attached Creamery; and

WHEREAS, as originally filed, Exploratory Application PRU2005-00022 requested approval of 44 residential dwelling units on the site consisting of 36 new single family detached homes with detached garages, the rehabilitation and reuse of the Little Lodge as a single family dwelling unit and the rehabilitation and conversion of the Main Lodge into seven multi-family units, with the reconstruction of the existing Icehouse as an accessory structure. The Application also proposed conveying Frieda's Cottage to Peerless Rockville, Inc. for its use as an

eleemosynary institution, conveying the Barn/Creamery to the owners of the adjacent Rose Hill Mansion property, and placing the 8 acre open space within the West Montgomery Historic District in a conservation and maintenance easement; and

WHEREAS, the proposal was subsequently modified to provide for the conveyance of Frieda's Cottage to Peerless Rockville for use as a single family dwelling unit; and

WHEREAS, on July 21, 2005, the Rockville Historic District Commission approved the Applicant's request (HDC2005-00336) to demolish the Upper Cottage and reconstruct the Icehouse at the Chestnut Lodge property; and

WHEREAS, consistent with the Historic District Commission's actions, the Applicant modified its proposal to provide for the reconstruction of the Stable as an accessory use to the Little Lodge; and

WHEREAS, pursuant to Section 25-556 of the Zoning and Planning Ordinance, the Planning Commission, at its meetings of August 15, 2005 and September 14, 2005, reviewed the subject application as modified and on a motion approved by a 5 to 1 vote recommended approval of the proposed development, as modified, and subject to certain conditions. By memorandum dated September 23, 2005 the Planning Commission's recommendation was transmitted to the Mayor and Council; and

WHEREAS, pursuant to Section 25-557 of the Zoning and Planning Ordinance, the Mayor and Council gave notice that a public hearing on said Application would be held by the Mayor and Council of Rockville in the Council Chambers at Rockville City Hall on September 26, 2005, at 7:00 p.m. or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard; and

WHEREAS, on September 26, 2005, the said Application came on for hearing at the time and place indicated in said notice; and

WHEREAS, on December 13, 2005 the Mayor and Council conducted an on-site meeting so as to better understand the site conditions and to discuss issues pertaining to the proposed development; and

WHEREAS, the Mayor and Council further considered the Application at its meetings on November 28, 2005 and January 9, 2006; and

WHEREAS, the Applicant further modified the proposal so as to provide for the rehabilitation of the Barn/Creamery for use as an accessory structure to one of the new single family detached houses, along with certain other modifications to address concerns raised by the Mayor and Council; and

WHEREAS, said matter having been fully considered by the Mayor and Council, the Mayor and Council having found and determined that the proposed development, as modified, and subject to the requirements and conditions set forth herein:

1. WILL NOT AFFECT ADVERSELY THE HEALTH OR SAFETY OF PERSONS WHO WILL RESIDE OR WORK IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT.

2. WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS LOCATED OR TO BE LOCATED IN OR ADJACENT TO THE DEVELOPMENT AND IS COMPATIBLE WITH THE ADJACENT AND SURROUNDING COMMUNITY.

The proposed single-family and condominium residential development, as conditioned below, is comparable to the density of the surrounding neighborhoods while providing adaptive reuse of the major historic structures on the site as dwelling units – the Main Lodge building, the

Little Lodge and Frieda's Cottage. (Frieda's Cottage is also herein approved for any other use permitted in the R-S Zone, subject to the applicable approval process and requirements for that use.)

The development's reduced setbacks are consistent with smart growth practices and are comparable to other Planned Residential Unit (PRU) developments and Comprehensive Planned Developments (CPDs) within the City of Rockville. These reduced setbacks reflect the resurgence of traditional development patterns, and, when coupled with open space and good design, promote the public welfare by fostering a positive community identity. The proposed setbacks for the new single family homes are similar to the setbacks in the adjacent Rose Hill and Thirty Oaks (Buckingham) neighborhoods.

Extensive landscape buffers surrounding the new development will mitigate any negative aesthetic impacts of the development, including the size and height of the new homes and garages, on the surrounding neighborhoods.

3. WILL NOT BE CONTRARY TO THE REQUIREMENTS CONTAINED IN DIVISION 5 OF ARTICLE XII OF THE ZONING AND PLANNING ORDINANCE.

The proposed development contains certain common areas that will be owned by the Homeowners Association or similar entity (hereinafter referred to as "Homeowners Association" or "HOA"), which will serve as open space and neighborhood passive parks. The Mayor and Council finds that these areas are consistent with the requirements for open space and common areas. The Mayor and Council further finds that the location, size, shape and topography of such areas are well suited for their intended purposes and that preservation of the common area located in the West Montgomery Historic District portion of the site (identified as Parcels A and

B on attached Exhibit "A") in its natural state would minimize disruption of the environment and foster protection of wildlife, natural features, and historic vistas.

4. WILL NOT BE INCONSISTENT WITH THE INTENT OR PURPOSE OF ARTICLE XII OF THE ZONING AND PLANNING ORDINANCE.

The intent and purpose of the Planned Residential Unit (PRU) Special Development Procedure is to promote a creative approach to development; accomplish a more desirable environment than would be possible with the strict application of the requirements of the Zoning and Planning Ordinance, including preserving natural features and providing more open space than standard requirements; promote the efficient use of land; enhance the appearance and value of neighborhoods; and provide a cohesive neighborhood that is compatible with existing neighborhoods. The proposed development, with the conditions imposed herein, satisfies these requirements by producing an attractive and cohesive neighborhood environment with significant open space and buffers and parkland, while also preserving, through rehabilitation and reuse, significant historic features of the site. The proposed development blends well and is compatible with the surrounding properties and the adjacent historic districts.

5. WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES, INCLUDING WATER, SANITARY SEWER, PUBLIC ROADS, STORM DRAINAGE AND OTHER PUBLIC IMPROVEMENTS. [1]

The proposed development will be adequately served by City water and sewer service.

The proposed development is comparable to the density that would be available under the standard development in the R-S Zone. There is no appreciable difference between the

minimal number of vehicular trips generated on West Montgomery Avenue by the proposed development under the PRU procedure and the trip generation of a standard development at the density recommended in the Master Plan for the site. The City and the State Highway Administration have an established policy of not expanding West Montgomery Avenue to accommodate additional vehicular traffic. The various on-site and off-site improvements and other traffic mitigations will help minimize the traffic impact of the proposed development by promoting alternative modes of transportation and facilitating pedestrian access and connectivity.

Both on-site and off-site storm drainage will be improved as a result of the proposed project. The use of the two stormwater management ponds, Great Falls and Bullards Park, located within the Rose Hill community will provide channel protection volume and water quality volume for the proposed development in accordance with the latest *Maryland Department of Environment's* regulations and guidelines as detailed in the *2000 Maryland Stormwater Design Manual.*

6. WILL NOT PROVIDE FOR ANY C-1 ZONE USES PER THE MASTER PLAN RECOMMENDATIONS

The Master Plan does not recommend any C-1 uses for this development and no C-1 uses have been provided; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive and/or modify certain development standards for the residential lots and structures thereon, including but not limited to modification of setback requirements and waiver for certain lots of the requirement that accessory structures be located

[1] Ordinance 24-05, adopted on November 1, 2005, exempts this development from changes made to the required findings for a Planned Residential Unit Development pertaining to the adequacy of public facilities.

only in the rear yard, as reflected on attached Exhibit "A" and in the conditions and requirements set forth herein; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive and/or modify certain requirements of Chapter 21, entitled "Streets and Public Improvements," of the Rockville City Code as reflected in the conditions and requirements set forth herein; and

WHEREAS, the Applicant has requested and the Mayor and Council has agreed to, and does by virtue of this Resolution, waive the requirement of section 25-553 of Chapter 25, entitled "Zoning and Planning," of the Rockville City Code that land be conveyed to the City as a public park; such waiver being subject to the condition that a public access easement and forest conservation easement be placed on approximately 213,500 square feet of the front portion of the development, identified as Parcels A and B on attached Exhibit "A"; and

WHEREAS, the Mayor and Council of Rockville, having made the above-referenced findings based upon the entire record in Planned Residential Unit Application No. PRU2005-00022, the Planning Division Staff Report dated September 8, 2005, the July 21, 2005 action of the Rockville Historic District Commission, the memorandum dated September 23, 2005 to the Mayor and Council from the Planning Commission, and including the public hearing held on September 26, 2005 and the December 13, 2005 site visit, has determined that the subject Application, as modified by the requirements and conditions set forth herein, would promote the health, safety and general welfare of the citizens of the City of Rockville.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the Planned Residential Unit Development Application No.

PRU2005-00022 as modified, be, and the same is, hereby approved, subject to the conditions and requirements set forth herein.

1. The Exploratory Plan. The property shall be developed substantially in accordance with the revised exploratory plan dated January 20, 2006 and attached hereto and incorporated herein as Exhibit "A" (the "Exploratory Plan"). To the extent that there is a conflict between any of the written terms and conditions in the body of this Resolution and any of the exhibits attached hereto, the written terms and conditions in the body of this Resolution shall control.

2. Land Use.

a. The development shall consist of not more than 36 new single family detached dwelling units with detached garages and other related accessory structures, 7 residential condominium units (in the Main Lodge building), and two rehabilitated buildings (Little Lodge and Frieda's Cottage) each to be used as single family detached homes.[2] New garages serving the new single family dwellings outside of the Historic Districts shall be used as garages only and shall not be converted to any other use. This condition shall be contained in a Homeowners Association Declaration of Covenants and/or in a covenant recorded on each lot. The construction of the 36 new single family detached dwelling units is conditioned upon the reconstruction/rehabilitation of the historic structures as described herein.[3] The Planning Commission and the Historic District Commission may not impose any condition at Detailed Application stage or the historic review stage, respectively, that would require the Applicant to

[2] Frieda's Cottage may also be used for any other use allowed in the R-S zone, subject to the applicable approval process and requirements for that use.
[3] Per Section 16.c. of this Resolution, the reconstruction/rehabilitation of the historic structures shall be completed in accordance with a construction phasing plan to be approved by the Planning Commission.

reduce the number of new single family dwelling units to less than 36 units or the multi-family dwelling units to less than seven (7) units.

b. The development shall also include the reconstruction of the Stable and the Icehouse, and the rehabilitation of the Rose Hill Barn/Creamery to be used as accessory structures as approved by the Historic District Commission and Planning Commission at the Detailed Application stage consistent with the terms and conditions contained herein.

c. The development shall also include open space to be conveyed to a Homeowners Association as common area. Such open space shall include, but not necessarily be limited to that property identified as Parcels A, B, C, and I in attached Exhibit "A." The final boundaries of the open space areas shall be determined by the Planning Commission at the Detailed Application stage. Such open space shall include such improvements and easements as approved by the Planning Commission at the Detailed Application stage consistent with the conditions and requirements of this Resolution.

3. Development Standards.[4]

The development shall comply with the development standards and uses set forth below and with those development standards of the R-90 Zone not inconsistent with the standards and uses set forth below:

a. The new single family detached dwelling units:

i. Minimum lot size: 9,000 square feet.

ii. Maximum lot coverage: 25% per lot. (The lot area includes the street tree panels encompassing the street trees.)

[4] The Applicant may install temporary construction/sales trailer(s) on the site, subject to compliance with all applicable permitting requirements.

iii. Minimum rear yard set back:

A. Lots 28 and 37: 11 feet.

B. Lots 17, 18, and 19: 35 feet.

C. All other lots: 25 feet.

iv. Minimum front yard setback measured from the right-of-way line. (Right-of-way line generally begins at the front of the sidewalk.)

A. Front yards abutting Autumn Wind Way (Lots 14, 15 and 16): 30 feet.

B. All other lots: 23 feet.

v. Minimum side yard setback: 11 feet.

vi. Maximum height[5] of single family detached dwelling units: 35 feet.

vii. New detached garages, will be permitted in the side yards, except for lots abutting Autumn Wind Way (identified on Exhibit "A" as Lots 14, 15 and 16), where new detached garages will be permitted in the front yards abutting Autumn Wind Way and in the side yards. New detached structures are subject to the following limitations:

A. Height: not to exceed 18 feet and one story

B. Minimum front yard setback from the public right-of- way:

(1) Lots 14, 15, and 16: 30 feet

(2) Lot 32: 23 feet.

(3) All other lots: 45 feet.

C. Minimum rear yard setback:

(1) Lots 17, 18, 19 and 20: 35 feet.

(2) Lots 21, 22, 23, and 24: 15 feet.

[5] Height shall be measured in accordance with the definition of "Building, height of" as contained in Chapter 25, "Zoning and Planning" of the Rockville City Code in effect as of the date of adoption of this Resolution. All height measurements shall be made from the development's internal road (Bullards Circle).

(3) All other lots: 3 feet.

D. Minimum side yard setback: 3 feet.

viii. Except for the new detached garages and the Icehouse, accessory structures are permitted only in the rear yard of the single family lots.[6]

ix. Encroachments in the setback areas on the new single family detached dwelling units may be allowed as permitted by the Zoning and Planning Ordinance as contained in Chapter 25 of the Rockville City Code, except that bay windows, vestibules, and balconies that are less than 10 feet in width may project no more than three (3) feet into side yards, and in no event shall the separation between any two houses be less than 19 feet measured at the closest points.

b. The Main Lodge containing the residential condominium units:

i. Minimum lot area: 9,000 square feet.

ii. Maximum height:

A. Existing building: 63 feet tall.

B. New addition: 41 feet tall.

iii. Maximum lot coverage: 25 percent.

iv. Minimum setbacks:

A. Front yard: 30 feet.

B. Side yard: 11 feet.

C. Rear yard: 25 feet.

c. Frieda's Cottage, to be renovated for single family use or other use allowed in the R-S Zone:

i. Minimum lot size: 9,000 square feet.

ii. Minimum front yard setback: 12 feet.

iii. Maximum height: 35 feet.

iv. Maximum coverage: 25 percent per lot.

d. The Little Lodge, to be renovated for single family use:

i. Minimum lot size: 9,000 square feet.

ii. Minimum front yard setback: 23 feet.

iii. Minimum rear yard setback: 25 feet.

iv. Minimum side yard setback: 11 feet.

v. Maximum height: 35 feet.

vi. Maximum coverage: 25 percent per lot.

e. Reuse of existing historic buildings as accessory structures:

i. The Stable may be located in the rear yard and shall be rehabilitated/reconstructed for use as an accessory structure to the Little Lodge. No accessory apartment will be permitted in the Stable.

A. Maximum height not to exceed 23 feet or two stories.

B. Minimum rear lot line setback: 0 feet.

C. Minimum side lot line setback: 0 feet.

ii. The Icehouse may be located in the front yard and shall be reconstructed for use as an accessory structure.

A. Maximum height: 15 feet.

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[6] Should it be determined that the location of the Barn as shown on Exhibit A is deemed to be in the front yard of a lot, such location shall be permissible, and the minimum front yard setback for the Barn shall be 7 feet.

B. Minimum front yard setback: as determined by the final location of the internal road (Bullards Circle) as approved by the Planning Commission at the Detailed Application stage.

C. Minimum side and rear yard setback: 3 feet.

iii. The Rose Hill Barn/Creamery shall be rehabilitated for use as an accessory structure to one of the new single family detached dwelling units, as generally shown on Exhibit "A." No accessory apartment shall be permitted in the Barn/Creamery.

A. Minimum rear yard setback: 7 feet.

B. Minimum side yard setback: 11 feet.

C. Maximum height: 22 feet.

D. Maximum gross floor area: 3,550 square feet, which includes the Creamery.

E. An easement, in a form acceptable to the City Attorney, shall be placed across the land located between the Barn/Creamery and the Rose Hill Mansion property line so as to protect and preserve the historic relationship between the two structures in accordance with the recommendations of the Chestnut Lodge Design Guidelines. The easement shall prohibit placement of any structure or improvement (including but not limited to fences and landscaping) in the easement area without the approval of the Historic District Commission .

f. The parcel of land identified as Parcel J on attached Exhibit "A" shall be included in the easement described in the preceding section 3.e.iii.E . If the owners of the Rose Hill Mansion do not consent to the acquisition of Parcel J, said parcel shall become the property of the Homeowners Association and maintained as part of the development's common area, or, if approved by the Planning Commission, may be incorporated into an adjacent single family lot.

g. Parcel C as shown on Exhibit "A" must have a minimum lot area of 8,000 square feet, and shall become the property of the Homeowners Association and maintained as part of the development's common area. The amenities to be provided on this parcel will be approved at Detailed Application stage. A public pedestrian access easement, in a form acceptable to the City Attorney, shall be placed across Parcel C prior to the issuance of the thirtieth (30th) building permit.

4. Historic District

a. Those portions of the development located within the West Montgomery Avenue and Rose Hill Farm Historic Districts (including but not limited to the Main Lodge (Parcel I), the Little Lodge (Lot 1) Frieda's Cottage (Parcel H), the Stable, the Barn/Creamery, the Icehouse, Parcel J, portions of Lots 10, 11, 12, and 13, and the tree lawn within Parcels A and B as shown in attached Exhibit "A") are subject to review and approval by the Historic District Commission as required by applicable law.

b. Appropriate conservation easements shall be placed across these areas as may be required by the conditions and requirements of this Resolution in a form acceptable to the City Attorney prior to the issuance of any grading permit. In addition, a public pedestrian access easement in a form acceptable to the City Attorney shall be placed across all of Parcels A and B prior to the issuance of the thirtieth (30th) building permit.

c. The Historic District Commission shall provide a "courtesy" review of the following:

i. Detailed Application; and

ii. The architectural designs (inclusive of size, scale, massing, and materials) of structures that may be constructed on those lots along the perimeter of the West Montgomery Avenue and Rose Hill Farm Historic Districts. The Applicant may request this review either at

the Detailed Application stage or at the Certificate of Approval stage to satisfy the requirements of the City's Technical Guides for Exterior Alteration for review of new construction along the perimeter of historic districts, except that nothing herein shall prevent the Historic District Commission from requesting additional information deemed necessary to complete its review.

5. Architectural Design. At the Detailed Application stage and following applicable review by the Historic District Commission, the Planning Commission shall review and approve the architectural designs for the project generally consistent with Exhibit "A" and with the proposed Victorian architectural style, details, and elements as set forth in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

6. Forest Conservation.

a. All tree preservation and planting requirements of the City's Forest and Tree Preservation Ordinance (FTPO) shall be met on site.

b. The Applicant shall work closely with the City's Forestry staff to develop a Forest Conservation Plan to facilitate preservation of quality specimen trees within the Historic District. A conservation easement shall be placed over Parcels A, B, H and I, and Lot 1 to ensure long-term protection of trees within the Historic Districts designated for preservation in accordance with the Forest and Tree Preservation Ordinance (FTPO).

c. Invasive exotic tree and plant species shall be removed and eradicated throughout the site, except that, subject to the approval of the City Forester, such trees and/or plants may remain where they are deemed to be integral to the historic fabric and context of the landscape.

7. Landscape Plan

a. The Applicant shall submit a detailed landscape plan for approval by the Planning Commission at the Detailed Application stage. The landscape plan shall be generally consistent

with the conceptual landscape plan attached hereto as Exhibit "B" (the "Conceptual Landscape Plan"), and with the streetscape design and landscape amenity features shown on the conceptual drawings provided in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

b. The detailed landscape plan shall provide for, but not be limited to, the following:

i. Three (3) trees per each single family residential lot as required by the Subdivision Regulations of the Zoning and Planning Ordinance. Required street trees may not be used to meet this requirement.

ii. Street trees as required by the Zoning and Planning Ordinance, consistent with the following:

A. The street trees in the portion of the site outside of the West Montgomery Avenue and Rose Hill Farm Historic Districts shall have a seven foot tree panel (measured from face of curb to front of sidewalk) with street trees planted at a minimum size of 2.5 inches in caliper in accordance with City specifications for planting alongside streets.

B. No utilities can be placed within the tree panel except for lateral connections and, if approved by the Department of Public Works, underground transformer vaults. The location of utilities shall be determined at the Detailed Application stage.

iii. Screening of all mechanical equipment from view from the public rights-of-way.

iv. The 10 foot and 20 foot landscape buffers described below.

v. Landscaping of Parcels A, B, C, H, and I and Lot 1.

c. The landscape plan shall include standards for the design and location of fencing within the development.

8. Historic District Tree and Landscape Maintenance Plan.

a. The Applicant shall submit, for approval by the City, a comprehensive tree maintenance and landscape maintenance plan providing for the protection, preservation, maintenance, and replacement of mature trees and landscaping within the West Montgomery Avenue Historic District portion of the development (Parcels A, B, I, H, and Lot 1 as shown on Exhibit "A")[7], and the preparation of a budget to maintain the trees and landscaping.

b. The maintenance plan shall include, among other items, the submission of a three-year work program highlighting:

i. Tree maintenance measures.

ii. Lawn maintenance program, particularly the lawn area fronting West Montgomery Avenue.

iii. A budget containing the estimated costs of the maintenance programs and the means by which such programs will be funded.

c. The first maintenance plan shall be submitted and approved at the Detailed Application stage and shall serve as a baseline for future maintenance plans. With respect to the submission of subsequent maintenance plans, the City shall have 30 days from the date of submission to review and approve the maintenance plan and work program. Following consultation with any professional arborist, forester, landscaper or other similar professional retained by the Applicant or its successor Homeowners Association, the City may require modifications to the maintenance plan and/or work program. If the City does not provide any written comments within 30 days of

receipt of the submission, the maintenance plan and work program shall be deemed to be approved by the City.

iii. The City may require the Applicant, or a successor Homeowners Association, to submit annual reports to the City describing conformance with the work program.

iv. The requirement that Applicant submit a work program every three years for the City's review will be perpetual, unless modified or terminated with the approval of the City.

v. In addition to the right of the City to take enforcement action pursuant to the Rockville City Code for the violation of any conditions or requirements set forth herein,[8] if the City determines that Applicant or its successor Homeowners Association has failed to adopt or fully adhere to an approved maintenance program for Parcels A and/or B, the City shall, after notice to the Applicant or successor Homeowners Association, have the right (but not the obligation) to enter the property and perform the repairs and maintenance as the City deems necessary. Any such repairs and/or maintenance performed on the site may be assessed to the Applicant or its successor Homeowners Association and collected as a debt owed the City.

9. Buffers.

a. The Applicant shall plant or reinstall the landscaping within the 20 foot buffer area between the Rose Hill development and the Chestnut Lodge site, as generally shown on attached Exhibit "F") (the "Rose Hill Landscape Buffer")[9], consistent with, or exceeding the requirements

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[7] Planting of significant trees and landscaping in the West Montgomery Avenue and the Rose Hill Farm Historic Districts and removal or substantial cutting of historically significant trees in the Historic Districts requires the approval of the Historic District Commission.

[8] Failure to comply with any condition or requirement of this Resolution, including but not limited to the Historic District Tree and Landscape Maintenance Plan, shall constitute a violation of the City's Zoning and Planning Ordinance as contained in Chapter 25 of the Rockville City Code, and as may be subsequently amended or recodified.

[9] The entire 20-foot buffer area along Autumn Wind way is located on the Chestnut Lodge site. In the remainder of the buffer area, 10 feet of the buffer is located on the Chestnut Lodge site and 10 feet is located on property within the Rose Hill development.

of, the approved Rose Hill landscape plan. Applicant shall install additional plantings within the Rose Hill buffer to enhance screening qualities of that buffer. Any changes to the Rose Hill landscape plan must first be submitted to and approved by the Chief of Planning. The Applicant shall be relieved of the requirement to plant on any portion of the Rose Hill Buffer located on property within the Rose Hill development where the owner of said property fails to give Applicant permission to plant.

b. The Applicant shall install a 10-foot landscape buffer along the rear property line of the lots (Lots 21 through 24 as shown on Exhibit "A") that back up to the properties at 11, 12, and 14 Henson Oaks Lane in the Thirty Oaks development, as generally shown on attached Exhibit "F" (the "Thirty Oaks Landscape Buffer").

c. An easement(s), in a form acceptable to the City Attorney's office, shall be placed across the Thirty Oaks Landscape Buffer area and that portion of the Rose Hill Landscape Buffer area located on the Chestnut Lodge site. This easement(s) shall be in addition to the required Forest Conservation easement. The Homeowners Association shall be responsible for the maintenance of the Thirty Oaks Landscape Buffer and that portion of the Rose Hill Landscape Buffer located on the Chestnut Lodge site, and such requirement shall be included in the Homeowners Association Declaration of Covenants. The easement(s) shall not prevent the installation of fences in either the Thirty Oaks or Rose Hill Landscape Buffer areas, provided that the fences are in compliance with the design standards for fences to be approved at the Detailed Application stage, the requirements of the Homeowners Association Declaration of Covenants, all City permitting requirements, and further provided that no fence may be placed in any area subject to a Forest and Tree Conservation Easement without the written approval of the City Forester, which approval is rarely granted.

d. At Detailed Application stage the Planning Commission may require additional screening as deemed necessary and appropriate, without substantially altering the site layout as generally represented in Exhibit "A."

e. The Applicant shall install a split-rail fence along the southern boundary line of those properties in the Thirty Oaks (Buckingham) neighborhood that are adjacent to that portion of the proposed development designated as Lots 21, 22, 23, and 24 on Exhibit "A." The fence must be installed prior to the issuance of the occupancy permit for any one of Lots 21, 22, 23 and 24. The Applicant must give the affected adjoining Thirty Oaks property owners written notice seeking their consent to the installation of the fence. The Applicant shall be relieved of the requirement to install the fence to the extent that any affected property owner fails to consent to the installation, or the timing of the installation, of the fence on his or her property within thirty (30) days of receipt of the written notice from the Applicant, or fails to obtain all necessary approvals for the fence installation from the Thirty Oaks Homeowners Association or other required approvals. Once installed, maintenance of the fence shall become the responsibility of the affected property owner.

10. Vehicular and pedestrian ways.

a. A publicly owned and maintained internal road identified on attached Exhibit "A" as "Bullards Circle" (the "internal road") shall be constructed so as to provide access from West Montgomery Avenue through the site. The internal road shall comply with the secondary road standards contained in Chapter 21, "Streets and Public Improvements," of the Rockville City Code and with the City of Rockville Standards and Details for Construction, except as modified herein.

i. The portion of the internal road located within the West Montgomery Avenue Historic District:

A. Standard curb and gutter, or modified curb as approved by the Department of Public Works, shall be provided along both sides of the road to be shown on plans to be approved at the Detailed Application stage.

B. The dedicated right-of-way may be less than 60 feet. Final road design and alignment shall be approved at the Detailed Application stage. City utilities shall be placed within the right-of-way or within easements as determined by the Department of Public works during detailed engineering.

C. A sidewalk shall be constructed on the east side of the internal road so as to provide pedestrian access to the Lodge while preserving as many significant trees as possible. The sidewalk shall be located outside of the right-of-way, and shall be owned and maintained by the Homeowners Association. Final design and alignment of the sidewalk shall be determined at Detailed Application stage.

ii. The portion of the internal road located outside of the Historic Districts:

A. A 40 foot right-of-way shall be dedicated from front of sidewalk (behind the seven (7) foot tree lawn as measured from face of curb per City standards) to front of sidewalk to encompass the roadway section, curb and gutter, driveway aprons and seven (7) foot tree lawn panel. (A typical roadway section is attached hereto as Exhibit "C.")

B. Water meters, sewer cleanouts and other City appurtenances shall be placed within the right-of-way in front of the sidewalk (within the seven (7) foot tree lawn). Electric transformers shall not be placed within the public right-of-way unless such placement is approved by the City's Department of Public Works.

C. Driveway aprons within the right-of-way are permitted to be brick, provided that the Applicant and/or its successor Homeowners Association assumes responsibility to maintain, repair, and replace said aprons. The City Attorney may require the execution of a driveway maintenance agreement.

D. A ten (10) foot Public Utility Easement (PUE) must be provided behind the right-of-way. No non-utility related permanent structures are permitted within the PUE. Sidewalks shall be permitted in the PUE.

b. An emergency vehicle access and paved pedestrian path connecting Autumn Wind Way and the internal road shall be constructed on a parcel of land located between Tall Grass Court and Summer Garden Way. The parcel and the emergency access and pedestrian path located thereon shall be owned and maintained by the Applicant or its successor Homeowners Association. The parcel shall be reserved for a potential future road and sidewalk, and upon the written request of both the Rose Hill Homeowners Association and the Chestnut Lodge Homeowners Association, with the consent of the City, the parcel shall be dedicated to the City, at no cost, as a public right-of-way. The Declaration of Covenants for the Homeowners Association shall authorize the Homeowners Association to make such dedication and prohibit the transfer of the parcel to any other entity except the City, without the consent of the City. The final dimensions and location of this parcel shall be determined at the Detailed Application stage and shown as an exhibit as part of the Detailed Application approval. The Planning Commission may waive or modify the setback and lot coverage standards and/or reduce the buffer requirements set forth in this Resolution to the extent reasonably necessary to accommodate, on any adjoining lot that may be impacted by the final location and dimension of this parcel, a new single family residence generally consistent with the size, massing, and Victorian architectural

style, details and elements shown in the "Chestnut Lodge" project brochure submitted on April 27, 2005.

c. All alleys shall be constructed in accordance with Chapter 21, entitled "Streets and Public Improvements," of the Rockville City Code and the City's Standards and Details for Construction.

d. A minimum six (6) foot wide pedestrian connection shall be provided between Bullards Circle and Thomas Street as shown on Exhibit "A".

e. All sidewalks, alleys, and pedestrian paths will be privately owned and maintained by the Homeowners Association. A Public Access Easement (PAE) shall be granted across the sidewalks, alleys, and pedestrian ways in a form acceptable to the City Attorney.

11. Traffic and Transportation.

a. A signing and pavement marking plan shall be submitted to the Department of Public Works and approved by the Chief of Traffic and Transportation before the issuance of a Public Works Permit. All internal and external traffic control devices (i.e. signs, signals, marking, and devices placed on, over or adjacent to a roadway or pathway to regulate, warn, or guide pedestrians and/or vehicular traffic) shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

b. The Applicant shall contribute $6,500 to the City's bus shelter CIP Fund for installation of a bus shelter in the vicinity of the development. The contribution must be paid prior to the issuance of the first building permit.

c. Bicycle lockers providing a total of at least five (5) bicycle parking spaces shall be provided for the condominium units at a safe and convenient location as determined at the Detailed Application stage. The bicycle lockers may be located in the reconstructed Icehouse if

the Historic District Commission approves the relocation of the Icehouse to the Main Lodge site, and if deemed appropriate by the Planning Commission at the Detailed Application stage.

d. The Applicant shall contribute $6,000 to the City's Transportation Improvement CIP Fund for the upgrading of the existing traffic signals to include pedestrian countdown signals (12 signal heads @ $500 each) at West Montgomery Avenue and Great Falls Road and at West Montgomery Avenue and Laird Street. The payment must be made prior to the issuance of the first building permit. The Applicant shall relocate and/or otherwise modify the traffic signals if such relocation or modification is necessary to accommodate the construction of the internal road.

e. The Applicant shall make a Transportation Demand Management (TDM) contribution of $600 per dwelling unit, except for Frieda's Cottage. These funds will be used for various programs designed to reduce the number and impact of vehicle trips within Planning Area 4 (West End and Woodley Gardens East-West). A payment of $600 shall be made before the issuance of each single family dwelling building permit. A payment of $4,200 shall be made prior to the issuance of the building permit for the Main Lodge.

12. Off-Site Improvements.

a. The Applicant shall construct the off-site improvements described in this section 12 per the City's Standards and Details for Construction. The phasing and details of the improvements will be finalized during Detailed Application review. The Applicant shall provide the City with the information necessary for the City to acquire all rights of ways, easements, and/or authorizations that may be needed for the construction of the improvements.

b. The Applicant shall install a five (5) foot concrete sidewalk along the west side of Laird Street from West Montgomery Avenue to Anderson Avenue, along with any necessary and

incidental improvements, including, but not limited to, curb and gutter, street pavement, driveway aprons, drainage improvements, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

c. The Applicant shall construct a five (5) foot concrete sidewalk on the east side of Luckett Street from Anderson Avenue to Beall Avenue, along with any necessary and incidental improvements, including, but not limited to, curb and gutter, street pavement, driveway aprons, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

d. The Applicant shall construct a five (5) foot concrete sidewalk on one side (to be determined at Detailed Application stage) of Harrison Street between Forest Avenue and North Van Buren Street , along with any necessary and incidental improvements, including, but not limited to, curb and gutter, driveway aprons, and tree/grass panels where feasible, per the City's Standards and Details for Construction.

e. If the Department of Public Works determines that the off-site mitigation projects described in subsections b, c, and/or d of this section are not able to be constructed, the Department of Public Works will select another project in Planning Area 4 to be constructed by Applicant, or will require the Applicant to make a payment to the City's Pedestrian Safety CIP Fund in the amount of the cost estimate of the project that could not be constructed.

f. The Applicant shall upgrade Thomas Street as described in the concept below and as generally shown on attached Exhibit "D," or as modified by the City pursuant to subsection g. of this section 12. Final design and timing to be approved by the Department of Public Works during detailed engineering and subject to the City's acquisition of any necessary rights-of-way, construction easements and/or authorizations from abutting property owners. The upgrade will include the following, to be constructed per the City's Standards and Details for Construction:

i. East side improvements include a four (4) foot brick paver sidewalk, curb and gutter, driveway aprons and necessary and incidental drainage improvements including pavement replacement and grading from West Montgomery Avenue to the dead end of Thomas Street.

ii. West side improvements include a five (5) foot brick paver sidewalk from the proposed path on the north side of Frieda's Cottage on Parcel B (as shown on Exhibit "A") to the dead end of Thomas Street. Improvements shall also include curb and gutter, driveway aprons, and necessary and incidental drainage improvements including pavement replacement and grading from the end of the asphalt curb to the dead end on Thomas Street. Thomas Street shall be widened to the standards of a City secondary residential street in front of the three proposed new homes and Frieda's Cottage. This widening shall occur on the west side of Thomas Street.

iii. The design of the improvements shall provide for adequate drainage and shall be reviewed and approved by the Department of Public Works during detailed engineering. Drainage for the entire street will be reviewed during detailed engineering.

g. If the Department of Public Works determines that the Thomas Street improvements are not able to be constructed as generally shown on Exhibit "D," the Department of Public Works will require modification of the improvements as necessary to facilitate the improvement of Thomas Street, which modified improvements shall be constructed by the Applicant.

h. The Applicant shall, in consultation with City staff, coordinate outreach to the adjacent property owners and surrounding neighborhoods so as to provide information and solicit input with respect to the improvements required by this section 12. The Applicant shall submit concept drawings for all off-site improvements, including Thomas Street, prior to submission of the Detailed Application.

13. Utilities.

a. At the Detailed Application stage the Applicant must demonstrate to the satisfaction of the City's Department of Public Works that:

i. the water capacity and pressure is sufficient to serve the development; and

ii. the receiving pipes for the sanitary sewer are of sufficient capacity to serve the development.

b. The location of storm drains and water and sewer lines shall be determined during detailed engineering and approved by the Department of Public Works. The Applicant shall grant the City an easement for all such lines and drains located outside of the right-of-way.

14. Stormwater Management.

a. Stormwater Management shall be provided by the Great Falls Pond and Bullards Park Pond in accordance with the conditions set forth in the conditional approval of the stormwater management concept dated October 15, 2004 (attached hereto as Exhibit "E"), subject to amendment by the Department of Public Works. At Detailed Application stage the Planning Commission may require the Applicant to protect the existing bamboo vegetation in conjunction with the retrofit of the Bullards Park pond.

b. Conceptual site grading will be approved by the Planning Commission at the Detailed Application stage.

c. The Applicant is required to ensure that any runoff from the new homes will not create stormwater runoff that will impact the existing surrounding homes.

15. Publicly Accessible Art In Private Development.

a. The Applicant is required to provide for art for the Chestnut Lodge development in accordance with the Publicly Accessible Art in Private Development Ordinance (adopted

February 2004). The required expenditure for the entire project calculated as follows in accordance with the current rates is $15,684.90:

Single family residential units	
38 units x $323.40 per d.us =	$12,289.20
Multi-family Residential units	
7 units x $485.10 per d.u. =	$3,395.70
Total	$15,684.90

b. Many options for compliance are available to the Applicant. Options may include, but are not limited to visual art on-site, donation to the City's Friends of the Arts fund or to an eligible arts organization, build arts infrastructure or space for arts activities or partner with another development within the same planning area. The Art in Private Development manual is available on the City's website (www.rockvillemd.gov) under the City Business section.

16. Construction Management and Phasing.

a. The Applicant shall develop a plan for ingress and egress of construction traffic for review and approval by the Planning Commission at the Detailed Application stage. This plan shall identify temporary sidewalks, interim lighting, fencing around the site and construction vehicle parking and routes. The plan shall ensure safe pedestrian and vehicular travel outside the site during construction.

b. The Applicant shall identify a designee(s) and alternate designee(s) who will serve as liaison to the community throughout the duration of construction. The designee or an alternate designee shall be accessible throughout the hours of construction, including weekends. Prior to the issuance of the first grading permit, the Applicant shall provide in writing a contact name and phone number to the Chief of Planning and to residents whose property abuts the site and to the presidents of surrounding Homeowners Associations and civic associations.

c. With the submission of the first Detailed Application for the development, the Applicant shall submit for review and approval by the Planning Commission a phasing plan that shall include the timing of the rehabilitation of the Chestnut Lodge main building, the Rose Hill Barn, the Little Lodge, the Stable, and the Icehouse and the construction of the new 36-single family homes. Completion of the rehabilitation of the Main Lodge building, Rose Hill Barn, Little Lodge, the Stable, and the Icehouse shall occur prior to the earlier of the following events: (1) the issuance of the 33rd building permit for a new single family home or (2) a date certain as specified in the phasing plan. The phasing plan shall also provide for the timing of the conveyance of Frieda's Cottage to Peerless Rockville and the timing of its subsequent rehabilitation .

d. The Applicant shall produce a photographic record of development, starting with a photographic record of the site as it appears before demolition and ending during construction. These photographs shall comply with the following specifications:

i. Pre- demolition. Before issuance of the clearing, grading and demolition permit the Applicant shall submit views of north, south, east and west facades of the buildings to be demolished or reconstructed, as well as at least one photo of the site before any clearing or grading including the existing physical relationship with adjacent buildings and streets. The photographic record shall also include all historic aspects of the facades of the building to be demolished or reconstructed. Applicant must comply fully with documentation and other conditions of HDC Certificate of Approval Application HDC2005-00336 as approved July 21, 2005.

ii. Cleared site. Subsequent to demolition, the Applicant shall submit views of the cleared site facing north, south, east and west, with adjacent buildings and streets included.

iii. Site Completion. Prior to the issuance of the final occupancy permit, the Applicant shall submit views of the north, south, east and west facades of all completed building or buildings, as well as at least one view of the completed project in context of adjacent buildings and streets.

17. Homeowners Association (HOA)

a. A Homeowners Association (HOA) or similar entity shall be created by the Applicant for this development. Prior to the issuance of the fourth (4th) building permit for a new single family dwelling, but in no event later than the issuance of the first occupancy permit for a dwelling unit in the development, the documents establishing the Homeowners Association shall be reviewed and approved by the City Attorney for consistency with the intent, conditions, and purpose of this Resolution and the approved Detailed Application .

b. The Applicant shall subject the development to a declaration of covenants, which covenants, among other things, shall set forth the obligation of the Homeowners Association. These obligations shall include, but are not limited to (i) the maintenance of the areas owned by the Homeowners Association as labeled on Exhibit A as parcels "A," "B," and "C," and by the condominium association for Parcel "I," as well as the private sidewalks, alleys, pedestrian paths, retaining walls; (ii) the maintenance of the Rose Hill Landscape Buffer and the Thirty Oaks Landscape Buffer; (iii) the maintenance of brick driveway aprons located within the public rights-of-way; (iv) the maintenance of the emergency access road and related pedestrian path; and (v) at the request of both the Rose Hill and Chestnut Lodge Homeowners Associations, and with the consent of the City, the dedication of the parcel encompassing the emergency access road to the City as a public right-of-way. The Homeowners Association documents shall establish a mechanism for funding the cost of maintaining the areas that are the responsibility of the HOA

under this Resolution. The Homeowners Association documents shall also include provisions that prohibit the Homeowners Association from abrogating its responsibility for the maintenance of the trees in the Historic Districts and its other obligations imposed by the conditions of this Resolution. The Homeowners Association documents shall be approved by the City Attorney.

c. Prospective purchasers of property in the development will be provided with copies of the Homeowners Association documents and declaration of covenants prior to entering into a contract to purchase property in the development as required by applicable law. In addition, the Applicant and its sales and marketing agents shall clearly identify for prospective homeowners those sections in the Homeowners Association documents that relate to how the Homeowners Association will manage the landscape buffers and Parcels A and B.

d. The property to be owned by the Homeowners Association shall be conveyed to the Homeowners Association prior to the issuance of the fourth (4th) building permit for a single family dwelling unit in the development, but in no event later than the issuance of the first occupancy permit for a dwelling unit in the development. The conveyance documents are subject to the review and approval of the City Attorney as required by section 25-592 of Chapter 25, "Zoning and Planning" of the Rockville City Code.

* *

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council at its meeting of February 6, 2006.

Claire F. Funkhouser, CMC, City Clerk

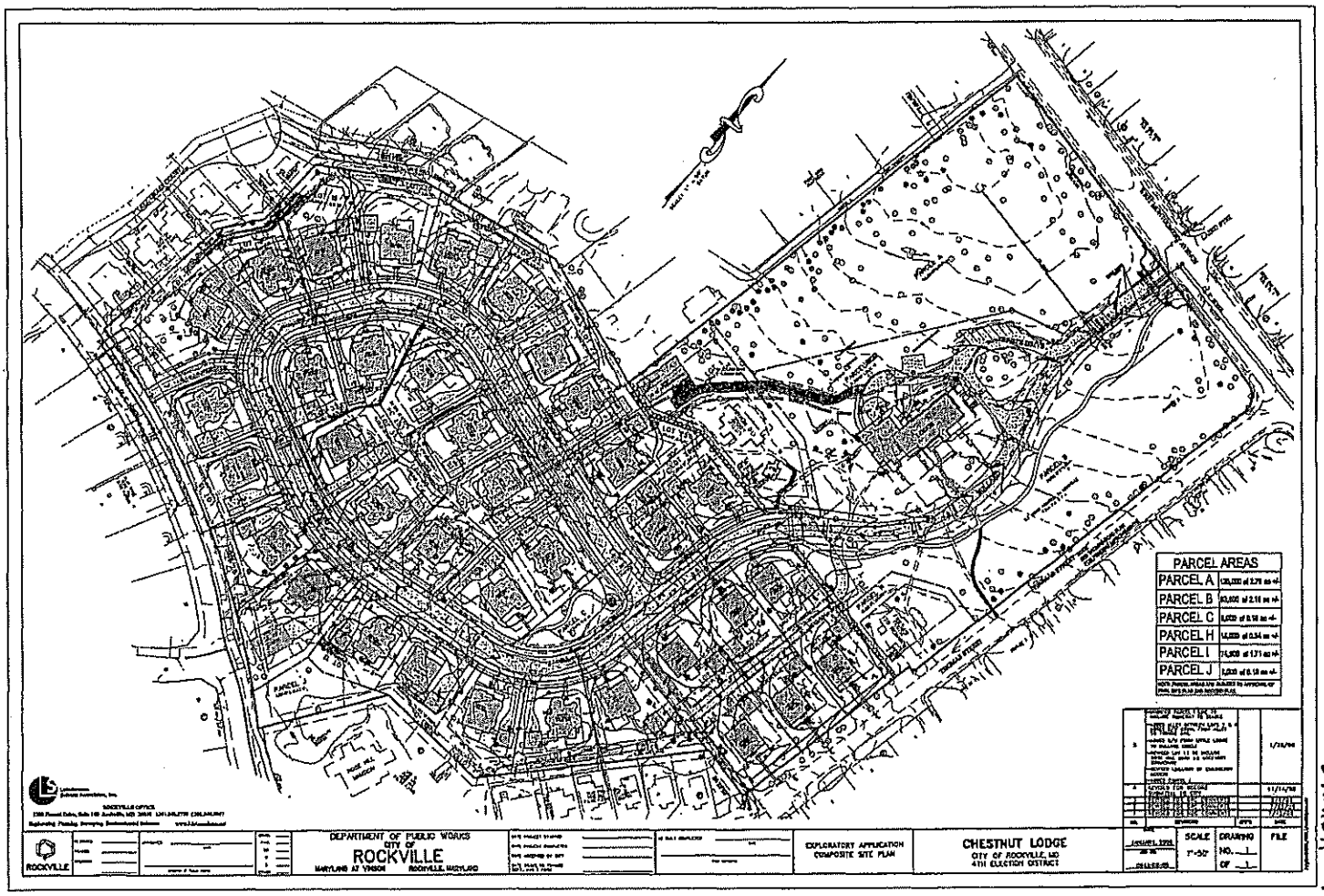

PARCEL AREAS
PARCEL A
PARCEL B
PARCEL C
PARCEL H
PARCEL I
PARCEL J
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE
MARYLAND AT VISION
ROCKVILLE, MARYLAND
EXPLORATORY APPLICATION
COMPOSITE SITE PLAN
CHESTNUT LODGE
CITY OF ROCKVILLE, MD
4TH ELECTION DISTRICT
SCALE
DRAWING
FILE

Exhibit "A"

35

[redacted] [redacted] [redacted]

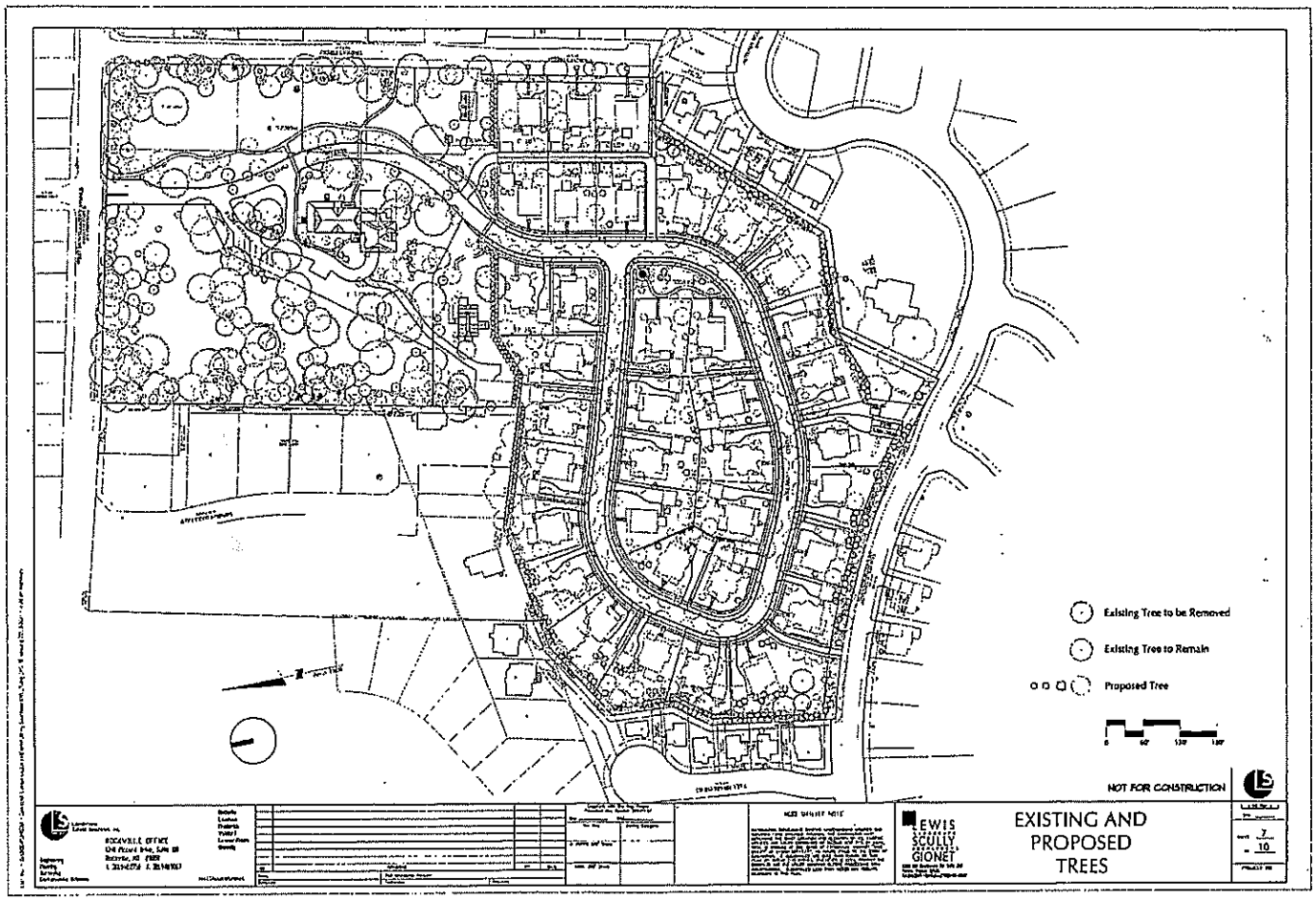


Exhibit "B"

(93)

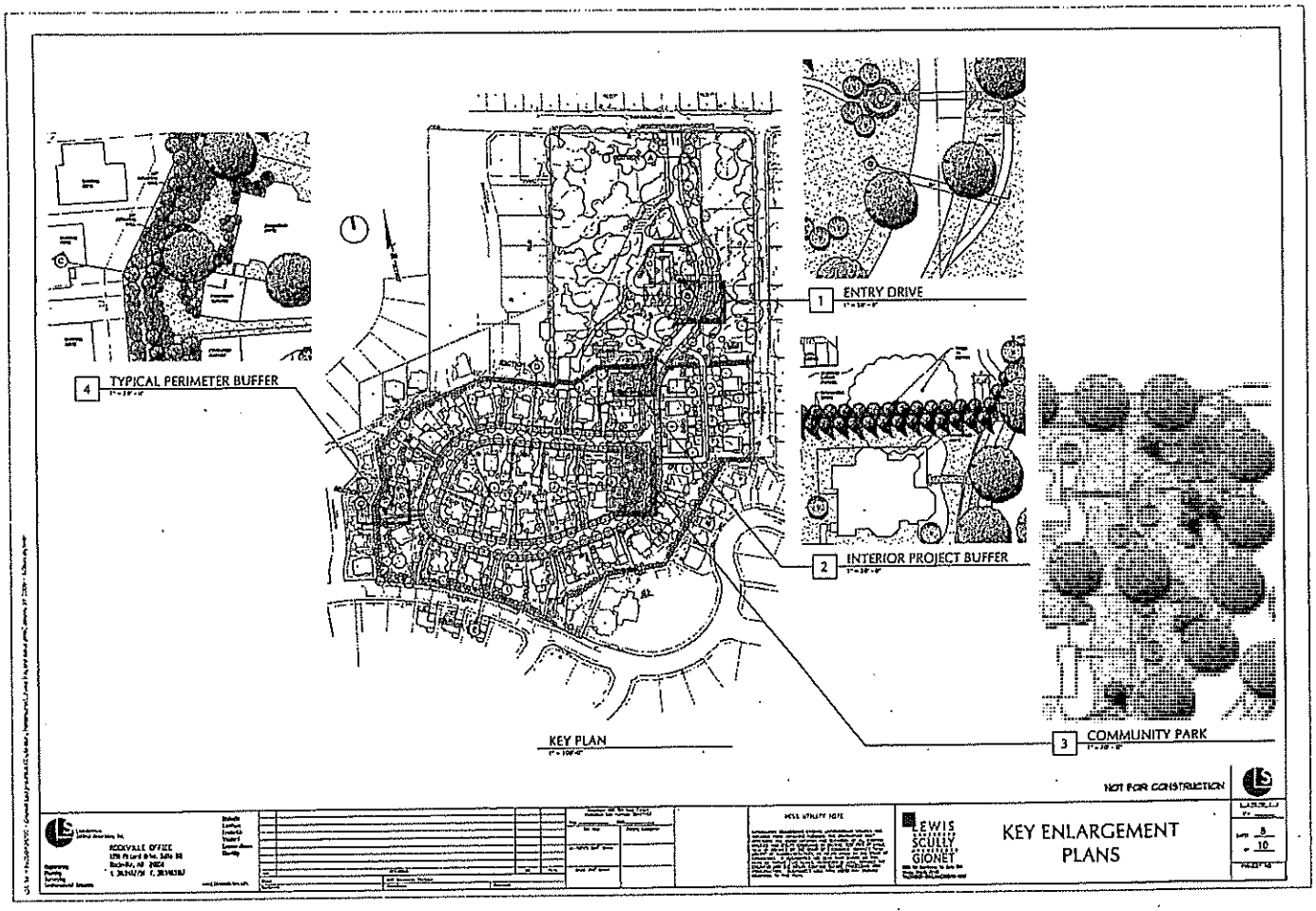
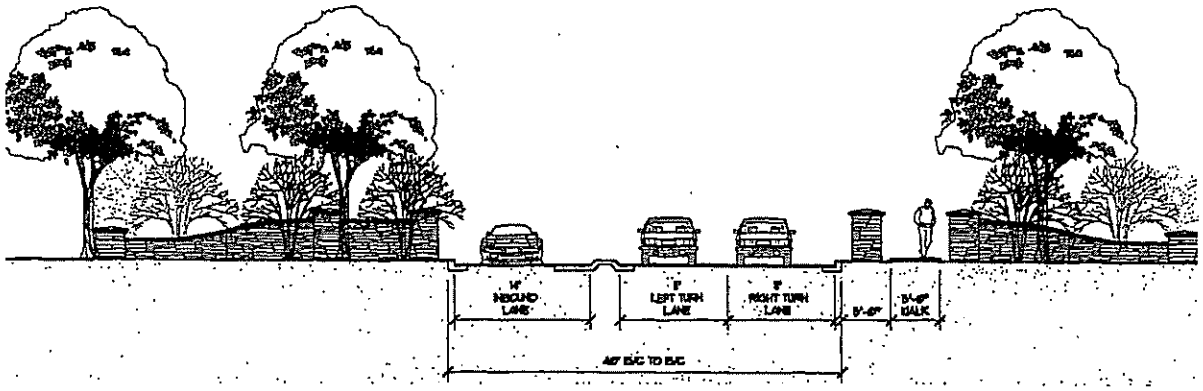

1 ENTRY DRIVE
2 INTERIOR PROJECT BUFFER
3 COMMUNITY PARK
4 TYPICAL PERIMETER BUFFER
KEY PLAN
NOT FOR CONSTRUCTION
LEWIS SCULLY GIONET
KEY ENLARGEMENT PLANS

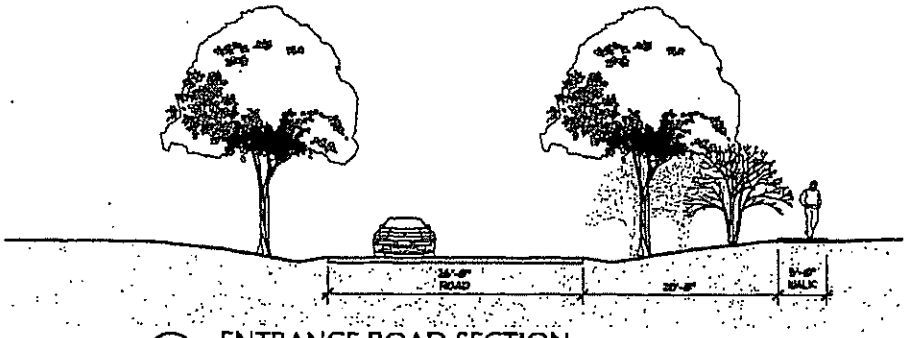
Exhibit "B"

(37)

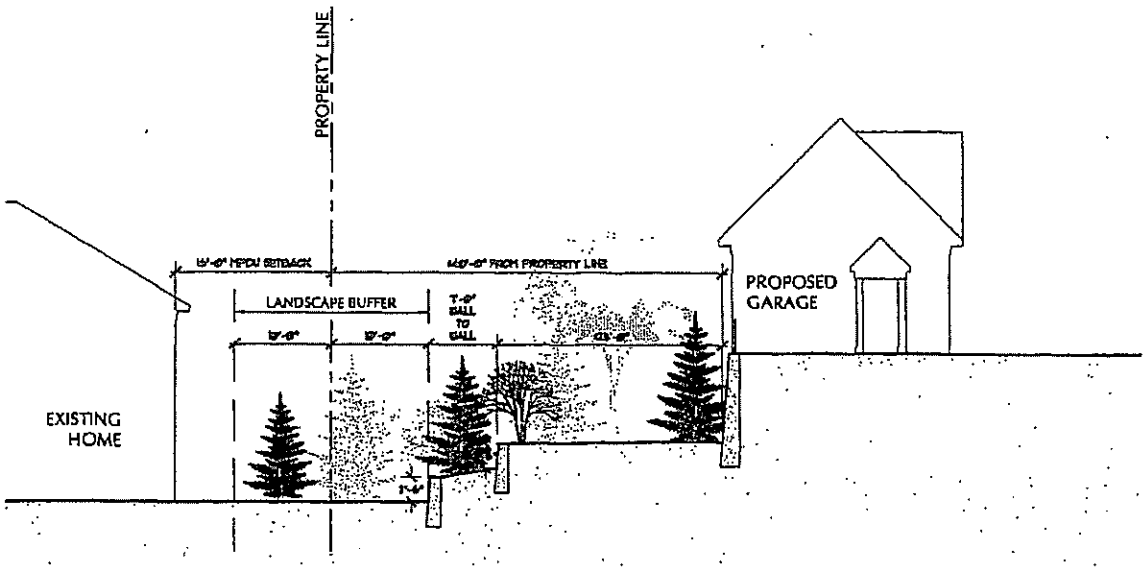
Exhibit "B"



A COMMUNITY ENTRANCE (FACING OUT TOWARDS WEST MONGOMERY AVE.)
1/8" = 1'-0"



B ENTRANCE ROAD SECTION
1/8" = 1'-0"



C TYPICAL BUFFER PLANTING SECTION
1/8" = 1'-0"

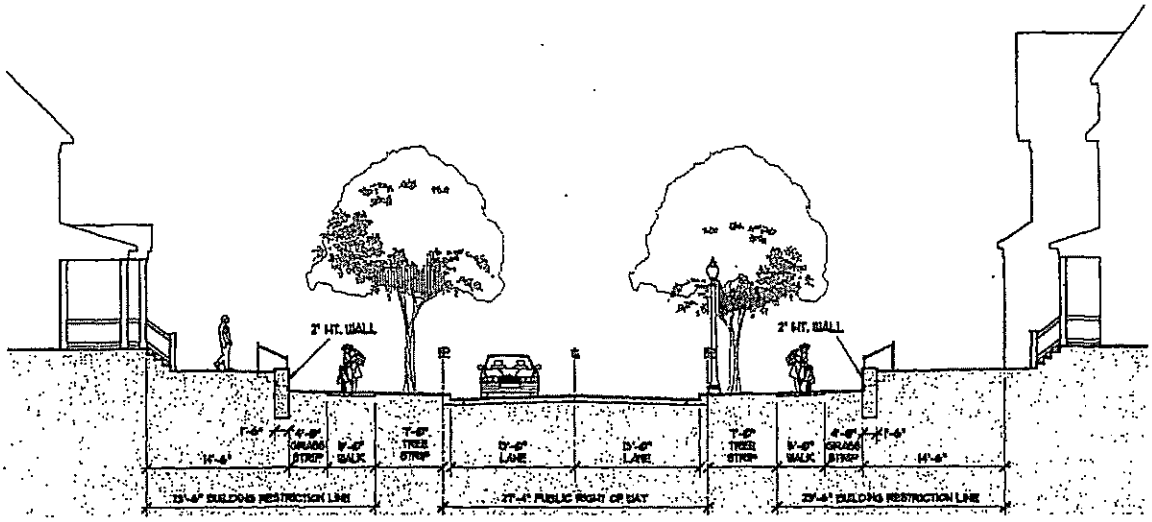
38

Lotspeich Sellers Associates, Inc.
ROCKVILLE OFFICE
1350 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
Engineering
Planning
Surveying
Environmental Sciences
Rockville
Lanham
Frederick
Waldorf
Leonardtown
Ocean City
www.LSAassociates.net

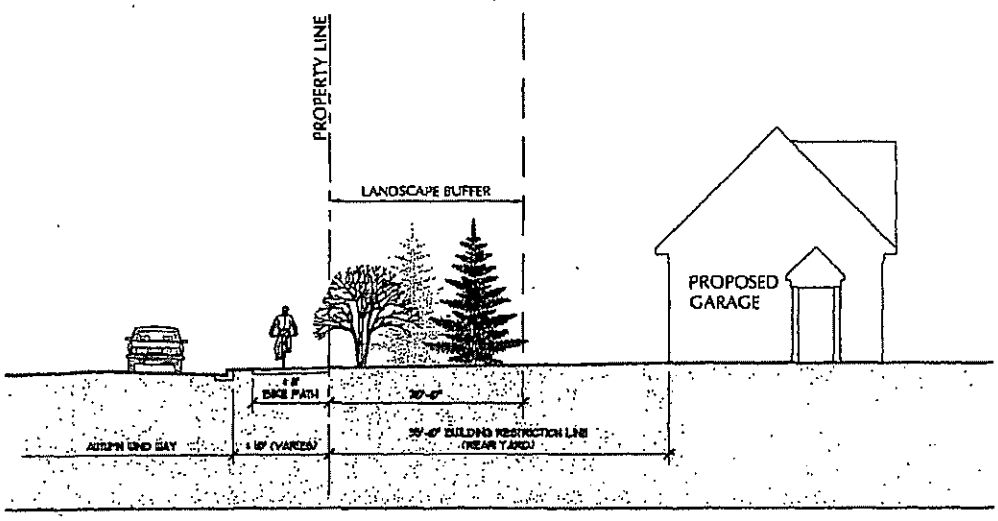
NO.	REVISIONS	BY	DATE

Define | CAD Standards Version
Designed | Technician | Checked

Exhibit "B"



D TYPICAL STREET SECTION
1/8" = 1'-0"



E SECTION AT BIKE PATH
1/8" = 1'-0"

NOT FOR CONSTRUCTION

MISS UTILITY NOTE

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

SECTIONS

SHEET 9 OF 10

PROJECT NO.

39

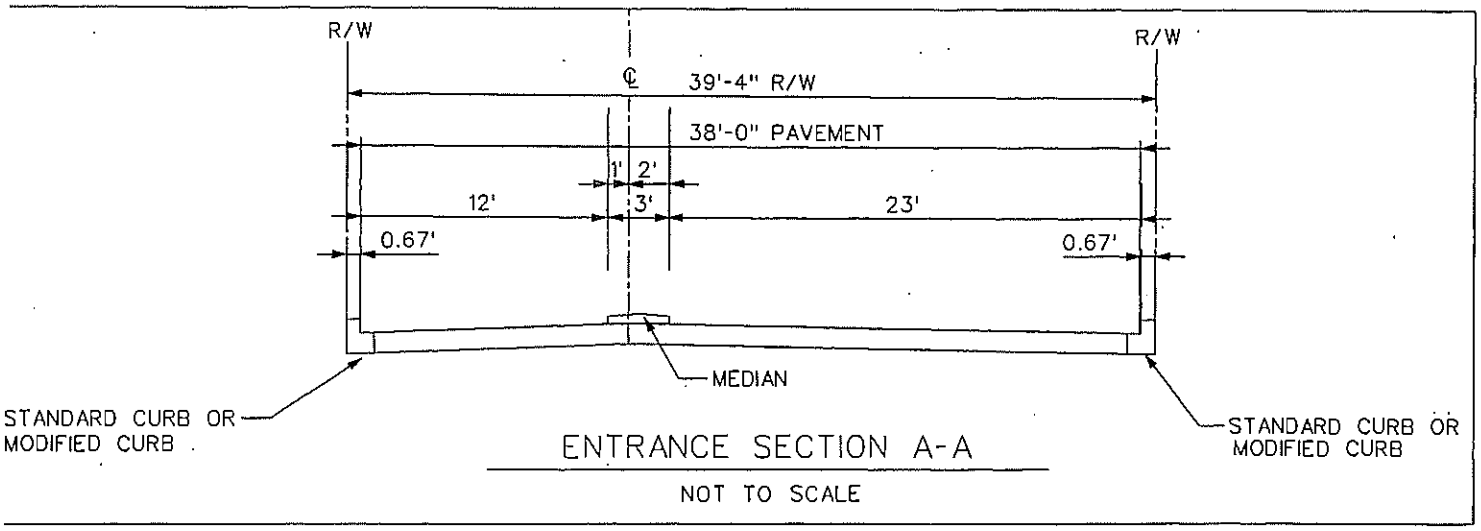
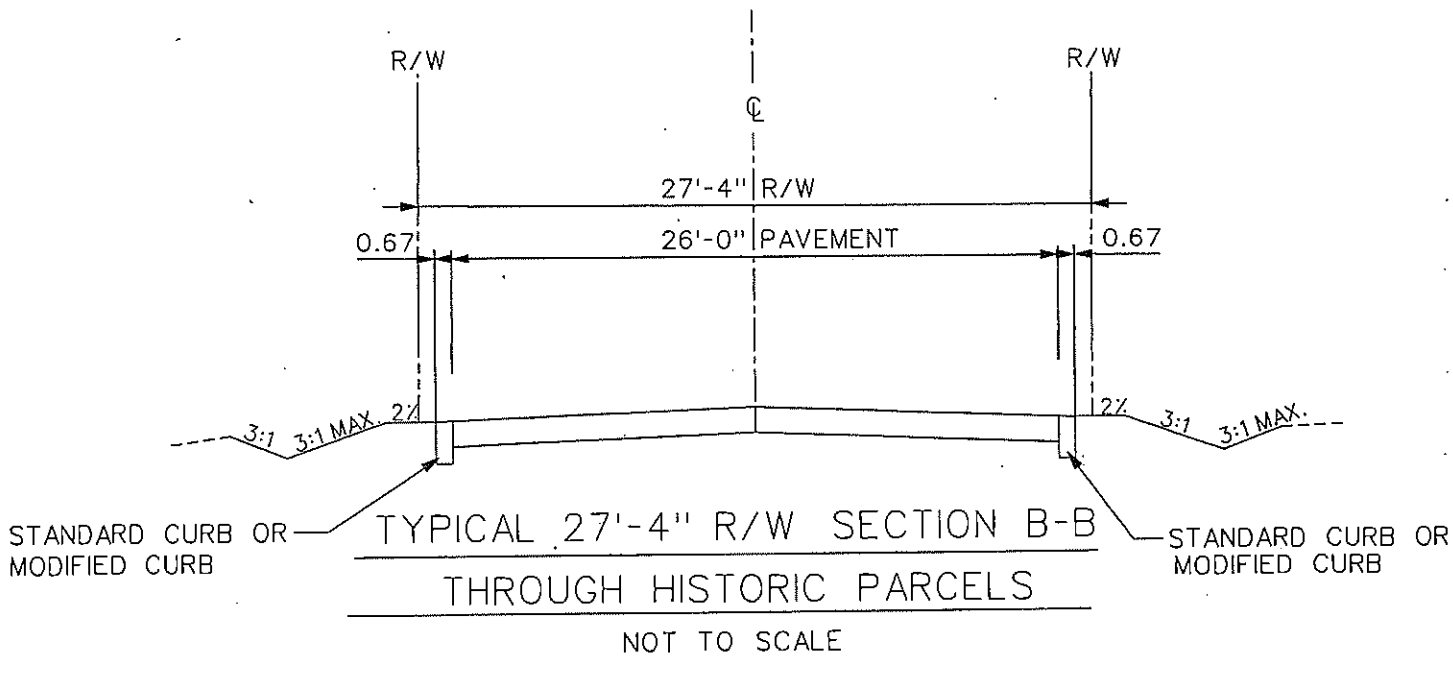

R/W
R/W
℄
39'-4" R/W
38'-0" PAVEMENT
1'
2'
3'
12'
23'
0.67'
0.67'
MEDIAN
STANDARD CURB OR MODIFIED CURB
STANDARD CURB OR MODIFIED CURB
ENTRANCE SECTION A-A
NOT TO SCALE

Exhibit "C"

(40)

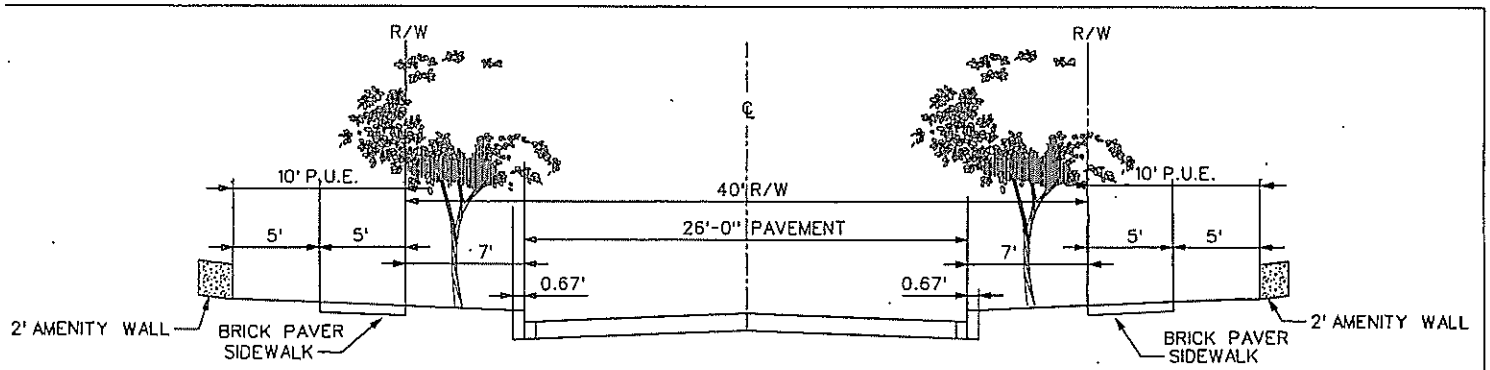


TYPICAL 27'-4" R/W SECTION B-B

THROUGH HISTORIC PARCELS

NOT TO SCALE

Exhibit "C"

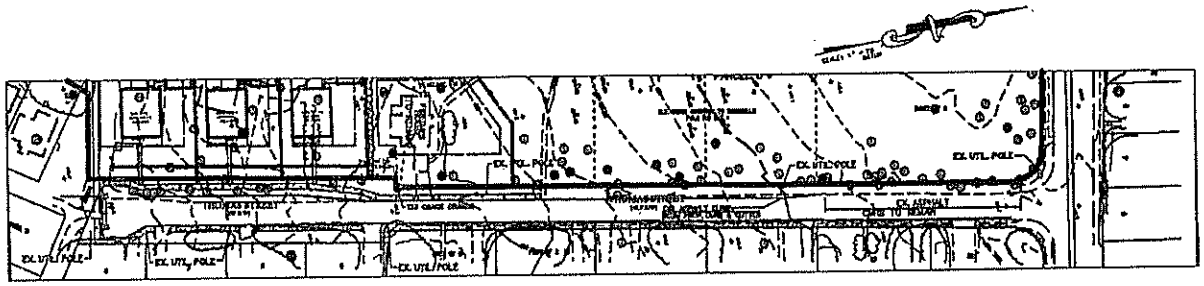


TYPICAL 40' R/W SECTION C-C

NOT TO SCALE

Exhibit "C"

42



NOTE:
ROAD IMPROVEMENTS ARE SUBJECT TO PENDING APPROVALS FROM NEIGHBORHOOD, CITY OF ROCKVILLE, AND OWNER.

THOMAS STREET ROAD IMPROVEMENT EXHIBIT

CHESTNUT LODGE

Exhibit "D"

Exhibit "E"

City of Rockville
1 Maryland Avenue
ockville, Maryland
20850-2364
ww.rockvillemd.gov

Public Works
240-314-8500
TTY 240-314-8137
FAX 240-314-8539

ublic Works Operations
240-314-8570
FAX 240-314-8589

or Vehicle Maintenance
240-314-8485
FAX 240-314-8499

ater Treatment Plant
[redacted]314-8555
FA[redacted]0-314-8564

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
John F. Hall, Jr.
Su[redacted]. Hoffmann
A[redacted]. Robbins

ING CITY MANAGER
atherine Tuck Parrish

CITY CLERK
laire P. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

October 15, 2004

Mr. Dan Pino
Loiederman Soltesz Associates
1390 Piccard Drive
Rockville, Maryland 20850

Subject: Chestnut Lodge
Stormwater Management Concept
SMP2005-00002

Dear ~~Mr. Pino~~: Dan

Your stormwater management (SWM) concept dated July 9, 2004 for Chestnut Lodge is conditionally approved. The Chestnut Lodge site is 22-acres and is located adjacent to West Montgomery Avenue (MD28) and east of I-270. The proposed development will demolish several building structures; construct 36 single-family dwelling units and roads. Two stormwater ponds, Great Falls and Bullards Park, located within the Rose Hill community, are providing Stormwater management.

The proposed development will result in 5.45 acres of imperviousness requiring SWM. Additionally, SWM will be required for adjacent rights-of-way (Thomas Street and West Montgomery Avenue). The SWM concept proposes the following measures:

1. Channel Protection Volume (Cp_v) and Water Quality Volume (WQ_v) for the entire drainage area will be provided via the reconstruction of the Great Falls and Bullards Park ponds within the Rose Hill community.

2. Recharge volume will be provided within each existing forebays by either sand trenches or filter beds.

3. Stormwater management credit is being requested for the area draining toward West Montgomery Avenue.

4. The stormwater management facilities are controlling off-site runoff; therefore, a request has been made that both ponds be publicly maintained.

This SWM concept is approved subject to the following conditions, which must be addressed at the detailed engineering stage:

1. Provided that both ponds are upgraded to 2000 guidelines and the ponds provide treatment [Channel Protection Volume (Cp_v), Water Quality Volume (WQ_v) and Overbank Flood Protection (Qp_{10})] for the entire contributing drainage area, the City will assume ownership and maintenance of these facilities;

2. The stormwater management ponds shall provide Overbank Flood Protection (Qp_{10}) for the contributing drainage areas;

3. The drainage area maps and computations shall reflect the proposed development plan and existing field conditions;

4. Detailed calculations of imperviousness shall be provided for the contributing drainage areas;

5. Prior stormwater management waivers approved by the Department of Public Works on the Chestnut Lodge property are no longer valid. Your computations (detailed engineering) must be revised to include management of these areas;

6. All existing pond computations shall be based on approved as-built (surveyed) drawings;

7. Stormwater management shall be provided for all adjacent rights of way (Thomas Street and West Montgomery Avenue);

8. The ponds shall treat 1-inch of water quality over the entire contributing drainage area;

9. Staff supports the idea of using stormwater credits for management of imperviousness located in the Historic District. However, since the concept submission did not address specific details on these credits, staff will review the SWM credit issue at the time of detailed engineering at which time we may or may not approve;

10. Provide further documentation of existing ponds where recharge in the forebays was approved by other jurisdictions. Also, provide justification that recharge in the forebays will be practical;

11. If staff does not approve of recharge in the forebays, either full water quality treatment will be required or upstream recharge will be recommended;

12. Perform a storm drain study to ensure existing pipes adjacent to the project site have capacity to carry the storm flows from your development;

13. Post financial security based on the approved construction estimates in a format acceptable to the City Attorney. Approval is coordinated through Public Works staff;

14. Submit a Rockville stormwater management permit application, permit fees, and SWM Database Sheet associated with the SWM plans;

15. Provide safe conveyance of storm flows;

16. Lot to lot drainage must be minimized and lawns shall be grading at a minimum of 3%;

17. Rose Hill community must agree to the pond modifications and agree to convey both ponds to Rockville for future ownership and maintenance.

If you have any questions, please contact John W. Hollida, Civil Engineer II, of my staff at 240-314-8513.

Sincerely,

Susan

Susan T. Straus, P.E.
Chief Engineer/Environment

STS/JWH/akm

cc: Bob Spalding, Chief of Planning
Mark Wessel, Civil Engineer III
John W. Hollida, Civil Engineer II-Environment
Permit Plan
Day File

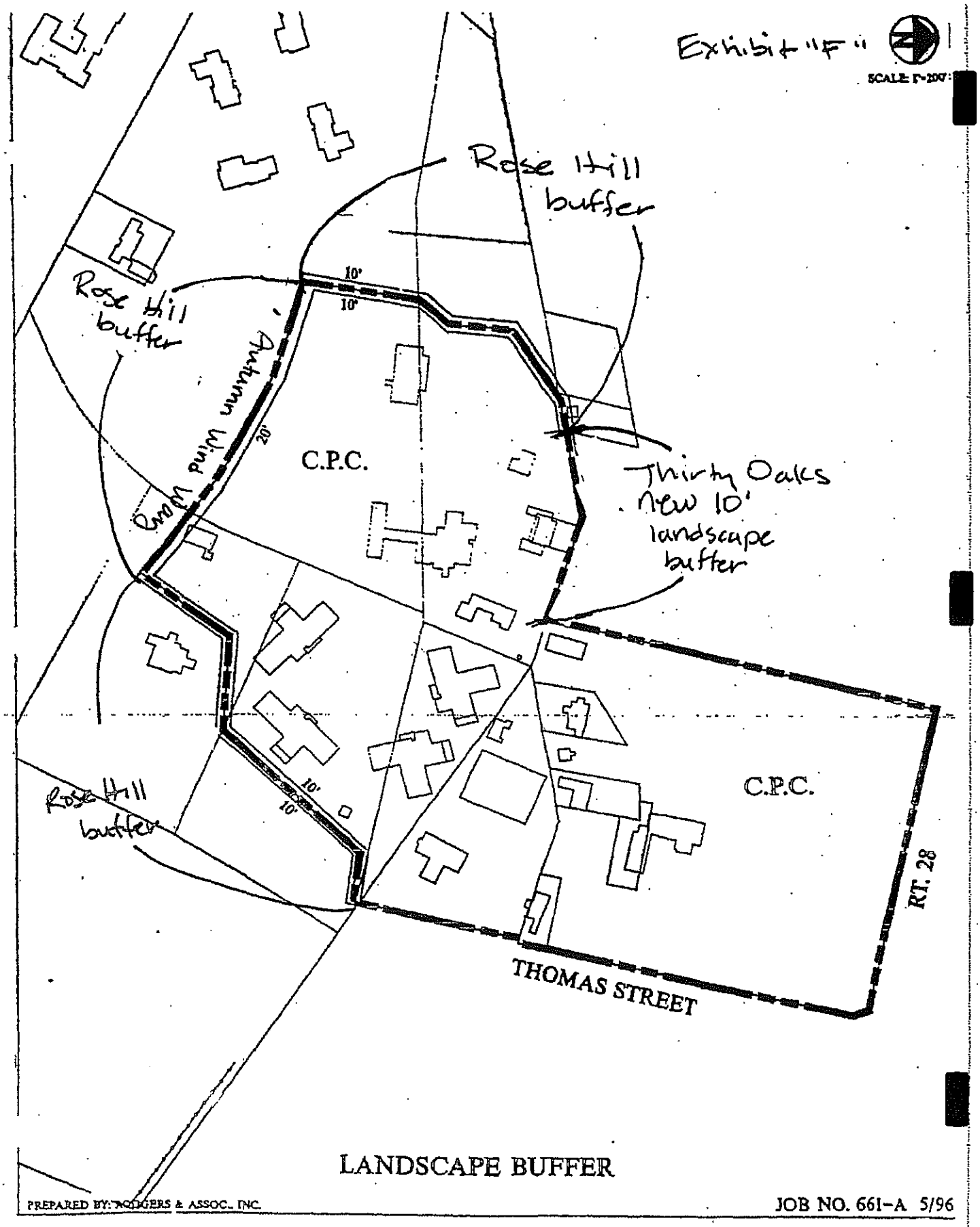


Exhibit "F"
SCALE: 1"=200'
Rose Hill buffer
Rose Hill buffer
10'
10'
Autumn Wind Way
20'
C.P.C.
Thirty Oaks new 10' landscape buffer
Rose Hill buffer
10'
10'
C.P.C.
RT. 28
THOMAS STREET
LANDSCAPE BUFFER
PREPARED BY: RODGERS & ASSOC., INC.
JOB NO. 661-A 5/96

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

PROJECT PLAN AMENDMENT – CHESTNUT LODGE PARCEL "I"

JNP Chestnut Lodge LLC (Applicant)
500 West Montgomery Avenue, Rockville

The subject property consists of 1.68 acres of land in the Planned Development-Chestnut Lodge (PD-CL) Zone (with a Designated Equivalent Zone of RMD-15) that is located at 500 West Montgomery Avenue, also known as Parcel "I", Block A of the Chestnut Lodge Subdivision.

Background / Previous Approval

The property is currently improved with only an asphalt private driveway, but at one time was the site of the historic Main Lodge building at Chestnut Lodge. The original Chestnut Lodge Exploratory Application approval (PRU2005-00022) contemplated the rehabilitation and conversion of the historic Main Lodge structure into seven (7) multi-family luxury condominium units with an underground garage. The rehabilitation/conversion plan included an addition to the Main Lodge that would have housed three of the seven multi-family units designed as "one-level flats". The other four units were to be two-story townhouses configured as two-over-twos within the existing Main Lodge structure.

The original Exploratory Application covering the entire Chestnut Lodge property approved a total development density of 44 residential dwelling units. The total density approved by the Mayor and Council was based on the level of development afforded by the then-applicable RS zoning classification on the property and was deemed consistent with applicable recommendations found in the City's Comprehensive Master Plan, which also recommended application of R-90 development standards as it related to minimum lot size, maximum lot

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coverage and minimum setback requirements. (See pages 2-14 and 2-15, City of Rockville Comprehensive Master Plan, Adopted November 12, 2002) The present Project Plan Amendment application continues to comply with all Master Plan recommendations relating to the Chestnut Lodge property. The project's total density of 44 units was calculated by dividing the property's total acreage by the minimum lot size in the RS Zone, which was 20,000 square feet, resulting in a density of 44.4 units (20.4 x 43,560/20,000). Accordingly, the Mayor and Council approved development of 44 residential dwelling units on the Chestnut Lodge property as follows: 36 new single family detached homes, the rehabilitation and sale of the Little Lodge as the 37th single family detached residence, and the rehabilitation and addition to the historic Main Lodge building to a create seven (7) luxury condominiums with underground parking.

The single family detached portion of the Chestnut Lodge project has been completed. Unfortunately, however, due to the loss of the historic Main Lodge structure in a catastrophic fire in 2009, it has become infeasible to achieve the seven (7) remaining multi-family condo units as originally contemplated.

Project Plan Amendment

Accordingly, the current property owner of Parcel "I" has filed a Project Plan Amendment application that proposes to construct a total of seven (7) townhouse units on Parcel "I" in a configuration similar to what the original Main Lodge and new addition would have occupied on the site. Careful attention has been given to the proposed architectural design of the new structure. As evidenced by the Preliminary Building Elevation provided with this Pre-Application Meeting submission, the proposed design exudes a refined Victorian-era style that is not only reminiscent of the historic Main Lodge that once graced the site, but specifically

incorporates certain architectural elements, such as the tower and wrap-around porch, that had made the Main Lodge so visually distinct.

The proposed Project Plan submitted with this Amendment application continues to comply with the development standards previously approved in the Chestnut Lodge Exploratory Application for the Main Lodge parcel as follows:

	APPROVED IN CHESTNUT LODGE EXPLORATORY APPLICATION (PRU2005-00022)	PROPOSED BY PROJECT PLAN
Lot Area	Min. 9,000 SF	71,510 SF
Building Height	Max. 63 feet	Bldg: 48 feet Tower: 55.5 feet
Lot Coverage	Max. 25%	17.71%
Setbacks		
Front Yard (Bullard Circle)	Min. 30 feet	Min. 30 feet (closest point is at NE corner of Unit 7)
Side Yard	Min. 11 feet	68 feet
Rear Yard	Min. 25 feet	52 feet

Compliance with Comprehensive Master Plan

As previously indicated, the subject Project Plan Amendment complies with all recommendations relating to the Chestnut Lodge property found on page 2-15 of the City's Comprehensive Master Plan cited below. In particular, it does not exceed the total level of residential density (44 dwelling units) originally afforded by the property's former R-S Zone and approved for the Chestnut Lodge property in PRU2005-00022.

> *"A residential use on the property may be acceptable if the historic buildings and trees are protected. Development under a Special Development Procedure, such as... Planned Residential Unit (PRU), is recommended if the historic and tree preservation goals are achieved. Development under the Planned Residential*

> *Unit development procedure is preferred for its flexibility in site design. However, the number of new residential dwellings on the property should be limited to the base level of development afforded by the R-S Zone, and by the goal of this plan to retain the setting of the historic structures and treed area along West Montgomery Avenue with as little disturbance as possible. The governing minimum lot size, maximum lot coverage and minimum setback requirements that apply to the property shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and western property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historic character of the West Montgomery Avenue streetscape, it is appropriate for an expanded portion of the property to be located within the West Montgomery Avenue Historic District, and for additional design review of new structures on the remainder of the site by the HDC to ensure their compatibility...."*

Moreover, "townhouse dwellings" are a permitted use under the property's Designated Equivalent Zone of RMD-15. (See Section 25.11.03.a of the Zoning Ordinance)

The Project Satisfies All Other Applicable City Laws

Landscape, Screening and Lighting Manual – The Landscaping Plan submitted with this Amendment application fully complies with applicable provisions of the Landscape, Screening and Lighting Manual. The tree cover and other landscaping measures shown on the Landscaping Plan incorporate requirements of the Forest and Tree Preservation Ordinance as further reflected on the Project Plan's associated Amended Forest Conservation Plan. The existing lighting along Bullard Circle, approved and installed as part of the original Chestnut Lodge Exploratory Application, will remain unaffected by the subject Project Plan. No additional lighting is proposed, other than building mounted fixtures that will not produce glare or trespass onto adjacent properties.

Adequate Public Facilities – The Property will be served by adequate public facilities as follows:

- Water and Sewer: The Applicant has filed a water and sewer authorization request.
- Roads: A Traffic Impact Study is not required for this project as the proposed use is projected to generate less than 30 net new peak hour trips. Rather, a Transportation Statement has been prepared and submitted in conjunction with this Project Plan Amendment application as required by the City's Comprehensive Transportation Review manual.
- Utilities: Electric and gas service connections are proposed at the distribution lines in the right-of-way immediately adjacent to the property line.
- Schools: The subject property is served by the Richard Montgomery Cluster – in particular, Beall Elementary, Julius West Middle School and Richard Montgomery High School. In accordance with the Montgomery County Student Generation Rates for Housing Types utilized by Montgomery County Public Schools (dated December 6, 2013) and applied by the City to assess student generation of proposed residential projects, the proposed seven (7) unit townhouse project will generate the following number of students: 1.162 students at the elementary grade level, 0.504 students at the middle school level, and 0.693 students at the high school level. Based on the recent amendment of the City's APF Schools Test to be consistent with the County's methodology, there is adequate capacity at all grade levels to support the subject Project Plan Amendment.

Parking – In accordance with Zoning Ordinance Section 25.16.03.d., two parking spaces are required for each townhouse dwelling unit with 3 or more bedrooms. All of the proposed townhouse units will have 3 or more bedrooms. As such, a minimum of 14 parking spaces are required. The two (2) "end" townhouse units will have a three-car garage, while the remaining five (5) units will have a two-car garage, for a total of sixteen (16) private garage spaces. All the units will be able to accommodate at least two additional guest parking spaces behind their

respective garages. Three (3) additional visitor spaces are proposed to be located along the west side of the private driveway. No bicycle parking spaces are required.

Signage – Signage for the Chestnut Lodge development currently exists at the front entrance of the site on West Montgomery Avenue, which is not proposed to be changed.

Public Use Space – Not applicable.

Conclusion

The subject Project Plan Amendment satisfies all the required findings of Section 25.07.01.b.2 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Is not in conflict with the Plan;
3. Will not overburden existing and programmed public facilities as provided in the adopted Adequate Public Facilities Standards;
4. Will not constitute a violation of any provision of this chapter or of other applicable law; and
5. Will not adversely affect the natural resources or environment of the City or surrounding areas.

For the reasons identified herein and based on all plans and supporting materials submitted in conjunction with this subject application, we urge the Mayor and Council's approval of the foregoing Project Plan Amendment.

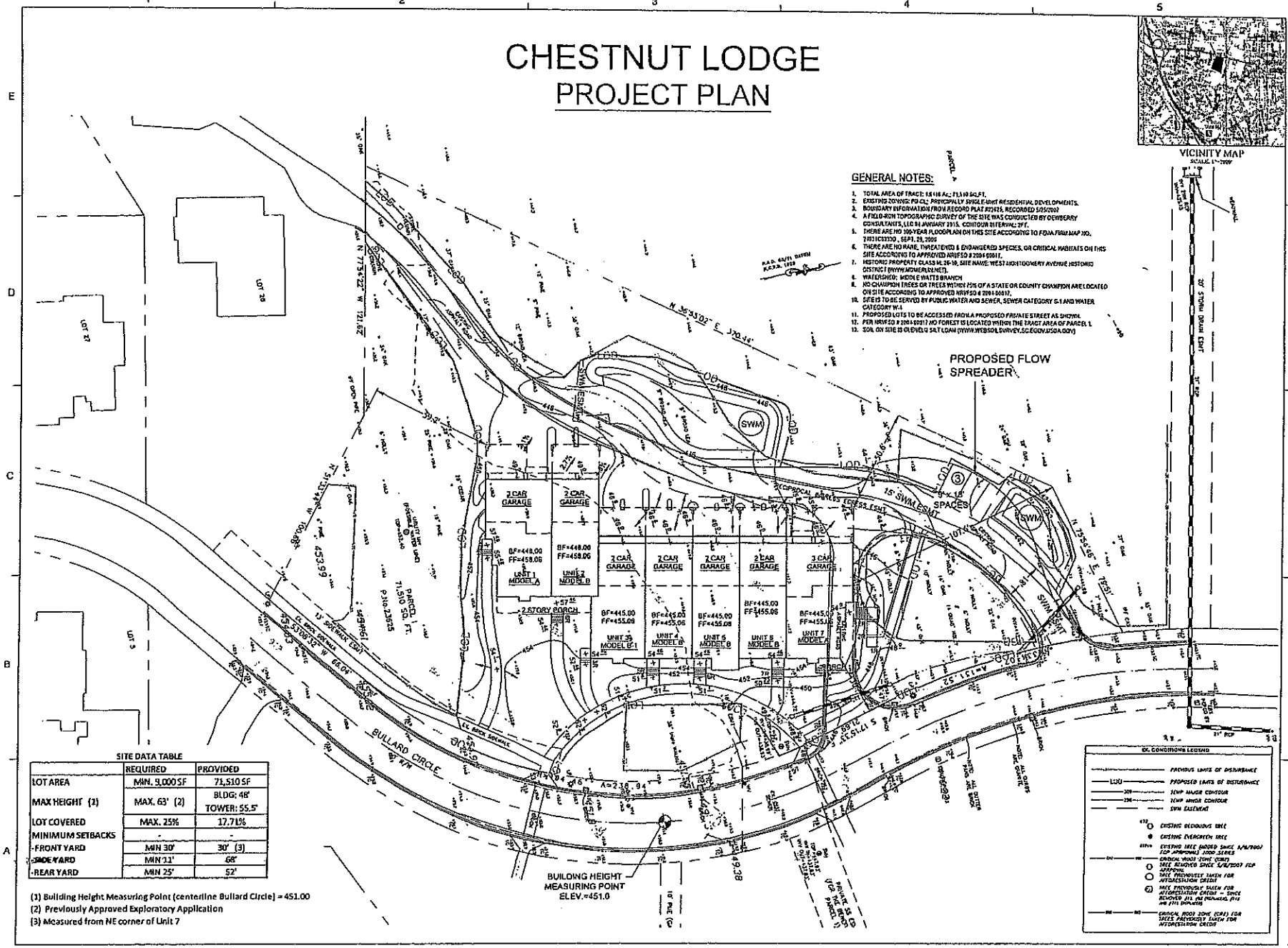
Respectfully submitted,

MILLER, MILLER AND CANBY

By: Soo Lee-Cho

Soo Lee-Cho, Esq.
200-B Monroe Street
Rockville, MD 20850
(301) 762-5212
slcho@mmcanby.com
Attorney for the Applicant

CHESTNUT LODGE
PROJECT PLAN



GENERAL NOTES:

1. TOTAL AREA OF TRACT: 1.6416 AC; 71,510 SQ.FT.
2. EXISTING ZONING: PD-CL; PRINCIPALLY SINGLE-UNIT RESIDENTIAL DEVELOPMENTS.
3. BOUNDARY INFORMATION FROM RECORD PLAT #22475, RECORDED 5/25/2007
4. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC ON JANUARY 2015. CONTOUR INTERVAL: 2FT.
5. THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0330D , SEPT. 29, 2006
6. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
7. HISTORIC PROPERTY CLASS M, 26-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
8. WATERSHED: MIDDLE WATTS BRANCH
9. NO CHAMPION TREES OR TREES WITH 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
10. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
11. PROPOSED LOTS TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
12. PER NRI/FSD # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
13. SOIL ON SITE IS GLENELG SILT LOAM (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)

SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	MIN. 9,000 SF	71,510 SF
MAX HEIGHT (2)	MAX. 63' (2)	BLDG: 48' TOWER: 55.5'
LOT COVERED	MAX. 25%	17.71%
MINIMUM SETBACKS	-	-
-FRONT YARD	MIN 30'	30' (3)
-SIDE YARD	MIN 11'	68'
-REAR YARD	MIN 25'	52'

(1) Building Height Measuring Point (centerline Bullard Circle) = 451.00
(2) Previously Approved Exploratory Application
(3) Measured from NE corner of Unit 7

Dewberry
2101 Gaither Road, Suite 340
Rockville, MD 20850-4037
301.948.8300 Fax: 301.258.7607
www.dewberry.com

OWNER
Chestnut Lodge Properties
7889 Rockville Pike, Suite 513
Rockville, Maryland 20852

APPLICANT
JHP Capital Management, LLC
2429 39th Street, NW
Washington, DC 20007
JPROAKIS@JHPCAP.COM
PH: 240-876-0085

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD

PROJECT PLAN
500 W. Montgomery Avenue
TAX MAP: HP32
ZONE - PD-CL

SEAL

SCALE 1" = 20'

No.	DATE	BY	Description

REVISIONS

DRAWN BY PER
APPROVED BY AB
CHECKED BY AB
DATE 10/28/2015

TITLE
PROJECT PLAN

PROJECT NO. 50071113

SHEET NO.

ATTACHMENT A
Exhibit 6
PP-

EAST ELEVATION

FACING BULLARD CIRCLE

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 30" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
21. FIBERCEMENT PANEL W/ 1 X TRIM & BED MOULDING
22. FLAT PANEL GARAGE DOOR
23. 18" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 5" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

CREASER/O'BRIEN ARCHITECTS™
1420 G STREET, NW, SUITE #200
WASHINGTON, DC 20005
(202) 289-9001

JNP - CHESTNUT LODGE LLC
5420 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

PRELIMINARY ELEVATION STUDY

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS	
DATE:	DESCRIPTION:
6-18-15	SUBMITTAL

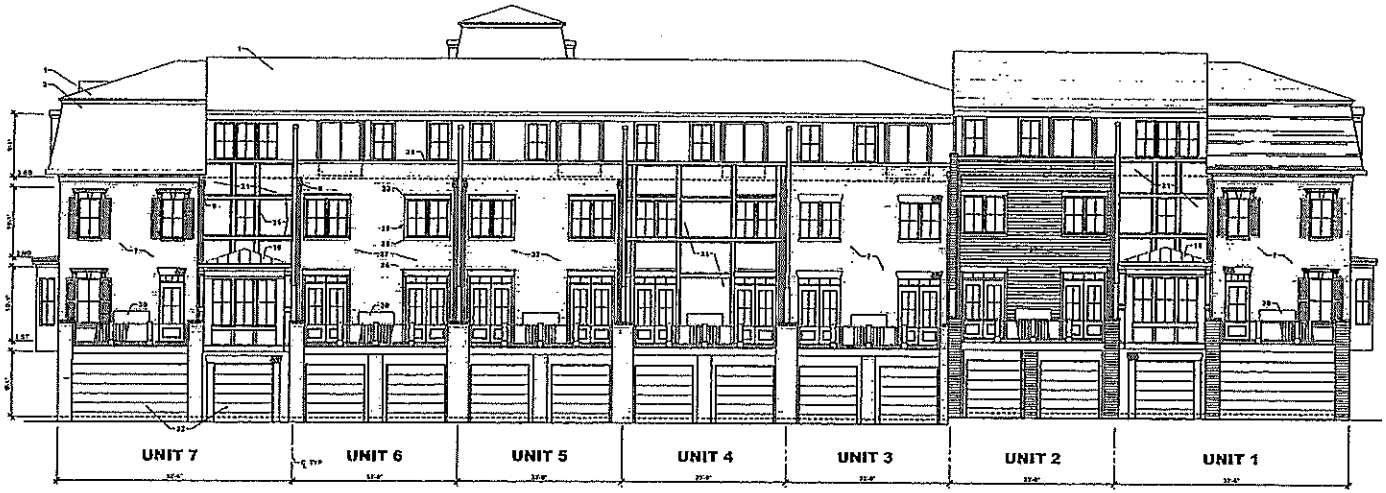
DRAWN BY: CG
REVIEWED BY: KC
MODEL:

SHEET NO: A-201

JOB NO: 21411

NORTHBROOK PRESS

ATTACHMENT A
Exhibit 6



WEST ELEVATION

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 20" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
21. FIBERCEMENT PANEL W/ 1 X TRIM & BED MOULDING
22. FLAT PANEL GARAGE DOOR
23. 10" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 3" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

CREASER/O'BRIEN ARCHITECTS™
1100 G STREET, NW, SUITE #300 (202) 289-5001
WASHINGTON, DC 20001

JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

PRELIMINARY ELEVATION STUDY

CHESTNUT LODGE
7 UNIT TOWN HOMES

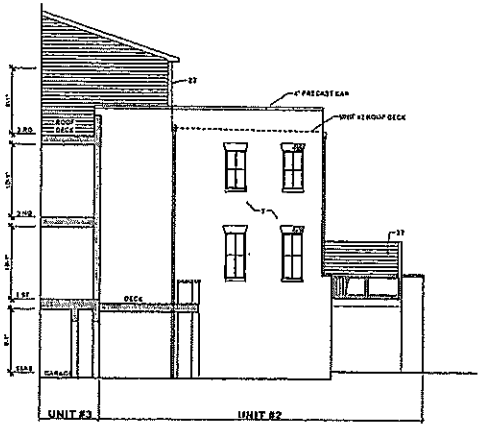
RELEASES & REVISIONS	
DATE:	DESCRIPTION
6-18-13	SUBMITTAL

DRAWN BY: CO
REVIEWED BY: RC
MODEL:
SHEET NO: A-202
JOB NO: 21411

IN PROGRESS

ATTACHMENT A
Exhibit 6

NORTH ELEVATION



SOUTH ELEVATION

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 30" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
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23. 10" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 3" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

CREASER/O'BRIEN ARCHITECTS
1420 G STREET, NW, SUITE #300 (202) 289-9021
WASHINGTON, DC 20005

JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

PRELIMINARY ELEVATION STUDY

CHESTNUT LODGE
7 UNIT TOWN HOMES

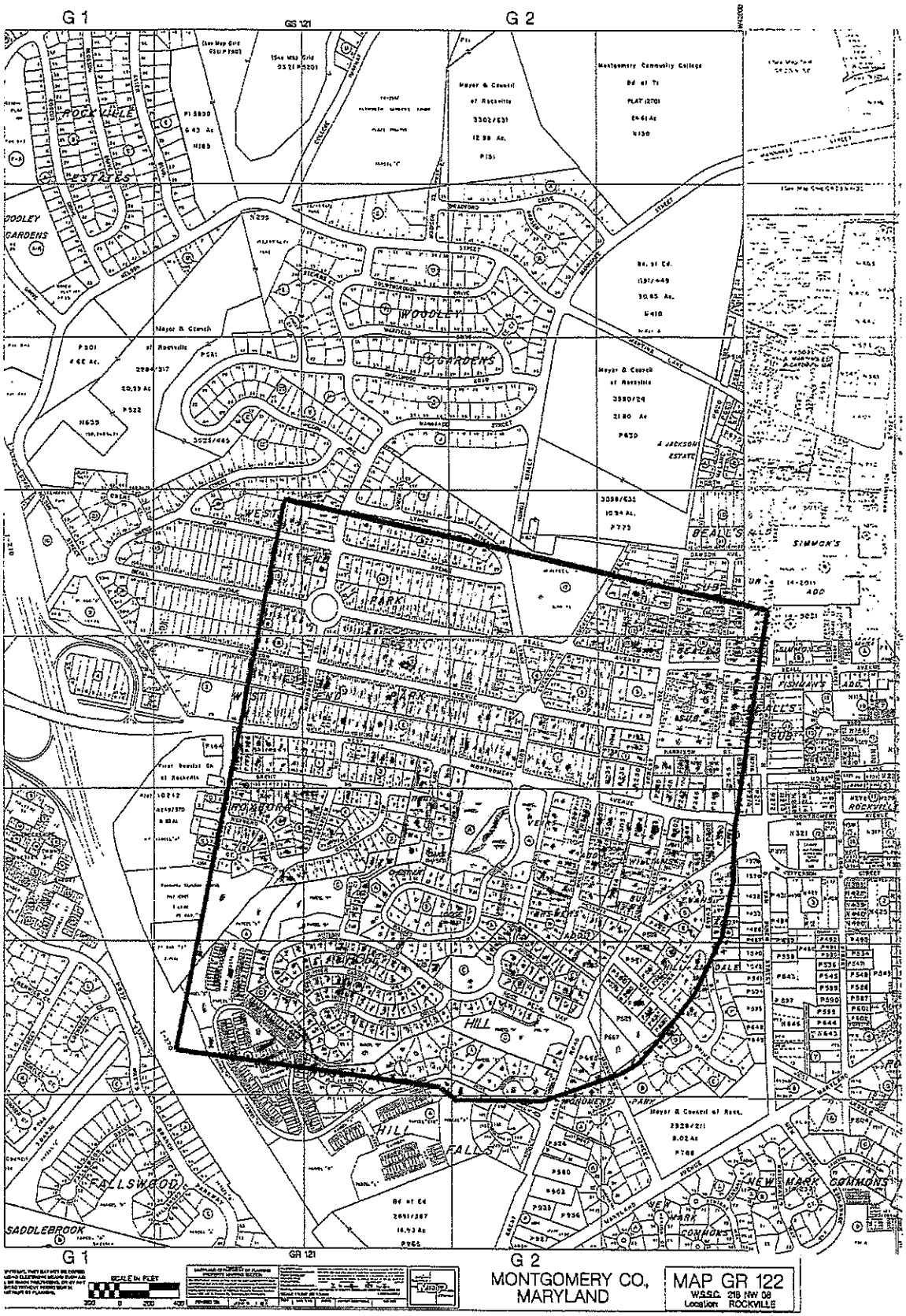
RELEASES & REVISIONS

DATE	DESCRIPTION
6-16-15	SUBMITTAL

DRAWN BY: CO
REVIEWED BY: RC
MODEL:
SHEET NO: A-203
JOB NO: 21411

IN PROGRESS

ATTACHMENT A
Exhibit 6


G 1
G 2
GR 121
ROCKVILLE
ESTATES
WOODLEY
GARDENS
WEST
PARK
BEALL'S
SIMMON'S
ADD
FOXBORO
HILL
FALLS
FALLSWOOD
SADDLEBROOK
NEW MARK COMMONS
MONTGOMERY CO.,
MARYLAND
MAP GR 122
W.S.S.C. 218 NW 08
Location ROCKVILLE

Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-10)	10	Min. 20,000 sq. ft 10 acres max. unless otherwise recommended in the Plan	50 ft.	25%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	35 ft.	Accessory buildings limited to 15 feet building height.
Residential Medium Density (RMD-15)	15	1 acre	50 ft.	30%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	40 ft.	Accessory buildings limited to 15 feet building height
Zone	**Maximum Density – DU/Acre**	**Tract Area – Min.**	**Minimum Tract Frontage**	**Maximum Building Coverage (percent of tract area)**	Setbacks	**Maximum Height**	**Additional Regulations**
Residential Medium Density (RMD-25)	25	2 acres	100 ft.	30%	25 feet from a public street or tract boundary, plus 3 feet for each 1 foot of building height above 45 feet. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	75 ft.	Accessory buildings limited to 15 feet building height. Where the tract adjoins property within any Park Zone or within any residential zone where single unit detached or semi-detached development exists, building height must not exceed a 30 degree proximity slope that begins at the common property boundary See Sec. 25.17.06 regarding building shadow regulations.

b. *Moderately Priced Dwellings* – The Mayor and Council in approving a Project Plan application, may authorize an increase in the maximum number of dwelling units herein permitted where moderately priced dwelling units are included in the

ATTACHMENT A
Exhibit 6

PJT

Application for

Project Plan Application/Amendment

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JUN 25 2015
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** Cpds@rockvillemd.gov • **Web site:** www.rockvillemd.gov

Type of Application:

☐ Project Plan ☑ Project Plan Amendment (major) ☐ Project Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 500 West Montgomery Avenue, Rockville, MD 20852

Subdivision Chestnut Lodge Lot (S) Parcel "I" Block A

Zoning PD-CL Tax Account (S) 04-03594801 , ,

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant JNP Chestnut Lodge LLC -- James Proakis, 2428 39th Street NW, Washington DC 20007; (240) 876-0085; jproakis@jnpcap.com

Property Owner Same as Applicant

Architect Creaser/O'Brien Architects -- Randy Creaser, 1420 Q Street NW, Suite 300, Washington DC 20009; (202) 289-9001; randy@creaserobrien.com

Engineer Dewberry -- Dan Pino, 201 Gaither Road, Suite 340, Rockville, MD 20850; (301) 337-2863; dpino@dewberry.com

Attorney Miller, Miller & Canby, Chartered -- Soo Lee-Cho, Esq., 200-B Monroe Street, Rockville, MD 20850; (301) 762-5212; slcho@mmcanby.com

Project Name CHESTNUT LODGE - PARCEL "I"

Project Description Amendment of Chestnut Lodge Exploratory Approvals in re Main Lodge New Construction

STAFF USE ONLY

Application Acceptance:
Application # PJT2015-00005
Pre-Application
Date Accepted
Staff Contact

OR

Application Intake:
Date Received 6/25/15
Reviewed by
Date of Checklist Review
Deemed Complete: Yes ☐ No ☐

Application Information:

Level of review and project Impact:

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 1.68 acres, # Dwelling Units Total 7 Square Footage of Non-Residential 0

Residential Area Impact 100 %

Traffic/ Impact/trips 2 net new peak

Proposed Development:

Retail 0 Sq. Footage

Office 0 Sq. Footage

Restaurant 0 Sq. Footage

Other _____ Sq. Footage

Detached Unit _____

Duplex _____

Townhouse 7

Attached _____

Multi-Family _____

Live _____

MPDU 0

Parking Spaces 3 visitor spaces

Handicapped _____

# of Long Term 0

# of Short Term 0

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) _____

The site is currently vacant, but was once home to the historic Main Lodge building, which was lost in a fire in 2009.

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	2
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	0
Residential Area Impact	No residential development in a residental zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total* **The total of the points determine the level of notification and the approving authority .**					9

Based on The Impact Total Your Project will be:

- ☐ Project Plan Amendment
- ☑ Project Plan Amendment (major)
- ☐ Project Plan Amendment (Minor)

Previous Approvals: (if any)

Application Number	Date	Action Taken
PRU2005-00022 (Resolution No. 3-06)	February 6, 2006	Approved

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Please sign and date

James Proakis, JNP Chestnut Lodge LLC
June 24, 2015

Application Checklist:

The following items are to be furnished as part of this application:

- ☑ Completed Application
- ☑ Filing Fee (to include Sign Fee)
- ☑ Pre-Application Meeting Number PAM2015-00082 and Documentation (Development Review Committee Mtg. notes)
- ☑ Proposed Area Meeting Date July 28, 2015 @ 6:30pm including location City Hall, Mayor and Council Chamber
- ☑ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 81/2 X 11)
- N/A per Forestry Dept. ☐ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☑ Preliminary Building Elevations & Floor Plan (3 copies)
- ☑ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- ☑ Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8/1/2" X 11").
- ☑ Preliminary Forest Conservation Plan (FCP)
- Submitted to DPS. ☑ ~~Approved~~ Stormwater Management Concept Plan (Approved SWM Concept not required per B. Ray)
- ☑ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
  - -Comprehensive Master Plan and other plan regulations
  - -Master Plan other Plans and Regulations
  - -Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  - -Landscape, Screening and Lighting Manual
  - -Adequate Public Facilities (Section 25.20)
  - -Parking (Section 25.16)
  - -Signs (Section 25.18)
  - -Public use space (Section 25.17)
  - -Water and sewer information for hydraulic review

RECEIVED
JUN 25 2015
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

- ☐ Additional information as requested by staff
- ☑ Electronic Version of all materials (pdf format acceptable)
- ☑ Fire protection site plan

Comments on Submittal: (For Staff Use Only)

INTEGRATED
TRANSPORTATION
SOLUTIONS, INC.

ATTACHMENT A
Exhibit 6
Transportation Planning and Site Access Analysis

C. CRAIG HEDBERG
President

To: Mr. Emad Elshafei
Chief of Traffic and Transportation

From: C. Craig Hedberg PTP

Date: June 24, 2015

Subject: Transportation Statement - Chestnut Lodge Project Plan Amendment

This Transportation Statement summarizes the trip generation and transportation amenities associated with the Chestnut Lodge Project Plan Amendment. This Amendment involves substitution of 7 Town House Dwelling Units (THDU's) for the 7 Luxury Condominiums that were included in the Chestnut Lodge Project Plan approval.

A. Introduction and Transportation Context

The Chestnut Lodge Property was originally approved for 37 Single Family Dwelling Units (SFDU's) and 7 Luxury Condominiums. The SFDU's have been constructed, and, in light of current market conditions, 7 Town House Dwelling Units (THDU's) are being proposed as a substitute for the Luxury Condominium units (the multi-story structure that was to be renovated to accommodate the Luxury Condominiums has been destroyed by fire). Exhibit 1 shows the location of the Chestnut Lodge Property.

The site is served via a single public residential street, Bullard Circle, which intersects West Montgomery Avenue (MD 28) opposite Laird Street at a signalized intersection. The northbound approach of Bullard Circle to West Montgomery Avenue consists of a through/left turn lane and a dedicated right turn lane. The posted speed on West Montgomery Avenue is 30 mph. West Montgomery Avenue consists of a single through lane in the east-west direction, as well as a center left turn lane. The MD SHA traffic volume map shows the 2014 AADT on West Montgomery Avenue to be 27,622 vehicles/day. Accessible Pedestrian Signals (APS) and Countdown Pedestrian Signals (CPS) have recently been installed at this intersection, and the traffic signal heads are also being upgraded.

There are brick sidewalks on both sides of West Montgomery Avenue, with concrete aprons in the south quadrants of the intersection containing curb ramps. There are bus stops immediately east of Laird Street/Bullard Circle, with a bus shelter located in the southeast quadrant of the intersection. There are additional bus stops to the east and west along West Montgomery Avenue. Ride On Routes 54 and 63 serve the stops located adjacent to the Chestnut Lodge access point. Within Rockville, both routes largely serve the area west of I-270 before traversing West Montgomery Avenue en route to the Rockville Metro Station. Schedule/route information for both Ride On routes are included in Attachment B.

a). Ride On Route 54 links the Lakeforest Transit Center in Gaithersburg with the Rockville Metro

10440 Little Patuxent Parkway, Suite 900
Columbia, Maryland 21044-3502
(410) 740-8784 FAX (410) 740-8704
email: itsmd@verizon.net

ATTACHMENT A
Exhibit 6

bing Maps

Bullard Circle, Rockville, MD 20850

CHESTNUT LODGE
PROJECT PLAN AMENDMENT

On the go? Use **m.bing.com** to find maps, directions, businesses, and more

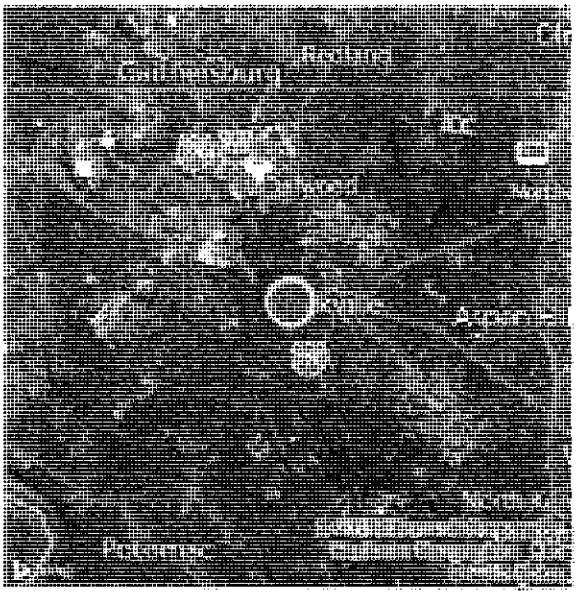


EXHIBIT 1

station. Service is provided from approximately 5:00 AM to 12:00 AM at half hour headways during the week, 7:00 AM to 10:00 PM on Saturday, and 7:00 AM to 8:00 PM on Sunday.

b). Ride On Route 63 runs between the Shady Grove Metro station and the Rockville Metro station. Route 63 provides weekday service between approximately 6:30 AM to 8:30 PM. Buses run at 30 minute headways.

B Trip Generation.

Table A below summarizes the weekday peak hour trip generation comparison between the 7 THDU's that are proposed and the previously-approved 7 Luxury Condominium Units. The trip generation rates for the THDU's were taken from the M-NCPPC LATR/TPAR Guidelines; the trip generation rates applied to the 7 Luxury Condominium units are from the Institute of Transportation Engineers {ITE} (9th Edition) Trip Generation Manual, which includes a category (Code 233) specifically titled "Luxury Condominium/Townhouse". The trip generation sources are included in Attachment A.

Table A
Weekday Peak Hour Trip Generation
7 THDU's vs. 7 Luxury Condominiums

Weekday Peak Hour Trip Generation Comparison 7 THDU's vs. 7 Luxury Condominiums	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
7 Town House Dwelling Units (THDU's)						
M-NCPPC Trip Generation Rates (<100 DU's)	0.08	0.40	0.48	0.56	0.27	0.83
A. 7 THDU's Weekday Peak Hour Trips	1	3	4	4	2	6
7 Luxury Condominiums						
Luxury Condominiums Trip Generation Rate (ITE Code 233)	0.13	0.43	0.56	0.35	0.20	0.55
B. 7 Luxury Condominiums Weekday Peak Hour Trips	1	3	4	3	1	4
Net Weekday Peak Hour Trip Change (A - B)	0	0	0	1	1	2

The substitution of 7 THDU's for 7 Luxury Condominiums will result in a no projected peak hour trip increase in the weekday AM peak hour and a projected increase of 1 inbound trip/1 outbound trip in the weekday PM peak hour. The weekday trip impact is therefore de minimis with this substitution.

C. On-Site Transportation.

As seen on the site plan accompanying this submission, the linkage between the site and the surrounding roadway network is provided by Bullard Circle. At the intersection with West Montgomery Avenue, Bullard Circle consists of a single 14' inbound lane and two 11' outbound lanes. South of this intersection, Bullard Circle narrows to a pavement width of 26' associated with a secondary residential street. This roadway provides the vehicular access to the single family residences within the Chestnut Lodge community. A five foot brick paver sidewalk on the east side of Bullard Circle provides pedestrian access between the Chestnut Lodge community and the brick sidewalks along both sides of West Montgomery Avenue. The brick paver sidewalks extend on both sides of Bullard Circle as it extends through the single family residences of Chestnut Lodge.

The subject Town House section of Chestnut Lodge is located on the west side of Bullard Circle in the location previously occupied by the multi-story structure that was to house the Luxury Condominium Units (which has been destroyed by fire). Seven units are proposed, with all the units facing Bullard Circle. The two end units have three car garages, while the remaining five units have two car garages. The garages are located to the rear of the units and will have access from the existing 18' private driveway currently serving a single family residence located southwest of the Town House site. This private driveway intersects Bullard Circle approximately 200 feet south of West Montgomery Avenue. There are three (3) guest parking spaces located on the west side of the private driveway, immediately northwest of the THDU's.

Pedestrian access from the Town Houses will be integrated into the pedestrian network serving the existing single family section of Chestnut Lodge. A semi-circular pedestrian walk is planned in the front of the Town Houses that will align with the lead-in walkway connections between the existing pedestrian walkway to the east of Bullard Circle and the pavement edge. The aligned pedestrian connections on each side of Bullard Circle are handicapped accessible. In addition to the semi-circular pedestrian walkway in front of the Town Houses, a pedestrian connection is planned between this walkway and the guest parking located on the west side of the private drive.

Bicycle access is provided on street within the development. Bicyclists from Chestnut Lodge residences can access the existing designated shared use lanes on Anderson Avenue by crossing at the Bullard Circle signalized intersection at West Montgomery Avenue and then proceed up Laird Street.

The Town House section of Chestnut Lodge will be served by the same trash pickup as is currently being provided to the single family section of the Chestnut Lodge community. Trash pick-up locations, utility infrastructure, right-of-way lines, buffer areas, lighting, etc. are illustrated on the accompanying site plan.

cc: Mr. Jim Proakis
Soo Lee Cho, Esq.
Attachments

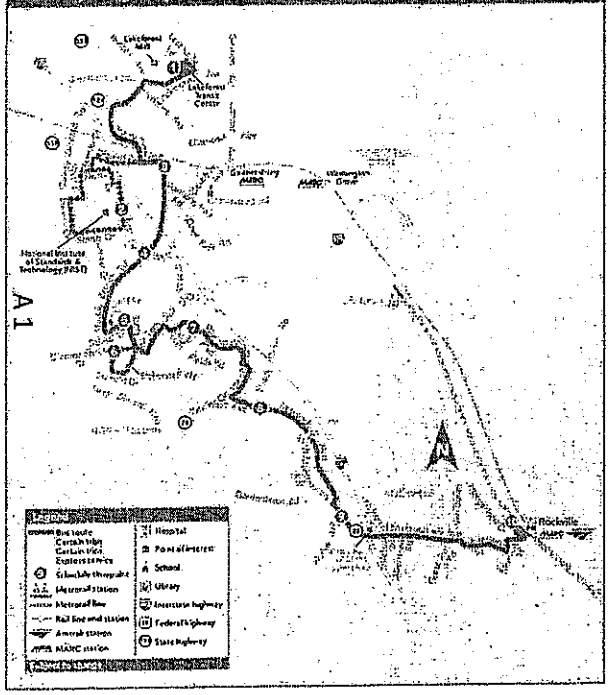
461chestnutCTR3

ATTACHMENT A

Ride On Route Schedules

54 Lakeforest Transit Center – Shady Grove Village – Muddy Branch Square Center – Washington Blvd – Montgomery Ave – Rockville Metro Station

Ride On



54 To Rockville Metro Station

SUNDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Lakeforest Transit Center	Muddy Branch Rd & Diamond Ave	Muddy Branch Rd & Westside Dr	School & Story Drs	Washington & Rio Blvds	Research Blvd & Shady Grove Rd	W Montgomery & Hurley Aves	Rockville Metro Station
A1	A1	S	A	D	C	D	D
7:02	7:07	7:11	7:15	7:19	7:24	7:28	7:36
7:32	7:39	7:41	7:45	7:49	7:54	7:58	8:06
8:02	8:09	8:11	8:15	8:19	8:24	8:28	8:36
8:32	8:39	8:41	8:45	8:49	8:54	8:58	9:06
9:02	9:09	9:11	9:15	9:19	9:24	9:28	9:36
9:32	9:40	9:42	9:46	9:50	9:55	9:59	10:07
10:02	10:10	10:12	10:16	10:20	10:25	10:29	10:37
10:32	10:40	10:42	10:46	10:50	10:55	10:59	11:07
11:02	11:10	11:12	11:16	11:20	11:25	11:29	11:37
11:32	11:40	11:42	11:46	11:50	11:55	11:59	12:07
12:02	12:10	12:12	12:16	12:20	12:25	12:29	12:37
12:32	12:40	12:42	12:46	12:50	12:55	12:59	1:07
1:02	1:10	1:12	1:16	1:20	1:25	1:29	1:37
1:32	1:41	1:43	1:47	1:52	1:57	2:01	2:09
2:02	2:11	2:13	2:17	2:22	2:27	2:31	2:39
2:32	2:41	2:43	2:47	2:52	2:57	3:01	3:09
3:02	3:11	3:13	3:17	3:22	3:27	3:31	3:39
3:32	3:41	3:43	3:47	3:52	3:57	4:01	4:09
4:02	4:11	4:13	4:17	4:22	4:27	4:31	4:39
4:32	4:41	4:43	4:47	4:52	4:57	5:01	5:09
5:02	5:11	5:13	5:17	5:22	5:27	5:31	5:39
5:32	5:41	5:43	5:47	5:52	5:57	6:01	6:09
6:02	6:11	6:13	6:17	6:22	6:27	6:31	6:39
6:32	6:41	6:43	6:47	6:52	6:57	7:01	7:09
7:02	7:11	7:13	7:17	7:22	7:27	7:31	7:39
7:32	7:39	7:41	7:44	7:48	7:52	7:56	8:03
8:02	8:09	8:11	8:14	8:18	8:22	8:26	8:33

NOTES: AM | PM

Please arrive at your stop several minutes ahead of your bus' scheduled arrival. Since safe service is a priority at Ride On, buses may be delayed due to traffic or weather.

54 To Lakeforest Transit Center

SUNDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Metro Station	W Montgomery & Hurley Aves	Research Blvd & Shady Grove Rd	Washington & Rio Blvds	School & Story Drs	Muddy Branch Rd & Westside Dr	Muddy Branch Rd & Diamond Ave	Lakeforest Transit Center
D	D	C	D	A	A	S	A1
7:17	7:23	7:27	7:31	7:35	7:38	7:41	7:49
7:47	7:53	7:57	8:01	8:05	8:08	8:11	8:19
8:17	8:23	8:27	8:31	8:35	8:38	8:41	8:49
8:47	8:53	8:57	9:01	9:05	9:08	9:11	9:19
9:17	9:23	9:27	9:31	9:35	9:38	9:41	9:49
9:47	9:53	9:57	10:01	10:05	10:08	10:11	10:19
10:17	10:23	10:27	10:31	10:35	10:38	10:41	10:49
10:47	10:54	10:58	11:02	11:08	11:11	11:15	11:24
11:17	11:24	11:28	11:32	11:38	11:41	11:45	11:54
11:47	11:54	11:58	12:02	12:08	12:11	12:16	12:24
12:17	12:24	12:28	12:32	12:38	12:41	12:45	12:54
12:47	12:54	12:58	1:02	1:08	1:11	1:15	1:24
1:17	1:24	1:28	1:32	1:38	1:41	1:45	1:54
1:47	1:54	1:58	2:02	2:08	2:11	2:15	2:24
2:17	2:24	2:28	2:32	2:38	2:41	2:45	2:54
2:47	2:54	2:58	3:02	3:08	3:11	3:15	3:24
3:17	3:24	3:28	3:32	3:38	3:41	3:45	3:54
3:47	3:54	3:58	4:02	4:08	4:11	4:15	4:24
4:17	4:24	4:28	4:32	4:38	4:41	4:45	4:54
4:47	4:54	4:58	5:02	5:08	5:11	5:15	5:24
5:17	5:24	5:28	5:32	5:38	5:41	5:45	5:54
5:47	5:54	5:58	6:02	6:08	6:11	6:15	6:24
6:17	6:24	6:28	6:32	6:37	6:40	6:43	6:51
6:47	6:54	6:58	7:02	7:07	7:10	7:13	7:21
7:17	7:24	7:28	7:32	7:37	7:40	7:43	7:51
7:47	7:54	7:58	8:02	8:07	8:10	8:13	8:21

NOTES: AM | PM

WELCOME TO RIDE ON

RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 75 routes that serve all 13 Montgomery County Metrorail stations and 7 MARC stations.

For detailed information, or to have timetables mailed, call 311

Outside Montgomery County.....240-777-0311
TTY (for hearing impaired).....301-251-4850

Visit our web site at:
www.rideonbus.com

Real Time information is available at:
www.rideonrealtime.com

Regular Mailing Address:
Montgomery County DOT
Division of Transit Services
101 Monroe Street, 5th Floor
Rockville, MD 20850

HOLIDAY SCHEDULE

New Year's Day ..... Sunday Schedule
Martin Luther King, Jr. Day..... Special Schedule
Presidents' Day..... Special Schedule
Memorial Day..... Sunday Schedule
Independence Day..... Saturday Schedule
Labor Day..... Sunday Schedule
Columbus Day..... Weekday Schedule
Veterans Day..... Special Schedule
Thanksgiving Day ..... Sunday Schedule
Christmas Day..... Sunday Schedule

For special schedules, consult our website, www.rideonbus.com, or call 311

Follow us on Facebook facebook.com/RideOnMCT

Follow us on Twitter twitter.com/RideOnMCT

Subscribe to email alerts at www.montgomerycountymd.gov/govdelivery

Thank You for Riding with Us!

Ride On
Montgomery County Transit

Printed on recycled paper with soy based ink

EFFECTIVE: JANUARY 11, 2015

54

Approximate travel time between stops

- Lakeforest Transit Center
- NIST Administration Building (CERTAIN TRIPS MONFRI ONLY)
- 2-19 mins
- Muddy Branch Rd & Diamond Ave
- 2-4 mins
- Muddy Branch Rd & Westside Dr
- 2-5 mins
- School & Story Drs
- Muddy Branch Rd & Diamondback Dr (CERTAIN TRIPS MON-SAT ONLY)
- 2-5 mins
- Washington & Rio Blvds
- 3-6 mins
- Research Blvd & Shady Grove Rd
- 4-7 mins
- W Montgomery & Hurley Aves
- 5-11 mins
- Rockville Metro Station (M)

SERVICE DAYS
DAILY

Ride On
Montgomery County Transit
Telephone 311
Online at www.rideonbus.com
Real Time Info at www.rideonrealtime.com

ATTACHMENT A
Exhibit 6

54 To Rockville Metro Station

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

1 Lakeforest Transit Center	2 NIST Admin Bldg	3 Muddy Branch Rd & Diamond Ave	4 Muddy Branch Rd & Westlake Dr	5 School & Story Drs	6 Muddy Branch Rd & Diamondback Dr	7 Washington & Rio Blvds	8 Research Blvd & Shady Grove Rd	9 W Montgomery & Hurley Aves	10 Rockville Metro Station
4:57		5:03	5:06	5:09		5:12	5:16	5:21	5:28
5:27		5:33	5:36	5:39		5:42	5:46	5:51	5:58
5:52		5:58	6:01	6:04		6:07	6:11	6:16	6:23
6:17		6:24	6:27	6:31		6:35	6:40	6:46	6:54
6:42		6:49	6:52	6:56		7:00	7:05	7:11	7:19
7:07		7:15	7:18	7:22		7:28	7:33	7:39	7:49
7:27		7:35	7:38	7:42		7:48	7:53	7:59	8:09
7:57		8:05	8:08	8:12		8:18	8:22	8:29	8:39
8:12	8:23	8:28	8:31	8:35		8:41	8:46	8:52	9:02
8:51		8:59	9:02	9:06	9:09	9:15	9:20	9:25	9:35
9:21		9:29	9:32	9:36	9:39	9:45	9:50	9:55	10:05
9:51		9:59	10:02	10:06	10:09	10:15	10:20	10:25	10:35
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12:21		12:29	12:32	12:36	12:39	12:45	12:50	12:55	1:05
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1:21		1:30	1:33	1:38	1:41	1:47	1:53	1:59	2:09
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2:21		2:30	2:33	2:38	2:41	2:47	2:53	2:59	3:09
2:51		3:00	3:03	3:08		3:14	3:20	3:26	3:36
3:21		3:30	3:33	3:38		3:44	3:50	3:56	4:06
3:50		3:59	4:02	4:07		4:13	4:19	4:25	4:35
4:15		4:24	4:27	4:32		4:38	4:44	4:50	5:00
4:40		4:49	4:52	4:57		5:03	5:09	5:15	5:25
4:52	5:03	5:08	5:11	5:16		5:22	5:28	5:34	5:44
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5:50		5:58	6:01	6:06		6:11	6:16	6:22	6:31
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9:50		9:57	9:59	10:03		10:07	10:12	10:17	10:24
10:20		10:27	10:29	10:33		10:37	10:42	10:47	10:54
11:05		11:12	11:14	11:18		11:22	11:27	11:32	11:39
11:50		11:57	11:59	12:03		12:07	12:12	12:17	12:24

NOTES: AM | PM

54 To Lakeforest Transit Center

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

10 Rockville Metro Station	9 W Montgomery & Hurley Aves	8 Research Blvd & Shady Grove Rd	7 Washington & Rio Blvds	6 Muddy Branch Rd & Diamondback Dr	5 School & Story Drs	4 Muddy Branch Rd & Westlake Dr	3 Muddy Branch Rd & Diamond Ave	2 NIST Admin Bldg	1 Lakeforest Transit Center
5:11	5:17	5:21	5:24		5:28	5:31	5:34		5:42
5:41	5:47	5:51	5:54		5:58	6:01	6:04		6:12
6:11	6:18	6:22	6:26		6:31	6:35	6:39		6:48
6:41	6:48	6:52	6:56		7:01	7:05	7:09		7:18
7:10	7:17	7:21	7:25		7:30	7:34	7:38		7:47
7:30	7:33	7:43	7:48		7:53	7:57	8:02	8:07	8:19
7:50	7:58	8:03	8:08		8:13	8:17	8:22		8:31
8:10	8:18	8:23	8:28		8:33	8:37	8:42		8:51
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12:10	12:17	12:22	12:27	12:32	12:36	12:39	12:43		12:52
12:40	12:47	12:52	12:57	1:02	1:07	1:11	1:15		1:24
1:10	1:17	1:22	1:27	1:32	1:37	1:41	1:45		1:54
1:40	1:47	1:52	1:57	2:02	2:07	2:11	2:15		2:24
2:10	2:17	2:22	2:27	2:32	2:37	2:41	2:45		2:54
2:40	2:48	2:53	2:58	3:03	3:08	3:12	3:16		3:25
3:05	3:14	3:20	3:26		3:32	3:36	3:41		3:51
3:30	3:39	3:45	3:51		3:57	4:01	4:06		4:16
3:50	3:59	4:05	4:11		4:17	4:21	4:26		4:36
4:10	4:19	4:25	4:31		4:37	4:41	4:46		4:56
4:30	4:39	4:45	4:51		4:57	5:01	5:06	5:10	5:21
4:50	4:59	5:05	5:11		5:17	5:21	5:26		5:36
5:15	5:24	5:30	5:36		5:42	5:46	5:51		6:01
5:40	5:49	5:55	6:01		6:07	6:11	6:16		6:26
6:10	6:18	6:23	6:28		6:34	6:38	6:42		6:51
6:40	6:48	6:53	6:58		7:04	7:08	7:12		7:21
7:10	7:18	7:23	7:28		7:34	7:38	7:42		7:51
7:40	7:48	7:53	7:58		8:04	8:08	8:12		8:21
8:10	8:17	8:23	8:25		8:30	8:34	8:38		8:46
8:40	8:47	8:51	8:55		9:00	9:04	9:08		9:14
9:10	9:17	9:21	9:25		9:30	9:34	9:38		9:46
9:40	9:47	9:51	9:55		10:00	10:04	10:08		10:18
10:20	10:27	10:31	10:35		10:40	10:44	10:48		10:56
11:00	11:07	11:11	11:15		11:20	11:24	11:28		11:36
11:45	11:52	11:56	12:00		12:05	12:09	12:13		12:21

NOTES: AM | PM

54 To Rockville Metro Station

SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

1 Lakeforest Transit Center	2 Muddy Branch Rd & Diamond Ave	3 Muddy Branch Rd & Westlake Dr	4 School & Story Drs	5 Muddy Branch Rd & Diamondback Dr	6 Washington & Rio Blvds	7 Research Blvd & Shady Grove Rd	8 W Montgomery & Hurley Aves	9 Rockville Metro Station
7:02	7:08	7:10	7:14		7:18	7:23	7:28	7:35
7:32	7:38	7:40	7:44		7:48	7:53	7:58	8:05
8:02	8:08	8:10	8:14		8:18	8:23	8:28	8:35
8:32	8:38	8:40	8:44		8:48	8:53	8:58	9:05
9:02	9:08	9:10	9:14	9:17	9:21	9:26	9:31	9:39
9:32	9:38	9:40	9:44	9:47	9:51	9:56	10:01	10:09
10:02	10:08	10:10	10:14	10:17	10:21	10:26	10:31	10:39
10:32	10:38	10:40	10:44	10:47	10:51	10:56	11:01	11:09
11:02	11:08	11:10	11:14	11:17	11:21	11:26	11:31	11:39
11:32	11:38	11:40	11:44	11:47	11:51	11:56	12:01	12:09
12:02	12:08	12:10	12:14	12:17	12:21	12:26	12:31	12:39
12:32	12:38	12:40	12:44	12:47	12:51	12:56	1:01	1:09
1:02	1:09	1:13	1:15	1:18	1:22	1:28	1:33	1:41
1:32	1:39	1:41	1:45	1:48	1:53	1:58	2:03	2:11
2:02	2:09	2:11	2:15	2:18	2:23	2:28	2:33	2:41
2:32	2:39	2:41	2:45	2:48	2:53	2:58	3:03	3:11
3:02	3:09	3:11	3:15	3:18	3:23	3:28	3:33	3:41
3:32	3:39	3:41	3:45	3:48	3:53	3:58	4:03	4:11
4:02	4:09	4:11	4:15	4:18	4:23	4:28	4:33	4:41
4:32	4:39	4:41	4:45	4:48	4:53	4:58	5:03	5:11
5:02	5:09	5:11	5:15	5:18	5:23	5:28	5:33	5:41
5:32	5:40	5:42	5:46		5:51	5:56	6:01	6:09
6:02	6:10	6:12	6:16		6:21	6:26	6:31	6:39
6:32	6:40	6:42	6:46		6:51	6:56	7:01	7:09
7:02	7:10	7:12	7:16		7:21	7:26	7:31	7:39
7:32	7:40	7:42	7:46		7:51	7:56	8:01	8:09
8:02	8:10	8:12	8:16		8:21	8:26	8:31	8:39
8:32	8:40	8:42	8:46		8:51	8:56	9:01	9:09
9:02	9:10	9:12	9:16		9:21	9:26	9:31	9:39
9:32	9:39	9:41	9:45		9:49	9:53	9:57	10:03

NOTES: AM | PM

54 To Lakeforest Transit Center

SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

10 Rockville Metro Station	9 W Montgomery & Hurley Aves	8 Research Blvd & Shady Grove Rd	7 Washington & Rio Blvds	6 Muddy Branch Rd & Diamondback Dr	5 School & Story Drs	4 Muddy Branch Rd & Westlake Dr	3 Muddy Branch Rd & Diamond Ave	1 Lakeforest Transit Center
6:17	6:23	6:27	6:30		6:34	6:37	6:40	6:48
6:47	6:53	6:57	7:00		7:04	7:07	7:10	7:18
7:17	7:23	7:27	7:30		7:34	7:37	7:40	7:48
7:47	7:53	7:57	8:00		8:04	8:07	8:10	8:18
8:17	8:23	8:27	8:31		8:36	8:39	8:43	8:52
8:47	8:53	8:57	9:01		9:06	9:09	9:13	9:22
9:17	9:23	9:27	9:31	9:35	9:38	9:41	9:45	9:54
9:47	9:53	9:57	10:01	10:05	10:08	10:11	10:15	10:24
10:17	10:23	10:27	10:31	10:35	10:38	10:41	10:45	10:54
10:47	10:54	10:58	11:02	11:07	11:10	11:14	11:19	11:28
11:17	11:24	11:28	11:32	11:37	11:40	11:44	11:49	11:58
11:47	11:54	11:58	12:02	12:07	12:10	12:14	12:19	12:28
12:17	12:24	12:28	12:32	12:37	12:40	12:44	12:49	12:58
12:47	12:54	12:58	1:02	1:07	1:10	1:14	1:19	1:28
1:17	1:24	1:28	1:32	1:37	1:40	1:44	1:49	1:58
1:47	1:54	1:58	2:02	2:07	2:10	2:14	2:19	2:28
2:17	2:24	2:28	2:32	2:37	2:40	2:44	2:49	2:58
2:47	2:54	2:58	3:02	3:07	3:10	3:14	3:19	3:28
3:17	3:24	3:28	3:32	3:37	3:40	3:44	3:49	3:58
3:47	3:54	3:58	4:02	4:07	4:10	4:14	4:19	4:28
4:17	4:24	4:28	4:32	4:37	4:40	4:44	4:49	4:58
4:47	4:54	4:58	5:02	5:07	5:10	5:14	5:19	5:28
5:17	5:24	5:28	5:32	5:37	5:40	5:44	5:49	5:58
5:47	5:54	5:58	6:02		6:07	6:10	6:14	6:23
6:17	6:24	6:28	6:32		6:37	6:40	6:44	6:53
6:47	6:54	6:58	7:02		7:07	7:10	7:14	7:23
7:17	7:24	7:28	7:32		7:37	7:40	7:44	7:53
7:47	7:54	7:58	8:02		8:07	8:10	8:14	8:23
8:17	8:24	8:28	8:32		8:37	8:40	8:44	8:53
8:47	8:54	8:58	9:02		9:06	9:09	9:13	9:21
9:17	9:24	9:28	9:32		9:36	9:39	9:43	9:51

NOTES: AM | PM

SEE REVERSE FOR SUNDAY SERVICE

SEE REVERSE FOR SUNDAY SERVICE

HOW TO RIDE A BUS

Check schedule for timepoint nearest your location. Wait at the blue and white RIDE ON bus stop sign. Arrive several minutes before scheduled time. Have exact fare ready (drivers do not make change).

- Not all stops are listed on a public timetable.
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- Ask the bus driver if you are not sure if the bus goes to your stop.
- If you have internet access (at home or somewhere else, such as a public library), it may be easier for you to use an online trip planner rather than a paper timetable.
- Be mindful of changes in the schedule, for holidays or bad weather.
- Please observe the following rules for all patrons: No eating, drinking, or smoking.
- Electronic devices may be played with earphones set at low level.

FARES

Regular Fare, Token, or SmarTrip®	$1.75
SmarTrip Fare Transfer from MetroRail	$1.25
Seniors and persons with disability with valid ID (including attendant-eligible) except during free periods:	
Cash	$0.85
Senior/Disabled SmarTrip®	$0.85
Senior/Disabled SmarTrip® Transfer from MetroRail	$0.45
Seniors age 65 years or older with a Senior SmarTrip® card or valid Metro Senior ID Card or with valid Medicare Card and Photo ID from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disabled Identification Card from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disability ID Card - Attendant Eligible from 9:30 am - 3 pm, Mon-Fri. Attendant rides half fare or free depending on time	FREE
MetroAccess - Certified Customer with ID MetroAccess - Companion	FREE
Children under age 5 Limit 2 children per paying passenger	FREE
Local Bus Transfer with SmarTrip®	FREE
Children 5 to 18 with a student ID or Youth Cruiser SmarTrip® Card Monday - Friday, 2-8 pm	FREE

METROACCESS

Alternative paratransit service to this Ride On route for people with certified disabilities is available. Call MetroAccess at 301-562-5360.

GUARANTEED RIDE HOME

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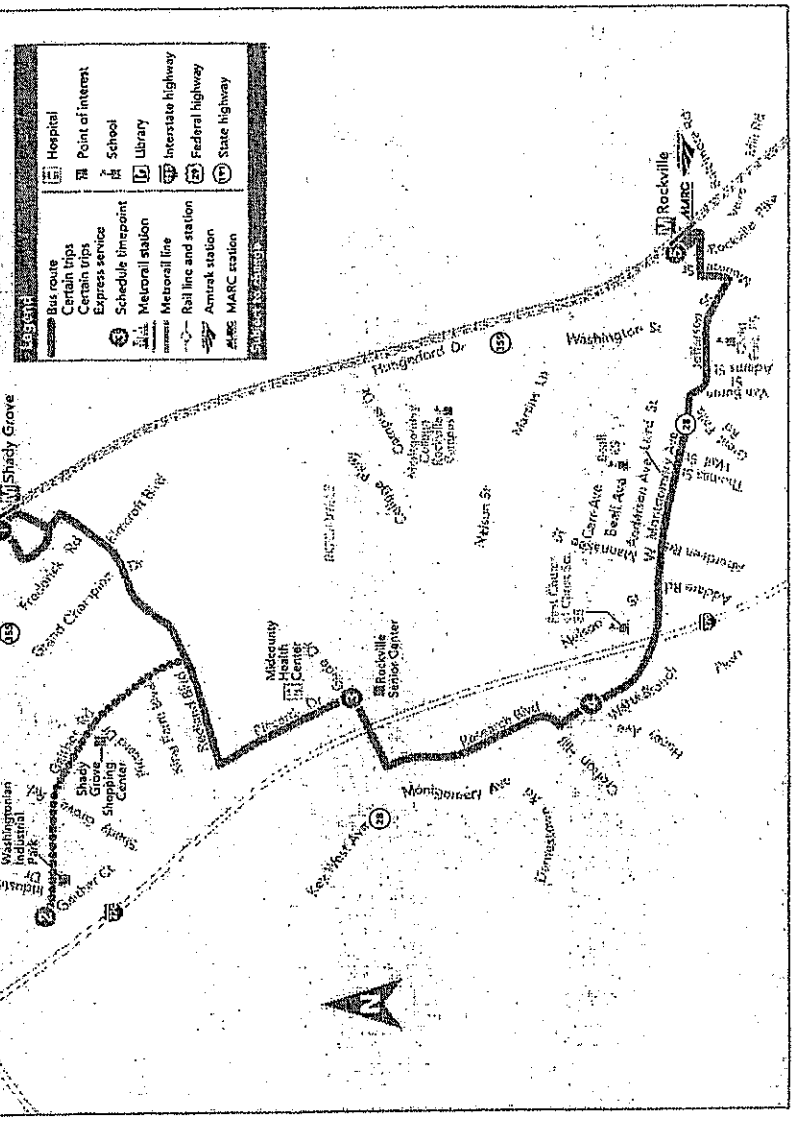
Commuter Services at 301-770-POOL(7665).

A 2

63 Shady Grove Metro Station — Gaither Road — Piccard Drive — Rockville Metro Station

Ride On
Montgomery County Transit



WELCOME TO RIDE ON

RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 75 routes that serve all 13 Montgomery County Metrorail stations and 7 MARC stations.

For detailed information, or to have timetables mailed, call 311.

Outside Montgomery County.....240-777-0311
TTY (for hearing impaired).....301-251-4850

Visit our web site at:
www.rideonbus.com

Real Time information is available at:
www.rideonrealtime.com

Regular Mailing Address:
Montgomery County DOT
Division of Transit Services
101 Monroe Street, 5th Floor
Rockville, MD 20850

HOLIDAY SCHEDULE

New Year's Day	Sunday Schedule
Martin Luther King, Jr. Day	Special Schedule
Presidents' Day	Special Schedule
Memorial Day	Sunday Schedule
Independence Day	Saturday Schedule
Labor Day	Sunday Schedule
Columbus Day	Weekday Schedule
Veterans Day	Special Schedule
Thanksgiving Day	Sunday Schedule
Christmas Day	Sunday Schedule

For special schedules, consult our website, www.rideonbus.com, or call 311

Like us on Facebook facebook.com/RideOnMCT

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Thank You for Riding with Us!

Ride On
Montgomery County Transit

Printed on recycled paper with soy-based ink

EFFECTIVE: JANUARY 11, 2015

63

Approximate travel time between stops

- Shady Grove Station (West) M
- 7-9 mins
- Gaither Rd & Gaither Ct — CERTAIN TRIPS
- 7-8 mins
- 7-9 mins
- Piccard & Gude Drs
- 2-9 mins
- MD 28 & Hurley Ave
- 5-11 mins
- Rockville Station (West) M

SERVICE DAYS

MONDAY - FRIDAY

Ride On
Montgomery County Transit
Telephone 311
Online at www.rideonbus.com
Real Time Info at www.rideonrealtime.com

ATTACHMENT A
Exhibit 6

63 To Rockville Metro Station

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Shady Grove Station (West)	Gaither Rd & Gaither Ct	Piccard & Gude Drs	MD 28 & Hurley Ave	Rockville Station (West)
1	2	3	4	5
6:20	6:27	6:35	6:42	6:50
6:55	7:02	7:10	7:17	7:25
7:25	7:33	7:41	7:48	7:58
7:55	8:03	8:11	8:18	8:28
8:25	8:33	8:41	8:48	8:58
8:55		9:01	9:08	9:18
9:25		9:31	9:38	9:48
9:55		10:01	10:08	10:18
10:25		10:31	10:38	10:48
10:55		11:01	11:08	11:18
11:25		11:31	11:38	11:48
11:55		12:01	12:08	12:18
12:25		12:31	12:38	12:48
12:55		1:01	1:08	1:18
1:25		1:31	1:38	1:48
1:55		2:01	2:08	2:18
2:25		2:31	2:38	2:48
2:55	3:02	3:10	3:17	3:27
3:25	3:32	3:40	3:47	3:57
3:55	4:02	4:10	4:17	4:27
4:25	4:33	4:41	4:49	4:59
4:55	5:03	5:11	5:19	5:29
5:25	5:33	5:41	5:49	5:59
5:55	6:03	6:11	6:19	6:29
6:25	6:32	6:40	6:46	6:55
6:55	7:02	7:10	7:16	7:25
7:25	7:32	7:40	7:46	7:55
8:05	8:12	8:20	8:26	8:34

NOTES: AM | PM

Please arrive at your stop several minutes ahead of your bus' scheduled arrival. Since safe service is a priority at Ride On, buses may be delayed due to traffic or weather.

63 To Shady Grove Metro Station

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Station (West)	MD 28 & Hurley Ave	Piccard & Gude Drs	Gaither Rd & Gaither Ct	Shady Grove Station (West)
5	4	3	2	1
5:52	5:59	6:03	6:11	6:19
6:25	6:32	6:36	6:44	6:52
6:55	7:02	7:06	7:14	7:22
7:25	7:33	7:38	7:47	7:57
7:55	8:03	8:08	8:17	8:27
8:25	8:33	8:38	8:47	8:57
8:55	9:02	9:06		9:14
9:25	9:32	9:36		9:43
9:55	10:02	10:06		10:13
10:25	10:32	10:36		10:43
10:55	11:02	11:06		11:13
11:25	11:32	11:36		11:43
11:55	12:02	12:06		12:13
12:25	12:32	12:36		12:43
12:55	1:02	1:06		1:13
1:25	1:32	1:36		1:43
1:55	2:02	2:06		2:13
2:25	2:33	2:37		2:45
2:55	3:03	3:07	3:16	3:25
3:25	3:33	3:37	3:46	3:55
3:55	4:03	4:07	4:16	4:25
4:25	4:33	4:37	4:46	4:55
4:55	5:03	5:08	5:16	5:26
5:25	5:33	5:38	5:46	5:56
5:55	6:03	6:08	6:16	6:26
6:25	6:33	6:38		6:46
6:55	7:03	7:08		7:16
7:25	7:33	7:38		7:46
7:55	8:02	8:06		8:13

NOTES: AM | PM

There is NO Saturday or Sunday service on this route

HOW TO RIDE A BUS

Check schedule for timepoint nearest your location. Wait at the blue and white RIDE ON bus stop sign. Arrive several minutes before scheduled time. Have exact fare ready (drivers do not make change).

- Not all stops are listed on a public timetable.
- If you are unfamiliar with your stop, sit or stand behind the line near the front of the bus and ask the bus driver to notify you when your stop is approaching.
- Ask the bus driver if you are not sure if the bus goes to your stop.
- If you have internet access (at home or somewhere else, such as a public library), it may be easier for you to use an online trip planner rather than a paper timetable.
- Be mindful of changes in the schedule, for holidays or bad weather.
- Please observe the following rules for all patrons: No eating, drinking, or smoking.
- Electronic devices may be played with earphones set *at low level.*

HOW TO READ A TIMETABLE

- Find the schedule for the day of the week and the direction you wish to ride.
- Find the timepoints closest to your origin and destination. The timepoints are shown on the route map and indicate the time the bus is scheduled to be at the particular location. Your nearest bus stop may be between timepoints.
- Read down the column to see the times when a trip will be at the given timepoint. Read the times across to the right to see when the trip reaches other timepoints.

FARES

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SmarTrip Fare Transfer from MetroRail	$1.25
Seniors and persons with disability with valid ID (including attendant-eligible) except during free periods:	
Cash	$0.85
Senior/Disabled SmarTrip®	$0.85
Senior/Disabled SmarTrip® Transfer from Metrorail	$0.35
Seniors age 65 years or older with a Senior SmarTrip® card or valid Metro Senior ID Card or with valid Medicare Card and Photo ID from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disabled Identification Card from 9:30 am - 3 pm, Mon - Fri	FREE
Person with disability with Metro Disability ID Card - Attendant Eligible from 9:30 am - 3 pm, Mon - Fri Attendant rides half fare or free depending on time	FREE
MetroAccess - Certified Customer with ID MetroAccess - Companion	FREE
Children under age 5 Limit 2 children per paying passenger	FREE
Local Bus Transfer with SmarTrip®	FREE
Children 5 to 18 with a student ID or Youth Cruiser SmarTrip® Card Monday - Friday, 2-8 pm	FREE

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When you take Metrobus, Metrorail and Ride On to work, you are eligible to participate in the free Commuter Connections Guaranteed Ride Home Program. To register and to receive program details call:
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METROACCESS

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Ride On
Montgomery County Transit

ATTACHMENT A
Exhibit 6

ATTACHMENT B

Trip Generation Sources

Table A-3
Fast Food Restaurants

	Formula/Rate	Directional Distribution			
		AM		PM	
		Enter	Exit	Enter	Exit
Weekday peak-hour trip-generation rates of fast food restaurants vary based on their type of menu selection (e.g., hamburgers vs. tacos vs. chicken) and their location relative to traffic volume on the adjacent roadway.	Develop trip-generation rates based on driveway counts from existing similar fast food restaurants at similar locations (e.g., McDonald's Restaurant on major highways) if data are available or can be obtained from previous studies. Otherwise, use ITE trip-generation data.	53%	47%	53%	47%

Table A-4
Residential

Applicable Size	Formula/Rate		Directional Distribution			
			AM		PM	
			Enter	Exit	Enter	Exit
Single-Family Detached	Under 75 units AM: T = 0.95 (U) PM: T = 1.11 (U)	75 units or over AM: T = 0.62 (U) + 25 PM: T = 0.82 (U) + 21	25%	75%	64%	36%
Townhouses	Under 100 units AM: T = 0.48 (U) PM: T = 0.83 (U)	100 units and over AM: T = 0.53 (U) – 5 PM: T = 0.48 (U) + 35	17%	83%	67%	33%
Garden and Mid-Rise Apartments (one to nine stories)	Under 75 units AM: T = 0.44 (U) PM: T = 0.48 (U)	75 units and over AM: T = 0.40 (U) + 3 PM: T = 0.47 (U) + 1	20%	80%	66%	34%
High-Rise Apartments (ten or more stories)	Under 100 units AM: T = 0.40 (U) PM: T = 0.46 (U)	100 units and over AM: T = 0.29 (U) + 11 PM: T = 0.34 (U) + 12	25%	75%	61%	39%

T = weekday peak-hour vehicle trips U = housing units

Note: For residential units in the Bethesda, Friendship Heights, and Silver Spring CBD Policy Areas, use Appendix C. For residential units in all other Metro Station Policy Areas, the number of trips in Table A-4 may be reduced by 18 percent.

Luxury Condominium/Townhouse
(233)

Average Vehicle Trip Ends vs: Occupied Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

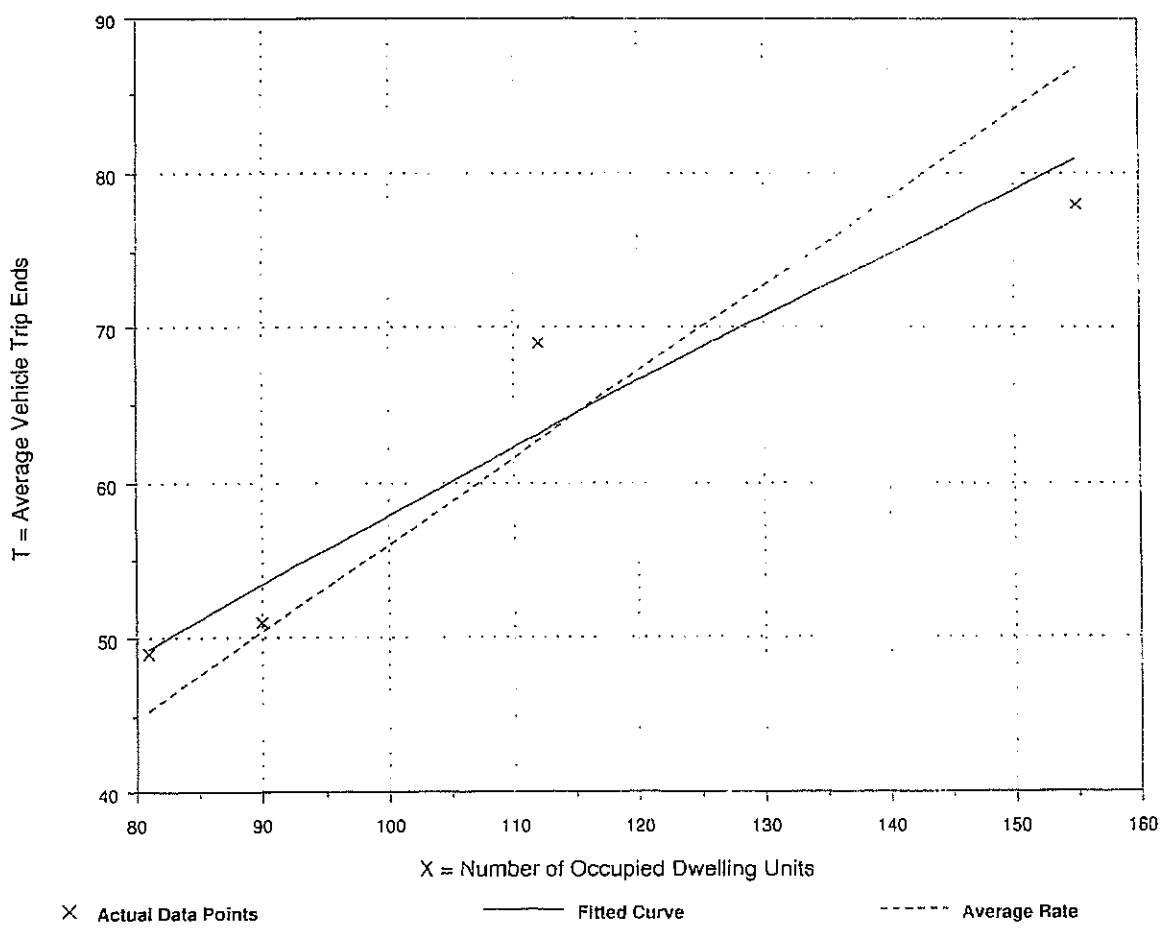
Number of Studies: 4
Avg. Num. of Occupied Dwelling Units: 110
Directional Distribution: 23% entering, 77% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.50 - 0.62	0.75

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Ln(T) = 0.76 Ln(X) + 0.54 $R^2 = 0.93$

Luxury Condominium/Townhouse
(233)

Average Vehicle Trip Ends vs: **Occupied Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

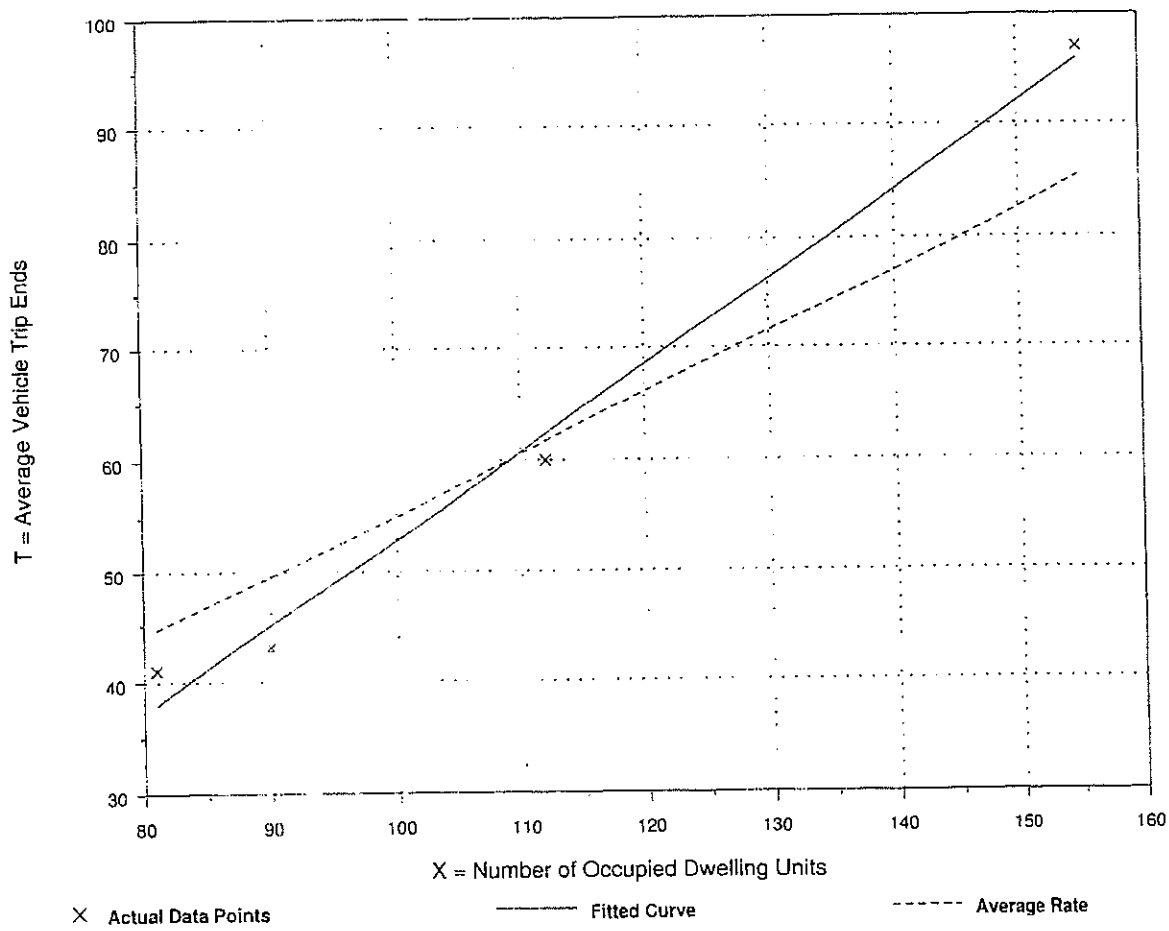
Number of Studies: 4
Avg. Num. of Occupied Dwelling Units: 110
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.48 - 0.63	0.74

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



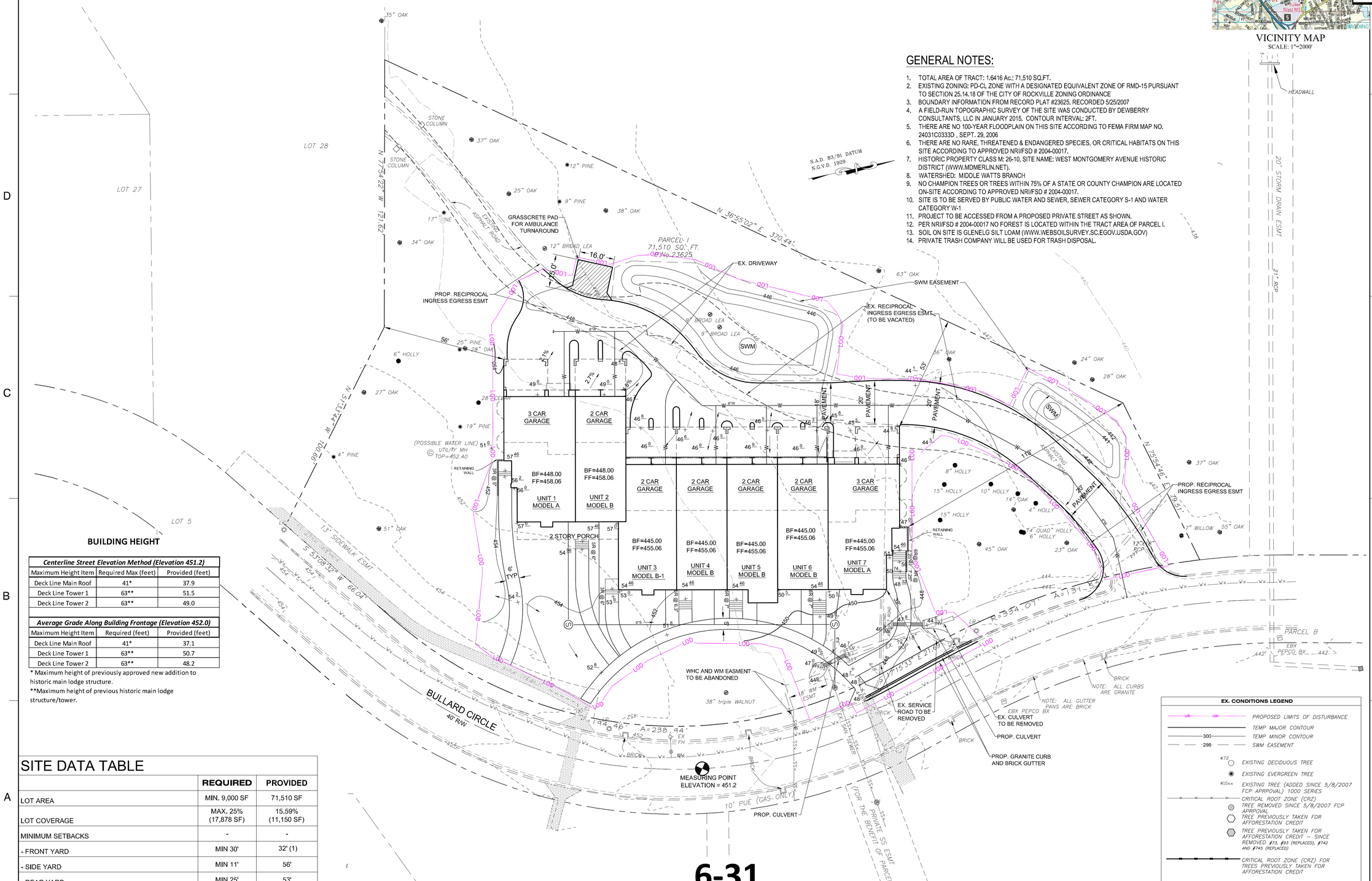
Fitted Curve Equation: T = 0.78(X) - 25.38

$R^2 = 0.99$

ATTACHMENT A

Dewberry

CHESTNUT LODGE
PROJECT PLAN



GENERAL NOTES:

1. TOTAL AREA OF TRACT: 1.6416 Ac.; 71,510 SQ.FT.
2. EXISTING ZONING: PD-CL ZONE WITH A DESIGNATED EQUIVALENT ZONE OF RMD-15 PURSUANT TO SECTION 25.14.18 OF THE CITY OF ROCKVILLE ZONING ORDINANCE
3. BOUNDARY INFORMATION FROM RECORD PLAT #23625. RECORDED 5/25/2007
4. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC IN JANUARY 2015. CONTOUR INTERVAL: 2FT.
5. THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0333D , SEPT. 29, 2006
6. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
7. HISTORIC PROPERTY CLASS M: 26-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
8. WATERSHED: MIDDLE WATTS BRANCH
9. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON-SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
10. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
11. PROJECT TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
12. PER NRI/FSD # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
13. SOIL ON SITE IS GLENELG SILT LOAM (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)
14. PRIVATE TRASH COMPANY WILL BE USED FOR TRASH DISPOSAL.

BUILDING HEIGHT

Centerline Street Elevation Method (Elevation 451.2)		
Maximum Height Item	Required Max (feet)	Provided (feet)
Deck Line Main Roof	41*	37.9
Deck Line Tower 1	63**	51.5
Deck Line Tower 2	63**	49.0

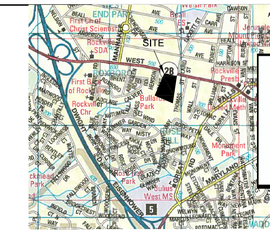
Average Grade Along Building Frontage (Elevation 452.0)		
Maximum Height Item	Required (feet)	Provided (feet)
Deck Line Main Roof	41*	37.1
Deck Line Tower 1	63**	50.7
Deck Line Tower 2	63**	48.2

* Maximum height of previously approved new addition to historic main lodge structure.
**Maximum height of previous historic main lodge structure/tower.

SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	MIN. 9,000 SF	71,510 SF
LOT COVERAGE	MAX. 25% (17,878 SF)	15.59% (11,150 SF)
MINIMUM SETBACKS	-	-
- FRONT YARD	MIN 30'	32' (1)
- SIDE YARD	MIN 11'	56'
- REAR YARD	MIN 25'	53'

(1) MEASURED FROM NORTH EAST CORNER OF UNIT 7



VICINITY MAP
SCALE: 1"=2000'

Exhibit 6

Chestnut Lodge Properties
785F Rockville Pike, Suite 513
Rockville, Maryland 20852

APPLICANT
JNP Capital Management, LLC
2428 39th Street, NW
Washington, DC 20007
JPROAKIS@JNPCAP.COM
PH: 240-876-0085

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD

PROJECT PLAN

500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE 1" = 20'
0' 20' 40' 60'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RER/JCT
APPROVED BY AB
CHECKED BY AB
DATE JANUARY 2016

TITLE

PROJECT PLAN

PROJECT NO. 50071415

PP-1

SHEET NO. 1 OF 1

EX. CONDITIONS LEGEND

- PROPOSED LIMITS OF DISTURBANCE
- TEMP. MAJOR CONTOUR
- 300 TEMP. MINOR CONTOUR
- 298 SWM EASEMENT
- #72 EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- #10xx EXISTING TREE (ADDED SINCE 5/8/2007 FCP APPROVAL) 1000 SERIES
- CRITICAL ROOT ZONE (CRZ)
- TREE REMOVED SINCE 5/8/2007 FCP APPROVAL
- TREE PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT
- TREE PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT – SINCE REMOVED #73, #93 (REPLACED), #742 AND #745 (REPLACED)
- CRITICAL ROOT ZONE (CRZ) FOR TREES PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT

EAST ELEVATION

FACING BULLARD CIRCLE

0 1'-0" 4' 8' 16'

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 30" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
21. FIBERCEMENT PANEL W/ 1 X TRIM & BED MOULDING
22. FLAT PANEL GARAGE DOOR
23. 10" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 3" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

Exhibit 6

CREASER/O'BRIEN ARCHITECTS
1420 Q STREET, NW, SUITE #300 (202) 289-9001
WASHINGTON, DC 20009

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JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

PRELIMINARY ELEVATION STUDY

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
6-18-15	SUBMITTAL
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-201
JOB NO: 21411

IN-PROGRESS

Exhibit 6

WEST ELEVATION

0 1' 2' 4' 8' 16'

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 30" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
21. FIBERCEMENT PANEL W/ 1 X TRIM & BED MOULDING
22. FLAT PANEL GARAGE DOOR
23. 10" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 3" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

CREASER/O'BRIEN ARCHITECTS PC
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WASHINGTON, DC 20007

IN PROGRESS

PRELIMINARY ELEVATION STUDY

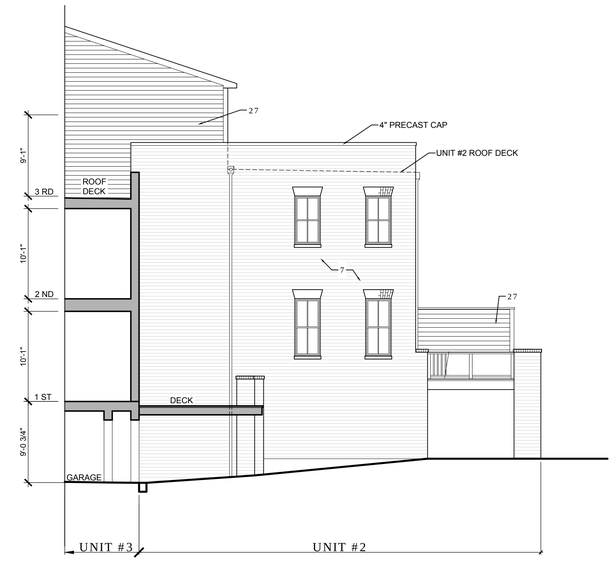
CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
6-18-15	SUBMITTAL
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-202
JOB NO: 21411

IN-PROGRESS



NORTH ELEVATION

NOTE: GRADE LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL GRADES TBD

MATERIAL SCHEDULE:

1. FIBERGLASS SHINGLES
2. SIMULATED SLATE SHINGLES
3. BRACKET
4. CROSS HEAD
5. BRICK JACK ARCH
6. CROSS HEAD W/ 30" PROJECTION & BRACKETS
7. BRICK VENEER
8. ALUM COLLECTOR HEAD & DOWNSPOUT
9. 4" PRECAST SILL W/ 2" PROJECTION
10. 12" PRECAST BELT COURSE W/ 3/4" CHAMFER & 3/4" PROJECTION
11. PVC LATTICE W/ BRICK PIERS
12. WROUGHT IRON RAILS
13. PRECAST TREADS AND RISERS
14. PVC RAILINGS
15. SIMULATED WOOD PORCH
16. METAL ROOF
17. SHUTTER W/ SHUTTER DOGS HOLDBACK
18. CONCRETE STOOP W/ BRICK PAVERS
19. INTENTIONALLY BLANK
20. SIMULATED WOOD STAIR AND HANDRAILS
21. FIBERCEMENT PANEL W/ 1 X TRIM & BED MOULDING
22. FLAT PANEL GARAGE DOOR
23. 10" CROSS HEAD
24. 12" CROSS HEAD
25. 6" TRIM
26. 1 1/2" BEVELED SILL OVER 4" TRIM
27. 3" CLAPBOARD SIDING
28. 1 1/2" BEVELED CAP
29. 4" TRIM
30. TWO SIDED GAS FIREPLACE
31. COMPRESSOR
32. ELECTRIC METER
33. GAS METER

SOUTH ELEVATION

Exhibit 6

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IN PROGRESS

PRELIMINARY ELEVATION STUDY

CHESTNUT LODGE
7 UNIT TOWN HOMES

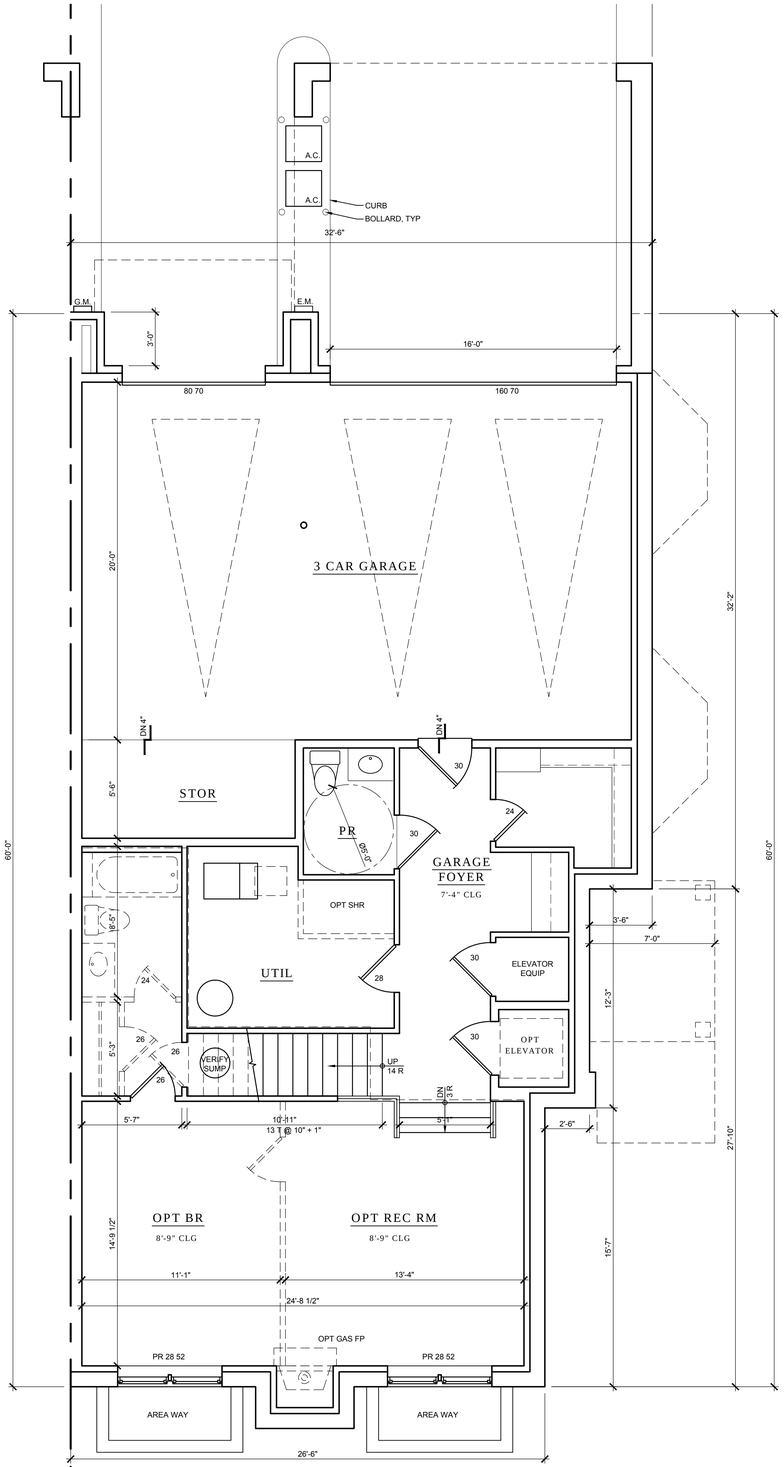
RELEASES & REVISIONS

DATE:	DESCRIPTION
6-18-15	SUBMITTAL
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-203
JOB NO: 21411

IN-PROGRESS

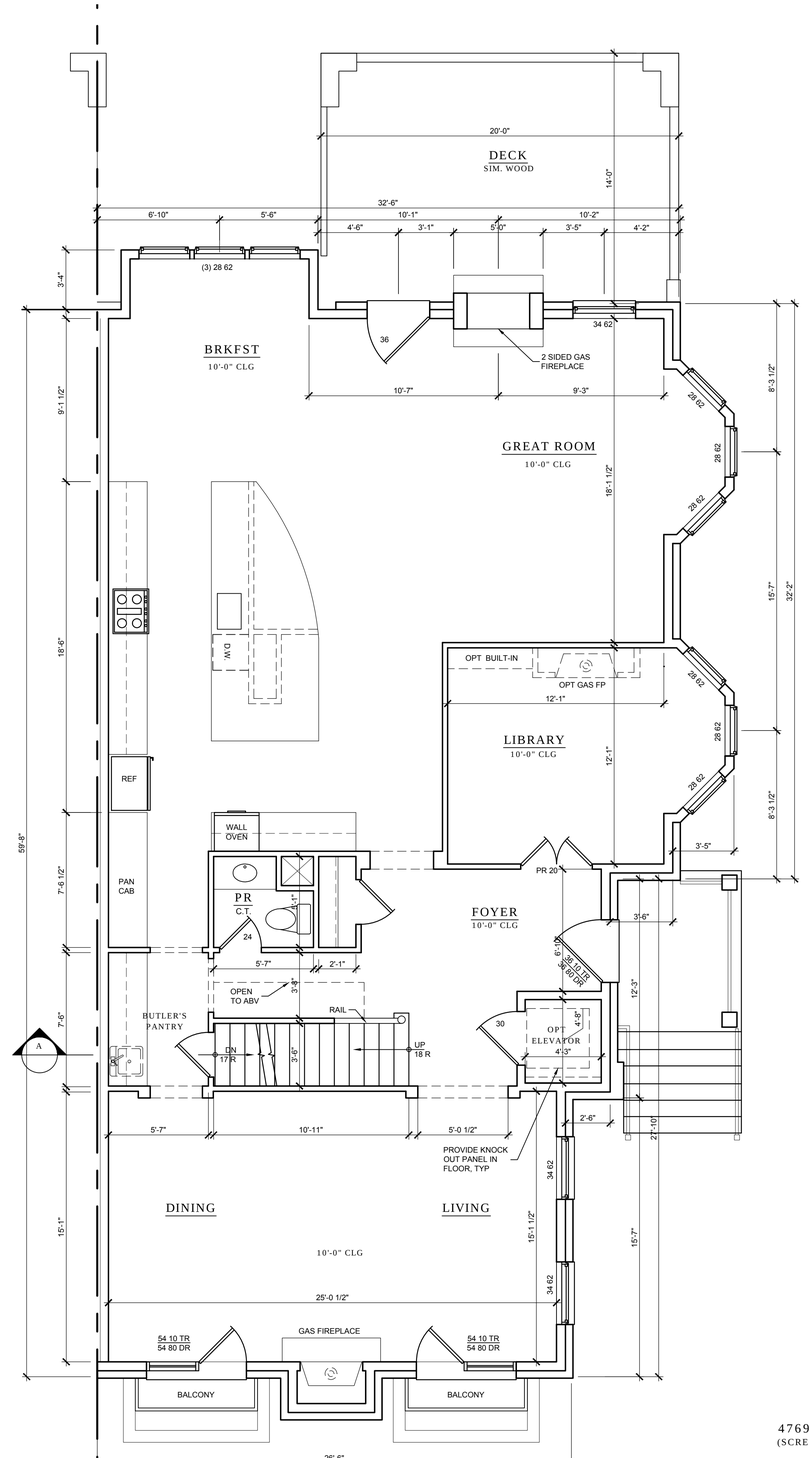
Exhibit 6



CL TYP

BASEMENT

SCALE: 1/4" = 1'-0"



CL TYP

FIRST FLOOR

SCALE: 1/4" = 1'-0"
1904 SF +/-

4769 +/- TOTAL SF
(SCREENED PORCH AT 3RD FLR)

TOTAL W/ OPT BR 5: 5000+/- SF

END UNIT

IN-PROGRESS

CREASER/O'BRIEN ARCHITECTS PC
1420 Q STREET, NW, SUITE #300 (202) 289-9001
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IN PROGRESS

CONCEPT DESIGN FLOOR PLANS

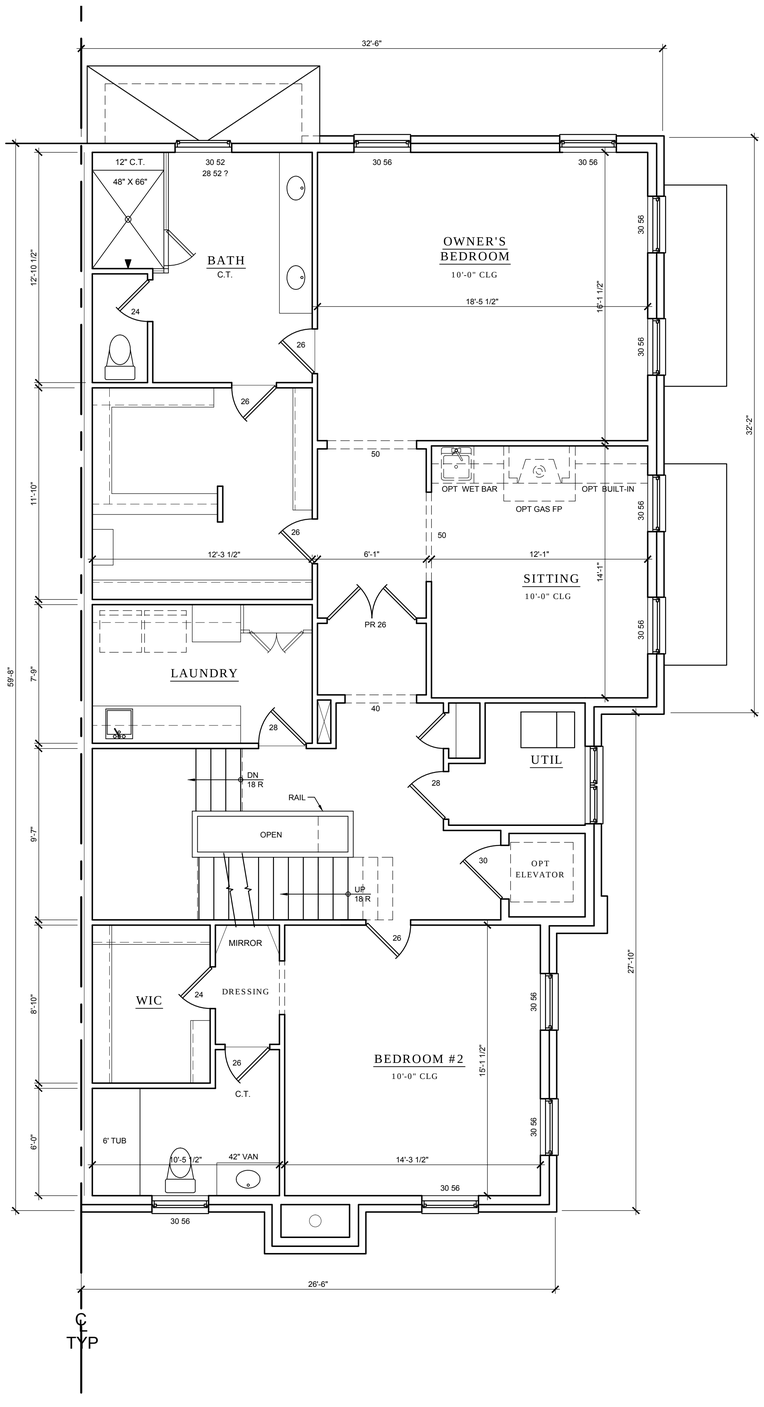
CHESTNUT LODGE 7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-101
JOB NO: 21411

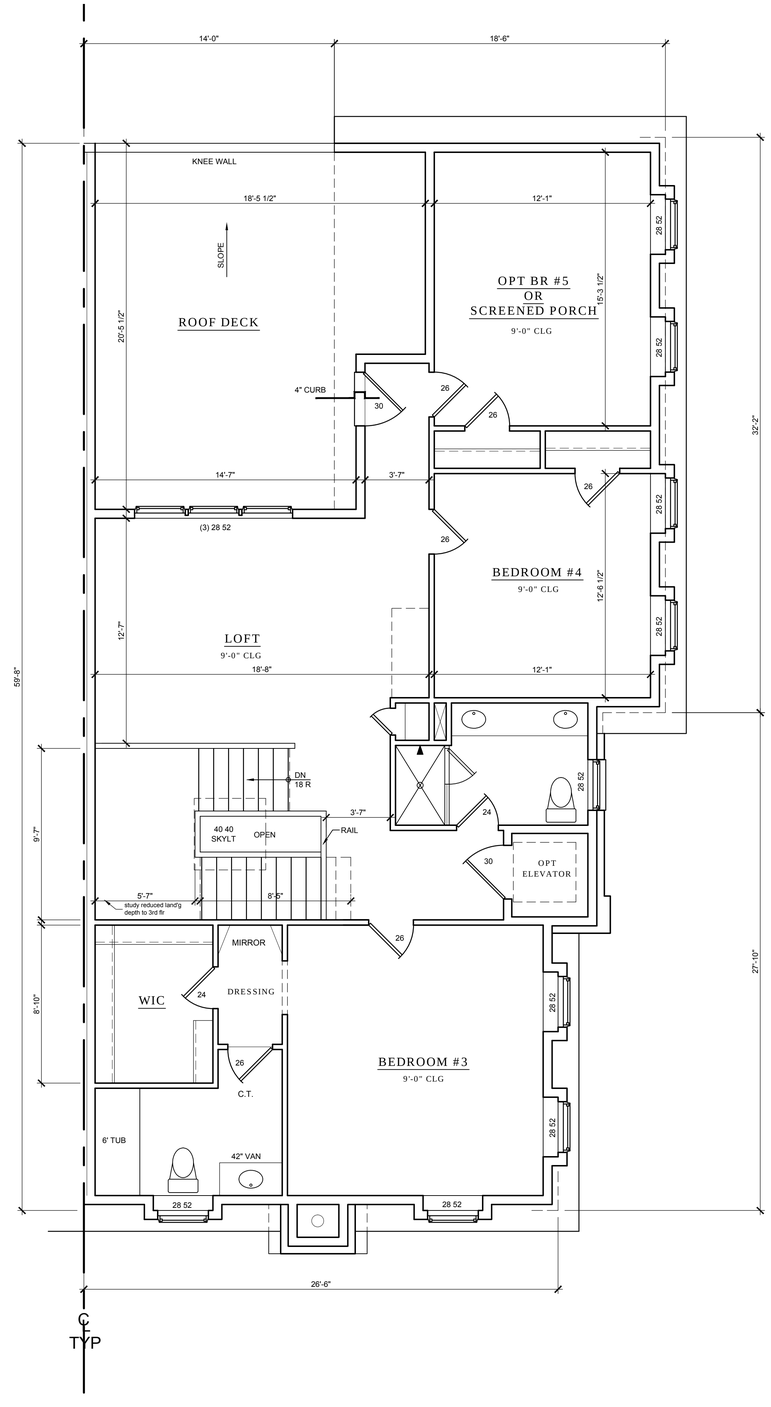
Exhibit 6



SECOND FLOOR

SCALE: 1/4" = 1'-0"

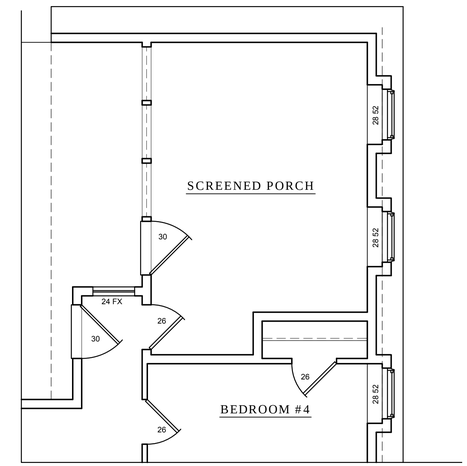
1792 SF +/-



THIRD FLOOR

SCALE: 1/4" = 1'-0"

1304 SF +/- W/ OPT BR 5



PARTIAL THIRD FLOOR

SCREENED PORCH SCALE: 1/4" = 1'-0"

3 RD FLR: 1073 SF +/- W/ SCREEN PORCH

END UNIT

6-36

IN-PROGRESS

CREASER/O'BRIEN ARCHITECTS
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WASHINGTON, DC 20007

IN PROGRESS

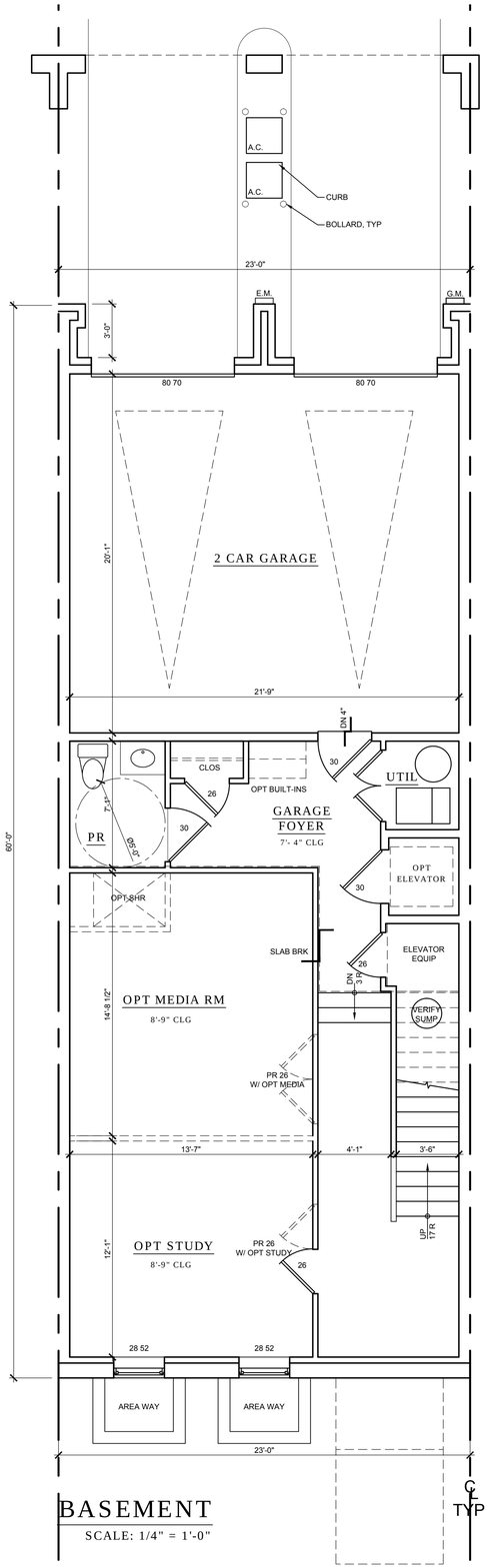
CONCEPT DESIGN FLOOR PLANS

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

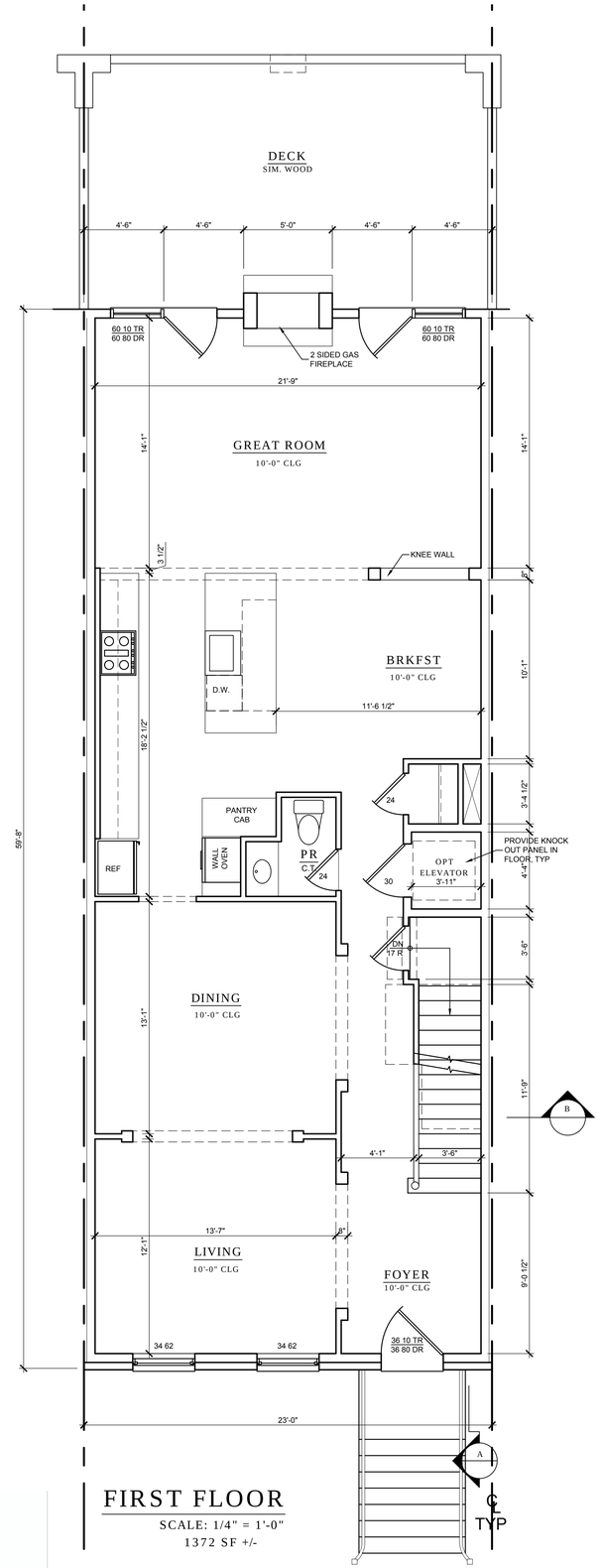
DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-102
JOB NO: 21411



BASEMENT

SCALE: 1/4" = 1'-0"



FIRST FLOOR

SCALE: 1/4" = 1'-0"

1372 SF +/-

3515 +/- TOTAL SF
UNFIN 3RD FLR: 162+/-
TOTAL W/ UNFIN: 3353+/- SF

INTERIOR UNIT
23' wide

Exhibit 6

CREASER/O'BRIEN ARCHITECTS
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IN PROGRESS

CONCEPT DESIGN
FLOOR PLANS

CHESTNUT LODGE
7 UNIT TOWN HOMES

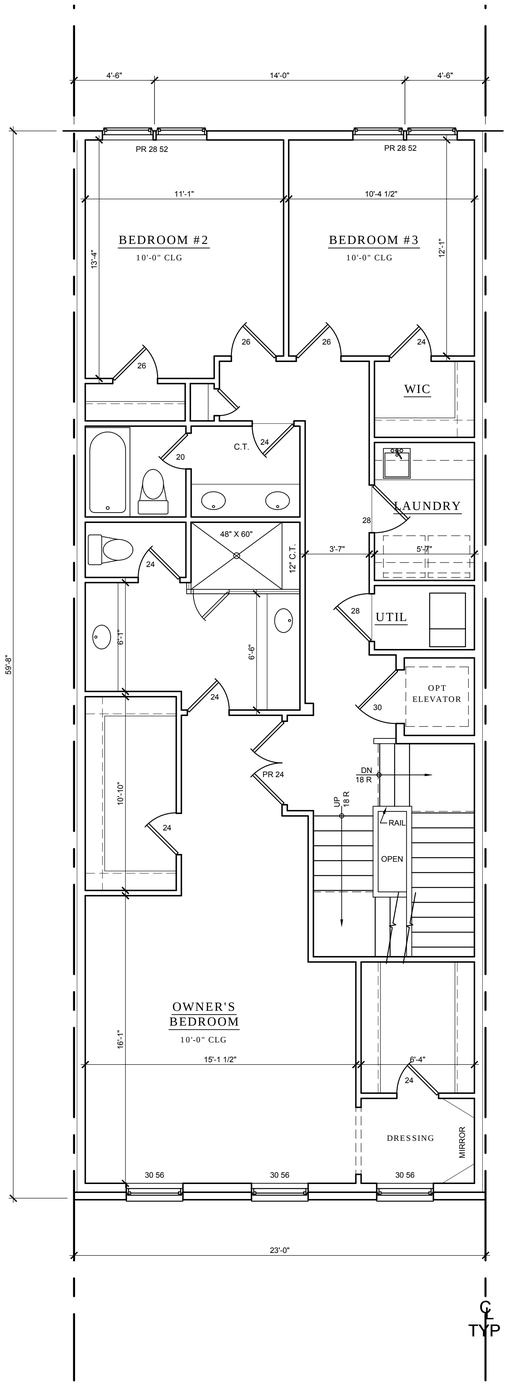
RELEASES & REVISIONS

DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-103
JOB NO: 21411

IN-PROGRESS

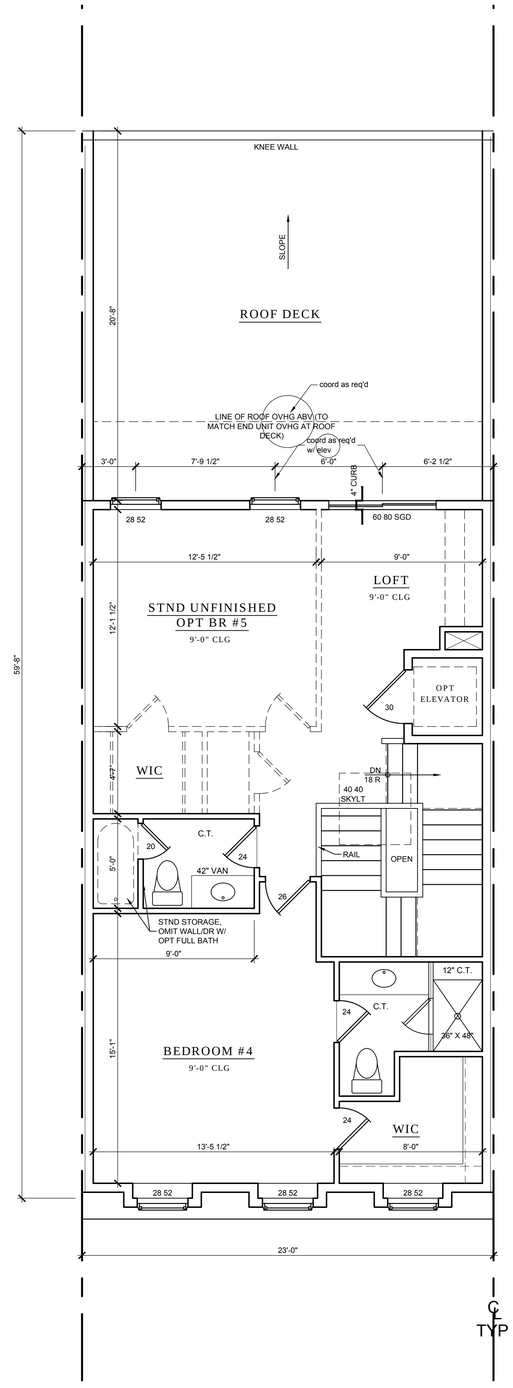
Exhibit 6



SECOND FLOOR

SCALE: 1/4" = 1'-0"

1365 SF +/-



THIRD FLOOR

SCALE: 1/4" = 1'-0"

778 SF +/-

INTERIOR UNIT
23' wide

IN-PROGRESS

CREASER/O'BRIEN ARCHITECTS
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2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

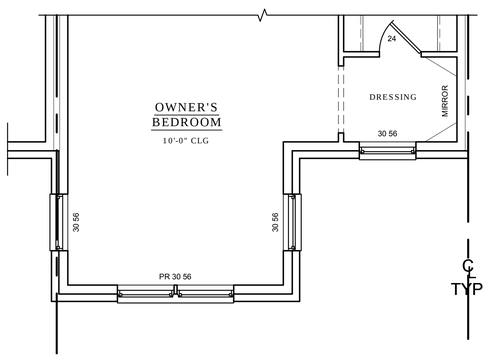
CONCEPT DESIGN FLOOR PLANS

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

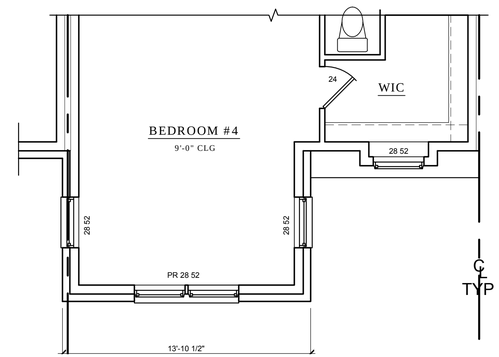
DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-104
JOB NO: 21411



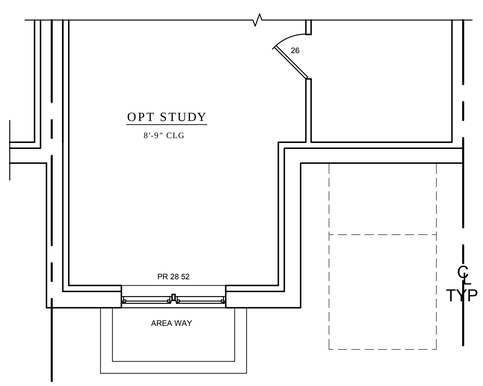
UNIT 5 SECOND FLOOR

SCALE: 1/4" = 1'-0"



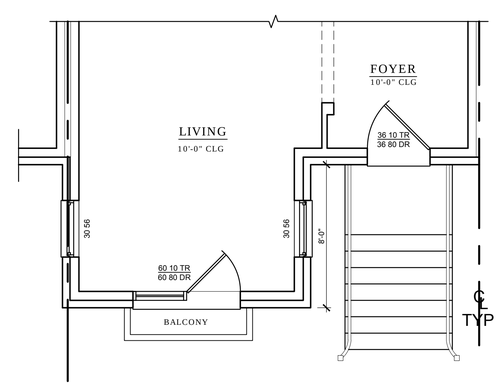
UNIT 5 THIRD FLOOR

SCALE: 1/4" = 1'-0"



UNIT 5 BASEMENT

SCALE: 1/4" = 1'-0"



UNIT 5 FIRST FLOOR

SCALE: 1/4" = 1'-0"

UNIT 5

Exhibit 6

CREASER/O'BRIEN ARCHITECTS PC
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2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN FLOOR PLANS

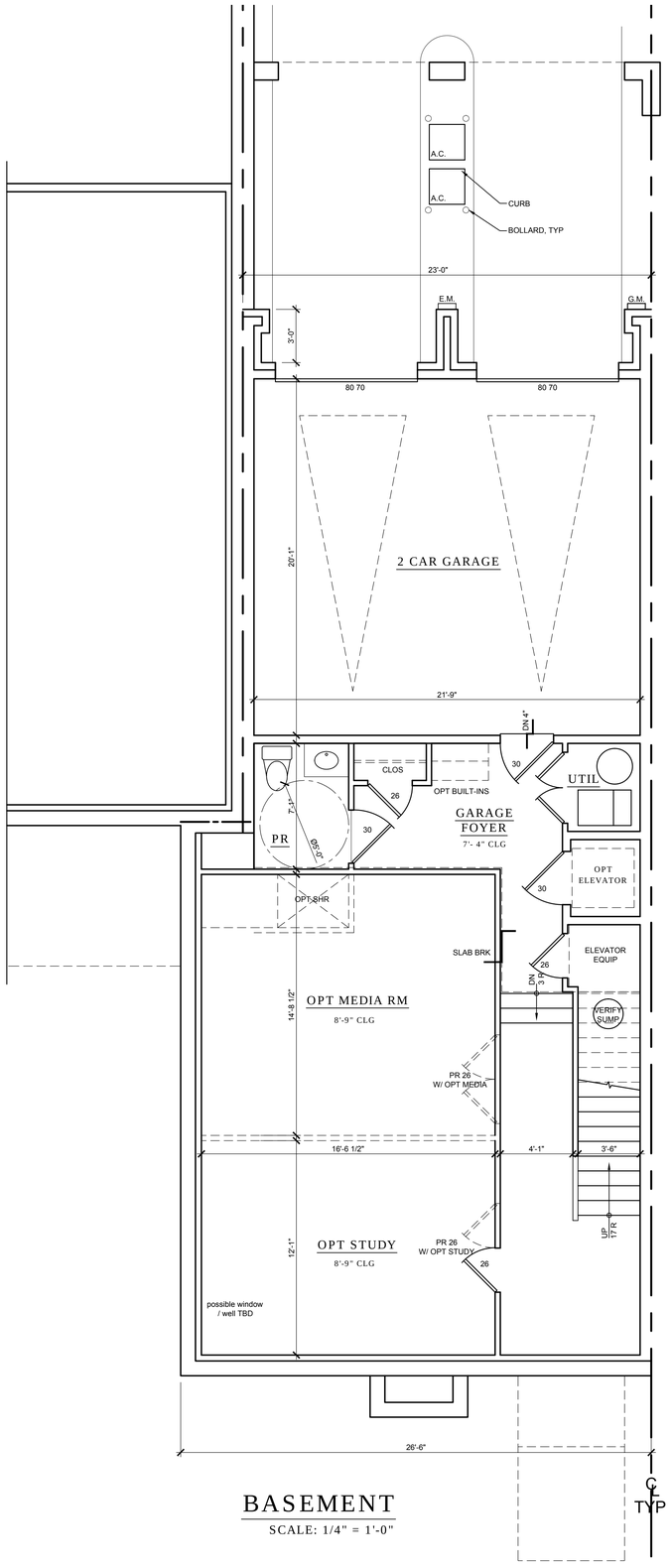
CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

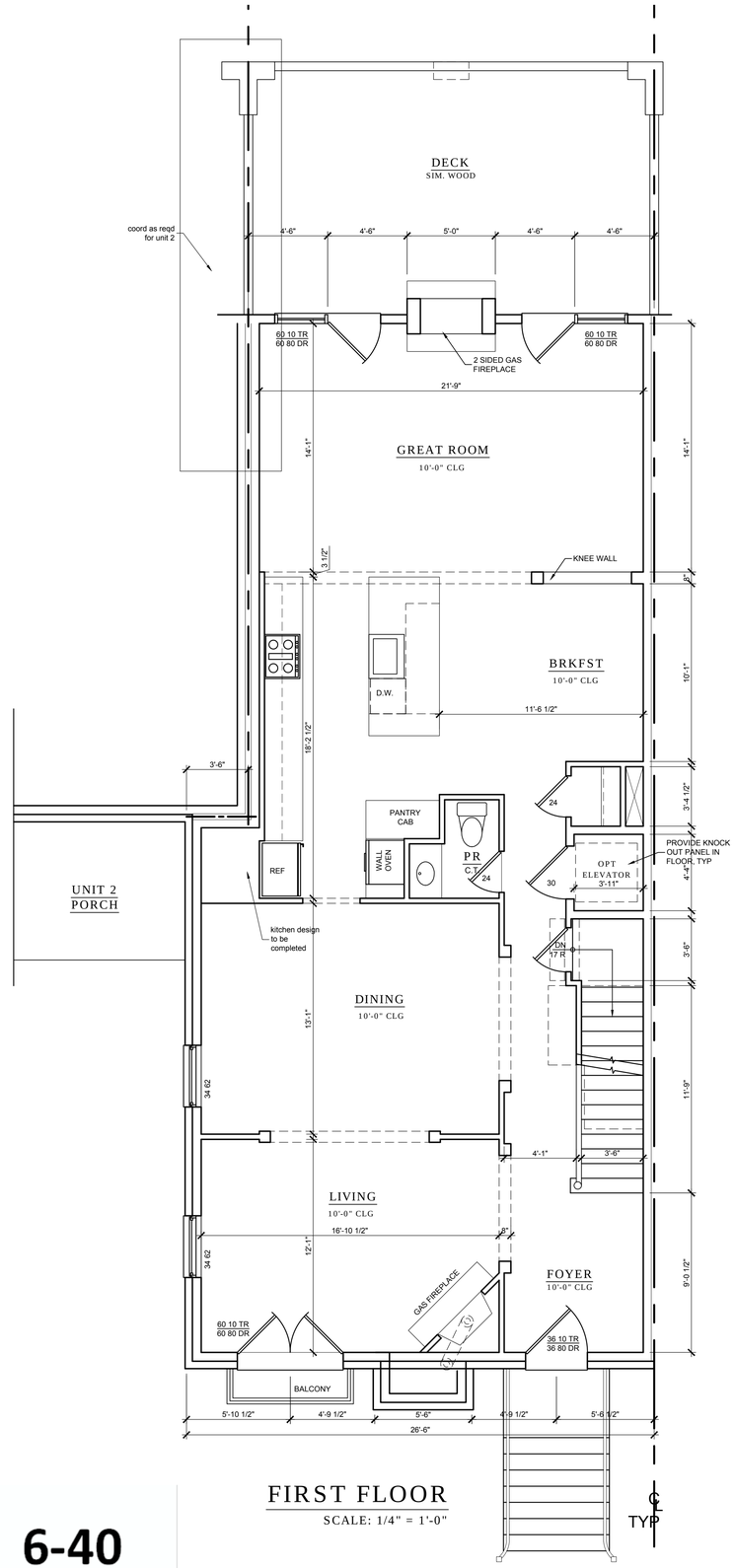
DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-105
JOB NO: 21411

IN-PROGRESS



BASEMENT

SCALE: 1/4" = 1'-0"



FIRST FLOOR

SCALE: 1/4" = 1'-0"

UNIT #3

Exhibit 6

CREASER/O'BRIEN ARCHITECTS PC

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2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN FLOOR PLANS

CHESTNUT LODGE 7 UNIT TOWN HOMES

RELEASES & REVISIONS

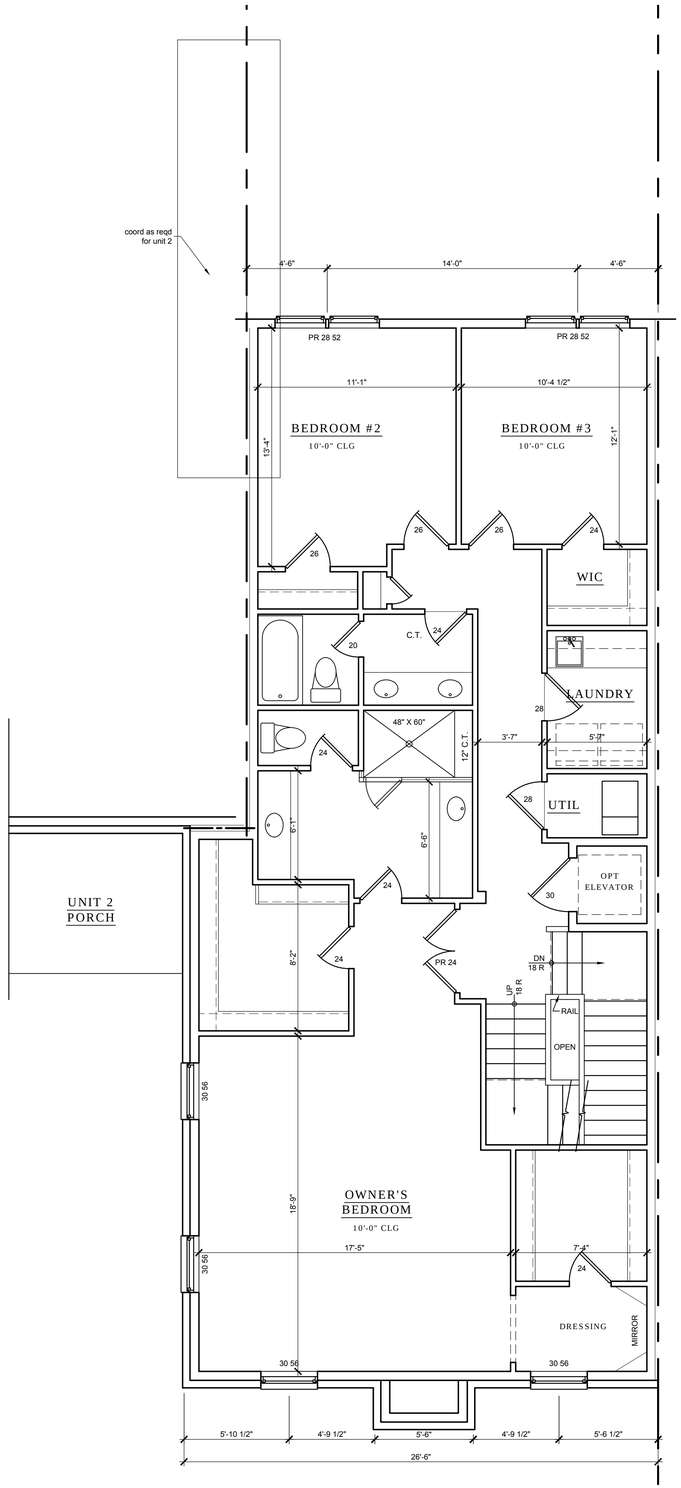
DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:

SHEET NO: A-106

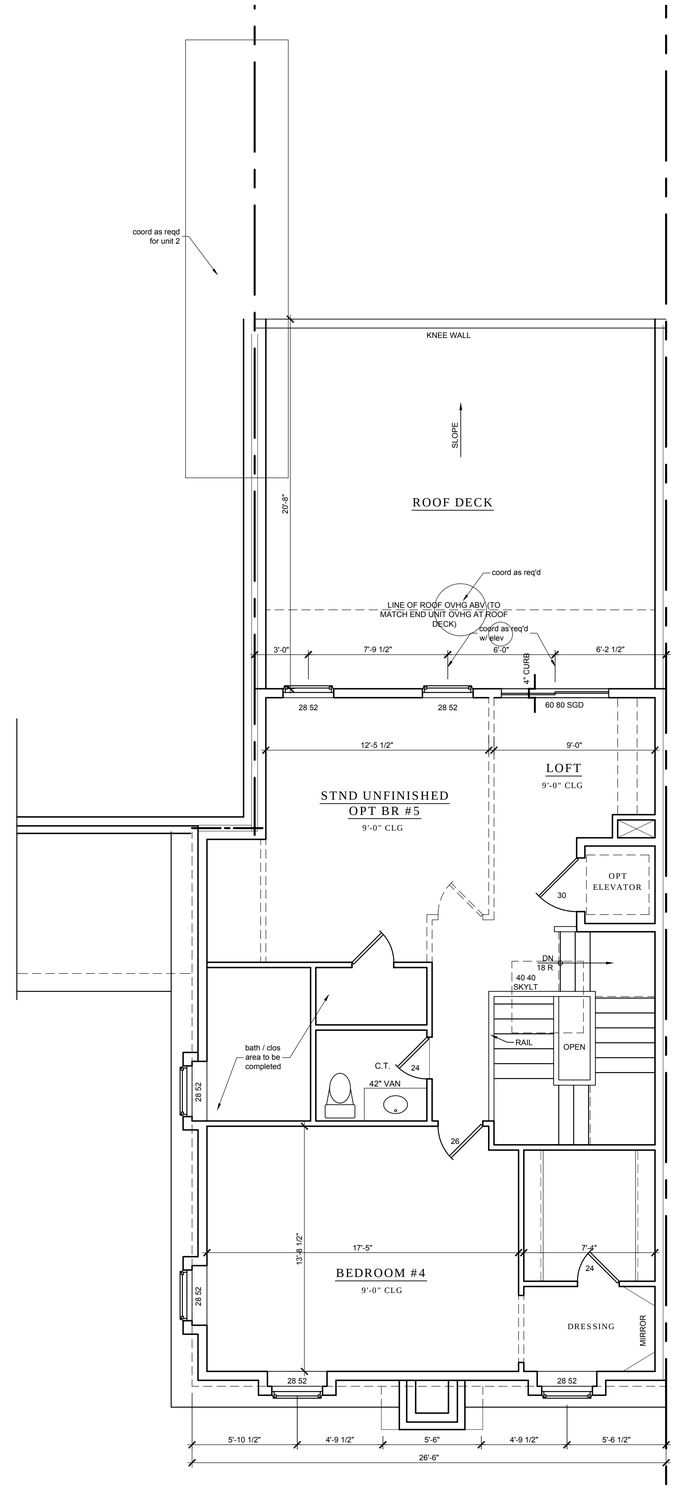
JOB NO: 21411

IN-PROGRESS



SECOND FLOOR

SCALE: 1/4" = 1'-0"



THIRD FLOOR

SCALE: 1/4" = 1'-0"

UNIT #3

Exhibit 6

CREASER/O'BRIEN ARCHITECTS PC

1420 Q STREET, NW, SUITE #300 (202) 289-9001
WASHINGTON, DC 20009

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JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN FLOOR PLANS

CHESTNUT LODGE
7 UNIT TOWN HOMES

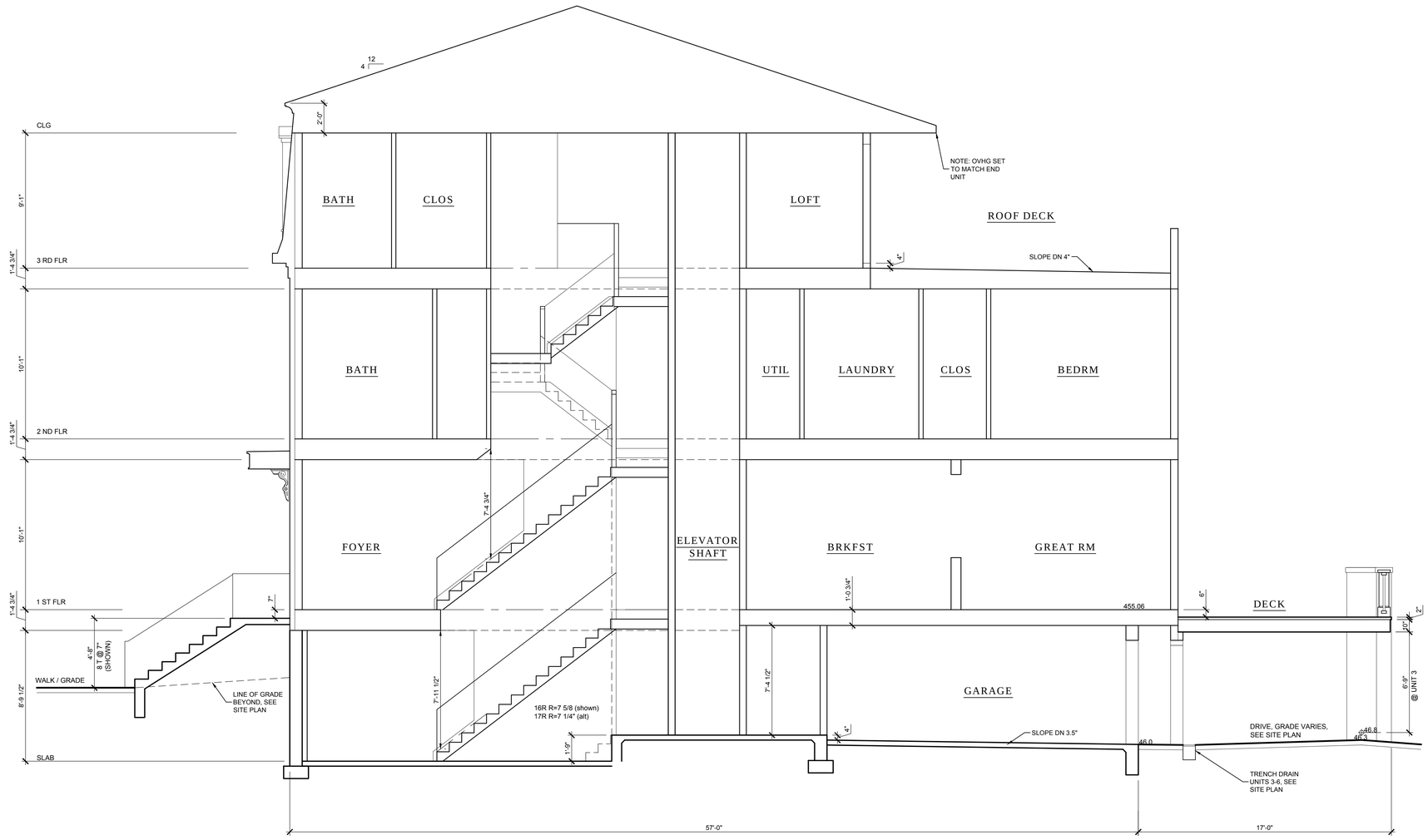
RELEASES & REVISIONS

DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-107
JOB NO: 21411

IN-PROGRESS

Exhibit 6



A BUILDING SECTION - INTERIOR UNIT

UNIT #6 SHOWN
UNITS 2-5 SIM

SCALE: 1/4" = 1'-0"

FOR DIAGRAMMATIC PURPOSES

CREASER/O'BRIEN ARCHITECTS PC
1420 Q STREET, NW, SUITE #300 (202) 289-9001
WASHINGTON, DC 20009

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JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
8-24-15	IN-PROGRESS

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-303
JOB NO: 21411

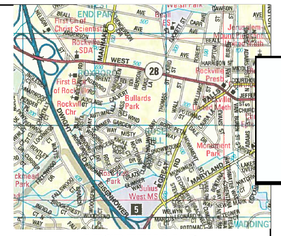
IN-PROGRESS

ATTACHMENT A

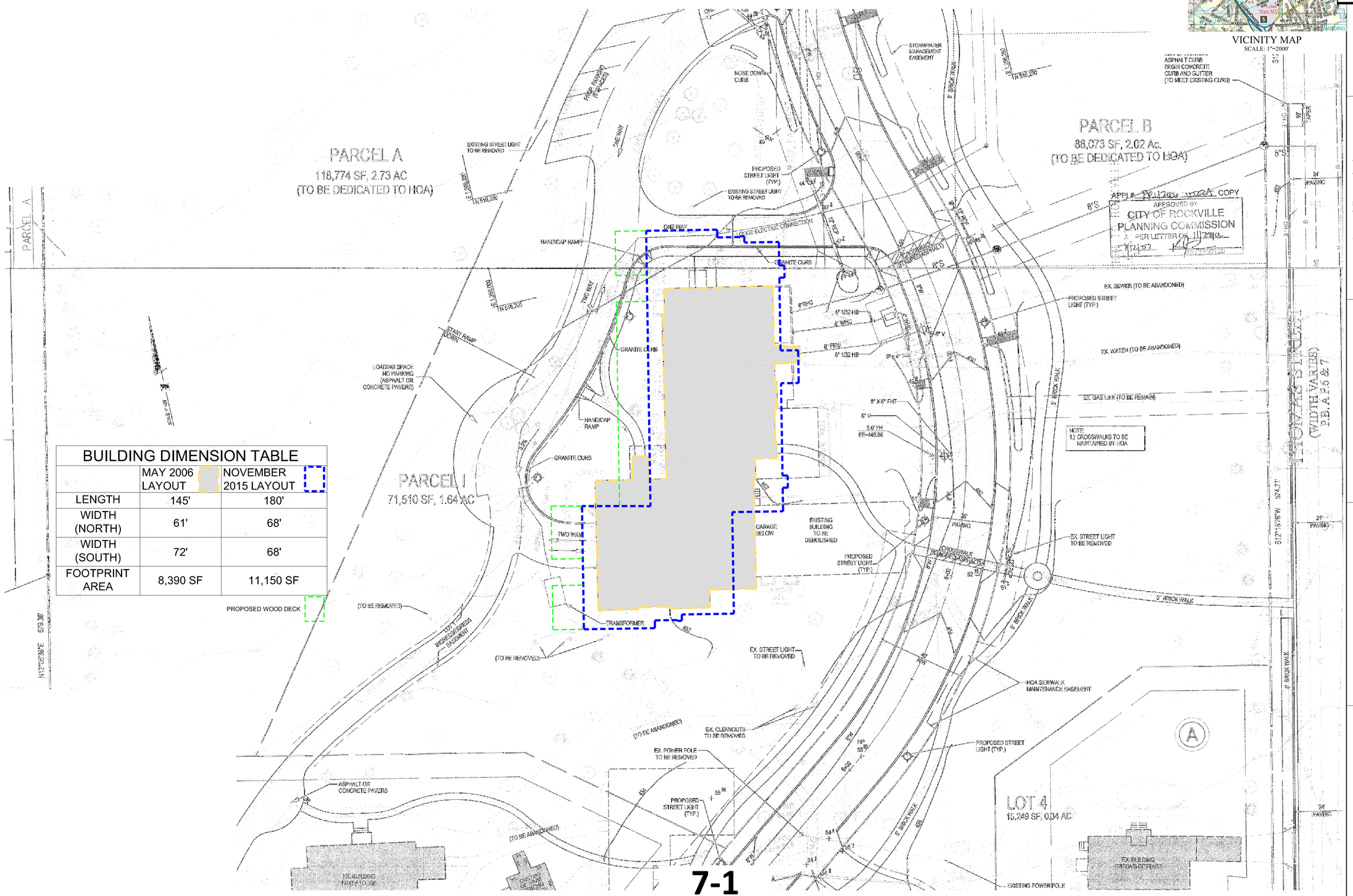
Dewberry

CHESTNUT LODGE

Exhibit 7



VICINITY MAP
SCALE: 1"=2000'



BUILDING DIMENSION TABLE		
	MAY 2006 LAYOUT	NOVEMBER 2015 LAYOUT
LENGTH	145'	180'
WIDTH (NORTH)	61'	68'
WIDTH (SOUTH)	72'	68'
FOOTPRINT AREA	8,390 SF	11,150 SF

Chestnut Lodge Properties
785F Rockville Pike, Suite 513
Rockville, Maryland 20852

APPLICANT
JNP Capital Management, LLC
2428 39th Street, NW
Washington, DC 20007
JPROAKIS@JNPCAP.COM
PH: 240-876-0085

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD

DIMENSION EXHIBIT
500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE 1" = 20'
0' 20' 40' 60'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RER/JCT
APPROVED BY AB
CHECKED BY AB
DATE NOVEMBER 2015

TITLE

DIMENSION EXHIBIT

PROJECT NO. 50071415

DIM-1

SHEET NO. 1 OF 1

to the historically significant Chestnut Lodge and the historic character of the West Montgomery Avenue streetscape, it is appropriate for a portion of the property to be located within the Historic District, and for additional design review of new structures by the HDC on the site to ensure their compatibility. It is also recommended that there be no street connection to Brent Road.

Chestnut Lodge, 500 West Montgomery Avenue

This property is unique in the City of Rockville because its historical uses are different than that of the surrounding residential neighborhoods. In addition, the administration building at the facility is one of the few remaining examples of the French-Second Empire architectural styles in Rockville and dates back to 1887. The site's bucolic setting is consistent with its original use as a resort hotel and that of a turn-of-the-century mental health institution. Reuse of the facility as a private school or other institution would need not only to be compatible with the surrounding residential neighborhoods and the historic district but also to be compatible with and maintain an architecturally and historically significant structure. In addition, the grounds contain mature plantings that should be preserved.

This plan recommends that the site be maintained in an institutional use and retain its R-S Zone in order to offer as much protection as possible for the site's historic buildings and mature trees. A residential use on the property may be acceptable if the historic buildings and trees are protected. Development under a Special Development Procedure, such as a variable lot size development, cluster development or Planned Residential Unit (PRU), is recommended if the historic and tree preservation goals are achieved. Development under the Planned Residential Unit development procedure is preferred for its flexibility in site design. However, the number of new residential dwellings on the property should be limited to the base level of development afforded by the R-S Zone, and by the goal of this plan to retain the setting of the historic structures and treed area along West Montgomery Avenue with as little disturbance as possible. The governing minimum lot size, maximum lot coverage and minimum setback requirements that apply to the property shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and western property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historic character of the West Montgomery Avenue streetscape, it is appropriate for an expanded portion of the property to be located within the West Montgomery Avenue Historic District, and for additional design review of new structures on the remainder of the site by the HDC to ensure their compatibility. This plan recommends against allowing C-1 uses that are normally permitted in a planned residential unit development. Finally, a hotel/spa use in the Main Lodge Building may be an acceptable use as long as it is limited primarily to the existing buildings, without major additions, and is buffered from the adjacent neighborhoods, and protects the site's historic buildings and trees. This would require either a text amendment or the creation of a new zone to provide for this option.

Recommendations

1. Continue to explore and implement various "traffic calming" and control techniques within the neighborhood to discourage cut-through traffic.

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

December 9, 2015

Mr. Jim Proakis
JNP Chestnut Lodge LLC
2428 39th Street NW
Washington, DC 20007

RE: Revised water and sewer authorization for 500 West Montgomery Avenue, Parcel I, Chestnut Lodge
WSA2015-00012, PAM2015-00082

Dear Mr. Proakis:

The conditional water and sewer authorization issued on August 17, 2015, is being revised based on further analysis of the effect of the proposed seven townhouses on the existing water system. Although the City's water system is not optimal and system integrity issues are apparent, the Department of Public Works has determined the addition of the seven townhouses does not significantly contribute to system deficiencies. Therefore, the water service condition which requires extension of the eight-inch water main in Bullard Circle across West Montgomery Avenue to the eight-inch water main on Laird Street (approximately 100-feet of new eight-inch water main) will be removed.

This letter supersedes the previous authorization letter listed above.

Existing Conditions
The development project is located on the western side of Bullard Circle, within the Cabin John Sewershed. An existing 8-inch City water main is located in the adjacent Bullard Circle Right-of-way (ROW) and an existing 8-inch sewer main is located in the Thomas Street ROW, both of which are shown on the attached exhibit; 500 West Montgomery Avenue (Chestnut Lodge) Water and Sewer Service Connections Exhibit dated November 24, 2015.

Development Application
According to your application, the development consists of the following uses:

- Existing Approved Use* – 7 Condos (PRU2005-00022 approved on November 28, 2006)
- Proposed Use – 2 Townhomes (5,000 sq. ft.)
- 5 Townhomes (3,550 sq. ft.)

Mayor Bridget Donnell Newton | Councilmembers Beryl L. Feinberg, Virginia D. Onley, Julie Palakovich Carr, Mark Pierzchala
City Manager Barbara B. Matthews | Acting City Clerk Sara Taylor-Ferrell | City Attorney Debra Yerg Daniel

According to Chapter 25, Section 25.20.03 of the Rockville City Code (Code), a determination of adequate public facilities remains valid so long as the underlying approval remains valid. Therefore, while the development approved by PRU2005-00022 was not implemented, the water and sewer demands established by that approval are considered to be the existing demand because this approval is still valid.

According to your site plan and application, water and sewer service connections are proposed as follows:

- Water – The project proposes to provide new service connections to the 8-inch water main in the Bullard Circle ROW.
- Sewer – The project proposes to provide a new main with service connections to the 8-inch sewer main in the Thomas Street ROW.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Adequate Public Facilities Standards (APFS). DPW findings are as follows:

Water

- Treatment Capacity – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- Fire Flow – A minimum fire-flow of 1,000 gallons per minute is available from a hydrant within 500 feet of any structure within the development.

Sewer

- Treatment Capacity – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development.
- Transmission – Off-site transmission capacity within the Cabin John Sewershed is adequate to serve the proposed development.

Service

The City's water service is assessed for system redundancy, number and spacing of fire hydrants. DPW findings are as follows:

- **System Redundancy** – The City's water system is not optimal based on the connection of the 8-inch water main to the 6-inch water main in West Montgomery Avenue.
- **Fire Hydrant Spacing** – The fire hydrant spacing along Bullard Circle is greater than the DPW recommended spacing standard of 300-feet.

The City's sewer service is acceptable for system integrity and does not require improvements.

CONDITIONS OF APPROVAL

The following list of conditions must be addressed in order for DPW to authorize service connections to the City's water and sewer systems and/or issue city permits.

- **Water Service Conditions** – The findings of adequacy of and the authorization to utilize the City's water system are dependent on the following:

  Water Main
  The Applicant must abandon the service connection feeding the former lodge per DPW standards.

  Fire Hydrant
  The applicant must add a fire hydrant along Bullard Circle. Details of the location will be addressed during the detailed engineering review.

  Water Meters
  The Applicant must confirm the meter size is acceptable to the Inspection Services Division (ISD). The new meter locations and associated easements, if required, will be reviewed, approved and permitted by DPW with the final engineering.

  Proposed Water Service Connection
  The location and size of the new connections must be in compliance with applicable sections of the Rockville City Code and must be approved and permitted by ISD and DPW with the final engineering (Note: DPW permit covers the water lateral to the property line; ISD permit covers the lateral from the property line into the building. When a water main is in a City Easement the DPW permit covers the main in the easement, and the ISD permit covers the service connection to the building).

- **Sewer Service Conditions** – The findings of adequacy of and the authorization to utilize the City Sewer system are dependent on the following:

  Transmission
  DPW has determined that off-site sewerage transmission mitigation is not required. The Applicant must extend the 8-inch sewer main through Parcel B.

  Proposed Sewer Service Connection
  The location and size of the new main and service connections must be in compliance with applicable sections of the Rockville City Code and must be approved and permitted by ISD and DPW with the final engineering. (Note: DPW permit covers the sewer connection to the property line; ISD permit covers the sewer connection from the property line into the building).

Existing Sewer Main
The existing sewer main crossing Bullard Circle and Parcel B connecting to the existing main in the Thomas Street ROW will be inspected and analyzed as deemed necessary by the Chief of Construction Management. As-built plan approval of the existing sewer main will be required prior to applicable PWK issuance.

- **Final Engineering and Permitting** – If needed, the Applicant must submit associated applications, plan review and permitting fees and construction documents to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD.

- **General Conditions**

On-Site Easement Conditions
Easements may be required for sewer mains, water meters and other appurtenances. If required, these must be provided at no cost to the City and approved by the City and recorded in Montgomery County Land Records prior to applicable PWK issuance.

Off-Site Easement Conditions
The installation of a sewer main on Parcel B connecting to the existing sewer main in the Thomas Street ROW will require the recordation of an easement. Easements must be provided at no cost to the City, approved by the City and recorded in Montgomery County Land Records prior to applicable PWK issuance.

Capital Contribution
The Applicant will be required to pay water and sewer Capital Contribution charges per Rockville Code. The charges, which are based on the domestic water meter size, must be paid to ISD in accordance with the fee schedule prior to ISD's issuance of the building permit. ISD will determine the amount of any applicable credit for previously purchased capacity which is based on the existing meter size.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have questions, please contact Civil Engineer David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,

Susan Straus, PE
Chief of Engineering

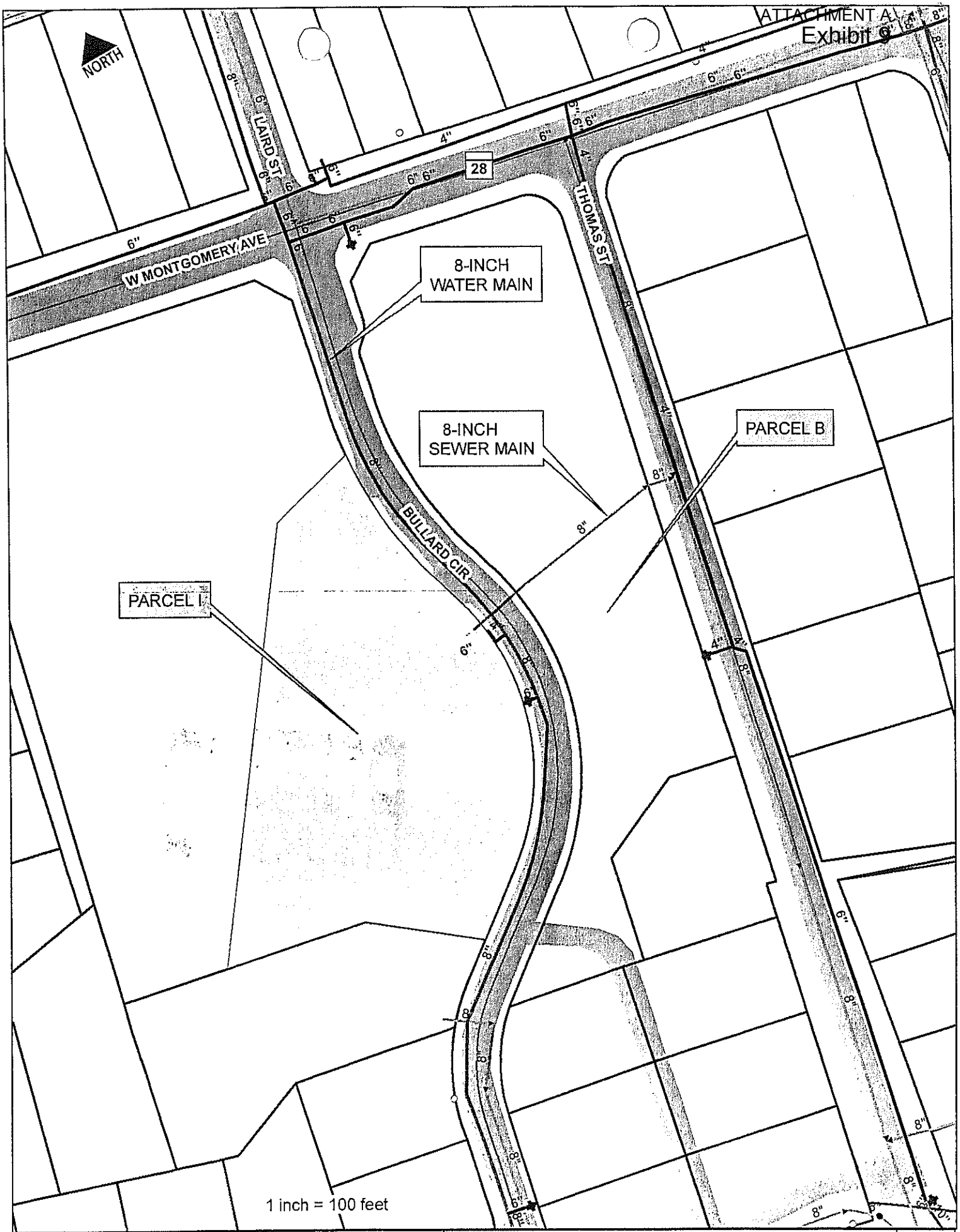
STS/DJW/kmc

Attachments: 500 West Montgomery Avenue (Chestnut Lodge) Water and Sewer Service Connections Exhibit dated November 24, 2015

cc: Mark Wessel, Engineering Supervisor
Mike Wilhelm, Chief of Construction Management
Bobby Ray, Planning Supervisor
Ray O'brocki, Chief of Inspection Services
David Waterman, Civil Engineer
Nicole Walters, Senior Planner
Dan Pino, Dewberry
Permit plan, WSA2015-00012, PAM2015-00082
Water and Sewer Authorization file
Day file

RECEIVED
DEC 11 2015
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

ATTACHMENT A
Exhibit 9



City of Rockville Maryland

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8500 • Fax 240.314.8539

500 West Montgomery Ave (Parcel I - Chestnut Lodge)
Water and Sewer Service Connections Exhibit

DATE: 12/9/2015
AUTHOR:

ATTACHMENT A
Exhibit 10

Survey No. M: 26/10/4

Magi No.

DOE __yes ✓ no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic: Woodlawn Hotel

and/or common: Chestnut Lodge

2. Location

street & number: 500 West Montgomery Avenue ___ not for publication

city, town: Rockville ___ vicinity of congressional district: 8

state: Maryland county: Montgomery (RV Planning Area 4)

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	✓ occupied	___ agriculture	___ museum
✓ building(s)	✓ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	✓ not applicable	✓ no	___ military	✓ other: hospital

4. Owner of Property (give names and mailing addresses of all owners)

name: Chestnut Lodge, Inc.

street & number: 500 West Montgomery Avenue telephone no.: 424-8300

city, town: Rockville state and zip code: Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery Co. Will Records WCC liber 18/243

street & number: Montgomery Co. Courthouse folio

city, town: Rockville state: Maryland

6. Representation in Existing Historical Surveys

title: ~~National Register of Historic Places (1974)~~

date: ~~City of Rockville Historic District (1974)~~ ~~X~~ federal ___ state ___ county X local

depository for survey records: City of Rockville

city, town: Rockville state: Maryland

7. Description

Survey No. M: 26/10/4

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	✓ original site
✓ good	___ ruins	✓ altered	___ moved date of move _____
___ fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject building, facing north on West Montgomery Avenue, is the original structure and the main building of an 88-acre medical complex. Built as a summer resort hotel, the original site was approximately eight acres. The building is screened by approximately three acres of front lawn landscaped with shrubbery and mature trees, including some of remarkable size. The complex is entered from West Montgomery Avenue via a central driveway leading to a circle landscaped with hollies, rhododendrons and other evergreen shrubs. A small parking area is west of the circle and driveway, which continues along the west side of the building to a service area then to several twentieth-century houses and other outbuildings to the rear of the main building. The 88-acre site is roughly triangular, bounded by West Montgomery Avenue on the North, I-270 southeast, and Great Falls Road southwest. (See attachment 7.3 for site plan.)

This 1889, four-story, vernacular interpretation of a Second Empire Hotel, is a six-bay by ten-bay common-bonded brick structure with slate roof and rough-coursed native stone foundation. In plan, the building is a rectangular main block with a five-story tower on the south side. There is an exterior brick chimney on the east wall of the tower. There are six interior chimneys with exposed exterior flues on the mansard roof: three on the west and three on the east elevation. The pedimented end-gable roof is visible on the north and south facades, the gable infilled with slate shingles, then hips into a fourth story patterned (square cut with central band of octagonal shapes) slate mansard roof. The lower edge of the mansard roof has a boxed cornice line. The site slopes to the front, exposing the foundation on the north side.

In architectural character, the Woodlawn Hotel/Chestnut Lodge joins a group of locally-interpreted large public buildings and commercial structures such as the 1880's Bay Ridge Hotel on the Severn near Annapolis, and the 1890 Chesapeake House at Betterton Beach on the Eastern Shore, that bridge the French Second Empire buildings popular between 1850 and 1875 and the later, more elaborate Beaux Arts structures built from 1880 to 1930. Woodlawn/Chestnut Lodge shows traits common to high-style Second Empire structures: symmetry, central facade towers, mansard roof, wrought iron cresting, windows and doors emphasized by pedimented and architraved entablatures, as well as the pattern variations in its slate roofing and brickwork, turned columns, and incised decoration shared with Eastlake-influenced Queen Anne structures of the time.

continued on attachment 7.1

8. Significance

Survey No. M: 26/10/4

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	✓ architecture	___ education	___ military	✓ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	
✓ 1800–1899	✓ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		✓ other (specify)

1887–1889 (orig.) local history

Specific dates Remodeled 1909 **Builder/Architect**

check: Applicable Criteria: ✓A __B ✓C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state ✓local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The Woodlawn Hotel is the only survivor and the most elegant of Rockville's summer hotels, an architectural combination of French-Second Empire and Queen Anne motifs. It survives as the Administration building for the nationally-known psychiatric hospital, Chestnut Lodge. Although the hospital complex now contains many modern buildings, the original structure remains as a link to both Rockville's past social history and to the 75-year history of this important medical facility.

History and Support

The oonstruction of a grand, four-story brick hotel evidenced Rockville's appeal as a desirable summer address in the year 1887. The opening of the Metropolitan Branch of the B&O Railroad Company in 1873 marked a change in Rockville's traditional role in Montgomery County. Always a center of commerce and legal affairs as the county seat, after the coming of the railroad, Rockville also became a summer resort and commuter center. In addition to the hotels which had early been established to serve courthouse olientele, several large hotels and many small ones were constructed to attract city-dwellers who wished to spend a weekend, holiday, or summer in the country. The Woodlawn Hotel was one of eleven buildings, ranging from small summer cottages to large villa homes, constructed in 1887. The building was designed by an (unknown) "skilled architect" for owner Charles G. Willson. 1/ Extant photographs show the French (Second Empire) influence in the design of mansard roof pierced by dormers decorated by almost sculptured mouldings. The central pavillion on the top floor featured recessed French doors opening to a metalwork balcony; the overall fenestration has heavy scrolled or pedimented lintels. The 40 X 70 foot building had three floors of airy porches; Queen Anne motifs such as the patterned shapes in the slate roof and embossed terra cotta panels provided additional decoration.

continued on attachment 8.1

M:26/10/4
Chestnut Lodge
attachment 7.1

Photographs of the Woodlawn show a one-story covered verandah with turned columns and wooden balustrade which wrapped around the north and east sides, and open porches on the first three levels on the rear. The east facade featured a central five-story wrought-iron-crested mansard roofed tower with wrought-iron balustraded balconies on the lower four stories. The north (front) had a central mock tower created by a central entryway on the first story, 9/1 windows in the two center bays on the second and third stories, and a fourth story center-bay balcony with wrought iron balustrade accessed by a 15-light door, sheltered by a deep hood, the interior lined with terra-cotta panels, which broke the building's mansard roof and continued into a crested mansard-roofed tower.

The structure has been modified and expanded for its current use. The wide wraparound covered verandah and balconies have been removed along with the north (front) central roof tower and mansard level balcony. The rear porches have been replaced by later additions. The window entablature on the west side has been removed, along with all of the upper story shutters. A subterranean power plant has been added on the east along with a four-story rear addition of main chimney, utility section and stairwell. A later four-story addition of patient rooms has been added to the utility addition. A one-story structure with six housing units is attached to the southeast corner of the structure.

The six-bay north (front) elevation has five 4/4 windows in the mansard-roofed fourth story. The windows, as all fourth-story windows, have open-pediment entablatures supported by large scroll brackets. The length of the windows increases by story from third to first story. The second and third stories each have four 2/2 windows, two in the east bay and two in the west bay. The two center bays have 9/1 double-hung windows. All first, second, and third-story windows have a fully-architraved entablature, each with a central mock keystone and large scroll brackets on each side. The first story has floor-to-ceiling 2/2 architraved windows flanked by louvered shutters in the two east and two west bays. A side-lighted entryway consisting of a wood panel door flanked by wood half-panels with upper side light, square corner lights, and rectangular transom. A massive two-bay architrave with incised decorative keystone and scroll brackets, a larger version of the window treatment, surmounts the entryway. A full-width flagstone verandah is accessed by two central 12-rise staircases accessed from east and west, joined in a central landing with wrought-iron railing and balustrade.

continued on attachment 7.2

M:26/10/4
Chestnut Lodge
Attachment 7.2

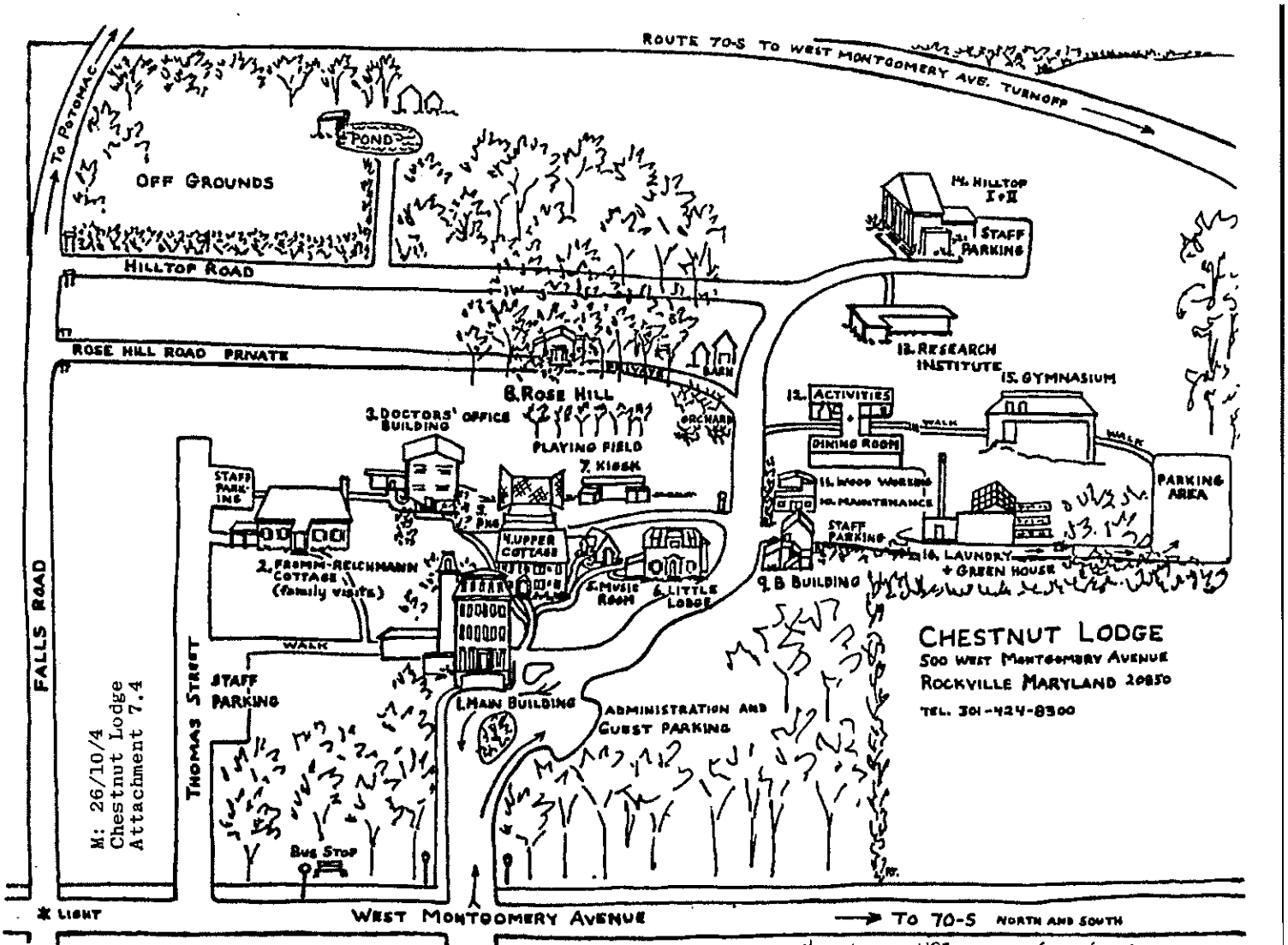
The 10-bay east facade is divided into a 4-1/2-bay main block on either side of a one-bay tower. The fourth story of the main block has shallow pedimented dormers holding 2/2 double-hung windows. These dormers are set into the mansard roof above the boxed cornice line. The second and third stories of the main block has 4-1/2 , 2/2 double-hung windows with pedimented lintels one either side of the tower. The first floor of the main block has one 2/2 double-hung window with pedimented lintel in the north bay, and a similar window bay in the second bay, north, the window replaced by a door opening out onto the verandah. A flat-roofed, brick, one-story office addition with modern metal casement windows is located in the next 2-1/2 bays. There is one window in each of the four south main block bays, with entablatures as the north bay. The five-story tower has a pedimented window in the mansard-roofed fifth story, and one window on each story save the first. There is no fenestration on the first story. The east and south elevations of the tower each have a 2/2 window with pedimented lintel on the second and third story and a pedimented dormer on the fourth. A brick, flat-roofed, subterranean addition continues the terrace grade south and east of the tower. There are four foundation lights in the exposed north end of the foundation.

The south (rear) facade consists of two modern four-story additions, a narrow utility addition acting as connector to a south addition, and a semi-detached one-story addition. None of these are visible from the West Montgomery Avenue. The utility addition includes stairwells to the upper stories on the east, each level with a four-light window. The west side has pairs of 6/6 windows on each upper stories and a metal exterior door on the west, first story. A multiflue smokestack is included in the utility addition. To the south is a one-bay by three-bay four- story, brick, flat-roofed addition. There is a pair of 6/6 windows on the second, third and fourth stories, east and west, and a pair of 6/6 windows in each of the three bays of the south facade on the upper three stories. The first story has a west entryway consisting of two eight-light doors. The south facade has one 6/6 window in the west bay, and three 6/6 windows in the center. Three rectangular lights are below these windows. An exterior door is in the east bay, covered by a shed-roofed enclosure with a pair of 6/6 windows on the west side, and one 6/6 window on the south. To the east of this entryway is a semi-detached one-story end-gabled brick addition consisting of six bays of quarters in a strip, or motel format. The west facade has one 6/6 window. The south facade has a window and doorway in each bay, the east facade has a gable light, one 6/6 window in the south bay, a nine-light entry door in the center bay, and a three-sided bay window in the north bay. The north facade has a pair of 6/6 windows in each of the six bays.

continued on attachment 7.3

M:26/10/4
Chestnut Lodge
attachment 7.3

The ten-bay west main block facade has one window set into a pedimented dormer in the mansard roof in each bay , fourth story. A paneled terra-cotta double-flue projects between the first and second north windows, the fourth and fifth, and the eighth and ninth windows. The window entablatures have been removed on the west facade, exposing brick flat-arch lintels. The sills are wood. There is a window in each of the ten bays on the first, second, and third stories. The exposed north foundation has two windows in the north bays, a stairwell with exterior door in the third bay, and windows in each remaining bay. The windows decrease in exposure and size north to south.



NOTES: Buildings present at time of Bullard purchase (1910): #1, #5 (ice house was), #9 (was barn with silo)

M:26/10/4
Chestnut Lodge
Attachment 8.1

Before the building could be completed, Mr. Willson filed for bankruptcy. 2/ The advertisement for the Trustees Sale described all the modern amenities to be found in the building and also encouraged investors who might wish to subdivide the land; however, no buyers appeared. (See Attachment 8.2, copy of August 26, 1887 Sentinel advertisement for the sale.)

Ten months later, in the summer of 1888, the Trustees of the Rockville Academy examined the unfinished building and resolved to use their legacy from the sale of the Julius West Farm to purchase the Willson hotel on its five acres of land, and to buy the adjoining three acres of still undeveloped land in "R.T. Veirs Addition to Rockville"-- the total cost not to exceed $6,000. 3/

The Trustees decided instead to erect a new building on their own property. The unfinished hotel was sold to Mary J. Colley, proprietress of the Clarendon Hotel in Washington, D.C., and her partner Charles W. Bell for the same amount. A mortgage was obtained to finance the building and to purchase the three-acre Libbey property on Thomas Street. 4/

When the Woodlawn Hotel finally opened for the 1889 season the Sentinel pronounced it the "chief attraction of the West End" and regularly printed announcements of the social activities. The hotel was the scene of soirees, musicales and ballroom dances. Guests strolled the wide verandahs and the three acres of lawn shaded by chestnut and oak trees. The modern conveniences of gas lighting, electric bell systems and laundry services were provided. Guests, many of whom were prominent Washington,D.C. residents, usually arrived by train, travelling the mile to the hotel by carriage. The Tennally Town and Rockville Electric Railroad advertised that it would have its western terminus at the gates of the hotel. 5/

The hotel prospered for several years, though it was open only during the spring and summer. In 1893 Miss Edie Waring announced that she had leased the hotel for that season. But in 1906, the Colley/Bell mortgage was in default, and the hotel was back on the auction block, offered for sale at $7,100. 6/

The Montgomery Country Club, a social club, was organized in 1907 in Rockville. The organizers proposed the purchase of the hotel and its grounds for golf, tennis and clubhouse. However less grandiose quarters were procured in a private home on Forest Avenue. 7/

continued on attachment 8.2

M:26/10/4
Chestnut Lodge
attachment 8.2

The Sanborn Insurance Map of 1908 marks the hotel property "Vacant - Caretaker on premises", and shows the windmill, ice house, stable and laundry buildings. In that year Dr. Ernest Bullard, surgeon and professor of neurology and psychiatry from Milwaukee, was scouting possible locations on the east coast for the establishment of a private sanitarium. 8/ Dr. Bullard had witnessed firsthand in Wisconsin the shortcomings of a state-run mental asylum system dependent on the mercy of budget and politics. His resolution to found a private facility based on quality care and the best known treatment for the mentally ill was realized in the hospital complex which would be built around the site of the old hotel.

The City Commissioners of Rockville in 1905 had voted an ordinance that prohibited "sanitariums within the city limits"; however since the Woodlawn property lay west of the town limits, Dr. Bullard was not deterred. 9/ He spent a year and a half renovating and modernizing the building. Many of the purely decorative elements were removed, including the large porches. Central heating , electricity, closets and modern plumbing were added, but the basic mass, silhouette and major composition of roof, fenestration and integral trim were retained.

Dr. Bullard renamed his property Chestnut Lodge for the 125 chestnut trees there, and began receiving patients in 1910. The 1918 Tax Assessment values the 5 acres of "Woodlawn property" and 3 acres consisting of lots 5,6,7,and 8 of "Veirs Addition" at $2,300 for the land and $12,500 for the improvements. 10/

In 1935, Dr. Dexter and Anne Bullard purchased the 100-year-old "Rose Hill" mansion and 41 acres which adjoined Chestnut Lodge on the south as their home.

Additional land was purchased for the Chestnut Lodge compound. Hill-Top House, research buildings, nursing accommodations, family counseling centers and various maintenance buildings now surround the original building. (see attachment 8.3) The hotel building has been little altered since the 1909 remodeling and has served a variety of uses. Despite new construction the vista from West Montgomery Avenue, up the 325 feet to old building, is much the same as it was a century ago. Although the chestnut trees were lost to blight, other trees have replaced them on shaded lawn.

Dr. Ernest Bullard died in 1931, after his son Dexter (1898 - 1981) had already joined his father's work. Grandson Dr. Anthony Ray Bullard is now Director of this nationally-recognized medical facility, the third generation of the family to head Chestnut Lodge Hospital.

continued on attachment 8.3

M:26/10/4
Chestnut Lodge
attachment 8.3

Dr. Ernest Bullard was the sole physician in 1910; today there are 32 doctors on the staff, along with 300 nursing and auxillary personnel. 11/ Chestnut Lodge will break ground for a new multi-million dollar hospital in 1987, 100 years after the construction of the historic hotel.

Footnotes:

1. The Woodlawn Hotel is dated to 1887 based on Mr. Willson's purchase of the land in November, 1886. The advertisement for the Trustees Sale, using the phrase "skilled architect:" appears in Montgomery County Judgment Records at JA4/303 (1887), and the hotel was unfinished at that time.

2. Montgomery County Sentinel, October 17, 1887, noted the Petition for Bankruptcy. On 4 November, 1887, the paper advertised the sale of the Willson farm off Great Falls Road of 188 acres including thoroughbred horses and mules and noted that it was "one of the best dairy farms in the state."

3. Records of the Board of Trustees of the Rockville Academy for June and July, 1888 and May, 1889.

4. The lots on Thomas Street lay 218 feet east of Woodlawn property line. They had been purchased by Joseph Libbey in 1888 for $900, and were sold to Colley and Bell for $2,000 a few months later. (Land Records JA13/303). These lots remained undeveloped, part of the Chestnut Lodge grounds until the construction of the Fromm-Reichmann cottage on lot 8.

5. The trolley line did not enter Rockville until 1900, and the Mayor and Council began legal proceedings in 1902 to compel the company to fulfill its charter to continue the line through town; it did not serve the Woodlawn Hotel until 1904. (MacMasters and Heibert, A Grateful Remembrance, p. 224.)

6. Montgomery County Judgment Records, Equity #2234(1906) at JLB5/18.

7. Montgomery County Sentinel, June 14, 21,and 28, 1907.

8. Material on Dr. Ernest Bullard's career and the founding of Chestnut Lodge is contained in Montgomery County Story of the Montgomery County Historical Society, Vol. 17, No. 4. It is based on Who's Who (1930-31), records, orientation papers and other material from archives of Chestnut Lodge.

M:26/10/4
Chestnut Lodge
attachment 8.4

9. Minutes of June 19, 1905 of Rockville Mayor and Council record that "A very large delegation of citizens met to oppose T.B. sanitarium", resulting in the ordinance forbidding such construction.

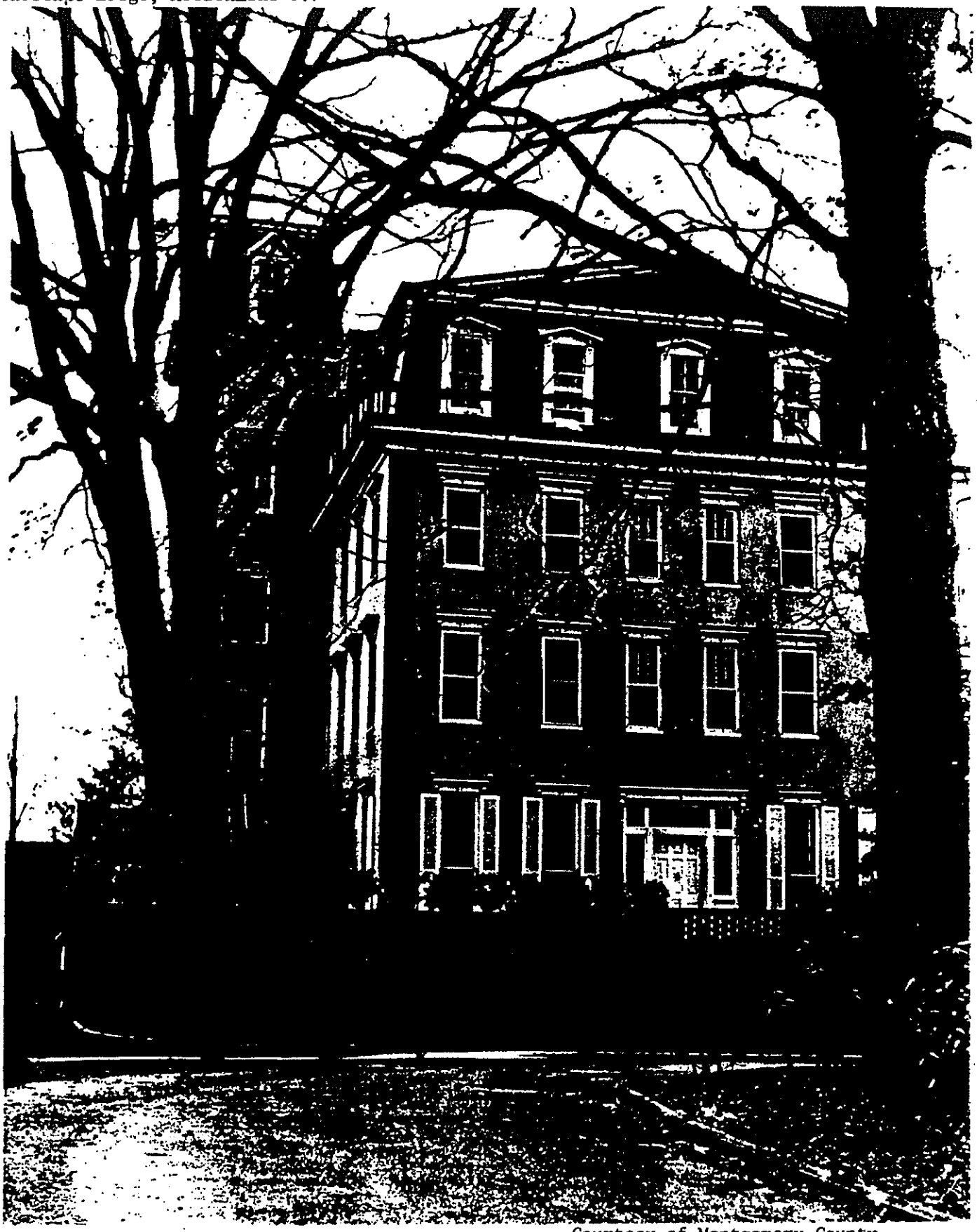
10. Tax Assessment Records, 1888-1938, Land Records 1909-1959.

11. Telephone interview with Mabel Peterson, Director of Communications for Chestnut Lodge Hospital, April 1986.

M:26/10/4
Chestnut Lodge
Attachment 8.6

Photograph of Chestnut Lodge, c. 1910. Courtesy Montgomery County Historical Society.

M: 26/10/4
Chestnut Lodge, Attachment 8.7



Courtesy of Montgomery County
Historical Society

Proper Tree Care

10105 Residency Road
Suite 207
Manassas, VA 20110
703.331.3731 Fax: 703.331.1359

February 3, 2016

Elise Polydoroff, MLA, ISA Certified Arborist
Assistant City Forester
Department of Recreation and Parks
14625 Rothgeb Drive
Rockville, MD 20850

RE: Project Plan Amendment Application No. PJT2015-00005;
Chestnut Lodge Parcel I;
Consulting Arborist Report Regarding Tree Preservation Measures to be Proffered by Applicant

Dear Ms. Polydoroff:

The following describes the items to be included in the revised Forest Conservation Plan for Chestnut Lodge Parcel I discussed and agreed to in the field with the property owner, James Proakis. The following summarizes our discussion at the on-site meeting held on January 7, 2016.

First, as made clear at our meeting and further detailed in the treatment measures discussed herein, JNP Chestnut Lodge, LLC (the Applicant and property owner) is committed to working cooperatively with the City of Rockville and the City Forester to provide certain specified treatments and resources in advance of Project Plan approval or soon thereafter in order to provide the maximum opportunity for survival of the trees on the preservation plan. This represents a significant commitment to the tree preservation components of the plan and further indicates the good faith of the Applicant to maximize the overall success of the project.

Trees 94, 95, and 96 along southern LOD adjacent to Unit 1

These trees will receive the following special care in order to maximize their preservation:

1. The broken limb from tree # 93 that is resting in tree #95 will be pruned in the immediate future **(in advance of final Project Plan review/approval)** to reduce the potential for it to damage tree #95. (While removing this limb, the crew will also remove the large fractured limb from tree #76 in Parcel A.) Mulch generated from the pruning will be placed adjacent to the limits near trees 94, 95, and 96 to begin preparing it for construction.

2. These trees will be root pruned in stages to begin preparing for the excavation for unit 1. **This root pruning will begin as soon after the Project Plan receives final City approval to begin preparing the trees as soon aspracticable in advance of development activity.** Root pruning will occur along the LOD in consultation with the City Forester. Approximately ½ of the total linear footage will be done in the first phase. The second phase of root pruning will be completed approximately three months following the initial phase or as agreed to with the City Forester, depending on the overall timing for the project.
3. Tree #95 will be pruned and/or tied back to reduce or eliminate any conflict with the proposed townhouse unit. Pruning is anticipated to be minimal in order to provide for an ultimate two foot separation between the tips of branches and the unit. Pruning and tying back for the purpose of clearance will occur during initial site work and building layout.
4. The area between the trees and the LOD will be mulched heavily with 12 inches of wood chip mulch wherever construction access is needed. This will begin with the chips produced by removing the damaged limb from tree #93 in the immediate future **(in advance of final Project Plan review/approval)** and be supplemented as necessary upon commencement of site development.
5. The trunk of tree # 95 will be armored with appropriate materials, likely consisting of 2x4 lumber and padding. A detail for this will be included on the revised FCP to be approved at time of Site Plan approval. It will be installed during site development and removed upon completion of the project.
6. The trees will be fertilized and invigorated using liquid soil injection techniques during site development.
7. The trees will be treated with a prophylactic borer preventative to prevent secondary infestations as a result of stress.

Holly Trees 107, 108 and 761

These trees will receive the following special care in order to maximize their preservation:

1. Asphalt removal from within the areas adjacent to the trees will be performed carefully while allowing operation of equipment from within the LOD. The underlying sub-base will be treated based on what is observed following the asphalt removal. Language describing the methods and procedures will be included in the revised FCP to be approved at time of Site Plan approval.
2. The trees will be root pruned along the LOD at the time of site development in conjunction with asphalt removal.
3. The trees will be tied back as necessary to allow for installation of protective fencing and E&S controls and to prevent any other conflict with site development and construction. Trees will remain tied back until all work with the potential conflict within the areas adjacent to the trees is completed. No pruning is anticipated to be necessary for these trees as they will not conflict with the building after completion.
4. The area around the trees will be mulched heavily 3 to 4 inches of mulch at the time of site development.
5. The trees will be fertilized and invigorated using liquid soil injection techniques during site development.

6. The trees will be treated with a prophylactic borer preventative to prevent secondary infestations as a result of stress.

General

The following items were also discussed in regard to areas of the site adjacent to trees that will be subject to the revised Forest Conservation Plan:

1. The addition of small area of asphalt or grass-crete near the rear of unit 2 to allow a turnaround for emergency vehicles can be accommodated. This will likely require some additional root pruning in the area and will be addressed in the final FCP for this site.
2. Root pruning will be necessary around a majority of the LOD for the site. This will be addressed in the revised FCP during Site Plan approval and will include the location and details as is typical.
3. Additional areas of asphalt removal that are outside the LOD and adjacent to trees that are subject to the revised FCPwill be identified and require the same level of care as discussed for the holly trees.
4. Other items that are included in the revised FCP that will maximize the survival of trees addressed by the plan will be incorporated during Site Plan approval of the revised FCP

Thank you for your time regarding these matters. I look forward to working with you through the remainder of the approval process and through the implementation and completion of the project.

Respectfully,

Proper Tree Care, LLC

Digitally signed by Don Zimar
DN: cn=Don Zimar, o, ou, email=dzimar@zimarinc.com, c=US
Date: 2016.02.03 09:33:34 -05'00'

Donald E. Zimar
Registered Consulting Arborist #446

cc.
James Proakis, JNP Capital Management
Soo Lee-Cho, MM&C
Dan Pino, Dewberry
George Warholic, Dewberry

ATTACHMENT A

Dewberry

Exhibit 12

LEGEND

- #72 — EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- CRZ — CRITICAL ROOT ZONE (CRZ)
- TREE REMOVED SINCE 5/8/2007 FCP APPROVAL
- TREE PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT
- TREE PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT - SINCE REMOVED #73, #93 (REPLACED), #742 AND #745 (REPLACED)
- CRZ — CRITICAL ROOT ZONE (CRZ) FOR TREES PREVIOUSLY TAKEN FOR AFFORESTATION CREDIT
- X — TREE TO BE REMOVED
- REQUIRED ADJUSTMENT TO LOD
- PROP. BIORETENTION
- RP — ROOT PRUNE

SHEET INDEX (for amendment to FTP2004-00017)

△ 1. Forest Conservation Plan
1A. Amended Forest Conservation Plan 'Parcel I'
△ 2. Forest Conservation Plan
3. Forest Conservation Plan
4. Notes / Details
△ 5. Tree Survey
△ 6. Tree Survey
7. Tree Survey / FCP Worksheet
8. Landscape / Lighting Plan
9. Landscape / Lighting Plan
10. Landscape / Lighting Plan
11. Landscape / Lighting Plan
12. Landscape / Lighting Plan
13. Landscape / Lighting Plan
14. Landscape / Lighting Plan
△ 15. Landscape / Lighting Plan
16. Landscape / Lighting Plan / Lighting Details
17. Landscape Typical
18. Landscape Plan Detail
△ 19. Planting Schedule

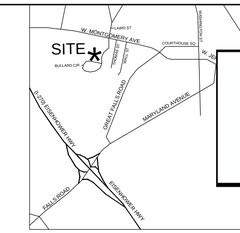
△ Redlined Sheets

New Sheets

Tree Survey for Parcel 'I'

	Tree #	Common Name	Latin Name	Diameter at Breast Height (DBH)	CRZ	% CRZ Impact	Condition Rating	Condition	Status	Comments	Previous Afforestation Credit	Replacement Trees
	34	Blackgum	*Nyssa sylvatica*	30	45.0		78	Fair	Preserve	Root, trunk & top damage, dieback.	1,488.17	
**	**65**	White Oak	*Quercus alba*	36	54.0	38%	88	Good	Preserve	Root & top damage, needs pruning.	2,042.82	
**	**69**	White Oak	*Quercus alba*	38.7	58.5	29%	91	Excellent	Preserve	Top damage, tip dieback.	2,200.22	
	72	White Oak	*Quercus alba*	38	57.0		78	Fair	Preserve	Root, trunk & top damage, decay.	2,164.75	
*	**73**	White Oak	*Quercus alba*	36	54.0				*Removed*		-2,291.22	
**	**92**	Hickory	*Carya sp.*	27	40.5	8%	94	Excellent	Preserve	Needs some pruning.	1,194.93	
*	**93**	Norway Spruce	*Picea abies*	20	30.0				*Removed*	Replaced with 2" American Holly	-706.86	
**	**94**	Eastern Hemlock	*Tsuga canadensis*	24	36.0	25%	88	Good	Preserve	Needs some pruning, tip dieback.	1,017.86	
**	**95**	Northern White Cedar	*Thuja occidentalis*	28	42.0	44%	88	Good	Preserve	Branching, needs pruning.	1,288.25	
**	**96**	Norway Spruce	*Picea abies*	19	28.5	27%	97	Excellent	Preserve	Needs some pruning.	572.55	
**	**97**	White Oak	*Quercus alba*	51	76.5	14%	84	Good	Preserve	Top damage, dieback.	4,242.92	
	105	American Holly	*Ilex opaca*	8	12.0		91	Excellent	Preserve		400.00	
	107	American Holly	*Ilex opaca*	15	22.5		84	Good	Preserve	Twin tree, included bark, decay, needs pruning, dieback.	400.00	
	108	American Holly	*Ilex opaca*	14	21.0		94	Excellent	Preserve	Trunk damage.	400.00	
**	**110**	White Oak	*Quercus alba*	14	21.0	9%	91	Excellent	**Preserve/CRZ Disturbance**	Branching, pruning, dieback.	400.00	
	111	White Oak	*Quercus alba*	24	36.0		91	Excellent	Preserve	Needs pruning, dieback.	855.30	
	716	Yellow Poplar	*Liriodendron tulipifera*	56	84.0		94	Excellent	Preserve	Top damage, needs pruning.	4,903.91	
*	**717**	Cherry	*Prunus sp.*	14	21.0				*Removed*		0.00	
	719	White Oak	*Quercus alba*	28	42.0		91	Excellent	Preserve	Branching and dieback.	1,194.59	
	720	White Oak	*Quercus alba*	28	42.0		84	Good	Preserve	Trunk swelling, top damage, dieback.	1,288.25	
*	**723**	White Oak	*Quercus alba*	32	48.0				*Removed*		-1,809.56	
**	**724**	Yellow Poplar	*Liriodendron tulipifera*	63	94.5	29%	66	Poor	**Preserve/CRZ Disturbance**	Root, trunk & top damage, dieback.	6,361.73	
**	**726**	Yellow Poplar	*Liriodendron tulipifera*	63	94.5	7%	66	Poor	**Preserve/CRZ Disturbance**	Root damage, trunk open wounds, top dmage needs pruning, dieback.	6,361.73	
**	**727**	Yellow Poplar	*Liriodendron tulipifera*	45	67.5	3%	66	Poor	**Preserve/CRZ Disturbance**	Root damage, trunk open wounds, decay, cavity, top damage, dieback, needs pruning.	3,207.45	
	728	Blackgum	*Nyssa sylvatica*	17	25.5		72	Fair	Preserve	Root, trunk & top damage, dieback.	510.71	
	729	Eastern Hemlock	*Tsuga canadensis*	35	52.5				*Removed*		0.00	
	731	White Oak	*Quercus alba*	38	57.0		47	Poor	**DEAD/ Remove**	Root, trunk & top damage, significant dieback, very stressed.	-2,200.22	
	732	Hickory	*Carya sp.*	11	16.5		78	Fair	Preserve	Swollen trunk area, poor branching, top dam. needs pruning, open wounds.	400.00	
	733	Black Walnut	*Juglans nigra*	25	37.5		78	Fair	Preserve	Trunk wounds, to open wounds, need pruning, tip dieback.	953.82	
	734	Black Walnut	*Juglans nigra*	36	54.0		84	Good	Preserve	Trunk mechanical damage, top open wounds, poor pruning, dieback.	2,827.43	
	735	White Pine	*Pinus strobus*	17	25.5		84	Good	Preserve	Mounding over roots, needs pruning.	452.39	
	736	Yellow Poplar	*Liriodendron tulipifera*	42	63.0		84	Good	Preserve	Root damage, branching, top damage.	2,551.76	
	737	White Oak	*Quercus alba*	35	52.5		81	Good	Preserve	Root damage, swollen area on trunk.	1,934.42	
	738	Yellow Poplar	*Liriodendron tulipifera*	58	87.0		78	Fair	Preserve	Trunk damage (been Gas #), top damage, dieback.	5,345.62	
	739	Black Walnut	*Juglans nigra*	22	33.0		91	Excellent	Preserve	Branching, needs pruning, decay, open	706.86	
	740	Black Walnut	*Juglans nigra*	35	52.5		84	Good	Preserve	Trunk wounds, top damage, dieback.	1,809.56	
	741	Black Walnut	*Juglans nigra*	22	33.0		88	Good	Preserve	Trunk swelling, open wounds, needs	637.94	
*	**742**	White Pine	*Pinus strobus*	17	25.5				*Removed*		-510.71	
	744	White Pine	*Pinus strobus*	26	39.0		81	Good	Preserve		1,104.47	
*	**745**	Norway Spruce	*Picea abies*	14	21.0				*Removed*	Planted above grade, burlap around root ball & replaced with 8' Bald cedar	-400.00	
	746	Black Walnut	*Juglans nigra*	33	49.5		84	Good	**Preserve/CRZ Disturbance**	Open wounds, poor pruning, tip dieback.	1,500.43	
	749	Eastern Hemlock	*Tsuga canadensis*	20	30.0				*Removed*	Replaced with 8' Hinch	0.00	
	750	Hickory	*Carya sp.*	26	39.0		81	Good	Preserve	Soils issue, root, trunk & top damage	1,017.88	
**	**758**	Black Walnut	*Juglans nigra*	29	43.5	29%	78	Fair	**Preserve/CRZ Disturbance**	Wilt(?), trunk damage, epicormic sprouts.	637.94	
	760	White Oak	*Quercus alba*	45	67.5		78	Fair	**DEAD/ Remove**	Trunk & top damage, open wounds, decay, dieback.	0.00	
	761	American Holly	*Ilex opaca*	8	12.0		97	Excellent	Preserve	Dying small branches.	400.00	
	763	American Holly	*Ilex opaca*	10	15.0		94	Excellent	Preserve	Open wounds.	400.00	
	764	American Holly	*Ilex opaca*	11	16.5		88	Good	Preserve	Trunk open wounds, crossing branches.	400.00	
	839	Black Walnut	*Juglans nigra*	9	13.5		91	Excellent	Preserve	Branching, open wounds, needs	400.00	
	840	White Pine	*Pinus strobus*	12	18.0		78	Fair	Preserve	Poor pruning, dieback, deadwood.	400.00	
	841	Northern White Cedar	*Thuja occidentalis*	17	25.5		88	Good	Preserve	Trunk swollen area, tip dieback.	510.71	
	SUB-TOTAL FOR THIS AMENDMENT										51,158.47	0
	MITIGATION TREES PREVIOUSLY PROPOSED (Previously Approved FCP 5/9/2007)											24
	TOTAL										51,158.47	24

BOLD indicate trees which Afforestation Credit was taken (Previously Approved FCP 5/9/2007, or as ammended in 2010, 2011 and 2013)
*** indicate trees which have been removed since (Previously Approved FCP 5/9/2007)**
**** indicate trees which Afforestation Credit was taken and may require additional CRZ disturbance**



VICINITY MAP
SCALE: NTS

GENERAL NOTES

1. Property Address: 500 W. Montgomery Avenue, Rockville, MD 20852
2. Forest Conservation Amendment Scope - Modification to existing FTP2004-00017 for the construction of 7 Townhomes. Amendment includes minor modifications to the original limits of disturbance; removal of 4 significant trees and 1 specimen tree; relocation of 5 trees planted after time of original approval; identification of trees removed after time of original approval; and an update to the tree survey.
3. Proposed Limits of Disturbance - 95 AC
4. Parcel information: Parcel I (P.No. 23625)
5. Zone: PD-CL (Planned Development - Chestnut Lodge)
6. Designated Equivalent Zone: RMD-15
7. Total Area: Parcel I - 71,510 SF (1.64 AC)
8. Existing Conditions: Historic Chestnut Lodge originally sat on the site, but was destroyed in 2009. Today the site has an existing asphalt road located adjacent to the northern and western property lot boundary. No forest exists on site. Forest Conservation Easements exist to the east (Parcel B) and the west (Parcel A) of the site. Easements recorded as part of the original FTP2004-00017 approval. Liber 34341 Folio 221.
9. Watershed: Watts Branch Watershed
10. Wetlands: No wetlands exist on site.
11. Floodplain: No floodplain exists on site.
12. Soil Types: 2B - Glenelg Silt Loam (Source: NRCS Web Soil Survey). No erodible soils exist on site.
13. Steep Slopes: No steep slopes exist on site.
14. Champion Trees: No champion trees exist on site.
15. RTE: No rare or endangered species exist on site.
16. Invasive Species: No invasive species exist on site. Existing site is primarily turf.
17. Historic District: Site is located within the W. Montgomery Avenue Historic District.
18. Tree Cover Requirement: MTC Requirement to be fulfilled across entire Chestnut Lodge Property. MTC Requirement per the original approval of FTP2004-00017 was 177,899.04 SF. Detailed information regarding the MTC can be found on sheet 7 of this plan set.
19. Contact Information for City of Rockville Utilities is 240-314-8567.
20. Existing topography and boundary survey prepared by Dewberry, 2015.
21. Tree Survey: Tree information field verified and updated by JM Forestry Services, John Markovich February, 2015. Parcel I specific Tree Survey included on amended Sheet 1A.

JNP Chestnut Lodge LLC
2428 39th Street, NW
Washington, DC 20007

APPLICANT

JNP Chestnut Lodge LLC
James Proakis
2428 39th Street, NW
Washington, DC 20007

Chestnut Lodge 'Parcel I'
City of Rockville, Maryland

Forest Conservation Plan
Amendment to FTP2004-00017

500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE

0' 30' 60'

SCALE: 1"=30'

No.	DATE	BY	Description

REVISIONS

DRAWN BY P.S.
APPROVED BY M.B.
CHECKED BY G.W. / M.B.
DATE JUNE 2015

TITLE

FOREST CONSERVATION PLAN 'PARCEL I'

PROJECT NO. 50071415

1A

SHEET NO.

ATTACHMENT A

Dewberry

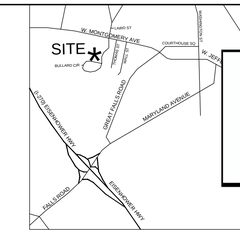
Exhibit 13

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Gravel	7.49 cy	

LEGEND

- #72 EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PR. BIORETENTION



VICINITY MAP
SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry Mitigation tree	B & B	2.5"Cal		3
	Cladrastis kentukea / American Yellowwood Mitigation tree	B & B	3"Cal		1
	Halesia tetraptera / Carolina Silverbell Mitigation tree	B & B	2.5"Cal		1
	Ilex x attenuata `Fosteri` / Foster`s Holly Mitigation tree	B & B		8`-10` ht.	2
	Lagerstroemia x `Tuscarora` / Red Crape Myrtle Multi-Trunk Mitigation tree	B & B	2.5"Cal	10`-12` ht.	5
	Magnolia grandiflora / Southern Magnolia Mitigation tree	B & B		10`-12` ht.	6
	Magnolia stellata / Star Magnolia Multi-Trunk Mitigation tree	B & B	2.5"Cal		3
	Magnolia x soulangiana `Amabilis` / Amabilis Saucer Magnolia Multi-Trunk Mitigation tree	B & B		10`-12` ht.	1
	Ulmus americana `Valley Forge` / American Elm Mitigation tree	B & B	3"Cal		2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Abelia x grandiflora / Glossy Abelia Dense, full	5 gal	9
	Azalea x `Nancy of Robin Hill` / Pale Pink Azalea Dense, full	5 gal	2
	Camellia sasanqua / Christmas Camellia Dense, full	5 gal	3
	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea Dense, full	5 gal	3
	Ilex x meserveae `Blue Princess` / Blue Princess Holly Dense, full	5 gal	19
	Ilex x meserveae `Blue Prince` / Blue Prince Holly Dense, full	5 gal	21
	Ilex x `Dragon Lady` / Dragon Lady Holly Dense, full	5 gal	8
	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Dense, full	5 gal	4
	Itea virginica `Little Henry` / Virginia Sweetspire Dense, full	5 gal	8

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Festuca ssp. / Turf-Type Tall Fescue	sod		6,090 sf
	Hemerocallis sp. / Pastel Mixed Daylily Mature, well rooted	1 gal	18" o.c.	150 sf
	Heuchera x `Northern Fire` / Northern Fire Coral Bells Mature, well rooted	1 gal	18" o.c.	429 sf
	Hosta sieboldiana `Elegans` / Sieboldiana Elegans Hosta Mature, well rooted	1 gal	24" o.c.	180 sf
	Liriope muscari `Big Blue` / Big Blue Lilyturf Mature, well rooted	4"pot	8" o.c.	339 sf
	Pachysandra terminalis / Japanese Spurge Mature, well rooted	4"pot	8" o.c.	417 sf
	Panicum virgatum `Prairie Sky` / Prairie Sky Switch Grass Mature, well rooted	3 gal	36" o.c.	44 sf
	Polystichum acrostichoides / Christmas Fern Mature, well rooted	1 gal	18" o.c.	384 sf
	Rosa x `Apple Blossom` / Pale Pink Groundcover Rose Mature, well rooted	1 gal	36" o.c.	236 sf

JNP Chestnut Lodge LLC
2428 39th Street, NW
Washington, DC 20007

APPLICANT

JNP Chestnut Lodge LLC
James Proakis
2428 39th Street, NW
Washington, DC 20007

Chestnut Lodge 'Parcel I'
City of Rockville, Maryland

500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE

0' 20' 40'

SCALE: 1"=20'

No.	DATE	BY	Description

REVISIONS

DRAWN BY W.B.
APPROVED BY M.B.
CHECKED BY G.W. / M.B.
DATE JUNE 2015

TITLE

LANDSCAPE PLAN

PROJECT NO. 50071415

LA-1

SHEET NO.

13-1

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 21, 2016

Mr. Jim Proakis
JNP Chestnut Lodge LLC
2428 39th Street NW
Washington, DC 20007

RE: 500 West Montgomery Avenue, Parcel I, Chestnut Lodge, Pre-Application SWM Concept, SMC2015-00026, PAM2015-00082

Dear Mr. Proakis:

The Pre-Application Stormwater Management (SWM) Concept received for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP for this project to be 100 percent of the required ESD volume (ESDv).

This site is 1.64 acres and is identified as Parcel I of the Chestnut Lodge Subdivision situated on the on the west side of Bullard Circle and south of Washington Avenue. The proposed development includes construction of a seven townhomes. The property is located in the Watts Branch Watershed and is zoned PD-CL (Planned Development – Chestnut Lodge). The on-site soil is predominately Glenelg Silt Loam in the B hydrologic soil group.

According to Chapter 19, Section 19-2 Definitions of the Rockville City Code (Code), the site does not qualify as a Redevelopment because it proposes construction on a property where existing site imperviousness is less than 40 percent of the site. The property is currently 20 percent impervious.

In accordance with Chapter 19, Section 19-45 of the Code, SWM is required to be provided for all new and replacement impervious area within the entire site because the land disturbing activity involves more than 50 percent of the site. According to the submitted concept, the total on-site impervious area subject to SWM is 0.61 acres.

According to Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Bullard Circle. According to the submitted Concept, the total impervious area in the adjacent Right-of-way (ROW) subject to SWM is 0.14 acres. SWM for this impervious area was provided by the prior Chestnut Lodge subdivision development.

Mayor Bridget Donnell Newton | Councilmembers Beryl L. Feinberg, Virginia D. Onley, Julie Palakovich Carr, Mark Pierzchala
City Manager Barbara B. Matthews | Acting City Clerk Sara Taylor-Ferrell | City Attorney Debra Yerg Daniel

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

ON SITE SUMMARY

Proposed new or replacement impervious areas are summarized as:

- Seven townhomes

Total on-site impervious area subject to SWM = 0.61 acres.

Environmental Site Design Measures

- The Concept proposes to provide a P_E =1.8 inches equivalent to 100 percent of the required ESDv in the following measures (on-site):
  - two on-site micro-bioretention facilities
  - one on-site drywell
  - rooftop disconnect (on-site)
  - non rooftop disconnect (on-site)

- Summary of ESD
  - Total ESDv provided = 3,905 cf.
  - Total ESDv required = 3,881 cf.
  - Percentage of ESDv provided = 3,905 cf./3,881 cf. = 100 percent.

Structural Measures and/or Alternative Measures – Monetary Contribution

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESDv. However, the Pre-Application SWM proposes:

- Alternative Measures – Monetary Contribution in-lieu of providing Qp10 for the on-site imperviousness (0.61 acres).

Additional Structural Measures may be required at the Development SWM Concept stage.

RIGHT-OF-WAY SUMMARY

Water Quality Design Measures

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the present ESDv. However the Pre-Application SWM proposes:

- Existing grass buffer located within a forest conservation easement.

Structural Measures and/or Alternative Measures – Monetary Contribution

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESDv. However the Pre-Application SWM proposes:

- Alternative Measure – Credit for a Monetary Contribution in-lieu of providing Cpv and Qp10 for 1.00 impervious acre in the adjacent ROW of Bullard Circle, previously paid to the City per approved stormwater management plan SMP2007-00005.

CONDITIONS OF APPROVAL

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The next step in the City of Rockville two stage SWM Concept approval is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with Chapter 19, Section 19-51 of the code, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures and alternative measures which may include a monetary contribution.

The submitted material must:

1. Include all plans, on 24"x36" sheets, computations and supporting documents as outlined in the City of Rockville SWM Concept Checklist.
2. Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval as 100 percent of the ESDv required, will be achieved on-site.
3. Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with Sections 19 – 43 and 44 of the Code. Provide a geotechnical report for the site (signed, sealed, and certified by the preparing engineer who must be registered in the state of Maryland). Monetary contribution as a method to meet SWM requirements for the Qp10 to be treated will be reviewed at the Development SWM Concept stage. Calculations associated with on-site areas should be presented separately from adjacent ROW areas.
4. Information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.
5. Additional horizontal and vertical information to support the design, including under drain.
6. Include conceptual level vertical information that demonstrates how the volume required to be treated by ESD and structural measures will be flow split, with the 10-year storm event by-passing the treatment facilities and being safely collected and conveyed to storm drain system. Provide conceptual calculation ten-year water surface elevation at each facility where applicable.
7. Provide a safe conveyance analysis of the receiving system. This letter establishes the study point as the downstream invert of the 24" RCP located in Henson Oaks Lane as shown on the attached *Chestnut Lodge, Parcel I – EYA Storm Drain Exhibit.* The safe conveyance study must be reviewed and approved by DPW prior to approval of the Development SWM Concept although DPW's reviews can be concurrent.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

Any significant changes to the proposed development may result in the requirement to submit a revised Pre-Application SWM Concept with review fee for approval by DPW.

If you have questions, please contact Civil Engineer David Waterman via email at jratteree@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,

Susan T. Straus, PE
Chief of Engineering

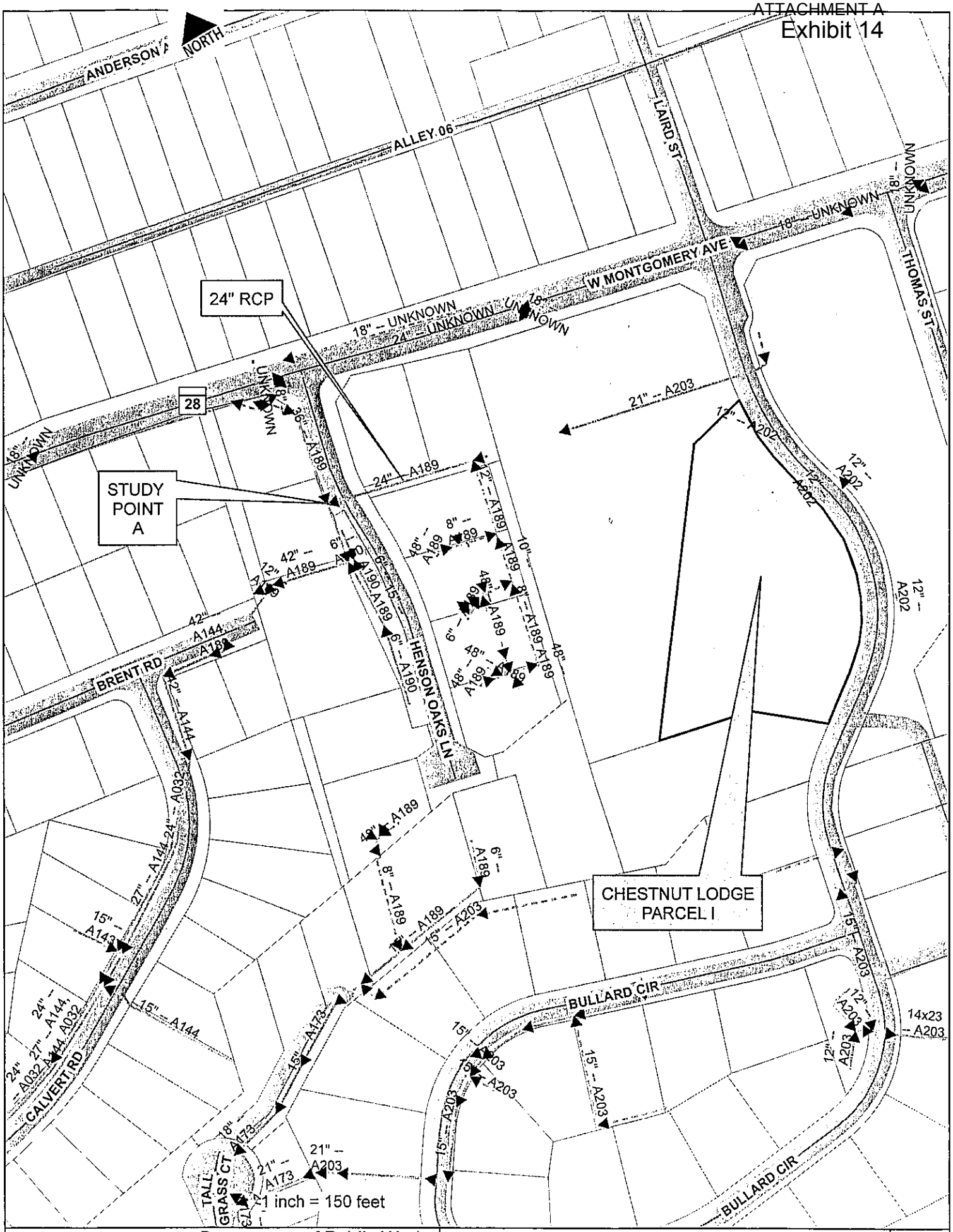
STS/DJW/kmc

Attachments:

1. 500 West Montgomery Avenue (Chestnut Lodge) Pre-Application Stormwater Management Concept, received January 15, 2016
2. Chestnut Lodge, Parcel I – EYA Storm Drain Exhibit, dated January 15, 2016

cc: Mark Wessel, Engineering Supervisor
David Waterman, Civil Engineer
Nicole Walters, Senior Planner
Dan Pino, Dewberry
SWM Concept file, SMC2015-00026, PAM2015-00082
Day file

ATTACHMENT A
Exhibit 14



City of Rockville Maryland

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240 314 8500 • Fax 240.314.8539

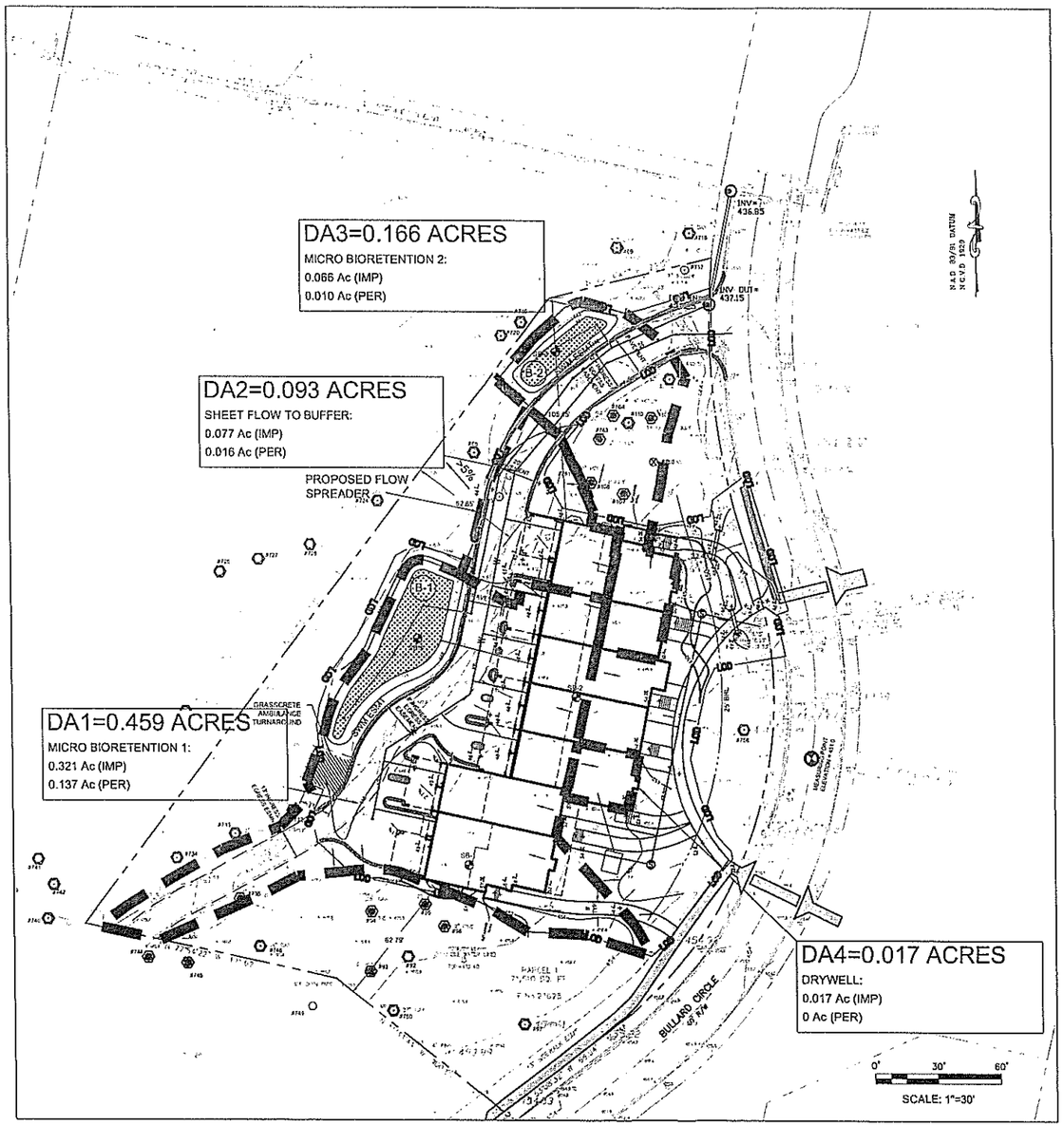
14-5

Chestnut Lodge, Parcel I
EYA - Storm Drain Exhibit

DATE: 1/15/2016
AUTHOR:

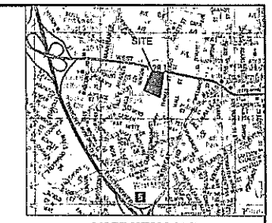
ATTACHMENT A
Exhibit 14

CHESTNUT LODGE
PRE APPLICATION SWM CONCEPT



LEGEND

- PROP. DRAINAGE DIVIDE
- LOD — LIMITS OF DISTURBANCE
- MICRO BIORETENTION FACILITY
- 300 — TEMP MAJOR CONTOUR
- 295 — TEMP MINOR CONTOUR
- SWM EASEMENT
- FOREST CONSERVATION AREA



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. TOTAL AREA OF TRACT. 1.6416 Ac.; 71,510 SQ.FT.
2. EXISTING ZONING: PD-CL ZONE WITH A DESIGNATED EQUIVALENT ZONE OF RMD-15 PURSUANT TO SECTION 25.14.16 OF THE CITY OF ROCKVILLE ZONING ORDINANCE.
3. BOUNDARY INFORMATION FROM RECORD PLAT #23625. RECORDED 5/25/2007
4. A FIELD RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC IN JANUARY 2015. CONTOUR INTERVAL: 2FT.
5. THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0333D , SEPT. 29, 2006
6. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017
7. HISTORIC PROPERTY CLASS M: 26-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
8. WATERSHED: MIDDLE WATTS BRANCH
9. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON-SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
10. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
11. PROJECT TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
12. PER NRI/FSD # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
13. SOIL ON SITE IS GLENELG SILT LOAM (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)

RECEIVED
JAN 1[illegible] 2015
PUBLIC WORKS
CITY OF ROCKVILLE

SWM SYSTEM SUMMARY TABLE

ON-SITE

Drainage Area	Drainage Area Size (ac)	Impervious Area (AC)	SWM practice (BMP)	Volume Captured (cf)
1	0.459	0.321	Micro Bioretention	2890
2	0.093	0.077	Sheetflow to Conservation Area	268
3	0.166	0.066	Micro Bioretention	617
4	0.017	0.017	Dry Well	156
Totals:		0.481		3931

ON-SITE

	Required	Provided	Notes
ESDv	3910 cf	3931 cf	Satisfied
PE	1.80 in	1.81in	Satisfied
WQv	-	-	100% ESDv met
Cpv	-	-	100% ESDv met
Qp10		-	Monetary Contribution Proposed

THE ADJACENT RIGHT OF WAY (.2104 AC) IS BEING TREATED THROUGH SMP 2007-00005. THE CPV AND QP10 HAVE BEEN SATISFIED THROUGH A $40,000 FEE-IN-LIEU PAYMENT. THE WQV WAS SATISFIED THROUGH A COMBINATION OF BMPS INCLUDING GRASS SWALES AND SHEET FLOW TO FOREST CONSERVATION AREA.

Dewberry
2101 Gaither Road, Suite 340
Rockville, MD 20850-4037
301 948 8300 Fax: 301 258 7607
www.dewberry.com

OWNER
JNP Chestnut Lodge LLC
2428 39th Street, NW
Washington, DC 20007

APPLICANT
JNP Chestnut Lodge LLC
James Proakis
2428 39th Street, NW
Washington, DC 20007

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD
Plat # 23625 Recorded:
5/25/2007
PRE APPLICATION SWM
CONCEPT PLAN

500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

STATE OF MARYLAND
ALAN BARNES
No. 29891
REGISTERED
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 29891,

Expiration Date. 1/14/2016

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY BER
APPROVED BY AB
CHECKED BY AB
DATE JANUARY 2016

TITLE

PROJECT NO 50071415

SHEET NO

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 21, 2016

Mr. Jim Proakis
JNP Chestnut Lodge LLC
2428 39th Street NW
Washington, DC 20007

RE: 500 West Montgomery Avenue, Parcel I, Chestnut Lodge, Preliminary Sediment Control SCP2016-00009, PAM2015-00082

Dear Mr. Proakis:

The Preliminary Sediment Control Plan (Plan) for the above referenced project is conditionally approved. Staff has determined that the Plan demonstrates the integration of Erosion and Sediment Control and Environmental Site Design measures into the Development Project, while protecting the natural resources, as required by City Code, Chapter 19, Section 19-97.

The site is a 1.64 acres (ac), legally described as Parcel I, Chestnut Lodge Subdivision, consisting of existing open space and a driveway to an existing home west of the site.

The proposed development includes the construction of seven townhomes and associated infrastructure. The property is in the Watts Branch Watershed and is zoned DP-CL (Planned Development – Chestnut Lodge). The predominant soils on the site are in B hydrologic soil group.

Your proposed Plan incorporates Maryland Department of the Environment (MDE) standard methods and practices and includes a sequence of construction for excavation, building construction, stormwater management construction, and construction of associated infrastructure. A copy of your submitted Plan is attached.

The Preliminary Sediment Control Plan associated with PAM2015-00082 is approved subject to the following conditions which must be addressed at the appropriate stage.

The next step in the City's three stage Erosion and Sediment Control process is the submission of a final engineering Erosion and Sediment Control Plan for approval and permitting by the Department of Public Works (DPW) prior to any construction or site disturbance.

Mayor Bridget Donnell Newton | Councilmembers Beryl L. Feinberg, Virginia D. Onley, Julie Palakovich Carr, Mark Pierzchala
City Manager Barbara B. Matthews | Acting City Clerk Sara Taylor-Ferrell | City Attorney Debra Yerg Daniel

The submission should:

1. Include all plans, computations, and supporting documentation as outlined in the City's Chapter 19, Regulations and Sediment Control Checklist (available on the City's website).
2. Obtain all other required permits that are required for sediment control and site disturbance prior to any site activity including the installation of Sediment Control.

This Preliminary Sediment Control Plan approval does not supersede or negate other required project approvals. The approval does not imply or infer the approval of methods or the sequence of construction. Further, the approval is contingent on meeting all other City and other governmental agency requirements including, but not limited to the requirements of forestry, traffic and transportation, and planning.

Any significant modification, revisions, or alterations to the proposed development as shown on the attached Plan may result in the requirement to submit a revised Preliminary Sediment Control Plan for approval by DPW.

If you have questions, please contact Civil Engineer David Waterman, via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

Sincerely,

Susan T. Straus

Susan T. Straus, PE
Chief of Engineering

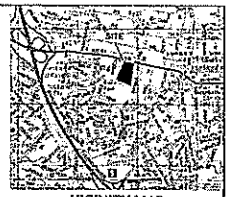
STS/DJW/kmc

Attachment: 500 West Montgomery Avenue (Chestnut Lodge), Sediment Control Exhibit, received January 21, 2016

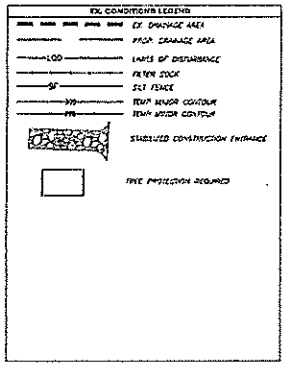
cc: Nicole Walters, Senior Planner
Elise Cary, Assistant City Forester
Mark Wessel, Engineering Supervisor
David Waterman, Civil Engineer
Permit plan, SCP2016-00009, PAM2015-00082
Preliminary Sediment Control file
Day file

CHESTNUT LODGE

EROSION AND SEDIMENT CONTROL CONCEPT



VICINITY MAP
SCALE: 1"=2000'



SCALE: 1"=30'

GENERAL NOTES:

1. TOTAL AREA OF TRACT: 1.6416 AC; 71,513 SQ.FT.
2. EXISTING ZONING: PD-CL: PRINCIPALLY SINGLE-UNIT RESIDENTIAL DEVELOPMENTS.
3. BOUNDARY INFORMATION FROM RECORD PLAT #13026, RECORDED 5/25/2007
4. A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC IN JANUARY 2015. CONTOUR INTERVAL: 2FT.
5. THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0130D, SEPT. 20, 2006
6. THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
7. HISTORIC PROPERTY CLASS M: 29-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
8. WATERSHED: MIDDLE WATTS BRANCH
9. NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON-SITE ACCORDING TO APPROVED NRI/FSD # 2004-00017.
10. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
11. PROPOSED LOTS TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
12. PER NRI/FSD # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
13. SOIL ON SITE IS GLENELG SILT LOAM (2B) (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)

Dewberry

2101 Gaither Road, Suite 340
Rockville, MD 20850-4037
301.948.8300 Fax: 301.258.7807
www.dewberry.com

OWNER
Chestnut Lodge Properties
785F Rockville Pike, Suite 513
Rockville, Maryland 20852

APPLICANT
JNP Capital Management, LLC
2428 39th Street, NW
Washington, DC 20007
JPROAKIS@JNPCAP.COM
PH: 240-876-0085

Legal Description:
Chestnut Lodge
'Parcel I', City of Rockville, MD

EROSION AND SEDIMENT CONTROL PLAN
500 W. Montgomery Avenue
TAX MAP GR22
ZONE - PD-CL

SEAL

SCALE

No.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY PER
APPROVED BY AB
CHECKED BY AB
DATE DECEMBER 2015
TITLE

PROJECT NO. 50071415

SHEET NO.

ATTACHMENT A
Exhibit 15

15-3

ATTA

Exhibit 16

WAV

Application for **Waiver Request**

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville Maryland 20850
Phone: 240-314-8200 * Fax: 240-314-8210 * **E-mail:** cpds@rockvillemd.gov * **Website:** www.rockvillemd.gov.

Purpose: The Zoning Ordinance, and the Landscape and Lighting Manual, identify specific standards that may be waived by the Approving Authority. The process is intended to provide flexibility to address constraints unique to a particular site or project. Each of the following waiver types is unique in terms of submittal requirements and criteria for approval. Please refer to the applicable Zoning Ordinance section (provided on this form) for more information.

It is strongly encouraged that you meet with Planning Division staff in CPDS prior to submitting an application.

Waiver Type: Please identify the type of waiver requested

Zoning Ordinance

☐	**25.08.08.c.2.b.vi**	Planning Commission waiver of current parking requirements for non-conforming alteration approvals
☐	**25.09.06.c**	Planning Commission waiver of restrictions placed on height exemptions for certain architectural elements.
☐	**25.10.05.d**	Approving Authority waiver of impervious surface requirements for institutional uses in single dwelling unit residential zones.
☑	**25.14.07.d.4**	Approving Authority waiver of the application of one or more development standards of the designated equivalent zones for Planned Developments.
☐	**25.16.02.b.3**	Approving Authority waiver of the requirements of Section 25.16.02.b.3; 25.16.04.b; and Section 25.16.07.a and b for projects within the MXTD Zone.
☐	**25.16.03.h.1 & 3**	Parking reductions within the MXTD, MXCD, MXE, MXNC and PD Zones.

☐ **25.17.03.c** Planning Commission waiver of the requirement to underground, or enclose, utility equipment.

☐ **25.17.05.b** Approving Authority waiver of private sidewalk widths for short portions.

☐ **25.17.08.b.3** Approving Authority waiver of building restriction line requirements.

Landscaping and Lighting Manual

☐ **4.d.3.c** Buffering and / or Screening Requirements. The Board of Appeals or Planning Commission has the authority to grant a waiver of the buffering and / or screening requirements of the Manual.

Please Print Clearly or Type

Property Address Information 500 West Montgomery Avenue, Rockville, MD 20852

Subdivision Chestnut Lodge Lot(s) Parcel "I" Block A

Zoning PD-CL Tax Account(s) 04-03594801

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant

JNP Chestnut Lodge LLC - James Proakis, 2428 39th St., NW, Washington DC 20007; (240) 876-0085; jproakis@jnpcap.com

Property Owner

Same as Applicant

Architect Creaser/O'Brien Architects - Randy Creaser, 1420 Q Street NW, Suite 300, Washington DC 20009; (202) 289-9001; randy@creaserobrien.com

Engineer Dewberry - Dan Pino, 201 Gaither Road, Suite 340, Rockville, MD 20850; (301) 337-2863; dpino@dewberry.com

Attorney Miller, Miller & Canby, Chartered - Soo Lee-Cho, Esq., 200-B Monroe Street, Rockville, MD 20850; (301) 762-5212; slcho@mmcanby.com

LEED AP

Exhibit 16

Project Name Chestnut Lodge - Parcel "I"

Project Description: Provide a written narrative that fully describes the project; the nature of the waiver requested; and the justification for the requested waiver. Please refer to the applicable section of the Zoning Ordinance for the waiver type and provide a response to any and all findings that might be associated with the waiver. Additional information such as reports and / or studies that provide justification of the waiver request are encouraged.

STAFF USE ONLY

Application Acceptance:

Application # _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received _____

Date of Checklist Review _____

Deemed Complete: Yes ■ No ■

Zoning Ordinance

25.08.08.c.2.b.vi

vi. ***For nonconforming alteration approvals*** that trigger conformance with current parking requirements pursuant to Article 16, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking status through the grant of the nonconformity alteration approval, if the Commission finds that:

A. It is not practicable to provide the required parking onsite in a manner that preserves neighborhood character;

B. Preserving the nonconforming parking status is the best solution to provide consistency with the goals, policies, and intent of the Plan.

25.09.06.c

c. ***Waiver***

1. The Planning Commission may permit a waiver from any or all of the restrictions set forth in subsections b.1 through b.3 of this section upon finding that the size, scale, and dimensions of any non-habitable architectural structure listed above are:

   (a) Architecturally compatible with both the building on which it is to be erected and the adjacent buildings; and

   (b) Not contrary to the intent and purpose of the Plan or this Chapter.

2. In granting any such waiver, the Planning Commission may impose such conditions as may be reasonable and necessary so that the non-habitable architectural structures are consistent with the Plan, including, but not limited to, the screening of rooftop structures and the shadow regulations set forth in Section 25.17.06.

3. The person requesting the waiver must provide notice of the request in accordance with Section 25.05.03 of this Chapter.

25.10.05.d

d. ***Exclusions from Impervious Surface Requirements*** – Institutional uses in the Single Dwelling Unit Residential Zones must normally meet the requirements set forth in Section 25.10.05.a, above for the maximum impervious surface area in a front yard. However, through site plan review in accordance with the provisions of Article 7, the Approving Authority may waive this requirement if it finds that such a waiver will reduce impacts of paved areas on adjoining residential uses, provide more efficient on-site traffic circulation, or address practical difficulties.

25.14.07.d.4

4. ***Waiver of Equivalent Zone Standards***- The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the Planned Development project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:

(a) Whether the development standard of the equivalent zone is compatible with the completed portions of the Planned Development;

(b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;

(c) Whether applying the development standard of the equivalent zone is reasonable and practically feasible. The cost of applying the standard may, but does not necessarily, demonstrate that applying the development standards of the equivalent zone is reasonable or practically feasible, and;

(d) Such other factor as the Approving Authority reasonably deems appropriate.

25.16.02.b.3

3. ***MXTD Zones*** - In the MXTD Zone, limited off-street parking of motor vehicles between the front building line and the front lot line may be allowed by the Approving Authority in accordance with the provisions of Section 25.13.07.a.6. The Approving Authority also has the authority to waive the requirements of this Section, Section 25.16.04.b, and Section 25.16.07.a and b provided that:

(a) A previously existing single unit detached dwelling is being converted to a permitted use in the MXTD Zone;

(b) Due to the location of the existing structure or structures on the lot, compliance with the parking, loading, and access requirements of this Sections 25.16.02, cannot be reasonably accomplished; or

(c) Such a waiver would enable the proposed use to better satisfy the parking space requirements of Section 25.16.03.

25.16.03.h.1

h. ***Flexible Parking Standards*** – The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.

1. Mayor and Council and Planning Commission Reductions The Mayor and Council, in the approval of a Project Plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD Zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

(a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System; or

(b) There are three (3) or more bus routes in the immediate vicinity of the building or buildings; or

(c) There is a major public parking facility available to the public within 1,000 feet of a building entrance; or

(d) Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment; or

(e) Where there is a bikeway in close proximity to the site and the applicant demonstrates that the uses in the proposed development are conducive to bicycle use; or

(f) For any other good cause shown.

25.16.03.h.3

3. ***Reductions with Proximity to a Transit*** Station - Within any mixed-use zone where the building entrance is more than seven-tenths of a mile (3,696 feet) walking distance from a transit station entrance as shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System, a reduction of not more than ten (10) percent of the required parking spaces may be approved if a parking management plan approved by the Approving Authority will be implemented with occupancy of the building or buildings using such features as car and van pooling and public or private transit. A Transportation Demand Management strategy must be submitted with the goal of reducing parking demand by the building to meet the amount of reduction requested. The effectiveness of this plan must be demonstrated periodically after the use has been operating, as determined by the Approving Authority.

25.17.03.c

c. ***Waiver of Requirements***

1. Upon finding that installing utility equipment within an enclosed building is not feasible, the Planning Commission may grant a waiver of any requirement of this Section for any of the following reasons:

(a) A unique or peculiar site condition provides a physical impediment to installing equipment underground; or

(b) It would be unsafe to locate the equipment underground; or

(c) The equipment cannot successfully operate below ground.

25.17.05.b

1. Minimum widths may be waived by the Approving Authority for short portions of a private sidewalk for a good cause shown.

25.17.08.b.3.(b)

(b) Where the applicable master plan recommends a greater or lesser building restriction line than set forth herein, the plan recommendation takes precedence over the requirements set forth in subsections a and b above. Where there is no master plan recommendation, the Approving Authority may waive building restriction line requirements if the waiver will result in a better form of development consistent with the intent of the master plan and the development standards for mixed-use zones set forth in Article 13.

Landscaping and Lighting Manual

4.d.3.c

The Board of Appeals or Planning Commission has the authority to grant a waiver of the buffering and / or screening requirements of the Manual.

WAIVER REQUEST

STATEMENT OF JUSTIFICATION

JNP Chestnut Lodge LLC (Applicant)
500 West Montgomery Avenue

JNP Chestnut Lodge LLC (the "Applicant") hereby seeks approval of a waiver of one of the development standards of the designated equivalent zone, i.e., building height, for the Chestnut Lodge - Parcel "I" Project pursuant to Section 25.14.07.d.4 of the City of Rockville Zoning Ordinance. The subject property, known as Parcel "I" of Block A of the Chestnut Lodge subdivision, is located at 500 West Montgomery Avenue and consists of 1.68 acres of land in the Planned Development-Chestnut Lodge (PD-CL) Zone (with a Designated Equivalent Zone of RMD-15) ("Property").

Introduction / Background

The original Chestnut Lodge Exploratory Application approval (PRU2005-00022) covering the entire Chestnut Lodge site granted a total development density of forty-four (44) residential dwelling units as follows: construction of thirty-six (36) new single-family residences, conversion of Little Lodge into one (1) renovated single-family residence and conversion of the Main Lodge into seven (7) multi-family luxury condominium units. The total density approved by the Mayor and Council was based on the level of development afforded by the then-applicable RS zoning classification on the property and was deemed consistent with applicable recommendations found in the City's Comprehensive Master Plan, which also recommended application of R-90 development standards as it related to minimum lot size, maximum lot coverage and minimum setback requirements. (See pages 2-14 and 2-15, City of Rockville Comprehensive Master Plan, Adopted November 12, 2002) Applicant's pending Project Plan Amendment application (PJT2015-00005) to which this Waiver Request relates continues to comply with all Master Plan recommendations relating to the Chestnut Lodge property.

As stated above, the portion of the original Chestnut Lodge Exploratory Application approval (PRU2005-00022) relating to Parcel "I" contemplated the rehabilitation and conversion

Exhibit 16

of the Main Lodge structure into seven (7) multi-family luxury condominium units with an underground garage. The rehabilitation/conversion plan included a new addition to the Main Lodge that would have housed three of the seven multi-family units designed as "one-level flats". The other four units were to be two-story townhouses configured as two-over-twos within the existing Main Lodge structure. In that regard, the original Exploratory Application approvals allowed for a maximum building height of 63 feet for the existing Main Lodge structure in order to accommodate the distinctive and prominent "tower" located on the structure's east facade as well as allowed for a maximum building height of 41 feet for the new construction portion of the Lodge structure.

Since Applicant's pending Project Plan Amendment seeks approval to construct a wholly new structure, planning staff has determined that the previously approved maximum building height of 41 feet for the new construction portion of the Main Lodge under the original Exploratory Application is applicable to Applicant's entire structure unless otherwise amended. Moreover, the designated equivalent zone applicable to Parcel "I," which is the RMD-15 Zone, has a maximum building height standard of 40 feet.

While the building height measured to the Main Roof Deck Line of Applicant's proposed building is less than 40 feet (see Exhibits A (measured from average grade) and Exhibit B (measured from street grade) attached hereto), Applicant's proposed elevations include two (2) architectural "tower elements" that exceed both the original Exploratory Application's approved height for new construction of 41 feet as well as the RMD-15 Zone's maximum building height standard of 40 feet.

Applicant's proposed Project Plan Amendment continues to comply with all other development standards previously approved in the Chestnut Lodge Exploratory Application for Parcel "I" as follows:

	APPROVED IN CHESTNUT LODGE EXPLORATORY APPLICATION (PRU2005-00022)	PROPOSED BY PROJECT PLAN
Lot Area	Min. 9,000 SF	71,510 SF
Lot Coverage	Max. 25%	17.71%
Setbacks Front Yard (Bullard Circle)	Min. 30 feet	Min. 30 feet (closest point is at NE corner of Unit 7)
Side Yard	Min. 11 feet	68 feet
Rear Yard	Min. 25 feet	52 feet

Waiver Request

Pursuant to Section 25.14.07.d.4 of the Zoning Ordinance, the Mayor and Council, as the Approving Authority for the original Exploratory Application, may waive application of the RMD-15 zone's 40 foot maximum building height standard as necessary to accommodate Applicant's proposed "tower elements" upon a finding that the Applicant has shown good cause as to why the development standard should not apply.

To the extent that the "tower elements" cause the overall building height of the proposed project to exceed the 40 foot maximum building height of the RMD-15 Zone, the Applicant requests approval of a building height of **up to 52 feet** (i.e., a waiver of 12 feet) in order to accommodate the proposed "tower elements." Inclusion of the "tower elements" achieves a more aesthetically appealing design that is reminiscent of the former historic Main Lodge than could be achieved if said "tower elements" were required to be removed in order to bring the project into compliance with the designated equivalent zone's 40 foot building height standard. In fact, the height of the "tower elements" was increased after the Applicant held meetings with the community wherein comments were made that the towers did not look prominent enough.

Exhibit A and Exhibit B provided herein show that the interior space within "tower elements" are not designed for purposes of utility and/or function, but intended to serve only as non-habitable architectural elements.

Finally, as further support for the waiver requested herein that is needed to facilitate retention of the tower elements, the Applicant would note that the Historic District Commission at a courtesy review session for the project held on November 19, 2015 found that the addition of the second tower element was "reminiscent of the Main Lodge" and that the project is "overall a good design" (see Minutes of the HDC attached hereto as Exhibit C).

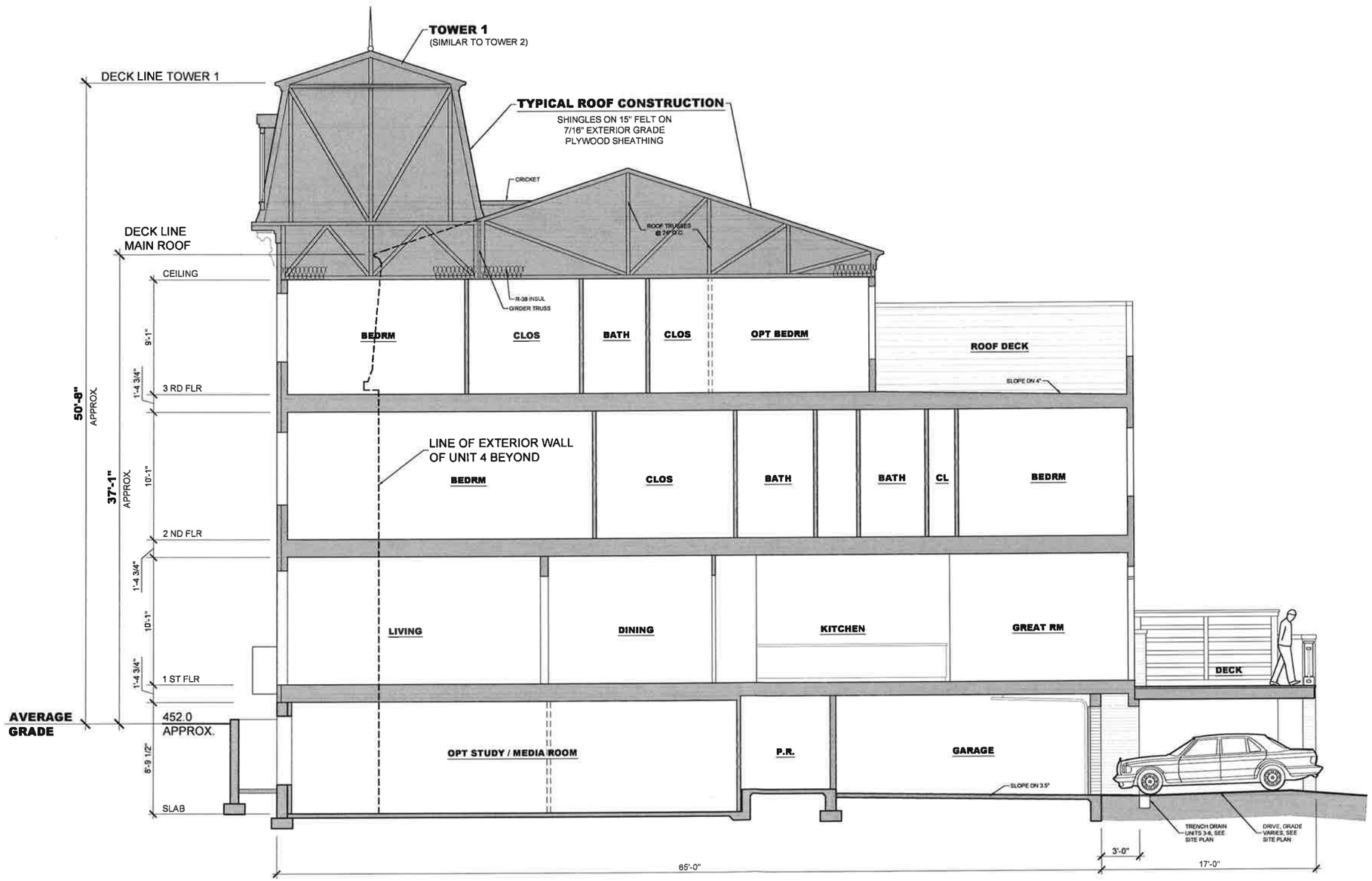
Based on all the reasons cited herein, we respectfully request the Mayor and Council's approval of this waiver request.

Respectfully submitted,
MILLER, MILLER & CANBY, Chartered

By: _____
Soo Lee-Cho, Esq.

200-B Monroe Street
Rockville, MD 20850
(301) 762-5212
slcho@mmcanby.com
Attorney for the Applicant

Exhibit 16



(C) BUILDING SECTION - INTERIOR UNIT

UNIT #5 AT TOWER 1 SCALE: 1/4" = 1'-0"

FOR DIAGRAMMATIC PURPOSES

EXHIBIT
A

16-11

CREASER/O'BRIEN ARCHITECTS PC
1420 Q STREET, NW, SUITE #300 (202) 289-9001
WASHINGTON, DC 20009

JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN

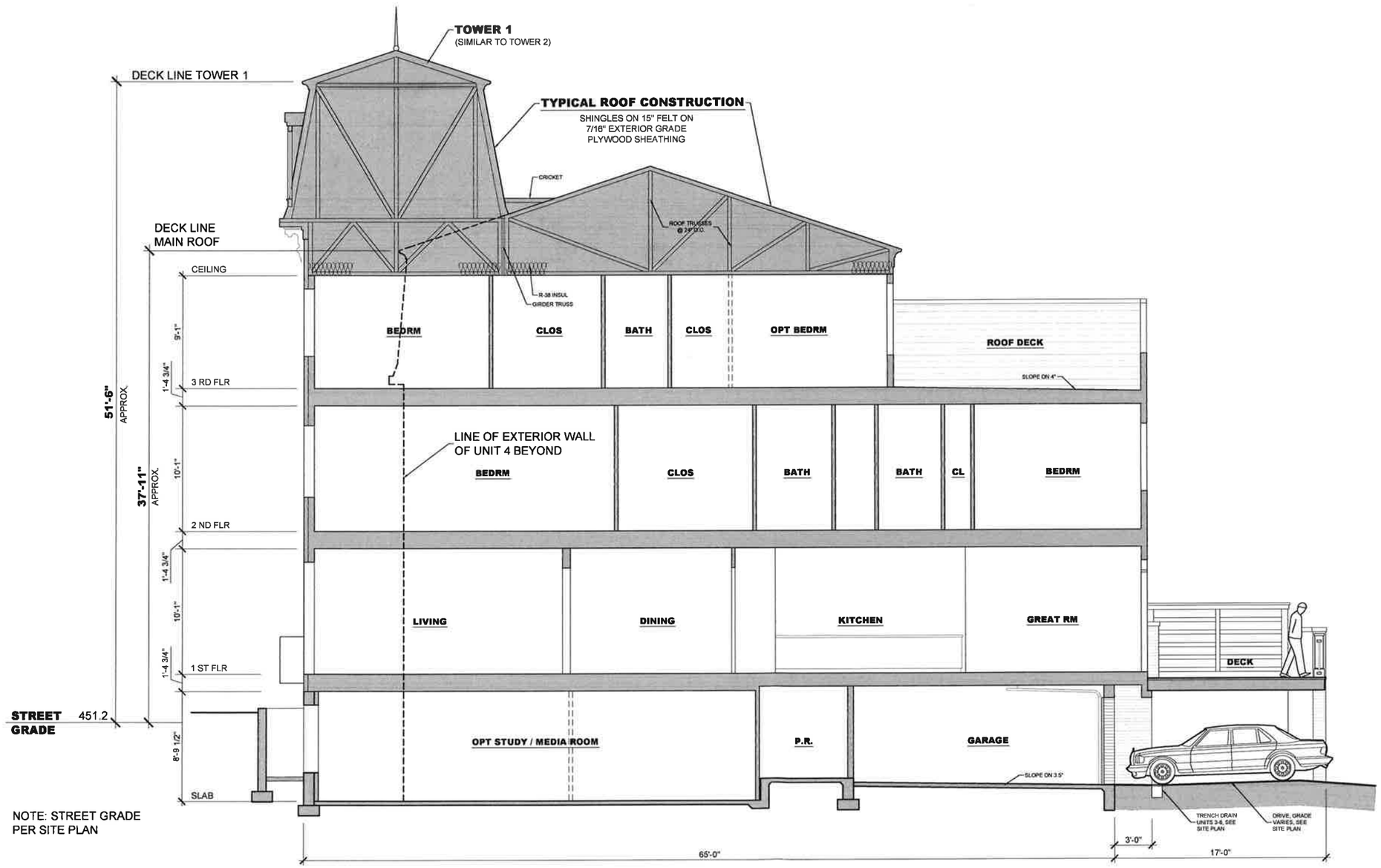
CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS	
DATE:	DESCRIPTION
2-5-16	CONCEPT

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-305
JOB NO: 21411

IN-PROGRESS

Exhibit 16



NOTE: STREET GRADE
PER SITE PLAN

C BUILDING SECTION - INTERIOR UNIT

UNIT #5 AT TOWER 1 SCALE: 1/4" = 1'-0"

FOR DIAGRAMMATIC PURPOSES

EXHIBIT
tabbies
B

16-12

CREASER/O'BRIEN ARCHITECTS
1420 Q STREET, NW, SUITE #300 (202) 289-9001
WASHINGTON, DC 20009

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JNP - CHESTNUT LODGE LLC
2428 39TH STREET NW
WASHINGTON, DC 20007

IN PROGRESS

CONCEPT DESIGN

CHESTNUT LODGE
7 UNIT TOWN HOMES

RELEASES & REVISIONS

DATE:	DESCRIPTION
2-5-16	CONCEPT

DRAWN BY: CQ
REVIEWED BY: RC
MODEL:
SHEET NO: A-305
JOB NO: 21411

IN PROGRESS

Exhibit 16

Subject: November 19, 2015 HDC Minutes

I. COURTESY REVIEW

A. **HDC2016-00771,** James Proakis of JNP Chestnut Lodge, LLC, for a Courtesy Review to construct of seven townhomes on the site of the former Main Lodge at 500 West Montgomery Avenue.

Ms. Bashiri presented the staff report, which is the second courtesy review for the proposed townhomes. The applicant now proposes seven units rather than six, and has added a tower to the north façade. The large porch on the north façade has been replaced with a smaller brick porch, and some of the rooflines have been modified. Ms. Bashiri stated that the City Forester now approves the location of the building in relation to the hollies near the north façade. She noted that reconstruction of the former Main Lodge building would have to replicate the original building in order to meet the Secretary of the Interior's standards, including exact measurements and reuse of the materials. New construction falls under the Standards for rehabilitation, which the City is required to use in order to continue to meet the criteria as a Certified Local Government.

Soo Lee-Cho, attorney for the applicant, presented the changes that have been made since the previous courtesy review in June. She outlined the upcoming process for the project, and reviewed proposed changes to the façade from the previous design. She also noted that the holly trees would now remain.

Randy Creaser, architect for the project, described the revisions he had made to the design since the previous courtesy review. Don Zimar, arborist for the project, provided an overview of the tree maintenance and retention for the project.

Commissioner Achtmeyer noted that the Main Lodge did not really have a rear façade, and asked about the treatment of the rear façade of the townhomes. He noted that he liked the addition of the second tower as reminiscent of the Main Lodge, and that it is overall a good design. He noted that Commissioners Moloney and Reynolds could comment via email if they wish.

EXHIBIT
C

JNP CHESTNUT LODGE, LLC – 500 W. MONTGOMERY AVE.

MINUTES OF PRE-APPLICATION AREA MEETING HELD ON APRIL 21, 2015

A Pre-Application Area Meeting was held on Tuesday, April 21, 2015, in the Mayor and Council Chambers in City Hall, located at 111 Maryland Avenue, Rockville, MD 20850. The meeting was scheduled to begin at 7:00 p.m.

In attendance on behalf of the Applicant were the following individuals: Jim Proakis of JNP Chestnut Lodge, LLC, Soo Lee-Cho, Esq. of Miller, Miller and Canby, Randy Creaser of Creaser/O'Brien Architects, Dan Avrit of Parker Rodriguez and Dan Pino of Dewberry.

Members of the community in attendance at the meeting are listed on the attached attendance sheets.

The meeting began with a brief introduction of the development team and the proposed project. It was explained that the meeting was for a pre-application meeting request submitted to the City for a project plan application that would seek amendment of the original Chestnut Lodge approvals to allow construction of a six-unit townhouse structure on the location of the former Main Lodge building, which was lost in a catastrophic fire in 2009. Boards mounted with the proposed site plan and a rendered elevation of the east façade of the proposed building, were presented to the group. Also, pictures of the original historic Main Lodge building (also mounted on a board) were provided as a reference for attendees. The architectural concept was described as seeking to achieve a "one-building" look with notable design elements such as the "tower" incorporated as reference points to the former historic Main Lodge. The following questions were asked by attendees:

1) What is the height of the proposed townhouse structure as compared to the previous Lodge structure? *Answer provided: the exact height of the proposed building will not be known until a more detailed grading study is completed, but it is anticipated that it will be lower in height than what was originally approved.*

2) Who has been paying for maintenance of Parcel "I"? *Answer provided: Not known for certain, but most likely the existing Chestnut Lodge HOA.*

3) What is the target price for the townhouse units? *Answer provided: hopefully a minimum of $800,000 per unit.*

4) What will the back of the building look like? Comments were made by attendees indicating that how the building is finished on all four-sides (especially in terms of minimizing the appearance/visibility of the individual garage doors) would be very important. *Answer provided: It is intended that the rear (west façade) and sides of the building will be finished/designed with as much attention to detail as the east façade shown at the meeting, and in a manner that will minimize/mitigate the view of the garage doors.*

5) In order to be historically accurate, shouldn't the proposed building be made to look just like an exact replica of the former Main Lodge? *Answer provided: Actually, the Secretary of Interior's Standards for Rehabilitation for historic properties in fact discourages construction of exact replicas as it would create a false sense of historical development. The standards indicate that although new construction can and should include references to historical elements, it should nonetheless be differentiated from the old.*

6) What is the estimated size of each unit? *Answer provided: Approx. 4,000-4,500 sf.*

7) Has a builder for the townhouse units been selected yet? Comments were made by attendees indicating a concern that a builder with a good reputation for high-quality construction be selected for the community. *Answer provided: Not yet, but discussions are underway with a prospective builder with whom we believe the community will be pleased.*

8) How does the length of the proposed building compared with the length of what was previously approved? *Answer provided: Same; original approved structure measured 180 feet from end to end.*

9) How many parking spaces were going to be in the parking garage originally approved to be located in the lower level of the rehabilitated Main Lodge structure? *Answer provided: We believe approximately 17-20 spaces, but could not recall exact number for sure.*

10) Will there be significant loss of trees as a result of the project? *Answer provided: We are trying to keep to the original limits of disturbance as much as possible, but expect that there will be some additional impacts to several existing trees. We will be working closely with the City forester as well as our own arborist to minimize impacts to trees.*

Meeting was dismissed at 9:15 p.m.

Prepared by Soo Lee-Cho, Esq.
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
(301) 762-5212

JNP CHESTNUT LODGE LLC
COMMUNITY MEETING
APRIL 21, 2015

ATTENDEE INFORMATION

NAME (Please Print)	ADDRESS Include city, state, zip code	Do you wish to be made a party of record when filed? (If so, mark √)
Andrew Berman	127 Bullard Circle Rockville, MD 20850	✓
Dan Elliott	124 Bullard Circle Rockville, MD 20850	✓
Morgan Sullivan	16 Thomas Street	✓
Mike Eskandary	715 W. Montgomery Ave.	✓
Paul Newman	Neman1259@live.com 8 Henson Oaks Lane	✓
Joan Jordano	111 Bullard Circle Rockville, MD 20850	✓
Marian Hull	529 Brent Rd. Rockville, MD 20850	✓
Kate Ostell	128 Calvert Rd. 20850	✓
Rose Sharkey	308 Great Falls Rd.	No - moving
Patricia Woodward	111 Van Buren St.	✓

***Also provide phone/e-mail address, if desired.**

JNP CHESTNUT LODGE LLC
COMMUNITY MEETING
APRIL 21, 2015

ATTENDEE INFORMATION

NAME (Please Print)	ADDRESS Include city, state, zip code	Do you wish to be made a party of record when filed? (If so, mark √)
Susan & Myron Myers	509 W. Montgomery Ave. Rockville, 20850	✓
Richard Ridge	503 W. Montgomery Ave.	✓
Nancy Pickard, Peerless Rockville	P.O. Box 4262 Rockville, MD 20849-4262	✓
Barbara Sprague	8 Henson Oaks Ln. Rockville, MD 20850	
Richard Huang	101 Bullard Circle Rockville MD 20850	
Lilia & Clay Blackmore	3 Bullard Circle Rockville, MD 20850	
Mark Tulip	108 Bullard Circle Rockville, MD 20850	

***Also provide phone/e-mail address, if desired.**

JNP CHESTNUT LODGE LLC
COMMUNITY MEETING
APRIL 21, 2015

ATTENDEE INFORMATION

NAME (Please Print)	ADDRESS Include city, state, zip code	Do you wish to be made a party of record when filed? (If so, mark √)
ANDREW BERMAN	127 BULLARD CIR ROCKVILLE, MD 20850	✓
DAVID ELLIOTT	124 BULLARD CIR. ROCKVILLE 20850	✓
MORGAN SULLIVAN	16 THOMAS ST.	✓
MIKE ESLANDARI	715 W. MONTGOMERY AVE	✓
PAUL NEWMAN	NEWMAN1259@LIVE.COM 8 HENSON OAKS LANE	✓
JOAN JORDANO	111 Bullard Circle Rockville, MD 20850	✓
Marian Hull	529 Brent Rd, R'ville MD 20850	✓
Kate Ostell	1290 Calvert Rd 20850	✓
Rose Sharkey	308 Great Falls Rd	No - mailing
Patricia Woodward	111 N. Van Buren ST.	✓

*Also provide phone/e-mail address, if desired.

JNP CHESTNUT LODGE LLC
COMMUNITY MEETING
APRIL 21, 2015

ATTENDEE INFORMATION

NAME (Please Print)	ADDRESS Include city, state, zip code	Do you wish to be made a party of record when filed? (If so, mark √)
Susan Myron Myers	509 W Montgomery Ave Rockville 20850	✓
Richard Ridge	503 W. Montgomery Ave	✓
Nancy Pickard, Peerless Rockville	PO Box 4262 Rockville, MD 20849-4262	✓
Barbara Sprague	8 Henson Oaks Lane ~~Rockville, MD 20850~~	
Richard Avanzi	101 Bullard Cr. Rockville MD 20850	
Lilia & Clay Blackmore	3 Bullard Circle, Rockville, MD 20850	
Mark Tulip	108 Bullard Circle, Rockville MD 20850	

*Also provide phone/e-mail address, if desired.

MINUTES OF POST-APPLICATION MEETING
CHESTNUT LODGE – PROJECT PLAN AMENDMENT PJT2015-00005
JULY 28, 2015

Below is a summary of the meeting held on July 28, 2015 at Rockville City Hall in connection with the application of JNP Chestnut Lodge, LLC.

The meeting commenced at 6:35 p.m. by Ms. Soo Lee-Cho, who began the meeting by introducing the following individuals on the project team:

- Soo Lee-Cho: Miller, Miller & Canby - land and zoning attorney for project
- Dan Pino: Dewberry – civil engineer for the project
- Randy Creaser: Creaser O'Brien Architects – project architect
- Jim Proakis: JNP Chestnut Lodge LLC - property owner and applicant
- Jeff Schwartz: Ashton Manor Environmental – project arborist

A sign in sheet for the participants of the meeting was passed around to sign.

Soo Lee-Cho summarized that this Project Plan Amendment concerns a portion of the Chestnut Lodge property, known as Parcel "I", which is the former location of the Main Lodge building that was lost in a fire in 2009. The purpose of the meeting is to discuss a proposal to construct a new structure consisting of seven townhome units on Parcel "I". The project plan that was filed at the Pre-Application Meeting phase was for six units. The present project plan includes seven units that are each slightly smaller than the previously proposed units. There is only a 3" difference between the 6-unit and 7-unit structure. The development is still proposed to occur within the area of disturbance that was originally approved when the Chestnut Lodge was to be renovated with an addition to accommodate four (4) two-over-two townhouse units and three (3) flats. The present proposal places a high priority in the preservation of the environmental setting/trees, in order to maintain the character of the original setting.

The project does not propose an increase in the number of units that were originally contemplated for Parcel "I". The original Chestnut Lodge approvals for the Main Lodge consisted of a total of seven (7) units so the original approved density is being maintained by this project plan. The overall density of the entire Chestnut Lodge redevelopment took into account the seven units to be developed on Parcel "I" along with the single-family portion of the development.

The meeting was turned over to the project architect, Randy Creaser, for a presentation on what was considered in the development of the architectural concept for the proposed townhouse structure.

Randy Creaser presented a drawing board showing East and West elevations. Mr. Creaser indicated he wanted to pay tribute to the architecture of the old Lodge by incorporating elements of that Victorian era – empire style, mansard roof, all brick structure, symmetrical chimney, wrap-around porch like that of the original Lodge, and a tower. Felt that by incorporating some of these elements it adds a certain connection to history. A primary goal was to give the feel of

one building versus seven individual townhouses, which is typically seen in other townhouse developments.

The intention with units one and two being set back approximately 30 feet is to remain consistent with what was previously approved for the Main Lodge renovation/addition, which had its addition set off from the principal portion of the building.

Jim Proakis stated that discussions have been had with the folks on the West End Citizens Association's advisory committee on Chestnut Lodge who have been tracking the project. Although they have not been able to come to an agreement, he has been willing to listen to their requests. The request that the original building be replicated or reconstructed is not what the application is for, but he is open to listen to suggestions on how to otherwise improve and enhance this project.

Mr. Proakis further stated that a main concern that has been voiced appears to be about the garages on the back of the building. What has been done to original concept was to take out living space by pushing the garage door as far back as possible under the porches with a slight slope in the driveway that dips down as well as plans to have a color of garage doors that is not as offensive as having all white doors for the neighbors whose rear yards face the west side of the building. The original Lodge had an underground, submerged parking area that simply doesn't work for townhouses.

Mr. Proakis also briefly made note of the following points regarding forestry related issues:

- A previous issue with this project that has been addressed was with the trees, the trimming of the trees and the removal of trees that were permitted in the original plan that really shouldn't be taken down. Most of the trees are now being preserved. The limits of disturbance have been adjusted to enhance the preservation of those trees, although some trees have been found to be dead and will be removed. The new plan will allow the preservation of the cluster of Holly trees that stood on the grounds of the original Lodge.

- Previously, a 36" white oak tree in the circle in front of the former Main Lodge was approved to be taken down. However, we are now able to propose preserving that tree by shifting the building, moving things around and taking care of storm water management issues in a manner that reduces impacts to the tree's root system. As a result, the tree is proposed to be preserved.

The project team then engaged in a question and answer session with attendees.

QUESTION: What is the odd shaped semi-circle in front of the townhouses?

ANSWER: (Proakis) That is the limits of disturbance for the tree. Soo Lee-Cho added that additional planting and landscaping will be completed to enhance the site. A landscape plan will be part of the project as well.

QUESTION: What is the anticipated timeframe for the landscape plan?

ANSWER: (Proakis) A proposed landscape plan has been completed was included with the project plan submission to the City. The plan is focused on areas on the east side of the building but additional screening on the west side can be evaluated/discussed going forward as well.

QUESTION: What is the "front"? Is that the north or the east?

ANSWER: It is the east side of the building. The northern boundary line of Parcel "I" that is parallel to West Montgomery Avenue is a side lot line, not a front.

COMMENT: (Proakis) Initially, on the North side, a lot of the Holly trees were to be removed, but they will remain under the new project. There have been discussions with the city's arborist about a dead tree that will need to be removed.

QUESTION: Could the tree be replaced with a chestnut tree? There are hybrid chestnuts.

ANSWER: (Proakis) If a chestnut tree that can be found that will survive.

QUESTION: (Arborist) Do you mean a chestnut oak? An American chestnut? Chinese Chestnut?

ANSWER: (woman in crowd) Believes the tree may have been an American chestnut. That's what the Lodge was named after because there was a significant number of chestnut trees on the grounds. There are now hybrids.

COMMENT: (Arborist) It is hard to find Chestnut trees. They can be included in part of the landscape plan. If trying to get reforestation credit we would need to use chestnut oak which is along the lines of a chestnut tree, but is technically not a chestnut tree. We would like to include a variety of trees as part of the landscape plan. We will look into that.

COMMENT: (gentleman in crowd) In Pennsylvania, they have planted a hybrid chestnut tree.

COMMENT: (Arborist) I know a lot about those trees and know someone who has grew them on their property and there is a lot of work to be done. Definitely aware of those trees and they are something that can be looked into.

COMMENT: (Proakis) Part of what we wanted to do for the people who have a strong history connection with the building is get to a point where things like chestnut trees or some other pathway to the history that we could help incorporate to make it acceptable to the public, but we haven't heard those types of suggestions.

QUESTION: What changes have been made to the side of the building that is facing Montgomery Ave?

ANSWER: (Proakis) We have changed the garages and the elevations. Initially, we had designed different materials going across the back of the building, but instead are using a wrap around brick of the building.

QUESTION: What has been said about the Tower?

ANSWER: (Proakis) People wanted the tower to be taller that we showed, but the problem with that is, what do we do with a tower? Not sure what do with the space.

QUESTION: Isn't the issue with going from 3 stories to 4 stories?

ANSWER: That was a building issue, not a tower issue. If it's open space it isn't considered a story.

QUESTION: Why even have a tower unless it's going to look more like the original tower to pay tribute to the original building?

ANSWER: I did not want to replicate the original building. I want to use elements and reinterpret it to today's use.

QUESTION: But, I don't think that the architect has heard all of the feedback.

ANSWER: (Proakis) We are not opposed to having a larger tower, but we do not know what do with that space.

QUESTION: What was the footage of the tower?

ANSWER: 14 feet by 6 ft. It can be used as a sitting area.

QUESTION: What was the purpose of the old tower?

ANSWER: Not sure; we've never been asked that question.

QUESTION: Isn't the square concept a part of Rockville historical design?

ANSWER: – (Another person in crowd) I believe the tower is used to pull the heat up there in the summer.

QUESTION: Could another level be added to the tower then used for storage like an attic? Or an extension to the tower.

ANSWER: No, because then we will be getting into commercial building codes and that is not the plan. We could consider trying to raise the tower without making it a living space and avoid the commercial code.

QUESTION: Did you submit the same project as before?

ANSWER: (Proakis) No this is different than what we submitted originally.

QUESTION: What side of it is different?

ANSWER: The tower part has been changed.

QUESTION: What happened to the original structure plan? Why is the footprint significantly bigger than original plan? Why aren't you sticking to the original structure plan?

ANSWER: The plan is different, we're not saying it isn't.

QUESTION: I will be looking at 7 garage doors. I was supposed to only be looking at one and now it's seven? Seven sets of cars that are going to come out every day. I have to live with this every day.

QUESTION: What would happen if you put in underground parking? Or half underground parking garage that has a single entrance? Wouldn't that give you the height that you need to make the four story structure and add the element of height to the tower?

ANSWER: We are not going to go into commercial building code by adding the additional story.

COMMENT: These are townhouse units and townhouse units have garages. The initial concept was for the structure to be divided into condo structures, but the units are townhouses.

QUESTION: So you're building as a condo and selling them as a townhouse. Won't this invite other developers to use the same concept? Why didn't you stick to the original plan? You're changing the original plan. Developers will find a loop hole.

ANSWER: This project is for 7 townhouse units under the original concept. That does not open the door for more townhouse development on the West end.

QUESTION: Have you done a drawing with the original approved plan of Chestnut Lodge and the additions of the condos and compared it side to side with this proposed development?

ANSWER: No.

There was discussion about the particular type of zoning and its effects on this parcel plan versus other plans. This plan is allowable under the equivalent zone applicable to the property.

QUESTION: What happened to the original footprint. This one is much bigger.

ANSWER: It is bigger. It is longer and wider. It comes forward.

QUESTION: How much?

ANSWER: 180 feet long and 60 feet deep.

The traffic issues were addressed and noted that a traffic study was conducted by traffic engineers and shows that one additional car will be present in the evening during rush hours. This traffic study was done for a condo development, because approved as a condo they applied the condo rate of traffic and compared it to townhouse rates. The traffic analysis showed the increase in one trip. Townhouses are presumed to have more occupants.

QUESTION: Are these two car garages?

ANSWER: Most are two car garages. The end units are three car garages.

QUESTION: For visitors, originally there was a parking pad in the branch-way to the lodge there was going to be a parking pad. Is that still there?

ANSWER: It has been relocated to the circular drive area and across from the former island. The right hand side of the private drive.

QUESTION: How much space is behind the garage for parking?

ANSWER: There is enough space to park cars tandem behind the garages – 2 behind the 2-car garages and 3 behind the 3-car garages.

There was discussion about the garages potentially being used as storage versus parking cars.

There was discussion about the back view of the building while driving up or down West Montgomery Ave. not the front of the building.

QUESTION: Is there a way that you could redesign the building so that all of the parking can be in the back of the building and the front of each of the units can be facing Montgomery Avenue?

ANSWER: There has been discussion to provide a perspective of what you will really see. We do not believe you will see the West side and/or the garage doors as much as you think you will.

There was discussion about the frontage presence and how the Holly trees will block the front façade.

There was discussion about what is more important: the visual front façade or to preserve the Holly trees?

COMMENT: (Arborist) The Holly trees have grown.

QUESTION: Is there a way of reconfiguring some of the building so that it doesn't look like a long "J" from West Montgomery Avenue that faces Thomas Street.

ANSWER: No, but we can show you what the main Lodge originally looked like and it is literally the same angle as the original. The North façade and elevation has always been parallel to West Montgomery.

QUESTION: What about the construction traffic? Where will they park?

ANSWER: We will come up with a plan for a staging area to build up an area first and then have the room for the trucks to go for the further construction. Construction management will be sought out and the developer will spend extra money to ensure that it will be carried out with as little damage to the surrounding area as possible.

The next steps:

- Meeting with Development Review Committee next week, Thursday, August 6, at 10:00 a.m. Public may attend.
- Next, the application will be scheduled for a work session with the Planning Commission on September 9.
- Then a work session with the Mayor and Council on September 21.
- A public hearing date will be scheduled with the Mayor and Council thereafter, specific date is still to be determined.

Meeting adjourned at approximately 7:45 p.m.

Minutes Prepared by: Sara M. Lindsey
13805 Eastland Street
Rockville, MD 20853

Chestnut Lodge

Project Plan Amendment-PJT2015-00005

Post-Application Area Meeting 7/28/2015

Name	Address	Email/Phone
Marian Hull	529 Brent Rd	marian.hull@verizon.net
Patricia Woodward	111 N. Van Buren St	myjag2013@yahoo.com 301-762-3376
Jacques Gelin	105 S. Van Buren St	301-762-7147
Andrew Sellman	411 W. Montgomery Ave.	301-601-5691
Victoria McMullen	100 North Street	301-424-4563
Katherine Rogers	12613 Timonium Terr	301-762-0096
Steven Smith	135 Bullard Circle	240-428-1144
David Elliot	124 Bullard Circle	703-801-6439
Andrew Berman	127 Bullard Circle	Andrew@spectrumprinting.com 301-674-7800
Kristina Berdan	127 Bullard Circle	youthdreamer@hotmail.com
Gina Vitale & Richard Ridge	503 W. Montgomery	301-424-7560
Jeff Schwartz	Ashton Manor Env.	301-774-8201
Nicole Walters	CPDS-Project Planner	240-314-8215
Paul Newman	8 Henson Oaks Lane	301-340-1259
Babak Amin	10 Henson Oaks Lane	703-967-6828

Chestnut Lodge
Project Plan Amendment - PJT2015-00025
Post-Application Area Mtg - 7/28/15

Name	Address	E-mail/Phone
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Adrian Woodward	20850 411 N. Van Buren St	301 762 3376 MyMag2012@yahoo.com
Jacques Belin	105 S. Van Buren St	301-762-7147
Andrew Sellman	411 W. Montgomery Ave 20850	301 610 5691
Victoria McMullen	102 North Street	301-424-4563
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Steven Smith	135 Bullard Circle	240-428-1144
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Krishna Berdan	"	youthdreamer@hotmail.com
Gina Vitale	503 W. Montgomery	301-424-7560
Richard Ridge	"	"
Jeff Schwartz	Ashton Manor Env	301-774-8201
Nicole Walters	CPDS - Project Planner	240-314-8215
Paul Newman	8 Henson Oaks Ln	301-340-1259
Babak Amin	10 Henson Oaks Ln	703-967-6878 Cell

Fw: Briefing on Project Plan Amendment PJT2015-00005
Andrew Gunning to: Bobby Ray, Nicole Walters 09/08/2015 08:50 AM

History: This message has been forwarded.

For the record.

Andrew Gunning
Assistant Director, Dept. of Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850
Phone: (240) 314-8206 (direct)
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Fax: (240) 314-8210
www.rockvillemd.gov
----- Forwarded by Andrew Gunning/RKV on 09/08/2015 08:50 AM -----

From: Kate Ostell <kateostell@gmail.com>
To: "Planning.Commission@rockvillemd.gov" <Planning.Commission@rockvillemd.gov>,
Date: 09/08/2015 07:58 AM
Subject: Briefing on Project Plan Amendment PJT2015-00005

To: Planning Commission, City of Rockville

From: Kate Ostell, Rockville, MD 20850

Re: Briefing on Project Plan Amendment PJT2015-00005

Sept.8, 2015

Before it was destroyed, the Main building at Chestnut Lodge, formerly the Woodlawn Hotel, was one of the most important historic buildings in Rockville. The approved PRU development on the site of the former hospital was designed specifically to honor this history and the Main building. The Main building was to be the centerpiece of the Chestnut Lodge Historic District giving surrounding historic buildings context. In return, the development was given significant concessions. For instance, to achieve the mandatory minimum lot size of 9000 sq ft, the sidewalks and tree lawn areas were allowed to be included in the lots to increase their size, many setbacks were narrowed, exceptions made for placement and heights of accessory structures. Also, unlike other PRU's there was no public park provided. It was felt at the time that these and other concessions were a worthwhile tradeoff to preserve the highly valued historic resources and the iconic view shed from W. Montgomery Ave.. The Main building was to be renovated and used for condominiums with underground parking, preserving the historic appearance and vistas.
Tragically, the Main building deteriorated for years and was finally destroyed by fire. The rest of

the PRU was built out as approved, taking full advantage of all the concessions. I sincerely doubt that if a stick of townhouses, even with a nod at a tower feature, and with highly visible surface parking had been proposed in the place of the Main building at the time, it would have been considered as adequate to win approval of the PRU as a whole. Townhouses were not desired even in the rear of the development nor do any exist along W. Montgomery. In addition, this particular configuration does not even respect the original orientation of the Main building, putting the rear of the structure facing west, which was the side of the original building. The front of the Main building was 500 W. Montgomery Ave., facing north. (as noted here http://msa.maryland.gov/megafile/msa/stagsere/se1/se5/017000/017500/017559/pdf/msa_se5_17559.pdf). A view of the backs of the proposed townhouses, surface surface parking, garbage cans etc. will be easily seen from W. Montgomery Ave. as well as from the surrounding houses, some of which are in the W. Montgomery Historic District. While there is a small tower that is intended to mimic a feature of the Main building, there is little resemblance. The proposed building has a footprint more than twice that of the Main building and the massing is quite different.

The original Main building is gone. Yet all the concessions made for the rest of the development have been given. Since the Main building was to have been the focus of a carefully planned development, it now would be most appropriate that any new building should be substantially the same in style, mass, scale, character and materials as the original. There is precedent for this on the Lodge site. The Stable was demolished and rebuilt. The Ice House had deteriorated almost to rubble and was rebuilt. So it should it be with the Main Building, the most important building of all and the one that gave context to the rest. The intent and integrity of the approved PRU should be upheld and the history of the site respected. One possibility would be to require any new building to be a reasonable reconstruction of the original, regardless of the internal use. But certainly, please do not allow a sideways stick of townhouses in an Historic District and on the site of one of the most treasured historic buildings in the City.

Thank you for your consideration,

Kate Ostell

Member of the City of Rockville Planning Commission when the Chestnut Lodge PRU was approved

Site: M:26/10/4

Woodlawn Hotel/ Chestnut Lodge — Built: 1887-1889

500 West Montgomery Avenue — Remodeled: 1909

Private

The Woodlawn Hotel was the most elegant of Rockville's summer hotels and is the last one remaining. The four-story common-bonded brick structure combines French-Second Empire and Queen Anne motifs; the hotel featured a mansard roof, towers, wrought-iron cresting, and windows and doors emphasized by pedimented and architraved entablatures. Its broad lawns, shaded verandahs and fashionably appointed public rooms served as the social center for Rockville's summer season in the 1890s. Bankrupt by 1906, it became the original building of the private sanitarium, Chestnut Lodge, now a nationally-known psychiatric hospital.

Survey No. M: 40-INV-4
ATTACHMENT A
Exhibit 18
Magi No. 1650202640
DOE ___yes ✓ no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic: Woodlawn Hotel

and/or common: Chestnut Lodge

2. Location

street & number: 500 West Montgomery Avenue ___ not for publication

city, town: Rockville ___ vicinity of congressional district: 8

state: Maryland county: Montgomery (RV Planning Area 4)

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	✓ occupied	___ agriculture	___ museum
✓ building(s)	✓ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	✓ not applicable	✓ no	___ military	✓ other: hospital

4. Owner of Property (give names and mailing addresses of all owners)

name: Chestnut Lodge, Inc.

street & number: 500 West Montgomery Avenue telephone no.: 424-8300

city, town: Rockville state and zip code: Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc.: Montgomery Co. Will Records WCC liber 18/243

street & number: Montgomery Co. Courthouse folio

city, town: Rockville state: Maryland

6. Representation in Existing Historical Surveys

title: ~~National Register of Historic Places (1974)~~

date: ~~City of Rockville Historic District (1974)~~ ~~X~~ federal ___ state ___ county X local

depository for survey records: City of Rockville

city, town: Rockville state: Maryland

7. Description

ATTACHMENT A
Exhibit 18
Survey No. M: 26/10/4

Condition
___ excellent
✓ good
___ fair
___ deteriorated
___ ruins
___ unexposed

Check one
___ unaltered
✓ altered

Check one
✓ original site
___ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject building, facing north on West Montgomery Avenue, is the original structure and the main building of an 88-acre medical complex. Built as a summer resort hotel, the original site was approximately eight acres. The building is screened by approximately three acres of front lawn landscaped with shrubbery and mature trees, including some of remarkable size. The complex is entered from West Montgomery Avenue via a central driveway leading to a circle landscaped with hollies, rhododendrons and other evergreen shrubs. A small parking area is west of the circle and driveway, which continues along the west side of the building to a service area then to several twentieth-century houses and other outbuildings to the rear of the main building. The 88-acre site is roughly triangular, bounded by West Montgomery Avenue on the North, I-270 southeast, and Great Falls Road southwest. (See attachment 7.3 for site plan.)

This 1889, four-story, vernacular interpretation of a Second Empire Hotel, is a six-bay by ten-bay common-bonded brick structure with slate roof and rough-coursed native stone foundation. In plan, the building is a rectangular main block with a five-story tower on the south side. There is an exterior brick chimney on the east wall of the tower. There are six interior chimneys with exposed exterior flues on the mansard roof: three on the west and three on the east elevation. The pedimented end-gable roof is visible on the north and south facades, the gable infilled with slate shingles, then hips into a fourth story patterned (square cut with central band of octagonal shapes) slate mansard roof. The lower edge of the mansard roof has a boxed cornice line. The site slopes to the front, exposing the foundation on the north side.

In architectural character, the Woodlawn Hotel/Chestnut Lodge joins a group of locally-interpreted large public buildings and commercial structures such as the 1880's Bay Ridge Hotel on the Severn near Annapolis, and the 1890 Chesapeake House at Betterton Beach on the Eastern Shore, that bridge the French Second Empire buildings popular between 1850 and 1875 and the later, more elaborate Beaux Arts structures built from 1880 to 1930. Woodlawn/Chestnut Lodge shows traits common to high-style Second Empire structures: symmetry, central facade towers, mansard roof, wrought iron cresting, windows and doors emphasized by pedimented and architraved entablatures, as well as the pattern variations in its slate roofing and brickwork, turned columns, and incised decoration shared with Eastlake-influenced Queen Anne structures of the time.

continued on attachment 7.1

M:26/10/4
Chestnut Lodge
attachment 7.1

Photographs of the Woodlawn show a one-story covered verandah with turned columns and wooden balustrade which wrapped around the north and east sides, and open porches on the first three levels on the rear. The east facade featured a central five-story wrought-iron-crested mansard roofed tower with wrought-iron balustraded balconies on the lower four stories. The north (front) had a central mock tower created by a central entryway on the first story, 9/1 windows in the two center bays on the second and third stories, and a fourth story center-bay balcony with wrought iron balustrade accessed by a 15-light door, sheltered by a deep hood, the interior lined with terra-cotta panels, which broke the building's mansard roof and continued into a crested mansard-roofed tower.

The structure has been modified and expanded for its current use. The wide wraparound covered verandah and balconies have been removed along with the north (front) central roof tower and mansard level balcony. The rear porches have been replaced by later additions. The window entablature on the west side has been removed, along with all of the upper story shutters. A subterranean power plant has been added on the east along with a four-story rear addition of main chimney, utility section and stairwell. A later four-story addition of patient rooms has been added to the utility addition. A one-story structure with six housing units is attached to the southeast corner of the structure.

The six-bay north (front) elevation has five 4/4 windows in the mansard-roofed fourth story. The windows, as all fourth-story windows, have open-pediment entablatures supported by large scroll brackets. The length of the windows increases by story from third to first story. The second and third stories each have four 2/2 windows, two in the east bay and two in the west bay. The two center bays have 9/1 double-hung windows. All first, second, and third-story windows have a fully-architraved entablature, each with a central mock keystone and large scroll brackets on each side. The first story has floor-to-ceiling 2/2 architraved windows flanked by louvered shutters in the two east and two west bays. A side-lighted entryway consisting of a wood panel door flanked by wood half-panels with upper side light, square corner lights, and rectangular transom. A massive two-bay architrave with incised decorative keystone and scroll brackets, a larger version of the window treatment, surmounts the entryway. A full-width flagstone verandah is accessed by two central 12-rise staircases accessed from east and west, joined in a central landing with wrought-iron railing and balustrade.

continued on attachment 7.2

M:26/10/4
Chestnut Lodge
Attachment 7.2

The 10-bay east facade is divided into a 4-1/2-bay main block on either side of a one-bay tower. The fourth story of the main block has shallow pedimented dormers holding 2/2 double-hung windows. These dormers are set into the mansard roof above the boxed cornice line. The second and third stories of the main block has 4-1/2 , 2/2 double-hung windows with pedimented lintels one either side of the tower. The first floor of the main block has one 2/2 double-hung window with pedimented lintel in the north bay, and a similar window bay in the second bay, north, the window replaced by a door opening out onto the verandah. A flat-roofed, brick, one-story office addition with modern metal casement windows is located in the next 2-1/2 bays. There is one window in each of the four south main block bays, with entablatures as the north bay. The five-story tower has a pedimented window in the mansard-roofed fifth story, and one window on each story save the first. There is no fenestration on the first story. The east and south elevations of the tower each have a 2/2 window with pedimented lintel on the second and third story and a pedimented dormer on the fourth. A brick, flat-roofed, subterranean addition continues the terrace grade south and east of the tower. There are four foundation lights in the exposed north end of the foundation.

The south (rear) facade consists of two modern four-story additions, a narrow utility addition acting as connector to a south addition, and a semi-detached one-story addition. None of these are visible from the West Montgomery Avenue. The utility addition includes stairwells to the upper stories on the east, each level with a four-light window. The west side has pairs of 6/6 windows on each upper stories and a metal exterior door on the west, first story. A multiflue smokestack is included in the utility addition. To the south is a one-bay by three-bay four- story, brick, flat-roofed addition. There is a pair of 6/6 windows on the second, third and fourth stories, east and west, and a pair of 6/6 windows in each of the three bays of the south facade on the upper three stories. The first story has a west entryway consisting of two eight-light doors. The south facade has one 6/6 window in the west bay, and three 6/6 windows in the center. Three rectangular lights are below these windows. An exterior door is in the east bay, covered by a shed-roofed enclosure with a pair of 6/6 windows on the west side, and one 6/6 window on the south. To the east of this entryway is a semi-detached one-story end-gabled brick addition consisting of six bays of quarters in a strip, or motel format. The west facade has one 6/6 window. The south facade has a window and doorway in each bay, the east facade has a gable light, one 6/6 window in the south bay, a nine-light entry door in the center bay, and a three-sided bay window in the north bay. The north facade has a pair of 6/6 windows in each of the six bays.

continued on attachment 7.3

M:26/10/4
Chestnut Lodge
attachment 7.3

The ten-bay west main block facade has one window set into a pedimented dormer in the mansard roof in each bay , fourth story. A paneled terra-cotta double-flue projects between the first and second north windows, the fourth and fifth, and the eighth and ninth windows. The window entablatures have been removed on the west facade, exposing brick flat-arch lintels. The sills are wood. There is a window in each of the ten bays on the first, second, and third stories. The exposed north foundation has two windows in the north bays, a stairwell with exterior door in the third bay, and windows in each remaining bay. The windows decrease in exposure and size north to south.

8. Significance

Survey No. M: 26/10/4

iod	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	✓ architecture	___ education	___ military	✓ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
✓ 1800–1899	✓ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	✓ other (specify)
		___ invention		local history

Specific dates 1887–1889 (orig.) Remodeled 1909 **Builder/Architect**

check: Applicable Criteria: ✓A __B ✓C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state ✓local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The Woodlawn Hotel is the only survivor and the most elegant of Rockville's summer hotels, an architectural combination of French-Second Empire and Queen Anne motifs. It survives as the Administration building for the nationally-known psychiatric hospital, Chestnut Lodge. Although the hospital complex now contains many modern buildings, the original structure remains as a link to both Rockville's past social history and to the 75-year history of this important medical facility.

History and Support

The construction of a grand, four-story brick hotel evidenced Rockville's appeal as a desirable summer address in the year 1887. The opening of the Metropolitan Branch of the B&O Railroad Company in 1873 marked a change in Rockville's traditional role in Montgomery County. Always a center of commerce and legal affairs as the county seat, after the coming of the railroad, Rockville also became a summer resort and commuter center. In addition to the hotels which had early been established to serve courthouse clientele, several large hotels and many small ones were constructed to attract city-dwellers who wished to spend a weekend, holiday, or summer in the country. The Woodlawn Hotel was one of eleven buildings, ranging from small summer cottages to large villa homes, constructed in 1887. The building was designed by an (unknown) "skilled architect" for owner Charles G. Willson. 1/ Extant photographs show the French (Second Empire) influence in the design of mansard roof pierced by dormers decorated by almost sculptured mouldings. The central pavillion on the top floor featured recessed French doors opening to a metalwork balcony; the overall fenestration has heavy scrolled or pedimented lintels. The 40 X 70 foot building had three floors of airy porches; Queen Anne motifs such as the patterned shapes in the slate roof and embossed terra cotta panels provided additional decoration.

continued on attachment 8.1

M:26/10/4
Chestnut Lodge
Attachment 8.1

Before the building could be completed, Mr. Willson filed for bankruptcy. 2/ The advertisement for the Trustees Sale described all the modern amenities to be found in the building and also encouraged investors who might wish to subdivide the land; however, no buyers appeared. (See Attachment 8.2; copy of August 26, 1887 Sentinel advertisement for the sale.)

Ten months later, in the summer of 1888, the Trustees of the Rockville Academy examined the unfinished building and resolved to use their legacy from the sale of the Julius West Farm to purchase the Willson hotel on its five acres of land, and to buy the adjoining three acres of still undeveloped land in "R.T. Veirs Addition to Rockville"-- the total cost not to exceed $6,000. 3/

The Trustees decided instead to erect a new building on their own property. The unfinished hotel was sold to Mary J. Colley, proprietress of the Clarendon Hotel in Washington, D.C., and her partner Charles W. Bell for the same amount. A mortgage was obtained to finance the building and to purchase the three-acre Libbey property on Thomas Street. 4/

When the Woodlawn Hotel finally opened for the 1889 season the Sentinel pronounced it the "chief attraction of the West End" and regularly printed announcements of the social activities. The hotel was the scene of soirees, musicales and ballroom dances. Guests strolled the wide verandahs and the three acres of lawn shaded by chestnut and oak trees. The modern conveniences of gas lighting, electric bell systems and laundry services were provided. Guests, many of whom were prominent Washington,D.C. residents, usually arrived by train, travelling the mile to the hotel by carriage. The Tennally Town and Rockville Electric Railroad advertised that it would have its western terminus at the gates of the hotel. 5/

The hotel prospered for several years, though it was open only during the spring and summer. In 1893 Miss Edie Waring announced that she had leased the hotel for that season. But in 1906, the Colley/Bell mortgage was in default, and the hotel was back on the auction block, offered for sale at $7,100. 6/

The Montgomery Country Club, a social club, was organized in 1907 in Rockville. The organizers proposed the purchase of the hotel and its grounds for golf, tennis and clubhouse. However less grandiose quarters were procured in a private home on Forest Avenue. 7/

continued on attachment 8.2

M:26/10/4
Chestnut Lodge
attachment 8.2

The Sanborn Insurance Map of 1908 marks the hotel property "Vacant - Caretaker on premises", and shows the windmill, ice house, stable and laundry buildings. In that year Dr. Ernest Bullard, surgeon and professor of neurology and psychiatry from Milwaukee, was scouting possible locations on the east coast for the establishment of a private sanitarium. 8/ Dr. Bullard had witnessed firsthand in Wisconsin the shortcomings of a state-run mental asylum system dependent on the mercy of budget and politics. His resolution to found a private facility based on quality care and the best known treatment for the mentally ill was realized in the hospital complex which would be built around the site of the old hotel.

The City Commissioners of Rockville in 1905 had voted an ordinance that prohibited "sanitariums within the city limits"; however since the Woodlawn property lay west of the town limits, Dr. Bullard was not deterred. 9/ He spent a year and a half renovating and modernizing the building. Many of the purely decorative elements were removed, including the large porches. Central heating , electricity, closets and modern plumbing were added, but the basic mass, silhouette and major composition of roof, fenestration and integral trim were retained.

Dr. Bullard renamed his property Chestnut Lodge for the 125 chestnut trees there, and began receiving patients in 1910. The 1918 Tax Assessment values the 5 acres of "Woodlawn property" and 3 acres consisting of lots 5,6,7,and 8 of "Veirs Addition" at $2,300 for the land and $12,500 for the improvements. 10/

In 1935, Dr. Dexter and Anne Bullard purchased the 100-year-old "Rose Hill" mansion and 41 acres which adjoined Chestnut Lodge on the south as their home.

Additional land was purchased for the Chestnut Lodge compound. Hill-Top House, research buildings, nursing accommodations, family counseling centers and various maintenance buildings now surround the original building. (see attachment 8.3) The hotel building has been little altered since the 1909 remodeling and has served a variety of uses. Despite new construction the vista from West Montgomery Avenue, up the 325 feet to old building, is much the same as it was a century ago. Although the chestnut trees were lost to blight, other trees have replaced them on shaded lawn.

Dr. Ernest Bullard died in 1931, after his son Dexter (1898 - 1981) had already joined his father's work. Grandson Dr. Anthony Ray Bullard is now Director of this nationally-recognized medical facility, the third generation of the family to head Chestnut Lodge Hospital.

continued on attachment 8.3

M:26/10/4
Chestnut Lodge
attachment 8.3

Dr. Ernest Bullard was the sole physician in 1910; today there are 32 doctors on the staff, along with 300 nursing and auxillary personnel. 11/ Chestnut Lodge will break ground for a new multi-million dollar hospital in 1987, 100 years after the construction of the historic hotel.

Footnotes:

1. The Woodlawn Hotel is dated to 1887 based on Mr. Willson's purchase of the land in November, 1886. The advertisement for the Trustees Sale, using the phrase "skilled architect:" appears in Montgomery County Judgment Records at JA4/303 (1887), and the hotel was unfinished at that time.

2. Montgomery County Sentinel, October 17, 1887, noted the Petition for Bankruptcy. On 4 November, 1887, the paper advertised the sale of the Willson farm off Great Falls Road of 188 acres including thoroughbred horses and mules and noted that it was "one of the best dairy farms in the state."

3. Records of the Board of Trustees of the Rockville Academy for June and July, 1888 and May, 1889.

4. The lots on Thomas Street lay 218 feet east of Woodlawn property line. They had been purchased by Joseph Libbey in 1888 for $900, and were sold to Colley and Bell for $2,000 a few months later. (Land Records JA13/303). These lots remained undeveloped, part of the Chestnut Lodge grounds until the construction of the Fromm-Reichmann cottage on lot 8.

5. The trolley line did not enter Rockville until 1900, and the Mayor and Council began legal proceedings in 1902 to compel the company to fulfill its charter to continue the line through town; it did not serve the Woodlawn Hotel until 1904. (MacMasters and Heibert, A Grateful Remembrance, p. 224.)

6. Montgomery County Judgment Records, Equity #2234(1906) at JLB5/18.

7. Montgomery County Sentinel, June 14, 21,and 28, 1907.

8. Material on Dr. Ernest Bullard's career and the founding of Chestnut Lodge is contained in Montgomery County Story of the Montgomery County Historical Society, Vol. 17, No. 4. It is based on Who's Who (1930-31), records, orientation papers and other material from archives of Chestnut Lodge.

M:26/10/4
Chestnut Lodge
attachment 8.4

9. Minutes of June 19, 1905 of Rockville Mayor and Council record that "A very large delegation of citizens met to oppose T.B. sanitarium", resulting in the ordinance forbidding such construction.

10. Tax Assessment Records, 1888-1938, Land Records 1909-1959.

11. Telephone interview with Mabel Peterson, Director of Communications for Chestnut Lodge Hospital, April 1986.

9. Major Bibliographical References

Montgomery County Land, Equity , Tax and Plat Records. Montgomery County Sentinel, Montgomery County Story, Vol. 17, No. 4. Photographs, plats, historical information on Bullard family and Chestnut Lodge from hospital archives.

10. Geographical Data

Acreage of nominated property ~~7.178 acres (1986~~ Mo.Co. parcel 282)

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Original site - 5 acres plus lots 5, 6, 7, and 8 of Veirs Addition to Rockville, totaling 8 acres. Fronting on West Montgomery Avenue and ~~the west side of Thomas Street.~~

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Anne Cissel ~~Judy Christensen, Arch. Description~~

organization Peerless Rockville date May 1986

street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

Form 10-168d
Rev. 12/86

ATTACHMENT A
Exhibit 18

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

REVIEW SHEET

M: 26-10-4

Historic Preservation Certification Application—Significance

Property: CHESTNUT LODGE ADMINISTRATION BLDG., 500 W. MONTGOMERY AVE., ROCKVILLE, MARYLAND. Project No.: _____

Historic District: WEST MONTGOMERY AVENUE

8-11-88 date initial application received by State

8-11-88 date complete information received by State

_____ date of this transmittal to NPS

_____ date(s) additional information requested by State

Inspection of property by State staff? ✓ no ___ yes date(s): _____

✓ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER 1

This property involves:

- _____ Extensive loss of historic fabric
- _____ Substantial alterations over time
- _____ Preliminary determination of listing
  - _____ for district
  - _____ for individual property
- _____ Significance less than 50 years old
- _____ Obscured or covered elevation(s)
- _____ Moved property
- _____ State recommendation inconsistent with NR documentation
- _____ Recommendation different from the applicant's request

NUMBER 2

Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1907

(2) The property ✓ contributes ___ does not contribute to the historic significance of this registered historic district in:
✓ location ✓ design ✓ setting ✓ materials ✓ workmanship ✓ feeling ✓ association
_____ Property is mentioned in the NR or State or local district documentation in Section ___, page ___.

(3) For properties less than 50 years old:
- _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
- _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.
- _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:
- _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)
- _____ Nomination was submitted to the NPS on _____.
- _____ Nomination will be submitted to the State review board within twelve months.
- _____ Nomination process likely will be completed within thirty months.
- _____ Other, explain:

B. Evaluation of the property:
- _____ Property is individually eligible and meets National Register Criteria for Evaluation
- _____ Property is located within a potential registered district that meets National Register

Criteria for Evaluation: ___ A ___ B ___ C ___ D

Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
- _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
- _____ does not appear to contribute to the period(s) or area(s) of significance of the district.

ATTACHMENT A
Exhibit 2-810-4

NUMBER 3 Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings). BUILT AS THE WOODLAWN HOTEL IN 1887, THIS COMBINATION FRENCH SECOND EMPIRE AND QUEEN ANNE STYLE STRUCTURE HOUSED THE CHESTNUT LODGE, A PSYCHIATRIC HOSPITAL, SINCE 1910. THE ORIGINAL PORTION OF THE OLD HOTEL RETAINS MOST OF ITS INTERIOR FEATURES INCLUDING STAIRCASE, WINDOWS, WINDOW AND DOOR TRIM. SOMETIME BETWEEN 1910 AND 1927, THE ORIGINAL TOWER (OVER THE MAIN ENTRANCE), HOOD AND FOURTH FLOOR CENTER-BAY BALCONY WITH WROUGHT IRON BALUSTRADE, WERE REMOVED AND REPLACED WITH A MANSARD DORMER WINDOW MATCHING THOSE ORIGINAL TO THE BUILDING. OTHER CHANGES OCCURRED IN 1950 AND 1952 WHEN THE TWO ADDITIONS WERE BUILT. DURING THE 1952 CONSTRUCTION, A WOODEN PORCH WAS REMOVED FROM THE NORTH AND EAST SIDE OF THE BUILDING AND TWO SMALLER PORCHES WERE REMOVED FROM THE SOUTH SIDE AND WERE REPLACED BY CONCRETE PORCHES (NOW INFILLED WITH BRICK).

NUMBER 4 State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

✓ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

___ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

___ The property does not contribute to the significance of the above-named district.

___ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

___ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

___ The property appears to contribute to the significance of a:

___ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

___ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

___ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

___ Insufficient documentation has been provided to evaluate the structure.

___ Detailed NPS review recommended ___ Precedent-setting case ___ Forwarded without recommendation

10-4-88
Date

State Official Signature

___ See attachments:

NPS Comments:

Date NPS Reviewer

10-168
Rev. 12/86

ATTACHMENT A
Exhibit 18

OMB Approved
No. 1024-0009

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

M: 26-10-4

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

AUG 11 1988

MARYLAND HISTORICAL TRUST

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Chestnut Lodge Administration Building

Address of property: Street 500 West Montgomery Avenue

City Rockville County Montgomery State Maryland Zip 20850

Name of historic district: West Montgomery Avenue Historic Distric

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name David A. Kemnitzer

Street 1238 Wisconsin Avenue, N.W. City Washington

State D.C. Zip 20007 Daytime Telephone Number (202) 342-2650

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Anne W. Bullard Signature Anne W. Bullard Date Aug 2, 1988

Organization N/A

Social Security or Taxpayer Identification Number 214-32-8570

Street 500 West Montgomery Avenue City Rockville

State Maryland Zip 20850 Daytime Telephone Number (301) 762-0898

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date National Park Service Authorized Signature National Park Service Office/Telephone No:

☐ See Attachments

ATTACHMENT A
Exhibit 18

Form 10-168b
Rev. 12/86

M.26-10-4

OMB Approved
No. 1024-0009

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Chestnut Lodge, Admin. Bldg.
Property Name

Continuation Sheet 1

500 W. Montgomery Ave., Rockville, MD
Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

5. DESCRIPTION OF PHYSICAL APPEARANCE

The Woodlawn Hotel is located on the south side of West Montgomery Avenue. The eight acre original property remains unbuilt upon between West Montgomery Avenue and between the building and the east and west property lines. Twentieth century buildings have been added to the south of the building near the original south property line (Photo E-14). The site is landscaped with shrubbery and mature trees, including some of remarkable size which are identifiable in photographs from approximately 1910.

The property is entered from West Montgomery Avenue via a central driveway leading to a circle landscaped with hollies, rhododendrons and other evergreen shrubs. It is believed that this drive and circle follow the original layout of the entrance to the hotel. A small parking area is located to the west of the circle. The driveway continues along the west side of the building to a service area which is believed to coincide with the original service area of the hotel.

The 1887 building is a four-story plus ground floor vernacular interpretation of Second Empire hotel (Photo E-1). The original structure is six-bay by ten-bay, 40 by 75 foot rectangle with the short side parallel to West Montgomery Avenue. The building is built of common bonded brick building with a slate mansard roof and a native stone foundation. There is a five story brick tower in the center of the east side.

Originally, the building had a wood covered porch on the north and east sides of the building. There was a stair in the center of the north side from the drive at the circle to the porch level. This porch was removed in 1952. Space was added to the ground floor following the original outline

Name Anne W. Bullard Signature Anne W. Bullard Date Aug. 2, 1988
Street 500 West Montgomery Avenue City Rockville
State Maryland Zip 20850 Daytime Telephone Number (301) 762-0898

NPS Office Use Only

☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

of the porch (Photo E-13). This addition creates a deck at the level of the original wood porch. The addition has a double stair in the center of the north side which is concave in plan (Photo E-2). With this addition offices were added on the first floor to the north and east of the tower. A chimney was added on the southeast side of the tower.

Also, about 1952, a mechanical equipment room was added to the ground floor to the east of the building and south of the tower. The roof of this addition is approximately at ground level (Photo E-4). This addition will be retained.

Photographs from about 1910 show wood porches on the south side of the building. It is not certain whether these were original construction or were added in 1910. About 1952 they were replaced with concrete porches which were in turn enclosed with brick in the mid 1950's (Photo E-5). About 1950 a one story brick wing addition was also added running east from these porches. This one story addition has a gable roof with asphalt shingles (Photo E-14).

The original building has three interior chimneys on the east and west side of the building which are exposed at the mansard (Photo E-7). A pedimental gable, infilled with slate shingles, is visible on the north and south ends of the building about the mansard (Photo E-10). The building originally had a central mock tower created by the central entryway on the first floor (extant), 12/1 double hung windows on the second and third floors (extant) and a fourth floor center-bay balcony with wrought iron balustrade accessed by a 15-light door, the north side. The balcony, hood and tower were removed sometime between 1910 and 1927; it was replaced with a mansard dormer window matching those which are original to the building (Photo E-2).

The six-bay north (front) elevation has five 4/4 double-hung windows in the mansard-roofed fourth story above the boxed cornice line. All fourth story windows have open-pediment entablatures supported by scroll brackets. The second and third floors each have four 2/2 double hung windows, two to the east and two to the west of the aforementioned 12/1 windows. All first, second and third-story windows have a fully-architraved entablature, each with a central mock key-stone and scroll brackets at each side. Original shutters have been removed from the second and third floors. The first floor has floor-to-ceiling 1/1 double hung architraved windows flanked by louvered shutters in the two east and two west bays. A side-lighted entrance consists of a wood panel door flanked by wood half-panels with upper side light, square corner lights and rectangular transom. A massive two-bay architrave with incised decorative key-stone and scroll brackets, a larger version of the window treatment, surmounts the entrance (Photo E-1).

The ten bay east facade is divided into 4-1/2 bay main block on either side of a one-bay tower. There are 4-1/2 2/2 double hung windows on the second and third floors on each side of the tower with the half window nearly abutting the tower. On the first floor to the south of the tower there are four 1/1 double hung windows (Photo E-4).

CONTINUATION/AMENDMENT SHEET

Chestnut Lodge
Property Name

Historic Preservation
Certification Application

Continuation Sheet 3

500 W. Montgomery Ave., Rockville, MD
Property Address

To the north of the tower there were originally four floor-to-ceiling 1/1 double hung windows. The two toward the tower were removed as part of the 1950 addition. The third bay contains a door in the original opening and the fourth (northern most) bay is extant (Photo E-13). Original shutters have been removed from the east facade. All windows on the first, second and third floor originally had architraves matching those on the north facade. These are extant north of the tower but some have been removed south of the tower. Some of the removed architraves are in storage at Chestnut Lodge. At the fourth floor there are four dormer windows on each side of the tower which match those in the north facade.

The tower has 2/2 double hung windows with architraves on the north, east and south sides of the tower on the second, third and fourth floors which match those on the north facade (Photo E-3). One window remains on the south side of the first floor of the tower. Originally there were windows on the east and north sides at the first floor; these were removed when the 1950 addition was constructed. Architraves have been removed from the east and south sides of the tower.

The ten bay west facade had dormer windows matching those on the north and east sides (Photo E-7). There are 2/2 double hung windows on the first, second and third floor. These windows have brick flat arch. They never had wood architraves as this was a service side of the hotel, facing away from Rockville and toward the country. At the ground floor there are windows in the two north bays, a stair and a door in the third bay and windows in each remaining bay. The windows are light fixed sash. The windows decrease in exposure and size north to south.

The south (rear) facade consists of brick enclosed concrete porches with a flat roof and a one story brick semi-detached addition (Photos E-5 and E-6). None of these are visible from West Montgomery Avenue. The west side of the enclosed porches includes an elevator shaft which extends one story above the roof line (Photo E-6). This shaft contains a metal exterior door at the first floor. To the north of the elevator shaft there is a 6/6 double hung window below a rectangular air intake on the second, third and fourth floors. To the south of the elevator shaft there are a pair of 6/6 windows on the second, third and fourth floors and an entrance at ground level consisting of a two twelve-light doors. The east side of this enclosed porches encloses a stair at the north end, each level with a four-light window (Photo E-5). To the south there is a pair of 6/6 double hung windows on the second, third and fourth floors and a nine-light entrance door on the first floor.

The south facade has three bays each with a pair of 6/6 double hung windows on the second, third and fourth floors (Photo E-6). On the first floor there is a single 6/6 double hung window in the first bay and three 6/6 windows in the center bay. Three rectangular fixed windows are in the ground floor below these windows. In the east bay there is an entrance door covered by a shed roof; this enclosure has a pair of 6/6 double hung windows in the west side and one 6/6 window double hung window in the south facade adjacent to an entrance door. To the east of this entrance is

a semi-detached one story endgabled brick addition consisting of six bays on each side of a center corridor running east. The west facade has one 6/6 double hung window. The south and north facades each have a pair of 6/6 double hung windows in each of six bays. The east facade has a gable rectangular louver in the gable, one 6/6 double hung window in the south bay, a nine-light entrance door in the center, and a three sided bay window in the north bay (Photo E-4).

6. SIGNIFICANCE

The Administration Building at Chestnut Lodge was built as the Woodlawn Hotel in 1887. The building is the only survivor and the most elegant of Rockville's summer hotels. The architecture is basically intact in this building which combines French Second Empire and Queen Anne motifs. Since 1910 it has served as the main building of Chestnut Lodge, a nationally known psychiatric hospital.

HISTORY AND SUPPORT

The construction of a grand, four-story brick hotel evidenced Rockville's appeal as a desirable summer residence in the year 1887. The opening of the Metropolitan Branch of the B&O Railroad Company in 1873 marked a change in Rockville's traditional role in Montgomery County. Always a center of commerce and legal affairs as the county seat, after the coming of the railroad, Rockville also became a summer resort and commuter center. In addition to the hotels which had early been established to serve courthouse clientele, several larger hotels and many small ones were constructed to attracted city dwellers who wished to spend a weekend, holiday, or summer in the country. The Woodlawn Hotel was one of eleven buildings, ranging from small summer cottages to large villa homes, constructed in 1887. The building was designed by an (unknown) "skilled architect" for owner Charles G. Willson.[1] Extant photographs show French Second Empire influence in the design of the mansard roof pierced by dormers decorated by almost sculptured mouldings. The center pavillion on the top floor featured recessed French doors opening to a metalwork balcony; the overall fenestration has heavy scrolled or pedimented lintels. The 40 x 75 foot building had a covered porch on the north (front) and east side of the building at the first floor and large airy porches on all four floors on the south (rear) of the building.

[1] The Woodlawn Hotel is dated 1887 based on Mr. Willson's purchase of the land in November 1886. The advertisement for Trustees Sale, using the phrase "skilled architect:" appears in Montgomery County Judgment Records at JA4/303 (1887), and the hotel was unfinished at that time.

In architectural character, the Woodlawn Hotel joins a group of locally-interpreted large public buildings and commercial structures such as the 1880's Bay Ridge Hotel on the Severn River near Annapolis and the 1890 Chesapeake House at Betterton Beach on the Eastern Shore that bridge the French Second Empire buildings popular between 1850 and 1875 and the later, more elaborate Beaux Arts structures built from 1880 to 1930. The Woodlawn Hotel shows traits common to high-style Second Empire structures; symmetry, mansard roof, windows and doors emphasized by pedimented and architraved entablatures, as well as pattern variation in the slate roofing and brickwork, and incised decoration shared with Eastlake-influenced Queen Anne structures of the time.

Before the building could be completed, Mr. Willson filed for bankruptcy.[2] The advertisement for the Trustees Sale described all the modern amenities to be found in the building and also encouraged investors who might wish to subdivide the land; however, no buyers appeared. (See attachment 6, a copy of August 26, 1887 Sentinel advertisement for sale.)

Ten months later, in the summer of 1888, the Trustees of the Rockville Academy examined the unfinished building and resolved to use their legacy from the sale of the Julius West Farm to purchase the Willson Hotel on its five acres of land, and to buy the adjoining three acres of the still undeveloped land in "R.T. Veir Addition to Rockville" -- the total cost not to exceed $6,000.[3]

The Trustees decided instead to erect a new building on their own property. The unfinished hotel was sold to Mary J. Colley, proprietress of the Clarendon Hotel in Washington, D.C., and her partner Charles W. Bell for the same amount. A mortgage was obtained on Thomas Street.[4]

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[2] Montgomery County Sentinel, October 17, 1887, noted the Petition for Bankruptcy. On 4 November, 1887, the paper advertised the sale of the Willson farm off Great Falls Road of 188 including thoroughbred horses and mules and noted that it was "one of the best dairy farms in the state."

[3] Records of the Board of Trustees of the Rockville Academy for June and July, 1888 and May, 1889.

[4] The lots on Thomas Street lay 218 feet east of the Woodlawn property line. They had been purchased by Joseph Libbey in 1888 for $900, and were sold to Colley and Bell for 2,000 a few months later. (Land Records JA313/303). These lots remained undeveloped until 1937 when a residence was built on lot 8 for Frieda Fromm-Reichman, the renowned psychiatrist who was on the staff of Chestnut Lodge. The other lots remain undeveloped and for a part of the east Lawn of Chestnut Lodge and contribute to the open space of the Historic District and especially help preserve the setting of the Woodlawn Hotel.

When the Woodlawn Hotel finally opened for the 1889 season the Sentinel pronounced it the "chief attraction of the West End" and regularly printed announcements of social activities. The hotel was the scene of soirees, musicales and ballroom dances. Guests strolled the wide verandahs and the three acres of land shaded by chestnut and oak trees. The modern conveniences of gas lighting, electric bell systems and laundry services were provided. Guests, many of whom were prominent Washington, D.C. residents, usually arrived by train, traveling the mile to the hotel by carriage. The Tennally Town and Rockville Electric Railroad advertised that it would have its western terminus at the gates of the hotel.[5]

The hotel prospered for several years, though it was only open during the spring and summer. In 1893 Miss Edie Waring announced that she had leased the hotel for that season. But in 1906, the Colley/Bell mortgage was in default and hotel was back on the auction block, offered for sale at $7,100.[6]

The Montgomery Country Club, a social club, was organized in 1907 in Rockville. The organized proposed the purchase of the hotel and its grounds for golf, tennis and a clubhouse. Less grandiose quarters were procured in a private home on Forrest Avenue.[7]

The Sanborn Insurance Map of 1908 marks the hotel property "Vacant - Caretaker on premises", and shows the windmill, ice house, stable and laundry buildings. In that year Dr. Ernest Bullard, surgeon and professor of neurology and psychiatry from Milwaukee, was scouting possible locations on the east coast for a private sanitarium.[8] Dr. Bullard had witnessed firsthand in Wisconsin the shortcomings of a state-run mental system dependent on the mercy of budget and politics. His resolution to found a private facility based on quality care and the best known treatment from the mentallly ill was realized in the hospital complex which would be building around the site of the old hotel.

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[5] The trolley line did not enter Rockville until 1900, and the Mayor and Council began legal proceedings in 1902 to compel the company to fulfill its charter to continue the line through town; it did not serve the Woodlawn Hotel until 1904. (MacMasters and Heibert, A Grateful Remembrance, p 224.)

[6] Montgomery County Judgment Records, Equity #2234 (1906) at JLB5/18.

[7] Montgomery County Sentinel, June 14, 21 and 28, 1907.

[8] Material on Dr. Ernest Bullard's career and the founding of Chestnut Lodge is contained in Montgomery County Story of the Montgomery County Historical Society, Vol. 17, No. 4. It is based on Who's Who (1930 -1931), records, orientation papers and other material from the archives of Chestnut Lodge.

The City Commissioners of Rockville in 1905 had voted an ordinance that prohibited "sanitariums within the city limits"; however, since the Woodlawn property lay west of the town limits, Dr. Bullard was not deterred.[9] He spent a year and a half renovating and modernizing the building. Central heating, electricity, closets and modern plumbing were added to the building, but the silhouette and major composition of the roof, fenestration and integral trim were retained.

Dr. Bullard renamed his property Chestnut Lodge for the 125 chestnut trees there and began receiving patients in 1910. The 1918 Tax Assessment values the 5 acres of "Woodlawn property" and 3 acres consisting of lots 5, 6, 7 and 8 of "Veirs Addition" at $2,300 for the land and $12,500 for the improvements.[10]

Dr. Ernest Bullard died in 1931. His son Dexter M. Bullard, Sr., inherited the property and continued to operate Chestnut Lodge Sanitarium. In 1952 sanitarium was dropped from the name. Dr. Dexter M. Bullard, Sr. retired as Medical Director in 1969. Dr. Dexter M. Bullard, Jr. became the Medical Director and the third generation to head Chestnut Lodge. Dr. Dexter M. Bullard, Sr. died in 1981. Another son, Anthony Ray Bullard, Phd., became the Administrator in 1980. In 1983 the facility became Chestnut Lodge Hospital.

The hotel has been little altered since the 1909 remodeling. The vista from West Montgomery Avenue to the building is much as it was a century ago. No other buildings have been built adjacent to or in front of the building on the original land purchased by the hotel. Although the chestnut trees were lost to blight, other trees have replaced them on the shaded lawn.

---

[9] Minutes of June 19, 1905 of Rockville Mayor and Council record that, "A very large delegation of citizens met to oppose T.B. sanitarium, resulting in the ordinance forbidding such construction."

[10] Tax Assessment Records, 1888-1938, Land Records 1909-1959.

ATTACHMENT A
Exhibit 18

sooth, "a year or two's Latin" can not en-
hten louts like Tony Lumpkin, or dower
imbeciles with intellect.

ast in order, though perhaps, to use a hack-
yed jingle, not least in importance, I men-
n, among the advantages of classical cul-
e, the pleasure of the student in his work.
me may, indeed, regard this pleasure as
thical, but I, at least, can never forget
w the sunshine gladdened and gilded my
y th[illegible]h the years of school and college
[illegible] was a joy in translating. Vis-
s of [illegible]eliness came to me at the mid-
ht hour as by my lonely lamp I sat por-
over the eloquent pages of some favor-
author. My constant digging and delv-
in the rich gold fields of ancient thought
s repaid with many a precious nugget.
the classic literatures I found wit and
dom wedded to perfect form. Then there
s the pleasure of tracing back for myself
history of English words. Who that
not felt it can describe the intense de-
t with which a student discovers an in-
sting derivation, or restores the faded
ors of a verbal metaphor? It is surely no
n reward for our toil to be able thus
liscover the hidden beauties of speech.
ndreds and even thousands of English
rds are found to have histories of much
rest. And yet we so often hear the cry
t Latin and Greek are dead languages.
d! they live in your thoughts this hour.
d! they still glow with the orator's fire
dance with fairy step to the music of
poet. Dead! Latin words are spoken
the vineyards of sunny France, whis-
ed by cooing lovers under Italy's starlit
s, lisped by the lips of beauty in the
guage of Castile. Dead! newspapers are
ited to-day in the famous Grecian tongue.
d! the classics can not truly die; they
as immortal as the deathless souls whose
hless thoughts these deathless words ex-
sed!

have not sought to fortify by the dicta of
hority the positions taken in this essay.
'ill not, however, be amiss to quote the
ghty words of the celebrated "Opinion"
tes[illegible]y the Philosophical Faculty of
U[illegible]ity of Berlin to the German Min-
'o[illegible]ucation. "If we desired a supreme
t of culture to decide the classical ques-
," says Prof. Andrew West, "to what bet-
tribunal could we appeal than this? the
ral faculty of the most illustrious uni-
ity of the best educated nation in the
d." The gist of the faculty's opinion,
his subject, is contained in the following
ls: "The ideality of the scientific sense,
est in learning not dependent on nor
ed by practical aims, but ministering
e liberal education of the mind as such,
many-sided and widely extended exercise
e thinking power, and an acquaintance
the classical basis of our civilization
be satisfactorily cultivated only in our
tutions of classical learning." Those
demand additional authority may find
the hearty testimony of unnumbered
ent men who have gratefully acknowl-
d their debts to the classics, and in the
on of the overwhelming majority of
world's scholars, living and dead, as re-
ed in their public utterances, and crys-
ed in the curricula of colleges. I have
ar that the world will leave the path
has led so many to glorious achieve-
s. The clamor of the hour will soon
away, and the classics shall still be
shed whenever culture and art are
d. We need not exclude mathematics,
eed not exclude science, we need not
ude languages, ancient or modern. All
be studied, all ought to be studied, side
de in a correlated and co-ordinated
e. Such a system of education would
but not one-sided and lop-sided men,
[illegible] wide culture and symmetrical
[illegible] who would adorn their native
and elevate the standards of life. In
ountry's name we plead for this liberal
tion for American boys, in order that the
Republic of Republics, where the love
erty dwells in every heart and industry
her shining store, may become a re-
of letters too, whither literature and
e and art shall come to live beneath

a Kindergarten for Girls and Boys. There will also be a Primary Department.

Your patronage is requested. For particulars inquire of

Miss SOPHIE C. HIGGINS,
aug 26-tf Rockville, Md.

TRUSTEES' SALE

OF

VERY VALUABLE REAL ESTATE

—AND—

PERSONAL PROPERTY.

BY VIRTUE of a power contained in a Deed of Trust from Charles G. Willson and Elizabeth M. Willson, his wife, to the subscribers, James B. Henderson and Edward C. Peter, Trustees, bearing date the eleventh day of August, in the year eighteen hundred and eighty-seven, and the same day left for record with the Clerk of the Circuit Court for Montgomery county, Maryland, the subscribers, as Trustees named in said Deed of Trust, will offer at public sale to the highest bidder, on the premises, on

SATURDAY, 17th of September, 1887,

at 12 o'clock, M.,

all that portion of the land conveyed by said deed which is particularly described in two deeds, the one from Charles Veirs, Trustee for Rebecca T. Veirs, and Rebecca T. Veirs, to the said Charles G. Willson, bearing date the 12th day of December, A. D., 1886, and recorded among the Land Records of said Montgomery county in Liber J. A., No. 3, folio 420, and the other from John P. Mulfinger and wife to the said Charles G. Willson, bearing date the 16th day of February, A. D., 1887, and recorded among said Land Records in Liber J. A., No. 4. folio 364, containing in the aggregate

FIVE ACRES OF LAND,

MORE OR LESS.

This Lot is situated about one-fourth of a mile west of the Town of Rockville, in said county, on the public road leading from Rockville to Darnestown, and adjoins the lands of John P. Mulfinger, the devisees of Mary Mines, deceased, and the lands of Chas. Veirs, Trustee for Rebecca T. Veirs, and is admirably located as a place for suburban residences. The improvements consist of a

LARGE FOUR-STORY

BRICK BUILDING,

with a front of forty feet by seventy feet in depth, four stories in height, with basement for Kitchen and Dining Room, now in course of erection and nearly completed. Also a

FRAME STABLE,

two stories high, with comfortable sleeping apartments in the second story.

The Brick Building has been artistically designed by a skilled architect for a Summer Boarding House, and with its natural surroundings will make one of the most attractive suburban resorts in the vicinity of Washington.

The land will be subdivided and a plat of the subdivision can be seen by application to the Trustees, and will be exhibited at the sale.

Also the following

PERSONAL PROPERTY,

which is suitably adapted to the completion of said Brick Building, viz:

LOT OF DOORS, Window Frames, Sashes, Scantling, Weather-Boarding, Laths, Flooring, Posts for Porches, Shingles, Bricks, Rough Boards and other building material.

TERMS OF SALE.—For the Real Estate deposit of five hundred dollars will be required on the day of sale, and the balance of

and all necessary out-build
This property is locate
very refined, hospitable
farmers, and convenient t
schools, mills and postoffic

At the same time and pla
will also sell at public auc
est bidder the following P
included in said Mortgage,

1 Ten-Horse Tracti

and one 36-inches Empire S
feet six inch oak-tanned Belt

TERMS OF SALE, as p
Mortgage: Cash on the day
Conveyancing at the cost
THOMAS AND
W. VEIRS BO
aug 26-ts

FOR SA

A FARM OF ONE HUN
OF LAND, within 2 l
railroad, improved by a co
ling House of seven rooms,
Buildings and good fencing.
good quality and a considerable
is limed.

Also, Seventy Acres of Land
of cultivation, lying near the
Ohio Canal. This is a good
a man of small means in sea
eligibly located.

C. S.
aug 26-3m Ro

FARM FOR RE

or otherwise, 2 miles west of La
O., adjoining Bond Mill-Dam, o
tuxent, (mill burned,) old Edm
equal distance from Baltimore a
ton, 20 miles; 200 acres arabl
young clover, suitable for milk
any crops. Spring water in eve
☞ Apply at Milstead's
rel; to J. H. Harrison, on the
Wm. H. Owens, adjoining, or to
dall, Clerk's office, Court of Co
Calvert and Lexington streets,
Md. P. O. Box 520.

MORTGAGEE'S

BY VIRTUE of a power con
Mortgage from Elbert Perry
W. Jones, bearing date the first d
in the year eighteen hundred and
and recorded among the Land
Montgomery county, in Liber E.
24, folios 220, &c., the undersig
Attorney named in said Mortgage
at public sale to the highest bidd
premises, on

SATURDAY, 3rd of Septemb

at the hour of 2 o'clock, P.

all the property mentioned and de
said Mortgage.

This farm is situated on the po
known as the "River Road," abou
a-half miles from the village of Po
said county, fifteen miles from G
D. C., one-fourth of a mile fro
Lock, on the Chesapeake and Ohio
joining the lands of Wm T. Fisher
Connell, John L. C. Creamer and o
contains

260¼ ACRES OF L

MORE OR LESS,

about one-half of which is in first
oak, chestnut and walnut timber,
balance is arable land of excelle
quality and very easily improved.

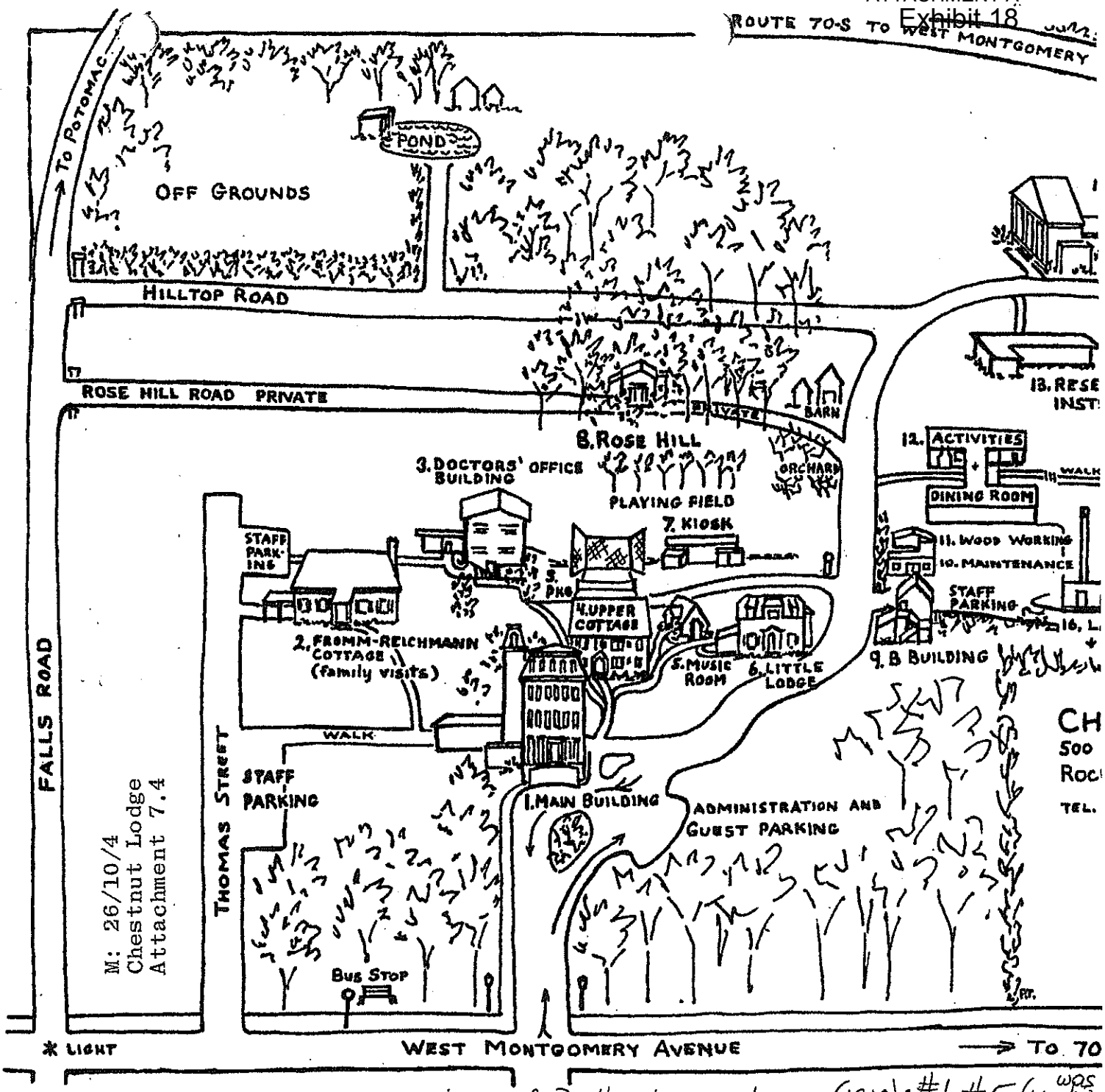
The farm is well watered and is
fencing. The improvements consist
two-story

FRAME DWELLING H

a Stable, Granary, Carriage-Hou
and other necessary out-buildings,
is also a good Orchard on the prope

Sentinel
August 27, 1887

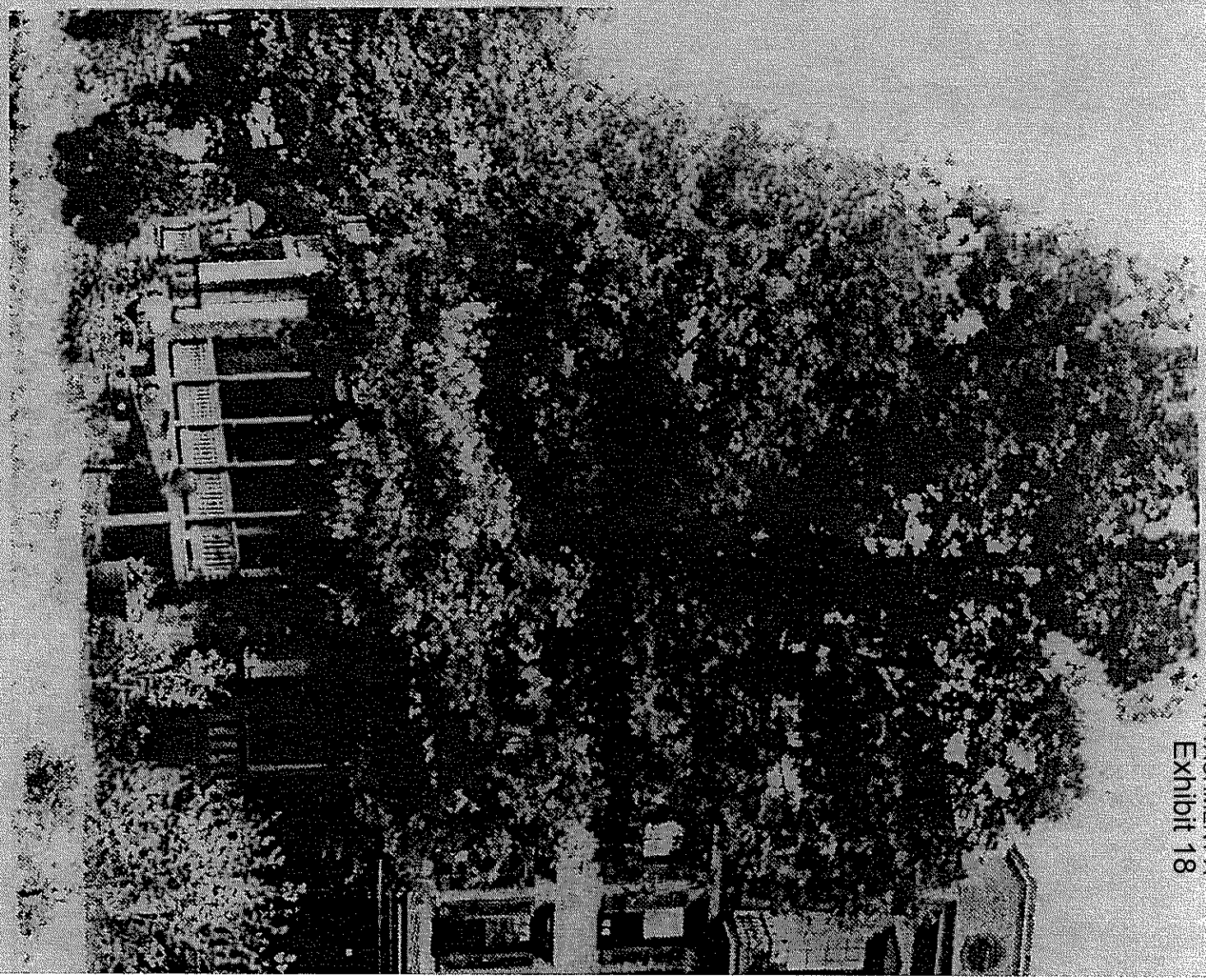
M: 26/10/4
Chestnut Lodge
Attachment 8.5

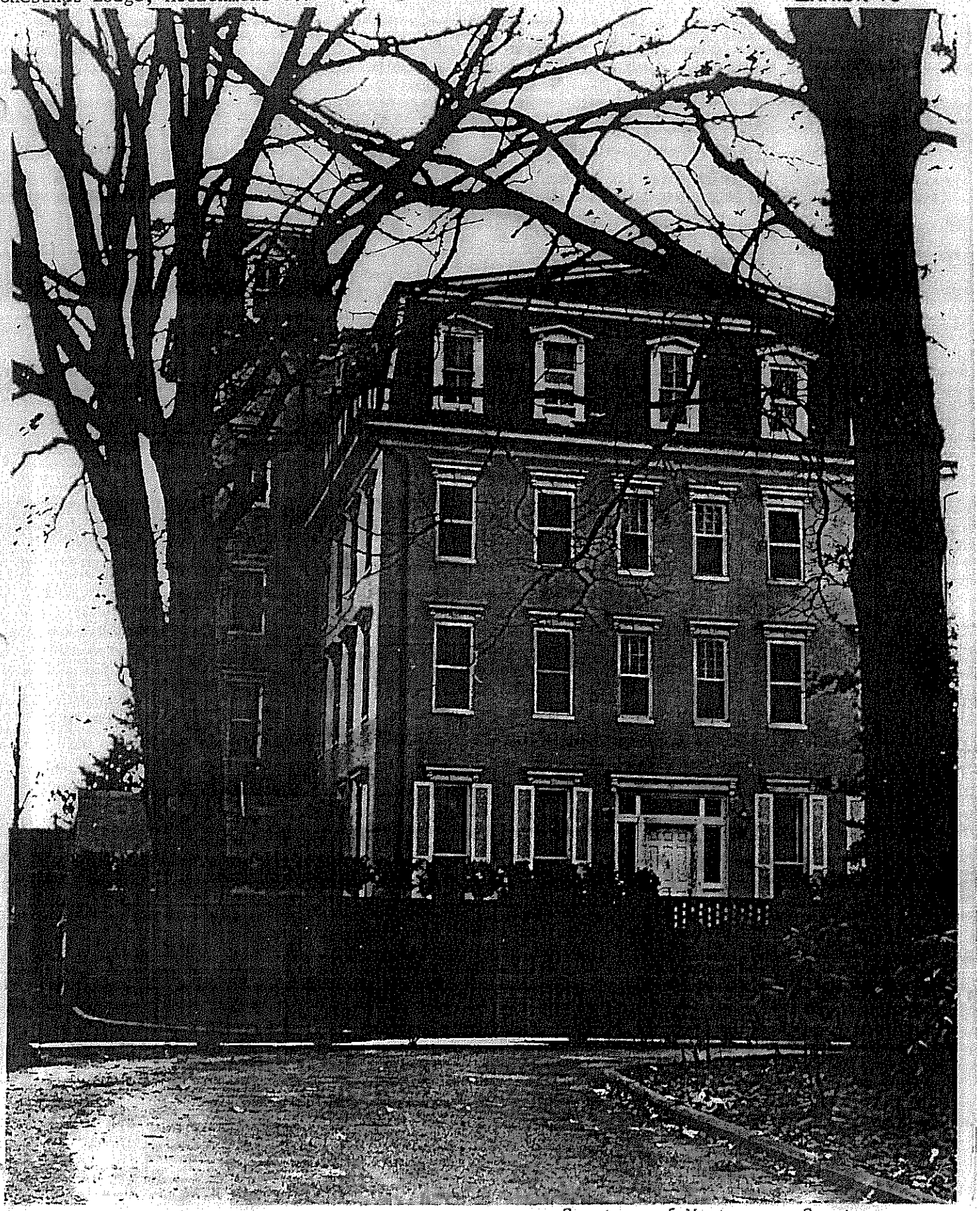


NOTES: Buildings present at time of Bullard purchase (1910): #1, #5 (ice house was

M:26/10/4
Chestnut Lodge
Attachment 8.6

Photographs of Chestnut Lodge, c. 1910. Courtesy Montgomery County Historical Society.

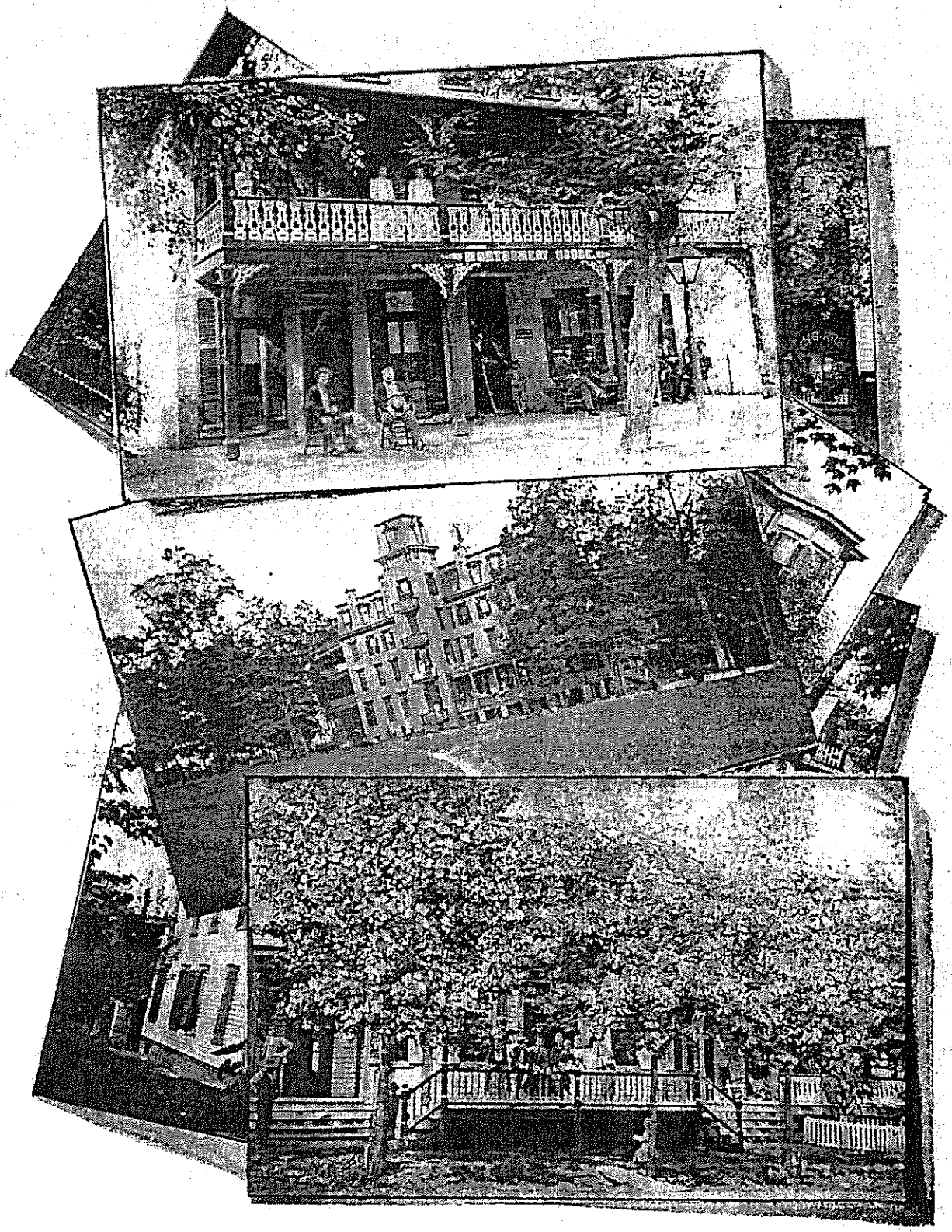




Courtesy of Montgomery County
Historical Society

M: 26/10/4
Chestnut Lodge
Attachment 8.8

5



ROCKVILLE HOTELS.

MONTGOMERY HOUSE. WOODLAWN HOTEL. CORCORAN HOUSE.

ATTACHMENT A
Exhibit 180-4

ACHS SUMMARY FORM

1. Name: Woodlawn Hotel

2. Planning Area/Site Number: 26/10 West Montgomery Ave. HD

3. M-NCPPC Atlas Reference: Map 15 Coordinate F-13

4. Address: 500 West Montgomery Avenue Rockville, Md.

5. Classification Summary

Category building
Ownership private
Public Acquisition N/A
Status occupied
Accessible no
Present use commercial/scientific

Previous Survey Recording MNCPPC
Title and Date: Historic Sites Inventor; 1976
Rockville Historic District Comm., 197
Federal x State x County x Local x
National Register, 1975

6. Date: 1886-9

7. Original Owner: Mary J. Colley

8. Apparent Condition

a. good b. altered c. original site

9. Description: Situated a good distance from Montgomery Avenue and surrounded by shaded landscaped lawns and gardens, this large brick building i imposing. It has stone foundations, is 5 bays across and 10 bays deep, 4 stories high, and faces north. A 2 bay, 1 story addition has been built on the east elevation.

Most windows are two-over-two double hung; many of the moulded wooden pedimented lintels have been removed, exposing the flat arches above the windows. The mansard roof has slate covering in plain and fishscale design; its lower edge has a boxed cornice line. There are 18 pedimented dormer windows, all four-over-four double-hung. There is a 5 story tower on the east elevation, with mansard roof and slate shingling, and an exterior brick chimney. There are 6 interior end chimneys in addition to this one.

10. Significance: The Woodlawn Hotel is important as the only remaining hotel of the late 19th century resort area in Rockville, and because of its contribution to County medical history. When Rockville's railroad station opened in 1873, the town (in addition to its role as County seat) became a summer resort and commuter center. Construction of the Woodlawn Hotel began in 1886 to attract City-dwellers who wished to spend time in the country.

The incomplete hotel was sold in 1889 to Mary J. Colley and Charles W. Bell, who opened it for business that year. Its success was due to its social gatherings, breezy porches, modern bells and lighting, and access to the train. Some summer boarders purchased lots in the growing town and constructed year-round residences. The boom was over by 1906, and the grand hotel was sold at public auction.

Dr. Ernest L. Bullard purchased it in 1908 and in 1910 opened Chestnut Lodge as a private sanitarium for the care of nervous and mental diseases. Today a third generation of Bullards operates this nationally-known facility.

11. Researcher and date researched: Candy Reed/Architectural Description Eileen McGuckian July 1978

12. Compiler: Eileen McGuckian

13. Date Compiled: 2/79

14. Designation Approval

15. Acreage: 7.17 acres

ATTACHMENT A
Exhibit 18
in West Mont-
gomery Ave. HD

M: 28/10/44

MARYLAND HISTORICAL TRUST

MAGI:

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC: Woodlawn Hotel

AND/OR COMMON: Chestnut Lodge Sanitarium

2 LOCATION

STREET & NUMBER: 500 West Montgomery Avenue

CONGRESSIONAL DISTRICT: 8th

CITY, TOWN: Rockville ___ VICINITY OF

STATE: Maryland

COUNTY: Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	X COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	X SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Anne W. Bullard

Telephone #: 762-3666

STREET & NUMBER: 500 West Montgomery Avenue

CITY, TOWN: Rockville ___ VICINITY OF

STATE, zip code: Maryland 20850

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER:

CITY, TOWN: Rockville

STATE: Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Historic District Commission Survey

DATE: April 1974

__FEDERAL __STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Rockville City Hall

CITY, TOWN: Rockville

STATE: Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is Rockville's last remaining grand hotel. Built in 1889 of common bonded brick on stone foundations and facing north, it is five bays across and ten bays deep and four stones high. A two bay, one story addition has been built on the east elevation.

On the north (front) elevation there is a one story brick porch with flagstone flooring. Two sets of twelve steps lead up east to west and west to east to a platform step leading to the porch. A curved brick wall is built north of the steps. The north (front) door is a wide wooden paneled door flanked by one-light sidelights and surmounted by a three-light transom. Generally, there are two over two double hung windows. Originally all the window had molded wooden pedimented lintels. Today many have deteriorated and been removed, exposing the flat arches above windows on the west elevation. At the first level of the north elevation there are one over one double hung windows flanked by white wooden louvered shutters. At the second and third levels on the north elevation the two center windows are nine over one double hung.

The mansard roof has slate covering in plain and fish scale design. On the north and south elevations there is a pedimented gable which surmounts the mansard roof. The lower edge of the mansard roof has a boxed cornice line. There are five pedimented dormer windows on the north and south elevations and four pedimented dormer windows on the east and west elevations. These are all four over four double hung wi ws. There is a five story tower on the east elevation near the southeast corner. This has a mansard roof with slate shingling. An exterior brick chimney arises along the east wall of the tower. In addition to this chimney, there are six interior end chimneys: three on the west and three on the east elevations.

The Chestnut Lodge is situated a good distance from Montgomery Avenue and is surrounded by shaded landscaped lawn and gardens.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD

__PREHISTORIC
__1400-1499
__1500-1599
__1600-1699
__1700-1799
X 1800-1899
__1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

__ARCHEOLOGY-PREHISTORIC
__ARCHEOLOGY-HISTORIC
__AGRICULTURE
X ARCHITECTURE
__ART
__COMMERCE
__COMMUNICATIONS
__COMMUNITY PLANNING
__CONSERVATION
__ECONOMICS
__EDUCATION
__ENGINEERING
__EXPLORATION/SETTLEMENT
__INDUSTRY
__INVENTION
__LANDSCAPE ARCHITECTURE
__LAW
__LITERATURE
__MILITARY
__MUSIC
__PHILOSOPHY
__POLITICS/GOVERNMENT
__RELIGION
X SCIENCE (medicine)
__SCULPTURE
X SOCIAL/HUMANITARIAN
__THEATER
__TRANSPORTATION
__OTHER (SPECIFY)

SPECIFIC DATES 1886-9 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Chestnut Lodge Sanitarium/Woodlawn Hotel is significant because it is the only remaining hotel of the late 19th century resort area in Rockville, and because of its contribution to County medical history.

The opening of the Metropolitan Branch of the B&O Railroad Company in 1873 marked a change in Rockville's traditional role in Montgomery County. Always a center of commerce and legal affairs as the County seat, after the coming of the railroad Rockville also became a summer resort and commuter center. In addition to the hotels which had early been established to serve courthouse clientele, several large hotels and many small ones were constructed to attract City-dwellers who wished to spend a weekend, holiday, or summer in the country.

Construction of a large, four-story brick "summer boarding house" was begun in 1886, but the property was sold (uncompleted) with 8 acres of land three years later to Mary J. Colley, proprietress of the Clarendon Hotel in Washington, D.C., and Charles W. Bell, for $6,000. The Woodlawn Hotel opened for business in early Spring of 1889, and was apparently quite a success. Summer guests, many of whom were prominent D.C. residents, enjoyed social gatherings, musical soirees, card games, dances, fresh vegetables, walks among the trees, and cool country breezes. The Woodlawn boasted electric bells, gas lighting, artesian water, 40 guest rooms, and breezy porches. Guests usually came by train, travelling the mile to the hotel by carriage.

The Gay Nineties were successful years at the Woodlawn, as they were for Rockville. A number of summer boarders stayed to purchase lots in the growing town and to construct year-round residences there. But by 1906 the "boom" was over, and the Woodlawn's owners, heavily in debt, had to sell their grand hotel at public auction. The hotel, stable, carriage house, laundry and servants quarters, and 8 "beautiful" acres were advertised as desirably situated for a hotel, sanitarium, or school. This appealed to Dr. Ernest L. Bullard, of Milwaukee, Wisconsin, who was a surgeon, general practicioner, professor of psychiatry and neurology, and disillusioned ex-politician; Dr. Bullard purchased the Woodlawn in 1908, renovated it, and in 1910 opened Chestnut Lodge as a private sanitarium for the care of nervous and mental diseases. The name Chestnut Lodge came from the more than 125 chestnut trees which graced the grounds.

Dr. Ernest Bullard administered Chestnut Lodge and was its only physician until 1925, when he was joined by his son Dexter. Dexter and his wife Anne were responsible for continuing and enhancing Chestnut Lodge's outstanding reputation for treating mental illness. This reputation and institution is continued today by a third generation of Doctors Bullard.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fitzsimons, Mayvis, "Woodlawn Hotel-Chestnut Lodge Sanitarium..." Montgomery County Story, Montgomery County Historical Society, Nov.
Montgomery County Sentinels.
Oral History: with Miss Lucy Smith, 108 Forest Avenye, who spent a summer at the Woodlawn in 1889 and stayed to build a permanent house in Rockville.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 7.17 acreas

VERBAL BOUNDARY DESCRIPTION

Lots 5, 6, 7, 8, Veirs Addition to Rockville

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE
Eileen McGuckian, Volunteer
Candy Reed
Architectural Description

ORGANIZATION
Sugarloaf Regional Trails

DATE
July 1978

STREET & NUMBER
Box 87, Stronghold

TELEPHONE
926-4510

CITY OR TOWN
Dickerson

STATE
Maryland 20753

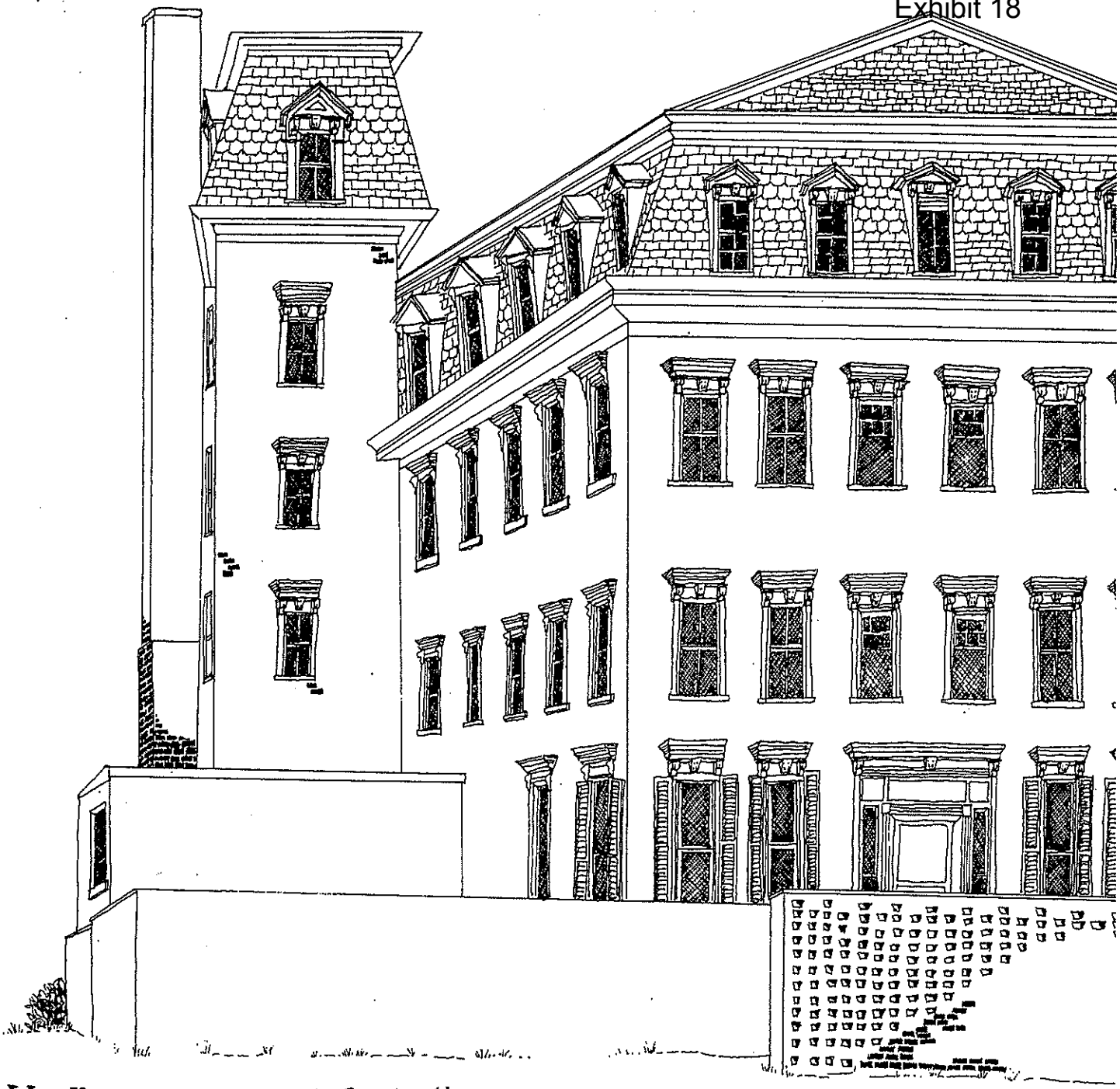
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: ~~Maryland Historical Trust~~
~~The Shaw House, 21 State Circle~~
~~Annapolis, Maryland 21401~~
~~(301) 267-1438~~

SUGARLOAF REGIONAL TRAILS
Box 87, Stronghold
Dickerson, Md. 20753
(301) 926-4510

PS-1108

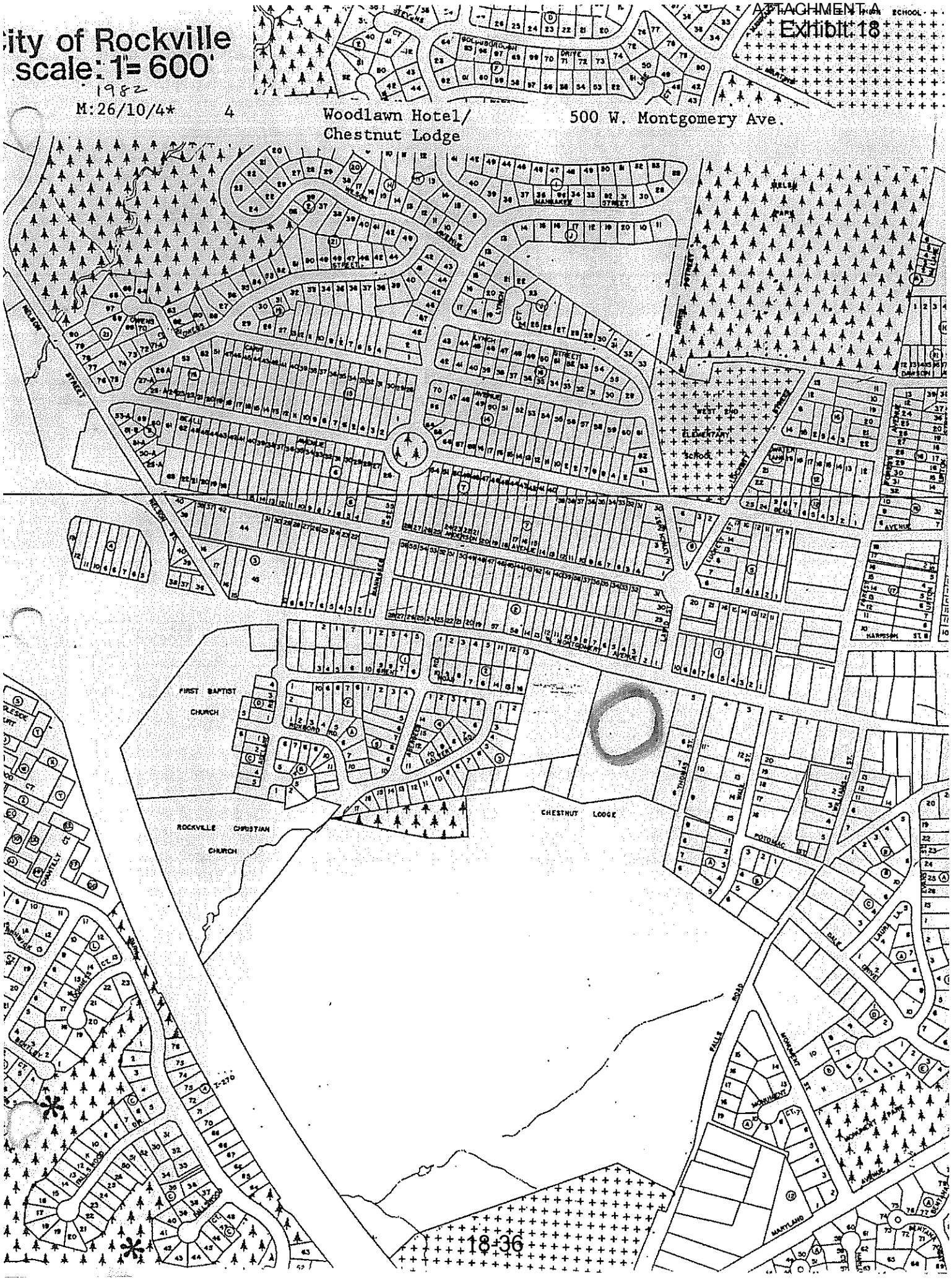


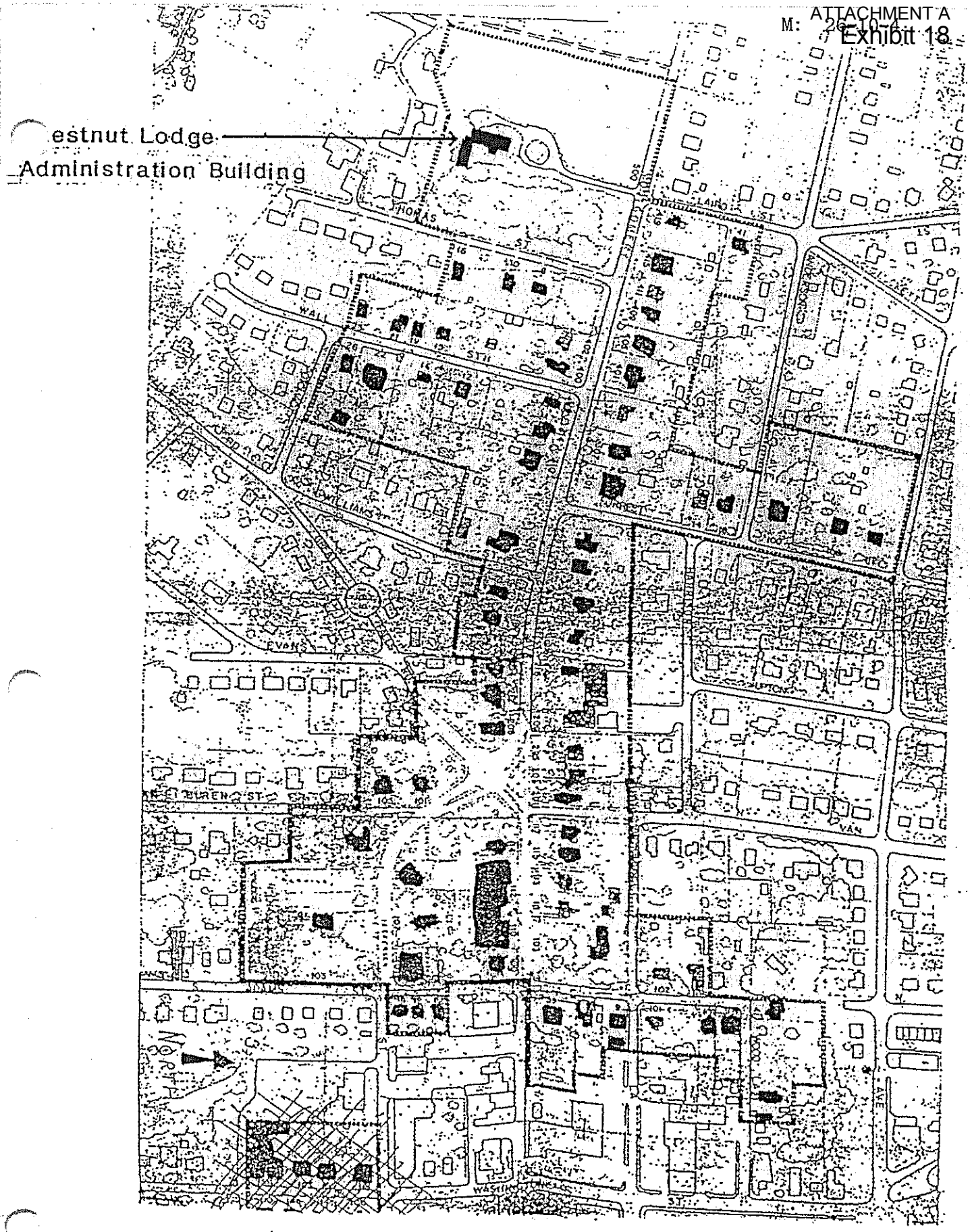
Woodlawn Hotel M:26-10-4

City of Rockville
scale: 1" = 600'
1982
M:26/10/4* 4

Woodlawn Hotel/
Chestnut Lodge

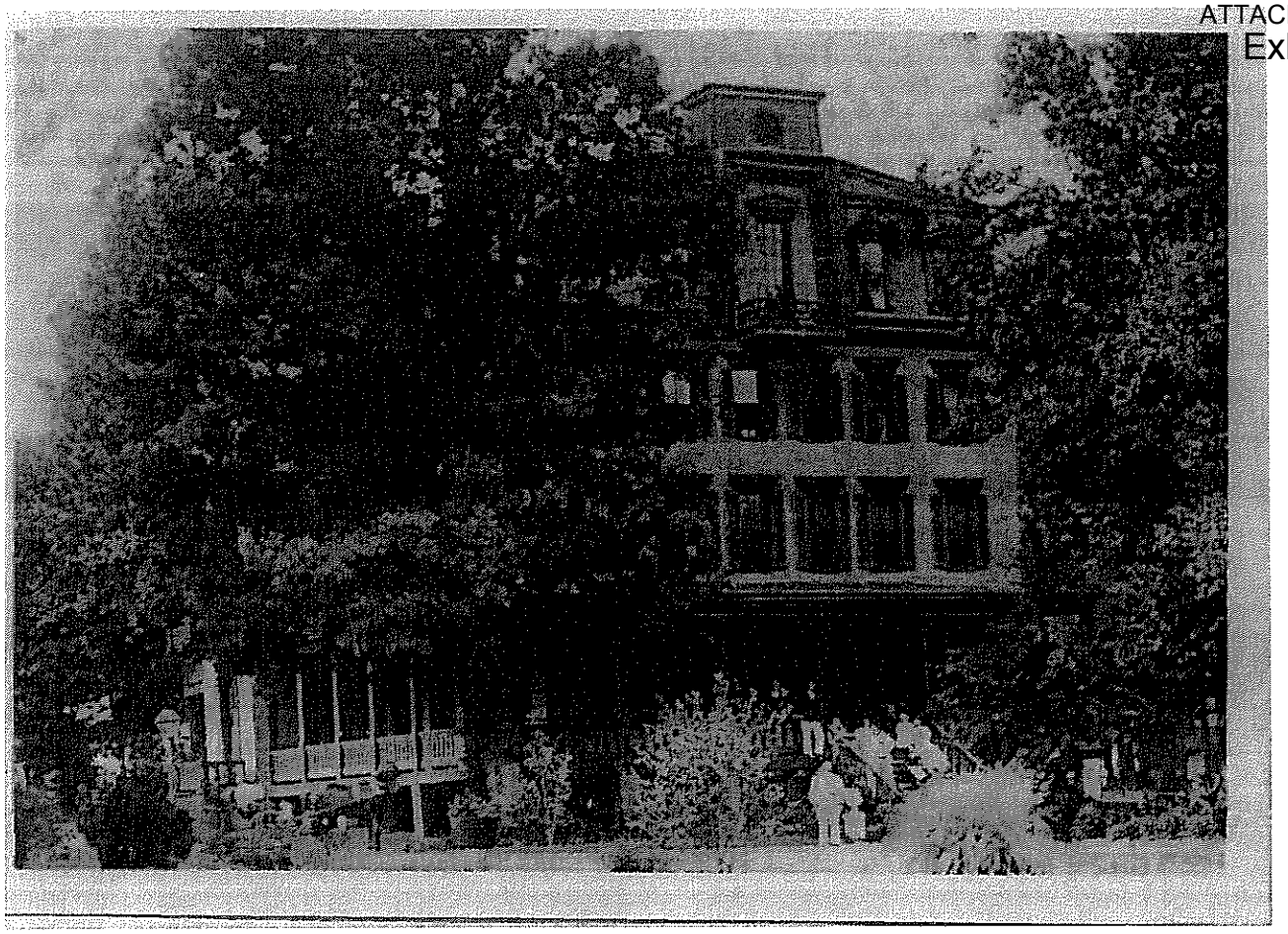
500 W. Montgomery Ave.



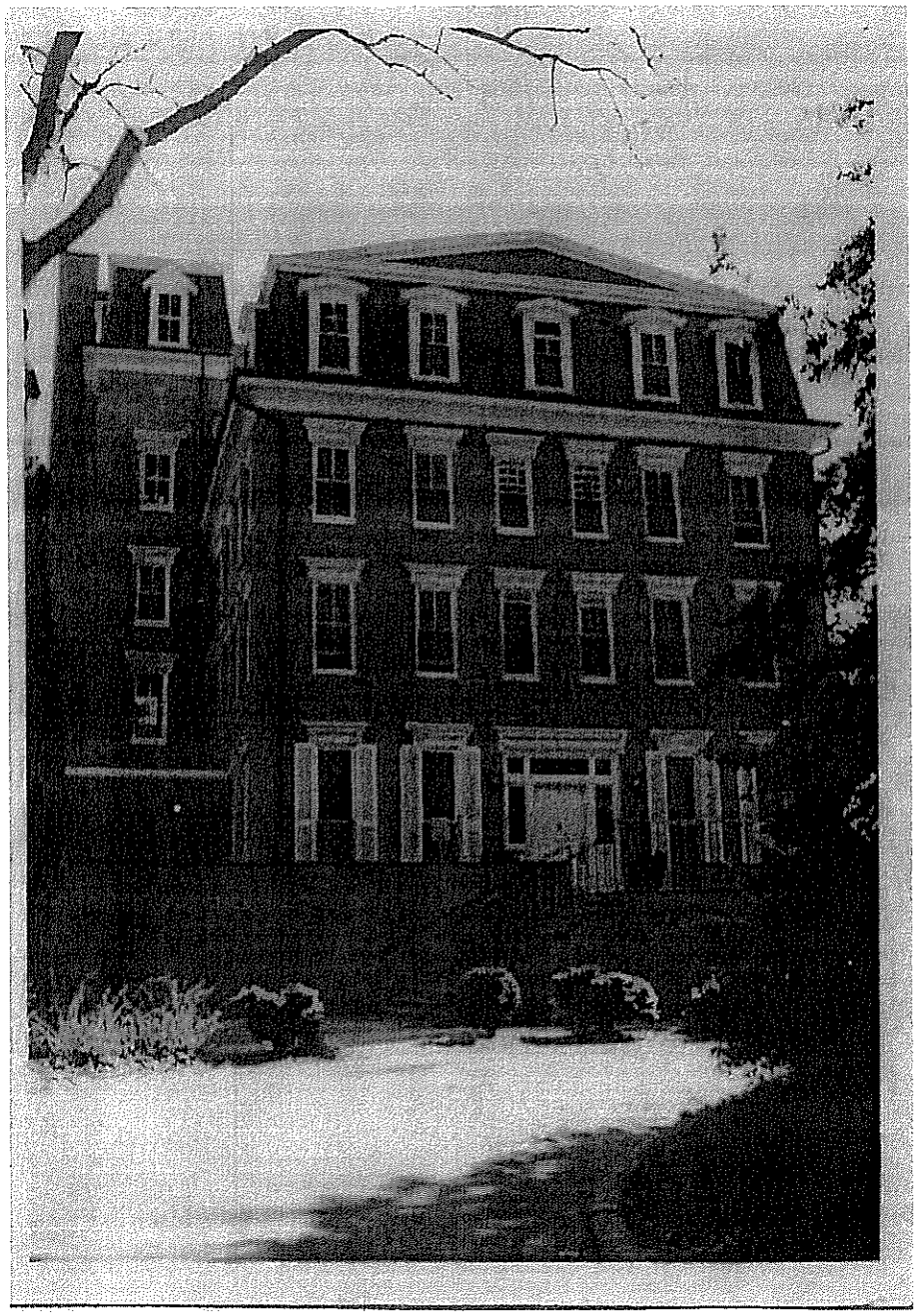


West Montgomery Area Historic District

NORTH



M: 26/10/4
Woodlawn Hotel
500 W. Montgomery Ave.
5/86 Rockville Md.
c. 1910



RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

M: 26/10/4
Woodlawn Hotel/
Chestnut Lodge
500 W Montgomery
Rockville
5-86

01860111

My name is Patricia Woodward and I have been asked by the President of the West End Citizens' Association to chair a committee regarding the latest developments regarding Chestnut Lodge. The formation of this committee was announced at our latest general membership meeting in May. We also heard the developer give a presentation of his proposal for six townhouses on the site of the Woodlawn Hotel/Main Building of Chestnut Lodge. The members of the committee at this meeting include:

1. Former Mayor Larry Giammo, who was the driving force to preserve as much as could be in the Historic area and front 8 acres abutting West Montgomery Avenue. I believe you already have written testimony from him.

2. Dr. Kate Ostel, a planning commissioner who was on the Planning Commission through the whole process. You will be hearing from her at the meeting.

3. Mr. Paul Newman, President of Home Owners Association of Henson Oaks (some of us still call or refer to it as "The Buckingham Property") which property adjoins the subject site on the west side.

4. Mr. Andrew Sellman – He is no stranger to Historic West End and owns the Conklin house at 411 West Montgomery Avenue that looks over to East Lawn and the site where the "Main" Lodge Building was located.

5. Marion Hall – She is a long time resident of Rockville and currently lives on the other side of the Buckingham property. She also had 2 sisters who worked at the Lodge as Switchboard Operators.

6. As to myself, I was a head nurse at Chestnut Lodge in the Main Building, as well as part time relief evening supervisor for the entire hospital. My tenure at the Lodge was from 1963-1975. I want to share with you my knowledge of the historic significance of Chestnut Lodge and what its prominence was in the "world of psychoanalysis."

Let me begin regarding the site's significance. The Woodlawn Hotel/Chestnut Lodge property has two periods of historic and architectural significance. First, it was the only surviving example of a late 19th Century hotel from Rockville's summer resort hotel era. Second, it was significant for its role as a nationally renowned facility for the treatment and research of psychiatric disorders. It was also unique for the integrity of the site, that is, the buildings and grounds allowed the site to convey its history as both hotel and hospital.

Chestnut Lodge Sanitarium Period from 1908-1996. Its role in the psychoanalysis of psychotic patients and its distinguished staff set this hospital apart from all facilities from the 1940's.

The hospital employed some of the nation's foremost psychiatrists. Dr. Frieda Fromm-Reichmann, a psychoanalyst, came to the Lodge in 1935. She remained on staff until her death in 1957. She co-founded the Wilson Alanson White Institute of Psychiatry, Psychoanalysis and Psychology in New York. She led "the Lodge" staff in focusing on interpersonal and social aspects of psychiatry, as well as

developmental impacts on personality. Another building on the property was built for her – the Frieda Fromm Reichmann Cottage, which Peerless Rockville owns.

Other notable staff: Dr. David Rioch – first chairman and Professor of nuero-psychiatry at Washington University School of Medicine. Henry Stack Sullivan, co-founder of the Wilson Alanson White Institute and the head of the Washington School of Psychiatry (1936-1947). Harold Searles and Robert Morris of the Menninger Clinic. Robert Cohen, who became the Director of Clinical Investigations at N.I.M.H. Dr. Otto Will, medical director at Austin Riggs Foundation in Massachusetts.

Chestnut Lodge became one of the three institutions studying psychotherapy. The others were the Menninger Clinic in Kansas and Austin Riggs in Massachusetts. A research building was built on the Lodge property that was funded by a grant from the Ford Foundation. Dr. John Cameron was the head person. Wing B (the stable) housed two other notable doctors Frances Brenneke and William Henlich. The Ice House was a functional building called the Music Room, and it contained a grand piano and musical sound systems. Little Lodge, home of Dr. Bullard Senior, until Rose Hill would be his final home. Little Lodge then because a nursing unit.

The historical significance of Chestnut Lodge is voluminous and its meaning and stature should never be lost to a whim or so called progress. The rehabilitated Main Building on the Lodge property was to be the Crown Jewel of West End of

Rockville as Glenview Mansion is to the East End of Rockville. That goal, therefore, should be the driving force behind what structure is permitted to be built on the Lodge property. At the western end of West Montgomery Avenue a city sign says Welcome to the Historic West End. As you travel into the West End from that sign, you see the Victorian Homes looking directly into the Lodge property, with its beautiful open landscapes, forever preserved from development. I, and many others, do not believe that townhouses are appropriate for this historic place and surroundings. Moreover, the proposed townhouses face Thomas Street with decks and garages seen from West Montgomery Avenue. The back sides of the townhouses also would face Little Lodge and the neighboring Buckingham property owners. The only building on this site that will be consistent with the historical and architectural significance of Chestnut Lodge is a reconstruction of the Woodlawn Hotel/Main Building of Chestnut Lodge. Thank you

Fw: Chestnut Lodge - Proposed Project Plan Application PJT2015-00005
Andrew Gunning to: Nicole Walters, Bobby Ray 09/09/2015 08:38 AM

More for the record.

Andrew Gunning
Assistant Director, Dept. of Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850
Phone: (240) 314-8206 (direct)
Phone: (240) 314-8200 (main)
Fax: (240) 314-8210
www.rockvillemd.gov
----- Forwarded by Andrew Gunning/RKV on 09/09/2015 08:37 AM -----

From: Paul Newman <Newman1259@live.com>
To: <planning.commission@rockvillemd.gov>,
Date: 09/08/2015 11:14 PM
Subject: Chestnut Lodge - Proposed Project Plan Application PJT2015-00005

To: Rockville Planning Commission
From: Paul Newman

I would like to express to you my significant concerns about the townhouse development that JNP Chestnut Lodge LLC (James Proakis) is proposing to build on the site of the former Chestnut Lodge (aka Woodlawn Hotel) main building. Briefly, my concerns include:

1) The footprint of the proposed building is much larger than that of the renovated and expanded building approved in the Chestnut Lodge PRU. Such a sizable expansion is not a minor change to the planned development and significantly alters the character of the site.

2) Instead of a finished, 4-sided building the proposed plan changes the west side into a back alley of 9 garage doors, vehicular parking, and trash bins. This is a material change to the character of the historic entry drive to the renovated Little Lodge, Ice House, and Stable; a historic relationship the original PRU was designed to preserve. Not only will this back alley be visible to adjacent neighbors but it will also be seen by everyone traveling eastbound on West Montgomery Avenue, the historic West End gateway to the City. Again, this is a material change to the intent and requirements of the approved PRU, not a minor amendment.

3) The developer has presented no analysis or rationale for why a building matching the approved plan cannot be constructed on this site.

Thank you for taking these concerns into consideration when examining the recently submitted application.

Paul Newman
8 Henson Oaks Lane

Rockville, MD 20850

Fw: Chestnut Lodge
Andrew Gunning to: Nicole Walters, Bobby Ray 09/09/2015 04:32 PM

More comments.

Andrew Gunning
Assistant Director, Dept. of Community Planning & Development Services
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----- Forwarded by Andrew Gunning/RKV on 09/09/2015 04:32 PM -----

From: John Britton <jbritton@closeup.org>
To: "Planning.Commission@rockvillemd.gov" <Planning.Commission@rockvillemd.gov>,
Date: 09/09/2015 04:23 PM
Subject: Chestnut Lodge

TO: Chair Don Hadley
Commissioner Anne Goodman
Commissioner David Hill
Commissioner Jack Leiderman
Commissioner Charles Littlefield
Commissioner Gail Sherman
Commissioner John Tyner

Dear esteemed Commissioners:

I am following with great interest the application and discussion to modify the PRU for the overall development of the Chestnut Lodge property to allow construction of townhouses and associated surface parking on the site of the former main building. I am a former Planning Commissioner with strong memories of the negotiations for and the compromise achieved with respect to the development of the Chestnut Lodge property. Townhouses on the site of the former main building would violate the integrity of that compromise. Accordingly, I respectfully request that you deny the application to modify the PRU.

I was a member of the Planning Commission when the Commission approved the development of the property. Confirmed by the then Mayor & Council, the approval was a thoughtful, transparent and careful compromise that accommodated the interests of both the developer and the community. I remember well the heated discussions with the developer to ensure that the overall development embraced the aesthetics and historical significance of the property. Hence: the front acreage was designated historic to ensure the open green space and trees would preserve the streetscape and the view shed of the property; the back of the property designated for development of luxury, single family

homes; and in-between, the renovation of the historic Chestnut Lodge main building (luxury condominiums) and scattered smaller buildings of the original property. This was an acceptable balance of interests and an awesome preservation of a significant portion of the original property with the crown jewel being the renovation of the main building. The preservation of the front acreage and trees and the redevelopment of the main building and reuse for condos (with underground parking) were integral components of the overall compromise for the development of the property and vital to the appropriate and respectful appearance and vistas demanded by the community writ large. Townhouses on that spot would have been and are unacceptable as they completely disrupt the purpose for which the development was approved.

A number of years ago, I visited the town of Mostar in what is now Bosnia & Herzegovina. The attraction in Mostar was a stunning stone arch bridge dating to the 16th century Ottoman period -- a UNESCO World Heritage site. Shortly after my visit, a regional war erupted (no evidence of cause and effect here!) and the bridge was completely destroyed. Rather than replace it with a modern monstrosity, the community and other stakeholders considered the bridge so important that it was re-built to its architectural and aesthetic integrity. The same approach should be taken with the Chestnut Lodge main building -- similarly completely destroyed albeit by a suspicious fire. So, ok, the analogy may be a tad hyperbolic. But what is not hyperbolic is the historic significance of Chestnut Lodge to Rockville and the crucial and inextricable place the renovated main building would play in the overall development of the property. Building townhouses on that site fatally destroys the basis on which we approved the development and would be an injustice to the public process and the mutual accommodations of interests that inform the current plan for the entire site. Personally, I would prefer a rebuilding of the main building that is architecturally in synch with the structure that once stood there (alas, still no certainty on the cause of the fire) with the previously approved condos and in-building parking. Failing that, the Commission should engage the community and all other stakeholders in a public and comprehensive process, with an informed and open dialogue, on the appropriate and respectful use of that parcel. I'll hazard a guess that it will not be townhouses with surface parking.

Thank you for your attention.

John Britton
203 Dale Drive
Rockville, MD 20850

Fw: Proposed Amendment to PRU2005-00022
Jim Wasilak to: Nicole Walters 09/14/2015 10:10 AM

For the record. Thanks, Jim

R. James Wasilak, AICP
Chief of Planning
Department of Community Planning and Development Services
jwasilak@rockvillemd.gov
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850
240-314-8211 (direct)
240-314-8200 (CPDS main)
www.rockvillemd.gov

City of Rockville
Get Into It

----- Forwarded by Jim Wasilak/RKV on 09/14/2015 10:10 AM -----

From: Marian <marian.hull@verizon.net>
To: planningcommission@rockvillemd.gov, historicdistrict@rockvillemd.gov
Date: 09/14/2015 09:44 AM
Subject: Proposed Amendment to PRU2005-00022

Irequest that you do not approve the proposed amendment by JNP Chestnut LodgeLLC for construction of seven townhouses on the site of the former ChestnutLodge Hospital at 500 West Montgomery Avenue.
Please see the enclosed file for my position.

Thank you, Marian Hull Planning Commission re PRU 2005-0022 09sep15.docx

To: Planning Commission, Rockville MD
Historic District Commission
Planning Staff

14 September 2015

Subject: Proposed Amendment to PRU2005-00022

I request that you do not approve the proposed amendment by JNP Chestnut Lodge LLC for construction of seven townhouses on the site of the former Chestnut Lodge Hospital at 500 West Montgomery Avenue.

Original PRU allowed for significant exemption to zoning restrictions in permitting seven condominium units in the then existing main Chestnut Lodge Building. The exemptions were largely granted in exchange for preserving the original structure that occupied this site for more than 100 years.

My reasons for this request include

* Original PRU allowed for significant exemptions to zoning restrictions in permitting seven condominium units in the then existing main Chestnut Lodge building.

* Proposal fails to resemble the original building in many ways:

  orientation to West Montgomery Ave. is wrong
  height is substantially lower (more than 1 storey lower),
  mansard roof is not recreated,
  prominent tower is missing.

* Newly constructed townhouses have not been permitted within the Historic District.

The current owner of this property should not be permitted to build without following the original conditions of PRU2005-00022.

I would argue further that this property has as much significance to the history of Rockville as the Glenview Mansion on the Lyon's Estate. Chestnut Lodge Sanatorium in its 90 years of existence was a major, highly regarded mental health institution in the United States that influenced the evolution of psychiatric practice and treatment in this country and worldwide.

Another way to honor the Chestnut Lodge is to plant new chestnut trees. This effort should be a joint one involving the developer, citizens and Rockville Recreation & Parks Department.

This proposal is an affront to the historic district and does no honor to Rockville's history.

Respectfully submitted,

Marian Hull
529 Brent Road
Rockville MD 20850

Fw: draft of CL article for newsletter
Andrew Gunning to: Nicole Walters, Bobby Ray 09/10/2015 08:44 AM

More info.

Andrew Gunning
Assistant Director, Dept. of Community Planning & Development Services
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----- Forwarded by Andrew Gunning/RKV on 09/10/2015 08:43 AM -----

From: Kate Ostell <kateostell@gmail.com>
To: "Planning.Commission@rockvillemd.gov" <Planning.Commission@rockvillemd.gov>,
Date: 09/09/2015 10:57 PM
Subject: Fwd: draft of CL article for newsletter

Dear Commissioners,

Commissioner Littlefield mentioned tonight at the briefing on Chestnut Lodge that he'd like a picture of the Main building. The attached is a preliminary draft of a very brief overview of the Lodge history prepared by a member of the WECA committee of CL.

Also, if you google "pictures of Chestnut Lodge" or something similar you can find other images.

Best,
Kate Ostell

Chestnut Lodge overview - v1.2.docx

Chestnut Lodge – Brief Overview

 The Woodlawn Hotel	The Chestnut Lodge site first achieved notoriety in 1889. That year the **Woodlawn Hotel** opened on that site to serve residents of Washington, DC desiring a break from city life. The hotel was noted for its all-brick construction, distinctive architecture and idyllic setting. Economic downturns in the 1890's and early 1900's took its toll. By 1908, the hotel was struggling financially and was sold to Dr. Ernest L. Bullard. In 1910, Dr. Bullard opened the **Chestnut Lodge Sanitarium** in what had been the original hotel building.
 Chestnut Lodge Main Building in 2003	Chestnut Lodge served mental health patients through 2000. During its 90-year history, Chestnut Lodge became one of the most notable mental health institutions in the world. Literally thousands of scholarly articles reference Chestnut Lodge and its doctors, and the research and treatments developed there. In 1995, 40 acres of the site were sold and became the Rose Hill and Rose Hill Falls neighborhoods. Chestnut Lodge closed in 2000. The remaining 20 acres, which included the Main Building and six other historically significant structures, was purchased by a developer, Chestnut Lodge Properties, LLC.
 	In 2006, Chestnut Lodge Properties was granted approval to build 36 new single family homes on the back 12 acres of land and demolish one historic structure. In exchange, the developer was required to renovate the remaining six historic structures, especially the Main Building which the developer committed to transform into seven condominiums. At that time the front eight acre parcel, which included the Main Building, the other historic structures, and expansive tree lawn facing W. Montgomery Avenue, was officially designated as a historic district.

	Unfortunately, Chestnut Lodge Properties failed to adequately protect the Main Building. Security fencing was not maintained. No security cameras were in use. No lighting was added. As a result, nighttime intruders were frequent – and both Chestnut Lodge Properties and the Rockville city government were well aware. Yet, nothing was done to appropriately secure the building. Late in the night on June 7, 2009, the Main Building was destroyed by fire. The subsequent investigation revealed the fire was caused by intruders.
<need an image or two of the parcel; with one from the W. Mont Ave side>	In January 2015, another developer, James Proakis, purchased from Chestnut Lodge Properties the 1.6 acre parcel on which the Main Building once stood. He has proposed building seven very large townhouses instead of the 7-unit condominium building approved for that site. The footprint of the proposed townhouses will be 63% larger than that of the approved plan to renovate and expand the original Main building. And, they will result in decks, garages and surface parking being visible from three sides, particularly W. Montgomery Avenue. Most critically, the proposed townhouses are not compatible with the historic significance of the site nor the historic district and surrounding neighborhoods along W. Montgomery Avenue. Meanwhile, the willful neglect which led to the destruction of the Main Building, arguably Rockville's most historically significant structure, is being ignored.

Fw: draft of CL article for newsletter
Andrew Gunning to: Nicole Walters, Bobby Ray 09/10/2015 08:44 AM

History: This message has been replied to.

And more.

Andrew Gunning
Assistant Director, Dept. of Community Planning & Development Services
City of Rockville
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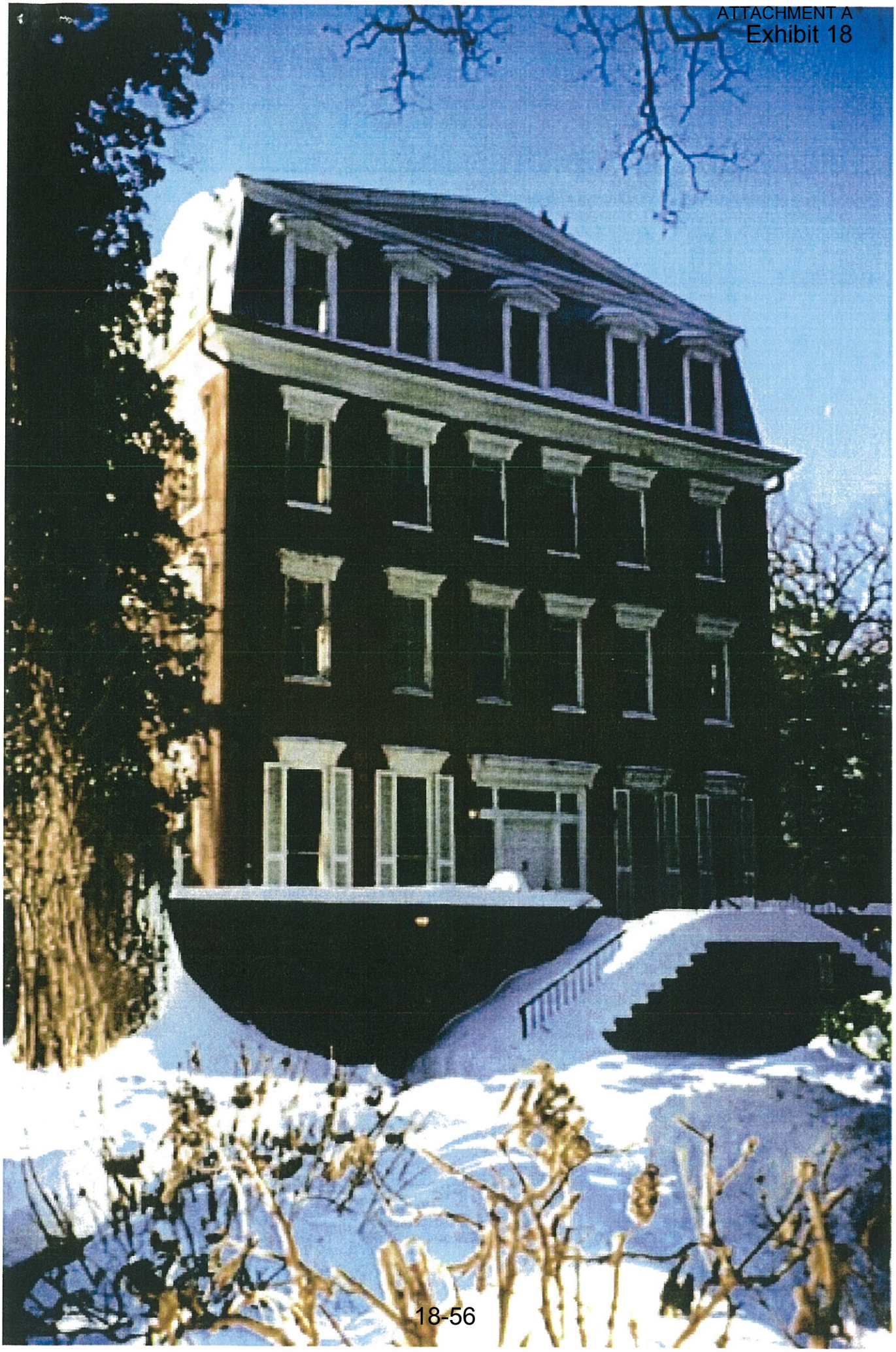
----- Forwarded by Andrew Gunning/RKV on 09/10/2015 08:44 AM -----

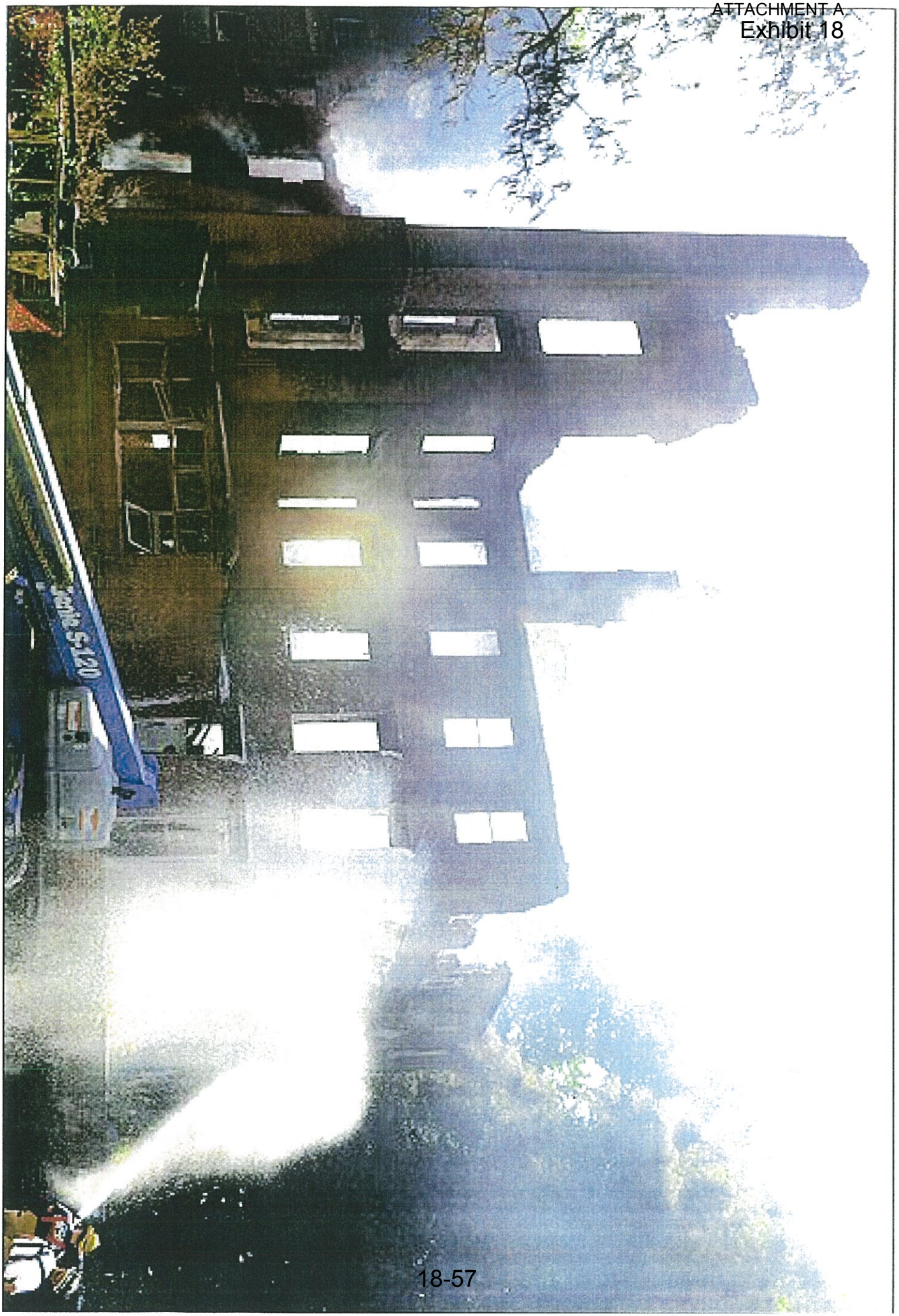
From: Kate Ostell <kateostell@gmail.com>
To: "Planning.Commission@rockvillemd.gov" <Planning.Commission@rockvillemd.gov>,
Date: 09/09/2015 10:58 PM
Subject: Fwd: draft of CL article for newsletter

Commissioners,

Here are a couple more. The first is, I think, particularly nice.

Kate Chestnut Main Lodge facing W. Mont..jpg Chestnut Lodge Jun 2009 after fire7.jpg




Jade S-120

Susan Swift
240-314-8202
sswift@rockvillemd.gov

From: Barbara Matthews
Sent: Monday, November 23, 2015 2:11 PM
To: Susan Swift <sswift@rockvillemd.gov>; Andrew Gunning <agunning@rockvillemd.gov>; Jim Wasilak <jwasilak@rockvillemd.gov>
Subject: FW: Chestnut Lodge - townhouse proposal - tonight's City Council meeting

FYI.

Barb

Barbara B. Matthews
City Manager
City of Rockville
111 Maryland Avenue
Rockville, MD 20850-2364
Phone: 240-314-8102
Fax: 240-314-8130

From: Larry Giammo [mailto:larry@larrygiammo.com]
Sent: Monday, November 23, 2015 1:06 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Subject: Chestnut Lodge - townhouse proposal - tonight's City Council meeting

Mayor and Council,

I hope to speak during Community Forum at this evening's meeting regarding the proposed townhouse development at Chestnut Lodge (I say "hope" because I have another engagement late afternoon and I'm not sure when I'll be returning to Rockville).

I wish to address:

a) The expectations the City had regarding the Main Building and which were reflected in the PRU (i.e., Chestnut Lodge Properties was allowed to do a lot on the site and, in exchange, the City required and expected the Main Building to be restored),
b) The willful neglect by Chestnut Lodge Properties, Inc. which directly resulted in the Main Building's destruction by arson (Chestnut Lodge Properties did nothing to secure or protect the site, even after they were well aware of intruders regularly entering the building), and
c) What I consider to be the illegal act by City staff whereby they expressly permitted the construction of the final four SFHs (33 – 36), despite the PRU explicitly requiring the Main Building to be rehabilitated prior to the last four building permits being issued. City staff substituted their judgement for what was very clearly spelled out in the PRU. The only appropriate means for nullifying the requirement would have been an amendment to the PRU. As reference, I have attached page 29 of the PRU plus the relevant letters between City staff and the developer's legal counsel.

All of this is highly relevant to the proposal for a townhouse development where the Main Building once stood.

As for tonight's agenda item during which you will receive a briefing from the successor to Chestnut Lodge Properties and who has proposed the townhouse development, I would ask that you also provide other stakeholders an opportunity to share their perspectives and potential concerns.

Thank you,

Larry

PS – Please enter this email and the attached document into the record for the proposed townhouse development.

Larry Giammo
larry@larrygiammo.com
301-213-5678

Nicole Walters

From: Barbara Matthews
Sent: Monday, November 23, 2015 4:04 PM
To: Susan Swift; Andrew Gunning; Jim Wasilak; Nicole Walters; Sheila Bashiri
Subject: FW: New Chestnut Lodge Development Plan tonight

FYI.

Barb

Barbara B. Matthews
City Manager
City of Rockville
111 Maryland Avenue
Rockville, MD 20850-2364
Phone: 240-314-8102
Fax: 240-314-8130

From: O'Meara, Jeanne (Time Life) [mailto:jeanne.omeara@timelife.com]
Sent: Monday, November 23, 2015 3:55 PM
To: mayorcouncil <mayorcouncil@rockvillemd.gov>
Cc: Bridget Newton <bnewton@rockvillemd.gov>
Subject: New Chestnut Lodge Development Plan tonight

Dear Mayor and Council,

I will keep this brief as I'm sure you have plenty to review in regards to this New Request of changing "Restoring the Chestnut Lodge Historic Building" (Burned down in 2009 Fire) to a "Town House Development".

Letters from the Developer would like everyone to believe they are keeping in line with the prior approve multi-dwelling of 6-7 Condo units. This is **extremely misleading**.

We have to stop here and review what WAS approved. The city, planners, community found the BEST way to utilize an Iconic Historic Building. We the Citizens of Rockville wanted keep the Heritage and beautiful of Chestnut Lodge and bring this showpiece back to life for the city. The **BEST** use of **THAT** building in that space was to restore it to all its former beauty and have multi-dwellings in the form of huge luxury condo with HIDDEN parking underneath. From the outside this would like the ORGINAL Chestnut Lodge in all its glory. This would have been the showpiece of Rockville had it not been burned to the ground. I'm disappointed that the prior developer even after it burned down did not see it thru. As we all

know it would have been cheaper for him to have rebuilt the "Chestnut Lodge" from scratch then to restore it. **SO let's take this minute to remember, that we all approved THE BEST USE FOR THAT HISTORIC PROPERTY IN A HISTORIC DISTRICT. Condos/Townhomes along would NEVER have been considered appropriate let alone would have been approved if there was no Historic Building to restore.**

The very notion that the city is entertaining approving townhomes in this location is absurd. We have to remove from our minds any prior notion that this multi-dwelling issues was already review. **AGAIN WHAT WAS APPROVED WAS THE BEST USE FOR A RESTORATION OF A HISTORIC LANDMARK IN OUR COMMUNITY**!
I would support this current builder to pick up where the prior builder left off and rebuilt the Chestnut Lodge building just as Morty proposed so very long ago.

The West Montgomery Ave Historic District will never be able to undo the disastrous decision if townhomes are allowed to be built on that property. 5 years from now, we will all be asking ourselves what we were thinking. This is a historic District of SINGLE FAMLY HOMES. That is the way it should stay. There is no shortage of Townhomes in Rockville, so there is no argument this is a needed development.

I urge the Mayor and the Council to do the right thing – We all know that any multi-dwelling units are inappropriate in this space and would not even have been able to progress to this state had there not been the Historic Chestnut Lodge tragedy...Let's not make another one by allowing approval.

Jeanne O'Meara
Historic Homeowner: 419 west Montgomery Ave
Prior Peerless Rockville Board member
H:301-309-2247

City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

January 11, 2013

Soo Lee-Cho, Esquire
Miller, Miller & Canby
200-B Monroe Street
Rockville, Maryland 20850

Re: Chestnut Lodge Rehabilitation Requirement

Dear Ms. Lee-Cho:

I have reviewed your letter dated November 26, 2012, regarding the conditions of approval of the Chestnut Lodge development requiring the rehabilitation of the Main Lodge building. I concur with your contention that requirements contained in, 1) Condition 16.c of Resolution No 3-06 approving the Chestnut Lodge Planned Residential Unit Exploratory Application, and 2) Section II.B.7 of the Schedule of Construction approved as part of the Detailed Site Plan Approval, regarding the rehabilitation of the Main Lodge building are no longer in effect due to the loss of the Main Lodge building on June 7, 2009. As such, the timing provision that required completion of rehabilitation of the Main Lodge prior to issuance of the 33rd building permit for a single unit detached home in the development, or by a date specified in the phasing plan, will not affect the issuance of remaining single unit detached building permits (SFDs) in the development.

Should you have additional questions, please feel free to contact me at 240-314-8211 or by email at jwasilak@rockvillemd.gov.

Sincerely,

R. James Wasilak

R. James Wasilak, AICP
Chief of Planning

Mayor Phyllis Marcuccio | Councilmembers John F. Hall, Jr. Tom Moore, Bridget Donnell Newton, Mark Pierzchala
City Manager Barbara B. Matthews | City Clerk Doug Barber | City Attorney Debra Yerg Daniel

Cc: Barbara Matthews, City Manager
Debra Yerg Daniel, City Attorney
Susan Swift, AICP, Director of Community Planning and Development Services
Marcy Waxman, Senior Assistant City Attorney
Bobby Ray, AICP, Principal Planner
Nicole Walters, Planner II
Harris Schwalb, Streetscape Partners, LLC
Howard Katz, Streetscape Partners, LLC

Law Offices Of
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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.424.9673 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER

MAURY S. EPNER (DC)
JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)

HELEN M. WHELAN (DC, WV)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)

SLCHO@MMCANBY.COM

November 26, 2012

R. James Wasilak, AICP
Chief of Planning
Department of Community Planning and Development Services
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

RE: Chestnut Lodge

Dear Jim:

Per our discussion, I am writing on behalf of Streetscape Partners, LLC to request clarification regarding certain provisions contained in the Chestnut Lodge Planned Development Governing Documents ("Governing Documents") dealing with the 'timing' of building permit issuance for the thirty-six (36) single family lots approved for the Chestnut Lodge Project ("Project").

As you know, Streetscape Partners has been working with the owner of the Chestnut Lodge property (Chestnut Lodge Properties, Inc.) since 2010 to build out the remaining single family lots that were approved pursuant to Exploratory Application PRU2005-00022 and Detailed Application PRU2006-0022A. The additional building elevations approved by both the Planning Commission and Historic District Commission to accommodate Streetscape's models, which include an optional breezeway connection between the main house and garages, have been very well received, and based on the current market, the single family portion of the Project is anticipated to reach full build-out in the near term.

In that regard, I am writing to request concurrence from the City that the original 'timing' provisions, requiring the 'rehabilitation of the Main Lodge' prior to the issuance of the final four

(4) single family permits, have been rendered impossible to perform and ineffective by operation of law. The specific language can be found in the Governing Documents as follows:

(A) Exploratory Approval (Resolution No. 3-06): Condition 16.c. of the Exploratory Approval (attached) provided that "[c]ompletion of the rehabilitation of the Main Lodge building... shall occur prior to the earlier of the following events: (1) issuance of the 33rd building permit for a new single family home or (2) a date certain as specified in the phasing plan."

(B) Detailed Site Plan Approval: The "Schedule of Construction" (attached) that was ultimately approved by the Planning Commission in conjunction with the Detailed Site Plan did not set a date certain but contained a similar 'timing' provision as (1) above, referencing the 33rd building permit, as follows:

> Section II.B.7.:
>
> Lodge: Rehabilitation of the exterior of the existing Lodge, all structural improvements, construction of the exterior envelope and parking garage of the proposed addition will be substantially complete and the building weather-tight prior to the issuance of the 33rd single family building permit...

The tragic loss of the Main Lodge building by fire on June 7, 2009 has rendered its rehabilitation, in accordance with the above 'timing' provisions, impossible to perform. The property owners continue to evaluate options for a replacement structure on the former Main Lodge site and, as you know, have informally met with City planning staff to solicit design input and guidance on potential proposals for the City's consideration. Any future proposal, however, must obviously be of wholly new construction and cannot be a 'rehabilitation' of the previous structure as originally intended when the above 'timing' provisions were agreed upon by the parties. As such, it is our legal opinion that these provisions have been rendered ineffective by operation of law. We respectfully request the City's concurrence with our opinion and confirm that issuance of the final four (4) single family building permits will not be delayed or affected by these 'timing' provisions.

Thank you for your consideration of this matter.

Sincerely yours,

Soo Lee-Cho, Esq.

Attachments

cc: Barbara Matthews, City Manager
Debra Yerg Daniel, City Attorney
Susan Swift, Director of CPDS
Harris Schwalb, Streetscape Partners, LLC
Howard Katz, Streetscape Partners, LLC

c. With the submission of the first Detailed Application for the development, the Applicant shall submit for review and approval by the Planning Commission a phasing plan that shall include the timing of the rehabilitation of the Chestnut Lodge main building, the Rose Hill Barn, the Little Lodge, the Stable, and the Icehouse and the construction of the new 36-single family homes. Completion of the rehabilitation of the Main Lodge building, Rose Hill Barn, Little Lodge, the Stable, and the Icehouse shall occur prior to the earlier of the following events: (1) the issuance of the 33rd building permit for a new single family home or (2) a date certain as specified in the phasing plan. The phasing plan shall also provide for the timing of the conveyance of Frieda's Cottage to Peerless Rockville and the timing of its subsequent rehabilitation .

d. The Applicant shall produce a photographic record of development, starting with a photographic record of the site as it appears before demolition and ending during construction. These photographs shall comply with the following specifications:

i. Pre- demolition. Before issuance of the clearing, grading and demolition permit the Applicant shall submit views of north, south, east and west facades of the buildings to be demolished or reconstructed, as well as at least one photo of the site before any clearing or grading including the existing physical relationship with adjacent buildings and streets. The photographic record shall also include all historic aspects of the facades of the building to be demolished or reconstructed. Applicant must comply fully with documentation and other conditions of HDC Certificate of Approval Application HDC2005-00336 as approved July 21, 2005.

ii. Cleared site. Subsequent to demolition, the Applicant shall submit views of the cleared site facing north, south, east and west, with adjacent buildings and streets included.

West End Citizen's Association
February 29, 2016

Planning Commission and City Support
Staff
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850-2364

Subject: Examples of Accepted Historic Reconstruction efforts across the Nation

The West End Citizen's Association (WECA), Committee for Historic Chestnut Lodge, presents the attached document(s) for your consideration. You will find this information a useful reference as the City deliberates the proposed amendment to PRU2005-00022, its associated project plan, and public comments from the Citizens of Rockville.

Historic Reconstruction of a lost, historically-significant structure is one of the (4) approved techniques used in the Secretary of the Interior's Technical Preservation Services (TPS) and is used far more frequently than most preservationists would expect.

Attached is a brief excerpt from the Secretary of the Interior's TPS Standard For Reconstruction, which helps define what Reconstruction is, and how it is best applied. We believe Reconstruction is viable in Rockville.

The second attached document, a 2011 Virginia Commonwealth University (VCU) Master's Thesis, describes many examples across the United States of successful efforts at Historical Reconstruction. These include efforts made by private organizations, city, county, state, and national levels. Many of these reconstructed properties are recognized nationally as 'historic resources' within historic sites.

The sheer volume of examples described and pictured within the document include site visits, interviews, and the author's analysis to provide valuable evidence that Historic Reconstruction, done under the proper constraints and rules, is a viable option on certain historic sites.

We invite the City Government to review the attached document, and if they agree with the findings of the document, to officially recognize Historic Reconstruction as an acceptable method of Historic Preservation in the City of Rockville.

Sincerely,
Patricia Woodward, Civic Activist and WECA Committee on Historic Chestnut Lodge Chair

Larry Giammo, former Mayor of Rockville

Dr. Kate Ostell, former Planning Commissioner of Rockville

Paul Newman, President of the Thirty Oaks Home Owner's Association

Marion Hull, Civic Activist

Andrew Sellman, Historic Home Custodian

Noreen Bryan, President of the WECA

West End Citizen's Association

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The Reconstruction of Historical Buildings: A Visitor and Historical Site Study

Alyssa Holland
Virginia Commonwealth University

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The Reconstruction of Historical Buildings:

A Visitor and Historical Site Study

A thesis submitted in partial fulfillment of the requirements for the Degree of Master of Arts at Virginia Commonwealth University

By

Alyssa Gay Holland

Longwood University

B.A. in Public History, 2004

Director: Dr. John Kneebone, Associate Professor

Department of History

Virginia Commonwealth University

Richmond, Virginia

December, 2011

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Acknowledgement

The author wishes to thank a number of people. My parents David and Donna Holland and my sister Rachael for their support. My boyfriend Chris Bingham that has been very supportive and patient throughout all our years of trying to complete this thesis. An enormous thank you to Dr. Kneebone for his patience, help and support with this project. The National Park Service, specifically Appomattox Court House National Historical Park, for giving me the opportunity to work for a wonderful institution while finishing my thesis and beyond. All of the site workers and Red Hill National Memorial for allowing me to interview visitors at their site. Finally I wish to thank all my friends, co-workers and doctors that helped me to complete this project.

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Abstract

Is It Ethical to Reconstruct a Historical Building: A Public History View.

By Alyssa Gay Holland, M.A.

A thesis submitted in partial fulfillment of the requirements for the degree of Masters in Arts at Virginia Commonwealth University.

Virginia Commonwealth University, 2011

Major Director: Dr. John Kneebone, Associate Professor,

Department of History

The reconstruction of historical buildings has been debated by preservationists, archeologists and historians, both with each other and within their own fields. But no matter how intensely scholars discuss and disagree on the subject, professionals at historic sites still continue to reconstruct historical buildings. The questions surrounding historical reconstruction include: is it ethical to reconstruct historical buildings? Is it worthwhile to reconstruct historical buildings for the benefit of the general public? I surveyed historical site workers from across the country and visitors from Red Hill National Memorial, the last home of Patrick Henry. From the survey, visitors seem to remember where they have seen reconstructions, sometimes what happened to the original buildings and learn about the history and preservation of the historic location. Sites that continue to reconstruct and follow all the preservation laws and regulations and inform the public on why the site reconstructed the building(s) are getting it right.

Chapter One-History of Reconstructing Historical Buildings

Reconstruction, according to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, is defined as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."[1] The reconstruction of historical buildings has been debated by preservationists, archeologists and historians, both with each other and within their own fields, since the creation of the first major reconstruction project at Colonial Williamsburg in 1926. But no matter how intensely scholars discuss and disagree on the subject, professionals at historic sites still continue to reconstruct historical buildings. The questions raised by surrounding historical reconstruction include: is it ethical to reconstruct historical buildings? Is it worthwhile to reconstruct historical buildings for the benefit of the general public? Why should historical sites spend money on a reconstructed historical building that may or may not be accurately represented? By looking through the history of the preservation and reconstruction of historical buildings, one can understand the controversy over historical reconstruction, which continues even today.

[1] Anne E. Grimmer and Kay D. Weeks, *The Secretary of the Interior's Standards for the Treatment of Historical Properties: Guidelines for Preserving, Rehabilitating, Restore and Reconstructing Historical Buildings*, (Washington, D.C.: U.S. Department of the Interior) 1995; The Secretary of the Interior's Standards for the Treatment of Historical Properties: Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historical Buildings Website. http://www.cr.nps.gov/hps/tps/standguide/.

Preservation of historical buildings in the United States did not begin until the 1850s when women's groups started to save and preserve historical locations such as George Washington's home at Mount Vernon in Virginia.[2] The reconstruction and or relocation of historical buildings began in the late nineteenth century and aroused little or no opposition. Private groups or individual businessmen started buying historical buildings, dismantling them, and relocating them to world's fairs or to large cities in order to reconstruct them as museums. The main reason for this relocation of historical buildings involved the desire to profit from the resultant tourist trade. From the 1880s through the 1920s, it was very difficult for Americans to travel due to inadequate roads and few could afford to travel great distances or for very long periods of time, meaning that it was nearly impossible to make a profitable tourism business out of most historical buildings on their original sites. It was much easier to dismantle a historical building and move it to a more densely populated area for the main purpose of profit. Unfortunately, the preservation of these buildings did not seem to be the highest priority. Following several world's fairs, many reconstructed buildings disappeared or were allowed to deteriorate far away from their original locations. One example is Libby Prison, originally located in Richmond, Virginia, which operated as a Confederate prison for Union officers during the Civil War. In 1888, W. H. Gray, and an association of other Chicago businessmen, created the Libby Prison War Museum Corporation with the intention of dismantling the building and bringing it to the Chicago World's Fair scheduled for 1893. In 1889, the building was moved to Chicago near where the World's Fair was to be held and reconstructed as the Libby Prison National Museum. By 1899,

[2] Mount Vernon Ladies' Association was created in 1853 and recognized as the first national preservation organization in America.

when the museum ceased to make a profit, it was sold, dismantled, and pieces of the building were sold off as souvenirs. At this point, sadly, no standards for the preservation or reconstruction of historical buildings existed.[3]

In the early Twentieth century, a few of the first permanent museums with historical reconstructions included the Hancock Mansion in Ticonderoga, New York; the Benaiah Titcomb House in Newburyport, Massachusetts and the Theodore Roosevelt Birthplace in New York City. The first and third of these historical buildings were reconstructed, with all or mostly new materials, near or on their original sites. The Benaiah Titcomb House was relocated to the nearby town of Essex, Massachusetts.[4]

Before the existence of the National Park Service and formal standards for reconstructing historical buildings, one of the first scholars to discuss historical reconstruction was William Appleton. A pioneer architectural preservationist, Appleton founded the Society for the Preservation of New England Antiquities, now renamed Historic New England, in 1910. Appleton opposed moving a historical building in order for it be reconstructed elsewhere, but was not against utilizing new materials in order to reconstruct a building on its original site for educational purposes.[5]

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[3] R.W. Wiatt, Jr., *Official Publication #12, Richmond Civil War Centennial Committee, 1961-1965*.

[4] Charles B. Hosmer, Jr., *Presence of the Past: A History of the Preservation Movement in the United States Before Williamsburg*, (New York: G.P. Putnam's Sons 1965), pp. 146-148, 277-278; Shania Hancock Mansion in Ticonderoga, New York, demolished in 1863 and reconstructed in the mid-1920s as a replica of Thomas Hancock's home, he was the uncle to John Hancock of the American Revolution and President of the Second Continental Congress. The house is now used by the Ticonderoga Historical Society, www.thehancockhouse.org/*; The Benaiah Titcomb House, built c. 1695, forced to dismantle the house and move from Newburyport, Massachusetts to Essex, Massachusetts in the early 1900s; Theodore Roosevelt Birthplace is located in New York City, demolished in 1916 and reconstructed in the early 1920s on the original location.*

[5] Charles B. Hosmer, Jr., *Presence of the Past: A History of the Preservation Movement in the United States Before Williamsburg*, pp. 12-13; *Historic New England website*, http://www.historicnewengland.org/about-us/founder-and-history-1; William Sumner Appleton (1874-1947) Born in Boston, Appleton went to Harvard and became a businessman in real estate. After having a

The first major reconstruction and restoration projects were started by John D. Rockefeller and Henry Ford. In 1926, Rockefeller and Reverend Dr. W.A.R. Goodwin, the rector of Bruton Parish Church, decided to save what was left of historic Williamsburg, the colonial capital of Virginia. Now called Colonial Williamsburg, the site has restored eighty-eight historical buildings and reconstructed over three hundred and fifty buildings between 1930 and the present; the most recent is the reconstruction of Charlton's Coffeehouse in 2009 and the Anderson Blacksmith Shop and Public Armory currently happening. When preservationists started to discuss the problems with reconstructing historical buildings they often focused on the accuracy and authenticity of the reconstructions at Colonial Williamsburg. Some preservationists and historians felt, especially early on in the preservation process, that Rockefeller only focused on the upper-class homes and trade buildings and not those of lower class citizens, farmers or slaves of Williamsburg. Also, the problem of only focusing on one time period and not the whole life of a town come into play. This is why, in some circles, even with the site beginning to expand in its interpretation and focusing on a broader area of the past, there are those who call Colonial Williamsburg the Disney World of history.[6] Unlike Rockefeller's method of reconstructing and restoring buildings on the historical site, Henry Ford dismantled and shipped one hundred historical buildings to his 255-acre reserve in Dearborn, Michigan. Ford wanted to create a museum focused on the industrial history of the United States and, by 1933, opened Greenfield Village and the Henry Ford Museum. The establishment of Greenfield Village, as well as other similar

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nervous breakdown, he became interested in preserving the historical buildings of New England's past; In 1889, the first statewide historic preservation organization was the Association for the Preservation of Virginia Antiquities (APVA) now Preservation Virginia.

[6] Tatiana Schlossberg, "Not For the Faint of Heart: Colonial Williamsburg Edition," *The Yale Herald*, March 26, 2010. http://yaleherald.com/arts/not-for-the-faint-of-heart-colonial-williamsburg-edition/.

projects, helped bring into preservation circles the controversy of moving historical buildings from their original foundations. During both of these large preservation projects, no national standards for historical reconstruction yet existed; both locations created and followed their own standards.[7]

In 1916 when President Woodrow Wilson signed the Organic Act, creating the National Park Service, the Department of the Interior administered only twenty-six historical sites.[8] In 1933, the Government Reorganization Act "provided the authority for an Executive Order that transferred administration of historical and military parks in the custody of various federal departments to the National Park Service."[9] Following the consolidation of these historic sites under the control of the NPS, the Park Service accounted for nearly sixty historical and military sites. A new NPS historical division was created about this time to investigate the problems of historic preservation within these historic sites. The Historic Sites Act of 1935 was the first national official act to mandate the preservation of historical buildings. The Act stated "that it is a national policy to preserve for the public use historic sites, buildings, and objects of national

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[7] *Greenfield Village & Henry Ford Museum (Edison Institute), Detroit; A National Register of Historic Places Travel Itinerary*. http://www.nps.gov/nr/travel/detroit/d37.htm; The only home at the site that was reconstructed totally from new material was the Patrick Henry House in Colonial Village at Dearborn Inn, MI.

[8] President Woodrow Wilson signed the Organic Act on August 25, 1916 (39 Stat. F35). It states, "There is created in the Department of the Interior a service to be called the National Park Service, which shall be under the charge of a director. The Secretary of the Interior shall appoint the director, and there shall also be in said service such subordinate officers, clerks, and employees as may be appropriated for by Congress. The service thus established shall promote and regulate the use of the Federal areas known as national parks, monuments, and reservations hereinafter specified, except such as are under the jurisdiction of the Secretary of the Army, as provided by law, by such means and measures as conform to the fundamental purpose of the said parks, monuments, and reservations, which purpose is to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations." http://archnet.asu.edu/topical/crm/usdocs/organic.html.

[9] *Administrative Policies for Historic Areas of the National Park Service*, (U.S. Department of the Interior: National Park Service) 1973, pp. 22.

significance for the inspiration and benefit of the people of the United States."[10] The act states further in section two on preservation: "Restore, reconstruct, rehabilitate, preserve and maintain historic or prehistory sites, buildings, objects, and property of national historical or archaeological significance and where deemed desirable establish and maintain museums in connection therewith."[11] Included within this act for preservation of historical buildings was reconstruction as a preservation method. From the creation of the Historic Sites Act of 1935, the NPS would be the leading authority on the preservation of historical buildings in the United States.

The Historic Act of 1935, section three, required a meeting on historic preservation to take place, and within a year the 1936 Advisory Board for Preservation convened. Chosen by Department of the Interior Secretary Harold Ickes, all board members were "noted historians, archeologists, and preservationists representing all geographical areas of the nation."[12] The two meetings took place on February 13-14 and May 7-9, 1936. During one of these meetings, Fiske Kimball, an architectural historian,

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[10] *Federal Historic Preservation Laws, Preservation of Historic Sites Act, August 21, 1935 (*49 Stat. 666; 16 U.S.C. 461-467); *Historic Sites Act of 1935, Public No.292-74th Congress.* http://www.blm.gov/heritage/docum/histsite.pdf.

[11] *Federal Historic Preservation Laws, Preservation of Historic Sites Act, pp.461-467.*

[12] *Expansion of the National Park Service in the 1930s: Administration History, L. Appointment and Early Activities of the Advisory Board.* http://www.cr.nps.gov/history/online_books/unrau-williss/adhi5l.htm. This group of eleven included (all jobs mentioned were held at the time of the committee) Edmund H. Abrahams from Savannah, GA, head of the Savannah Commission for the Preservation; Dr. Herbert E. Bolton chairman of the Department of History and Director of Bancroft Library of the University of California, Berkeley; Dr. Hermon C. Bumpus of Duxbury, MA, chairman of the Committee of Museums in the NPS; Mrs. Reau Folk, Nashville, TN, the Regent of the Ladies Hermitage; George Keim of Edgewater Park, NJ, chairman of the State Commission on Historical Sites; Dr. Alfred Kidder, Andover, MA, chairman of Division on Historical Research of the Institute of Washington; Dr. Fiske Kimball of Philadelphia, PA, director of the Pennsylvania Museum of Art; Archibald McCrea, Williamsburg, VA, restorator of Carter's Grove; Dr. Frank Oastler, New York City, member of former Educational Advisory Board, NPS; Dr. Clark Wissler, New York City, Curator of Ethnology at the American Museum of Natural History and Professor of Anthropology in the Institute of Human Relations at Yale.

thought reconstructions should appear aged to match the fabric of the rest, if any, of the original buildings in a particular location. Kimball stated that, "we should rebuild destroyed buildings on important historic sites. Even the ruins are more interesting, when used in a restoration."[13] Verne Chatelain, the first Chief Historian of the National Park Service, argued that instead of reconstructing historical buildings for interpretative purposes an alternative way of interpreting sites must be found. Chatelain's fear was that a historical reconstruction would only focus on "one time period" and leave the remaining history to be forgotten.[14] In 1937, the committee drafting the NPS policy on preservation decided the preferred order of preservation: "Better to preserve than repair, better to repair than restore, better to restore than construct."[15] The reconstruction discussion continued after these initial meetings. In 1938, Robert F. Lee, the second Chief Historian for the NPS, fought against the reconstruction of the McLean House at Appomattox Court House National Historical Park where Confederate General Robert E. Lee surrendered his army to Union General Ulysses S. Grant. Robert F. Lee believed that a "model" or paintings should be used as alternative interpretive tools instead of reconstructing the McLean House.[16] The reason Lee had to yield his anti-reconstruction view was due to local political pressure that Lee later called the "second surrender of Lee at Appomattox."[17]

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[13] Barry Mackintosh, "To Reconstruct or Not to Reconstruct: An Overview of Policy and Practice," *Resource Management Bulletin*, 13 (1990): 5-7, 14.
[14] Advisory Board Minutes, 7-9 May 1936, National Register, History, and Education (NRHE files).
[15] Barry Mackintosh, "To Reconstruct or Not to Reconstruct: An Overview of Policy and Practice,"5.
[16] Barry Mackintosh, "National Park Service Reconstruction Policy and Practice." *The Reconstructed Past: Reconstruction in the Public Interpretation of Archeology and History*, ed. John Jameson, Jr. (Walnut Creek, CA: AltaMira Press, 2004).
[17] Mackintosh, "To Reconstruct or Not to Reconstruct: An Overview of Policy and Practice," 7.

The disputed about the McLean House settled little, and the discussions over reconstructing historical buildings continued. In 1955, the National Park Service decided to update the 1935 Historic Sites Act for preservation. If historians, preservationists and archeologists wanted to remove reconstruction from the preservation act this would have been the time to do it. But section two, section f of this act, still stated, "Restore, reconstruct, rehabilitate, preserve, and maintain historic or prehistoric sites, buildings, objects, and properties of national historical or archaeological significance and where deemed desirable establish and maintain museums in connection therewith."[18]

The Secretary of the Interior's policies continued to include reconstruction as a preservation method. The National Historic Preservation Act of 1966 in Title one, section 101-3 states, "the term 'historic preservation' includes the protection, rehabilitation, restoration, and reconstruction of districts, buildings, and objects significant in American history, architecture, archeology, or culture."[19] In 1968 and later revised in 1973, the National Park Service compiled and published an updated preservation document, *Administrative Policies for Historical Areas of the National Park System*. In the area of historical structures, it states the only times reconstruction should be allowed: First, when "all or almost all traces of a structure have disappeared and its reconstruction is essential for public understanding and appreciation of the historical associations for which the park was established."[20] Second, when "sufficient

[18] *A Brief History of the National Park Service.* www.nps.gov/history/history/online_books/kieley23.htm; The 1955 Preservation Act is, "to provide for the preservation of historical sites, buildings, objects, and antiquities of national significance, and for other purposes."
[19] National Historic Preservation Act 1966 (80 Stat. 915). www.nps.gov/history/history/online_books/anps/anps_6e.htm
[20] *Administrative Policies for Historic Areas of the National Park Service*, pp.28.

historical, archeological, and architectural data exist to permit an accurate reproduction."[21] Third, "the structure can be erected on the original site or in a setting appropriate to the significance of the area, as in a pioneer community or living farm, where exact sites of structures may not be identifiable through research."[22]

> The National Park Service's *Cultural Management Policies of 1975* did restrict reconstruction in order to protect the archeology of a site. Reconstructions are only allowed when: "1. There are no significant preservable remains that would be obliterated by reconstruction. 2. Historical, archeological, and architectural data are sufficient to permit an accurate reproduction with a minimum of conjecture. 3. The structure can be erected on the original site. 4. All prudent and feasible alternatives to reconstruction have been considered, and it is demonstrated that reconstruction is the only alternative that permits and is essential to public understanding and appreciation of the historical and cultural association for which the park was established. [23]

In the mid-1970s, too, a new type of reconstruction began to emerge which the NPS and several private sites have used over time as an alternative to a full historical building reconstruction. At Franklin Court, the site of what was Benjamin Franklin's house in Philadelphia, the NPS placed a "ghost structure" where the building was originally located. Franklin built the house between 1763 and 1765; and lived there with his wife and son when he was in Philadelphia. Franklin died in the house in 1790, and it was later torn down to make way for row houses. In June 1948 Independence National Historical Park was created and took over operation of the site. In the 1950s the National Park Service rejected the idea of reconstructing a historical building on the site. With a lack of contemporary information describing the layout of the structure and having only archeology as evidence the NPS decided on a metal 3-D "ghost structure."

[21] Ibid, pp.28.
[22] Ibid, pp.28-29.
[23] National Park Service Management Policies, Chapter 5, 1975, pp.16-17.

The "ghost structure" shows the visitor the outline of the building and its dimensions without the expense, intense research, and necessary maintenance of a fully reconstructed building. Independence National Historical Park decided to bring in the well-known firm of Venturi and Rauch (now known as Venturi, Scott Brown and Associates) as the architects for the project, and from 1972 to 1976 they created two structures outlining the building as archeologists think it would have looked while Franklin was living there. At the bicentennial of the American Revolution in 1976 the area opened to the public.[24]

Nonetheless, Richard Sellers and Dwight Pitcaithley's article, "Reconstruction—Expensive, Life Size Toys" in the NPS's *Cultural Resource Management Bulletin* in December 1979, stated that the National Park Service must not do reconstructions. Sellers and Pitcaithley's reasons for not reconstructing were "philosophical, economical

[24]*Independence NHP Archeology at Franklin Court*. Archeology Program, National Park Service, U.S. Department of the Interior. http://www.nps.gov/archeology/sites/npSites/franklincourt.htm; Frank Matero, "Ben's House: Designing History at Franklin Court, Philadelphia," *Archeology Institute of America*. http://www.archaeological.org/pdfs/sitepreservation/Matero_2010_v.6.pdf; Pole Green Church, in Hanover County, VA, was originally built in 1755 and is where the first Southern Presbyterians met. In 1864, during the Civil War, the Church burned after an artillery shell went through the building. In 1990 the Pole Green Church Foundation wanted to protect the site. After archeology, the Pole Green Foundation decided that instead of reconstructing the site it would place a hanging "ghost structure" of the building up. Wolstenholme Towne was a seventeenth century settlement near Jamestown, Virginia. In 1622, Wolstenholme Towne, part of Martins Hundred of James City County,VA, was one of many sites attacked by Indians during the Anglo-Powhatan Wars. The Indians chased off or killed most of the population of that site and it was completely abandoned by 1645. In 1975, Ivor Noel Hume, the father of archeology, was conducting archeology on the site looking for 18th century support buildings for Carter's Grove 18th plantation and randomly found the site. After eight years of research on the site, Colonial Williamsburg built a partial ghost reconstruction of the palisades and buildings on the site. Personally, the partial reconstructions, such as the Franklin House with the large metal "ghost structure" frames are just unattractive overall and I am not a fan. A painting or a 3D computer animation program would show the public great detail. But if a site chooses this alternative to reconstructing the entire building, wooden partials, though harder to maintain, personally look natural compared to their metal counterparts. Andersonville National Historical Site in Georgia and Wolstenholme Towne in Virginia both have wooden examples of partial "ghost structures."

and practical."[25] In addition, they argued that reconstructions illustrate how the past may have appeared, but "not how it did look," that these reconstructions take away from the original locations or buildings on site, and that the "structures are not historic."[26] The authors called the popularity of reconstructions the result of the "Williamsburg Syndrome."[27] Charles Bohannon, one of the regional archeologists for the National Park Service, wrote a letter to the editor of the *Cultural Resources Management Bulletin* in December 1979 disagreeing with the Sellers and Pitcaithley article. In the letter, Bohannon contended, "there are instances where reconstructions are desirable and justifiable." In terms of "historical integrity," Bohannon stated, "some properties have more than others, but only rarely could one state that a well reconstructed site possesses it or lacks it totally." Bohannon also disagreed with Sellers and Pitcaithley's statements that reconstructions are "expensive life-size toys, manufactured for children of all ages who have forgotten how to read."[28] Bohannon believed that the National Park Service was created first and foremost for public education and enjoyment.

In 1981, the NPS went in the direction of taking reconstruction completely out of methods for historic structure preservation with the creation of the Service's *Cultural*

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[25] Richard Sellers and Dwight Pitcaithley, "Reconstruction—Expensive, Life Size Toys." *Cultural Recourse Management Bulletin*, December 1979; John H. Jameson, Jr. ed., *The Reconstructed Past: Reconstructed in the Public Interpretation of Archaeology and History*. New York: Alta Mira Press, (2004). Dwight Pitcaithley is a professor of the University New Mexico State and is a retired Chief Historian of the National Park Service.; Dr. Richard Sellers is a former historian for mainly what is now called the Pacific West Region of the National Park Service.
[26] Sellers and Pitcaithley, "Reconstruction—Expensive, Life Size Toys."
[27] Ibid.
[28] Letter to Mr. Douglas Caldwell from Charles F. Bohannon, April 25 1980. Pitcaithley Reconstruction Files, National Park Service HC RG 63.; Charles F. Bohannon at the time was the regional archeologist for what is now the Pacific West region of the National Park Service.

Resources Management Guidelines or the NPS-Directors Order 28 (NPS-28).[29] Within the NPS-28 it stated, "the Service does not endorse, support, or encourage the reconstruction of historic structures."[30] Rodd Wheaton endorsed this view in September 1985 when he presented a paper at the annual meeting of the Association for Preservation Technology entitled, "To Reconstruct or Not Reconstruct: Decision Within Documentation," in which the author criticized the reconstruction of Fort Union on the Montana-North Dakota state line. Wheaton believed that the NPS did not have the documentation to reconstruct the fort and lacked the necessary funds for research and maintenance, all this at a site already plagued with preservation issues.[31]

William Penn Mott, Jr., who became the NPS director in 1985, disagreed with the anti-reconstruction views. Mott's main focus on interpretation and education within historic sites forced the Park Service to revise the anti-reconstruction views within NPS-28. According to 1988 management policies, a historical building that has vanished may be reconstructed if:

> 1. Reconstruction is essential to permit understanding of the cultural associations of a park established for that purpose. 2. Sufficient data exists to permit reconstruction on the original site with minimal conjecture. 3. Significant archeology resources will be preserved in situ or their research values will be realized through data recovery. 4. A vanished structure will not be reconstructed to appear damaged or ruined. 5. Generalized representations of typical structures will not be attempted.[32]

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[29] *NPS-28 Cultural Resource Management Guideline*. http://www.cr.nps.gov/history/online_books/nps28/28contents.htm.; This NPS Management Policy states the basic principles of governing the management of cultural recourses that include archeological resources, cultural landscapes, historical structures, museum objects and ethnographic resources.

[30] Rodd Wheaton, "To Reconstruct or Not Reconstruct: Decision Within Documentation," paper presented at the annual meeting of the Association for Preservation Technology (September 1985), Pitcaithley Reconstruction Files, Harpers Ferry Center, Harpers Ferry, WV. pp.5; Rodd Wheaton was an architect for the National Park Service and is now working for The Collaborative Inc, a historic preservation group based in Boulder, CO.
Berry Mackintosh, "To Reconstruct or Not to Reconstruct: An overview of NPS Policy and Practice." *CRM* 13(1990) 5-7.

[31] Rodd Wheaton, "To Reconstruct or Not Reconstruct: Decision Within Documentation." pp. 5.

[32] National Park Service, Management Polices, Chap. 5, pp. 7, 1988.

The debate continued. In 1990, Dr. William Hunt wrote a letter to the editor of *Cultural Resources Management* about his involvement with the reconstruction of Fort Union. Hunt personally opposed reconstructions and believed that placing a reconstruction "on-site" of the original building was unethical. Hunt believed that the reconstruction of Fort Union:

> had both bad and good components. On the negative side, much of the nationally important archeology resource at Fort Union Trading Post National Historic Site has been destroyed. On the positive side, the public now has a beautifully and carefully reconstructed mid-19th century fur/robe trading post to visit.…Nevertheless, from an overall perspective, I believe the positive contributions at Fort Union Trading Post have outweighed the negative.[33]

In the same issue of *CRM*, Dr. Paul Huey, an archeologist for the state of New York, wrote a letter disagreeing with Hunt's judgment about the reconstruction of Fort Union. Because "reconstruction unavoidably requires major destruction of archeology resources," Huey asked,

> wouldn't it have been preferable to preserve as much of the archeological evidence as possible? Carefully planned, limited excavations to answer specific questions could have provided useful data in order to build a diorama or model, perhaps, for a comprehensive interpretive exhibit. Historical knowledge of a site based on archeology is a matter of degree and is never absolute.[34]

[33] Dr. William Hunt, Letter to the Editor, *Cultural Resources Management*, 13(1990) At the time of the article William Hunt was a supervisory archeologist for the Midwest Archeological Center, National Park Service.

[34] Dr. Paul Huey, Letter to the Editor, Cultural Resources Management, National Park Service, Vol. 13: No.1, 1990. At the time of the article Huey was a Senior Scientist (Archeology) for the Bureau of Historic Sites, Historic Preservation Division, New York State Office of Park, Recreation and Historic Preservation, pp. 2.

Huey went on to state that Fort Union was an active fort from 1828 to 1867 but that the reconstruction indicated that there was only "one Fort Union.…History, in my estimation, needs to be interpreted as a process of change and development, not a single static moment in time."[35]

Paul Hedren, who was the superintendent of Fort Union during the reconstruction period of the mid-1980s, acknowledged that even well planned and executed reconstructions "are nothing more than crass manipulations of historic environments. Yet, the National Park Service has long had this bent."[36] The policies of the 1970s restricted but did not ban NPS reconstructions, and the NPS has long changed the "natural environment through wildland fire programs, the reintroduction of native species and the elimination of exotic species. …The parallels are patently relevant in historical contexts."[37] He agreed, too, that "reconstructions are expensive to create" and to maintain, but all facilities within a park have to be maintained and visitor centers built. Money must be spent anyway. Without Fort Union being rebuilt, Hedren stated, "the alternative was a grassy meadow at the end of a gravel road."[38]

Hedren's argument notwithstanding, throughout the 1990's, Barry Mackintosh, a historian with the NPS, who wrote articles and letters in the *CRM* opposing reconstructions, did go on to say that the only time reconstruction within the National Park Service is acceptable is if the reconstructions, such as those at Appomattox Court House National Historical Park in Virginia, "are not stand alone attractions; rather, they

[35]Huey, Letter to the Editor, Cultural Resources Management, National Park Service, Vol. 13: No.1, 1990.
[36] Paul Hedren, "Why We Reconstructed Fort Union" *The Western Historical Quarterly*, 23 (Aug., 1992): 349-354.
[37] Hedren, "Why We Reconstructed Fort Union," pp. 353.
[38] Ibid, pp. 353.

fill key gaps in a historic complex, like the Capital and Governor's Palace at Colonial Williamsburg."[39]

In the *CRM* in 1992, Rodd Wheaton wrote "Considering Reconstruction as an Educational Tool," in which he discussed the educational value of reconstructing historical buildings. Wheaton had changed some of his thoughts over time. In his earlier paper, "To Reconstruct or Not to Reconstruct: Decision Within Documentation," he stated that the Park Service left holes in NPS-28 in order to allow reconstructions while not officially "endorsing" them. He also argued that the pressure from outside sources, such as Congress, could push through a reconstruction without following the NPS-28 guidelines. "Congress does not recognize reconstructions as a philosophical issue," he said.[40] Wheaton now promoted reconstructions "for the visitors and their education about our past national history. It is incumbent on the National Park Service to consider the best possible opportunities for that interpretation."[41]

In June 1994, the *American Anthropologist* printed an article by Edward Bruner entitled "Abraham Lincoln as Authentic Reproduction: A Critique of Postmodernism." According to Bruner's essay, postmodernist thinkers wrongly believe that contemporary historic reconstructions are phony, that it is unnecessary to teach history to the masses because people are too unintelligent to understand their past, and that most historical sites are in business for monetary reasons only. Defending work at historic sites, Bruner states:

> In postmodern writings, contemporary American tourist attractions tend to be described [in terms of]…the inauthentic constructed nature of the sites,

[39] Mackintosh, "The Case Against Reconstruction."
[40] Rodd Wheaton, "To Reconstruction or Not To Reconstruct: Decision Within Documentation," pp. 15.
[41] Rodd Wheaton, "Considering Reconstruction as an Educational Tool," *Cultural Resource Management*, Vol.15: No.1, 1992.

> their appeal to the masses, and their efforts to present a perfect image of themselves. This narrow and distorted view fails to account for the popularity and frequency of such sites [and]…imposes an elitist politics blind to its own assumptions.[42]

Finally, in 1995 the National Park Service published *The Secretary of the Interior's Standards for the Treatment of Historical Properties: Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historical Buildings*.[43] This compilation of updated preservation rules and regulations states:

> 1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property. 2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such sources must be disturbed, mitigation measurements will be taken. 3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships. 4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will recreate the appearance of the non-surviving historic property in materials, design, color and texture. 5. A reconstruction will be clearly identified as a contemporary re-creation. 6. Designs that were never executed historically will not be constructed.[44]

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[42] Edward M. Bruner, "Abraham Lincoln as Authentic Reproduction: A Critique of Postmodernism," *American Anthropologist* 96 (2) 397-415.; Edward M. Bruner is a Professor Emeritus of Anthropology at the University of Illinois at Urbana-Champaign.

[43] "Title 36—Parks, Forests and Public Property, Chapter 1 National Park Service, Department of the Interior; Part 68—The Secretary of the Interior's Standards For the Treatment of Historic Properties." *Director's Order #28: Cultural Resource Management.* National Park Service. http://www.nps.gov/policy/DOrders/DOrder28.html. http://www.access.gpo.gov/nara/cfr/waisidx_05/36cfr68_05.html. It is part of the NPS-28 Cultural Resource Management Guideline for the National Park Service.

[44] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historical Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historical Buildings,* (Washington, DC: National Park Service), 1995.

Three years later, in 1998, the architectural critic Ada Louise Huxable wrote *The Unreal America: Architecture and Illusion*, in which she stated that places such as Colonial Williamsburg provide the "replacement of reality with selective fantasy" and are very similar to "Disney-like theme parks." She argued that a number of buildings, historical in their own right, were destroyed for the reconstruction of a "fake" building. Huxable's main example is Colonial Williamsburg were over seven hundred buildings were destroyed to replaced by reconstructed buildings from the "right" time of 1770.[45]

In the same year, Michael James Kelleher wrote a thesis on "Making History: Reconstructing Historic Structures in the National Park Service," in which he explored four major reconstruction projects from the 1970s to the mid-1990s. Continuing with the anti-reconstruction views, Kelleher agreed with NPS Historian Barry Mackintosh, who stated in 1991 that the "basic rational for the Service's involvement with historical areas has been interpretation, not preservation."[46] "If historic sites in the National Park Service are valued more for their interpretative potential than for the importance of the resources they contain, it is easy to understand why the Park Service has been willing to actually destroy authentic historic resources [archeology] in order to carry out a reconstruction."[47] Despite all of the disagreements over reconstructions at Fort Union, Fort Smith, Fort Stanwix and Bent's Old Fort, the NPS did not remove reconstruction from the Secretary of the Interior's standards. Kelleher states that when National Park professionals decide

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[45] Ada Louise Huxtable, *The Real America: Architecture and Illusion,* (New York: New Press) 1998 pp. 15-17; Ada Louise Huxtable was the chief architecture critic for the New York Times from 1963 to 1982.

[46] Barry Mackintosh "Interpretation: A Tool for NPS Expansion," (unpublished manuscript, 1991),pp. 3. Personal files of Barry Mackintosh, National Park Service.

[47] Michael James Kelleher, "Making History: Reconstructing Historic Structures in the National Park Service," University of Pennsylvania, Unpublished Thesis, 1998. http://www.archive.org/stream/makinghistoryrec00kell/makinghistoryrec00kell_djvu.txt

they want to reconstruct historical buildings they "should ask themselves if the recreation of history is actually the mission of the National Park Service."[48]

In 2004, John H. Jameson edited a collection of papers entitled *The Reconstructed Past: Reconstructions in the Public Interpretation of Archaeology and History*. This collection was mostly complied from the 1997 Society for American Archaeology symposium in Seattle, Washington, and concerns the reconstruction of historical buildings. A mixture of archeologists, preservationists, and historians presented positive and negative views about reconstructing historical buildings, the educational and interpretive values of such efforts, and the place of archeology in the reconstruction process. Dwight Pitcaithley, chief historian of the NPS, wrote the introduction to the work, stating that "reconstructed buildings do provide a three-dimensional pedagogic environment in which visitors can acquire a heightened sense of the past. But this is true only in those cases where the structure is rebuilt with a minimum of conjecture. Weighing the appearance of the reconstruction against the historical evidence available to guide the reconstruction is no easy task. Yet until one does that, one cannot judge the value of the effort." [49] In the third chapter, Barry Mackintosh charged that reconstructions, especially those on site, have "damaged and destroyed archaeological resources."[50] The Park Service creates and maintains policies to prevent many reconstructions from occurring but does not always adhere to its own policies. "By its nature, policy is subject to the discretion of agency managers," he wrote. "Their

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[48] Kelleher, *Making History: Reconstructing Historic Structures in the National Park Service*, 112.
[49] John H. Jameson, ed., *The Reconstructed Past: Reconstructions in the Public Interpretation of Archaeology and History*, (New York: AltaMira Press, 2004), pp. ix-x.
[50] Barry Mackintosh, "To Reconstruct or Not to Reconstruct: An Overview of NPS Policy and Practice." *CRM* Vol. 13: No1 1990; Barry Mackintosh, "National Park Service Reconstruction Policy and Practice" in *The Reconstructed Past: Reconstructions in the Public Interpretation of Archaeology and History*, ed. John H. Jameson, pp.73; Barry Mackintosh worked for the National Park Service from 1965-1999 as historian at several parks then moving up to historian for the NPS.

commitment to it will inevitably vary with the public and political pressure attended on a public agency. With strong civil and congressional support, the Fort Union Trading Post reconstruction proceeded despite the policies in effect at its inception."[51]

In 2009, *The Public Historian* conducted an interview with Mike Caldwell, then Superintendent of Fort Stanwix National Monument. Caldwell discussed the administrative history of the site and how he believed that the town and local politicians were the main reason for the reconstruction of the fort. Caldwell stated that, "We [Fort Stanwix and the NPS] found that the creation of Fort Stanwix had clearly been a partnership effort long before the term was ever used as it is in the National Park Service now." He continues, "A city [Rome] in upstate New York where something very significant historically had happened requested and gave to the National Park Service, sixteen acres in the heart of its downtown to reconstruct its site the fort—as part of a larger urban renewal project." Caldwell does go on to say that Congressmen and locals caused the main push for this fort to be reconstructed in the middle of the downtown. Though several people from Rome stated that the fort was a failure, in terms of bringing major economic stimulus to the city, a number of people still support the reconstructed fort and the NPS. Caldwell's main point in the article was that administrative histories of NPS sites are very important for future administrators to have so they can understand what has happened in their park's past, including reconstructions, and learn from mistakes that may have been made.[52]

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[51] Barry Mackintosh, "National Park Service Reconstruction Policy and Practice," *The Reconstructed Past: Reconstructions in the Public Interpretation of Archaeology and History*, pp. 73.
[52] Mike Caldwell, "The Fort Stanwix Administrative History: A Superintendent's Perspective," *The Public Historian*, Vol. 31, No. 2 (May, 2009) pp.66-70.

The newest alternative to physical reconstructions of historical buildings, 3-D animation, began in the mid-2000s. First introduced overseas, several historical sites have begun using this alternative to reconstruction within the United States as well. Fort Laramie National Historic Site in Wyoming is one of the NPS locations using this 3D preservation technology. The 3D images allow visitors to view surviving historic buildings through different time periods as well as archeological sites that have not had a building on them for hundreds of years. In 2009, the NPS, CyArk and the Center of Preservation Research, run by the University of Colorado in Denver, all teamed up to bring this project to life. Fort Laramie Digital Preservation, an online resource, currently has five buildings that have been placed in 3D animation to view in greater detail both the exterior structure as well as the interior.[53]

The question of reconstructing historical buildings will most likely always be argued by the scholars and professionals who helped create and maintain the preservation standards for reconstructing historical buildings. The NPS, a leader in preservation, continues to reconstruct to the standards these scholars and professionals have helped the agency to set. I personally believe that as long as a historical site follows the standards put in place by the NPS, the reconstruction should be accepted as ethical. But how do workers at historic sites or even visitors feel about the reconstruction of historical buildings?

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[53] *Fort Laramie National Historic Site Digital Preservation*. Http://archive.cyarch.cyark.org/fort-larmie-intro; Fort Laramie National Historic Site. www.nps.gov/fola/index.htm Fort Laramie National Historic Site is located in Wyoming. Originally the site was used as a fur trading post under the names of Fort Williams in 1834 and then Fort John in 1841 on the Missouri River and Oregon Trail. In 1849, the United States Army purchased the fort from the American Fur Company and changed the name to Fort Laramie to use a military facility. In 1890 the fort was decommissioned. Other historic sites in the United States that have used this technology: (by CyArk Projects) Mesa Verde National Park in Colorado; Presidio of San Francisco within Golden Gate Recreation Area in California; Tudor Place in Washington, D.C.; (not CyArk) Historic Jamestowne part of Colonial National Historical Park in Virginia.

I became interested in this subject while working as a Park Guide at Appomattox Court House National Historical Park. This site has several reconstructed buildings, including one representing the McLean House where Confederate General Robert E. Lee surrendered the Army of Northern Virginia to Union General Ulysses S. Grant. In 1891, Captain Myron Dunlap of Niagara Falls, New York, invested in the McLean House with the intention of dismantling the building and displaying it at the Chicago World's Fair scheduled for 1893. When this plan fell through, Dunlap created the Appomattox Land Company and decided to dismantle the McLean House and relocate it to Washington, D.C., in order to create a Civil War museum. The company made photographs and blueprints of the home and began the dismantling process. Unfortunately, the Panic of 1893 put the company out of business, leaving the structure in its dismantled state. For the next forty-seven years the house remained in pieces on site; meanwhile eager souvenir hunters, and locals looking for free building materials and elements, slowly obliterated the original materials. The National Park Service took over the site in 1935 and after World War II began the reconstruction process. Only after buying and examining the blue prints and photographs and looking over the archeological data did the site begin reconstruction. Completed in the spring of 1949, the McLean House was dedicated and opened to the public in April 1950. The reason for reconstructing the McLean House remains clear: the house and the event that occurred inside is the main house reason the park exists. In other words, without the McLean house the site would be incomplete.[54]

[54] "McLean House Reconstructed Assured" in *The Regional Review*, Vol. 5 No. 6, (Dec. 1940); *Appomattox Court House National Historical Park*. National Register of Historic Places, United States Department of the Interior, National Park Service; McLean House at Appomattox Court House NHP. http://www.nps.gov/apco/mclean-house.htm; Appomattox Court House National Historical Park

During the fall of 2006 when, standing inside the McLean House, I was accosted by a female visitor who stomped into the house and proceeded to question me about why the building had been dismantled by the government. Many people automatically assume that the National Park Service, or another department of the federal government, relocated the house. After calming this visitor down, I began my interpretation regarding the background of the house, what happened to it, and the fact that the NPS did not even come into existence until 1916. Therefore, the park had nothing to do with the dismantling of the McLean House or anything to do with the site until the late 1920s. Then I asked her what she thought about the Park Service reconstructing the McLean House or any other buildings on site. By this point, the visitor's attitude had changed dramatically from hostility to understanding; she stated that it was entirely appropriate for us to reconstruct the house in order for visitors to understand and visualize what took place in the parlor on April 9, 1865. I asked several other visitors how they felt about the reconstructed buildings on site. From this I decided to research and discover whether or not anyone else had asked visitors what they thought of the reconstruction of historical buildings. I discovered that no one had done significant research on visitors and their opinions on historical reconstructions.[55]

Handbook (U.S. Department of the Interior: Washington, D.C.), 112-113; The structure was originally built in 1848 by the Raine family as a tavern guest house, Wilmer McLean bought the property in the fall of 1862 to us as a private residence for his wife Virginia and their children. McLean gave Union and Confederate officers permission to use the building for the surrender meeting. The house was also used as a headquarters by General Gibbon of the 24th Corps of the Union Army of the James. After the war, McLean defaulted on loans and had to give up the property in1867, the McLean's were forced to leave when the bank put the property up for auction. From 1872-1891 the Ragland family owned the property until Captain Myron Dunlap and the Appomattox Land Company bought the property.

[55] The interpretation of the McLean House often includes explaining what happened to the original house and why it was reconstructed. The park also has a sign in front of the McLean House explaining to the visitor what happened to the house. In addition, an exhibit inside the visitor center on the reconstruction and restoration of the village and information in the park pamphlet furthers the visitor's understanding of the reconstruction.

Along with the information collected from visitors, I decided to research how employees at historic locations felt about reconstructing historical buildings. This would include interviewing individuals that had worked at or are currently working at a historical location with reconstructions. There are some articles written on the subject from the perspective of historic site employees but almost none concern the point of view of the visitor.

Very few researchers have taken surveys of people in the field of history, let alone regarding reconstruction of historical buildings. Just to find a method for collecting and producing statistics was difficult. Eventually I decided to formulate my questions with the help of Roy Rosenzeig's and David Thelen's book, *The Presence of the Past*. Rosenzeig and Thelen used a series of surveys from the Institute of Social Research in Bloomington, Indiana, funded by the National Endowment for the Humanities, to discover "how people understand and use the past in their everyday lives."[56] I followed Rosenzeig and Thelen's method to formulate my questions for both site employees and visitors. Rosenzeig and Thelen used a method of asking "broadly framed questions" but believed that questions which received a "yes and no" answer would still help overall research of how people felt about history or "past-related activities."[57]

The second chapter consists of interviews with historic site staff. Over an eight month period, I contacted more than one hundred historic sites asking to interview anyone who had regular visitor contact. Thirty-five workers, several from the same site, returned written responses, allowed for an interview on site, or responded via phone conversation. Ten questions were asked of each participant. The questions asked how

[56] Roy Rosenweig and David Thelen. *The Presence of the Past: Popular Uses of History in American Life*. Methodological Appendix. http://chnm.gmu.edu/survey/procedures.html.
[57] Rosenweig and Thelen. http://chnm.gmu.edu/survey/procedures.html.

the respondent felt regarding the ethics of reconstructing a historical building, either on their site or another, and addressed other issues involving the reconstruction process itself and its purposes. I tried to focus on locations that have buildings that were reconstructed or relocated after 1930.

The third chapter consists of visitor interviews conducted at Red Hill plantation, Patrick Henry's home near Brookneal, Virginia. Patrick Henry's home was a one and a half story building originally built in the 1770s and reconstructed in 1957. In 1986, the site was designated by Congress as the Patrick Henry National Memorial. The site, however, does not receive any federal funds and is run by the Patrick Henry Memorial Foundation. From December 5, 2009, to March 1, 2010, site employees and I handed out surveys (see appendix for a full survey form) to visitors at Red Hill. During this time, twenty-eight surveys, out of the fifty-eight distributed, were sent back to me.[58]

The reconstruction of historical buildings, in my opinion, must be on a case-to-case basis. If a historic site decides to reconstruct it needs the following four steps. First, accept *The Secretary of the Interior's Standards for the Treatment of Historical Properties: Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historical Buildings*. Second, the historical building being reconstructed should be the main supporting building(s) within the story of the site such as the McLean House at Appomattox Court House NHP. Third, a copious amount of information on the structure, including paintings, pictures, archeology, blue prints, etc., should be required before

[58] Mark Couvillon, *Patrick Henry's Virginia: A Guide to the Homes and Sites in the Life of an American Patriot*, 2001; Support buildings for the plantation include slave quarters, smokehouse, greenhouse, ice house, law office, tobacco curing barn, carriage house, blacksmith shop and kitchen. When Patrick Henry passed away in the house in 1799, the plantation stayed within the Henry family. Sections were added on in 1833 by John Henry and in 1911. In 1919, the Henry House burned to the ground and was reconstructed in 1957 with private funds.

reconstruction can commence. Fourth, if the decision was made to reconstruct, the necessary money for the reconstruction and for the resultant building's long term maintenance must always be committed and continued. Without all the information, without the proper amount of money, and without the original structure being a primary historical location, I would be completely opposed to reconstruction.

With the scholarly and professional views of historical reconstruction assessed and the history of preservation and reconstruction standards in the United States explored, its time to find out what site employees and visitors think concerning the pros and cons of reconstructing historical buildings. Within the following chapters, queries of site employees and visitors will provide insight into the thoughts and feelings of these long neglected sources of opinion on the subject.

Chapter Two- Site Worker Interviews

In chapter one, we explored the history of professionals' and scholars' thinking on the reconstruction of historical buildings. Chapter two reports on interviews from historical site employees who had or were currently working with the public at sites that have reconstructed or were in the process of reconstructing historical structures. Middle to upper level personnel at historical sites throughout the country decide what they will interpret, how they will interpret the historical information, and what buildings they will preserve for the public. The discussion and decisions over reconstructing historical buildings are implemented at this level. In this chapter the focus will be on questions sent by email or phone as well as site interviews at historic locations.

Initially around one-hundred twenty-five historical sites were contacted. This included local, state, non-profit and federal historical sites all across the country. After sending out letters and emails to all of the sites, thirty-six responded via phone, e-mail and or face to face interviews, with multiple interviewees at some sites. The chapter is divided into three main sections. First, the author discusses those sites and their employees who evince a pro-reconstruction attitude and their reasons for supporting said reconstruction. Secondly, informants at the sites who said that it depended on the situation as to how they would feel about reconstructing historical buildings. Third, site employees who remain anti-reconstruction in outlook are allowed to explain their viewpoints and opinions on the matter.

For historical sites I interviewed individuals from or about thirty-three sites in person, by phone, email and on-site. In some cases, multiple persons from the same site responded. Sites were spread out all over the country. The sites included:

Site Name	Operated By	Location
Hickory Hill and the Tom Watson Birthplace	non-profit Watson-Brown Foundation	Thompson, GA
Old Sturbridge Village	private group	Sturbridge, MA
Pennsbury Manor	State of PA	Morrisville, PA
Valley Forge National Historical Park	National Park Service	Valley Forge, PA
Fort Stanwix National Monument	National Park Service	Rome, NY
Bent's Old Fort National Historical Site	National Park Service	La Junta, CO
Antietam National Battlefield	National Park Service	Sharpsburg, MD
San Antonio Missions National Historical Park	National Park Service	San Antonio, TX
Alamance Battleground State Historic Site	State of North Carolina	Burlington, NC
Jamestown Site at Colonial National Historical Park	National Park Service/APVA or Preservation Virginia	Williamsburg, VA
Herbert Hoover National Historical Site	National Park Service	West Branch, IA
Fort King George State Park	State of Georgia	Darien, GA
Fort Halifax State Park	State of Maine	Winslow, ME
Montpelier: The Home of Henry Knox	non-profit	Thomaston, ME
Wade House	State of Wisconsin and a non-profit group	Greenbush, WI
Morristown National Historical Park	National Park Service	Morristown, NJ
Mackinac State Historical Site	State of Michigan	Mackinaw, MI

George Washington Birthplace National Monument	National Park Service	Washington's Birthplace, VA
Cahokia Courthouse State Historical Site	State of Illinois	Cahokia, IL
Ocmulgee National Monument	National Park Service	Macon, GA
Grand Village Indian Mounds	State of Mississippi	Natchez, MS
Champion Hill Civil War Battlefield	State of Mississippi	Raymond, MS
Assembly Hall	State of Mississippi	Washington, MS
Fort Dobbs State Historic Site	State of North Carolina	Statesville, NC
Wright Tavern in Rockingham	Run by the local government and Rockingham County Historical Society	Wentworth, NC
North West Co. Fur Post	private/ non-profit	Pine City, MN
Fort Loudoun State Historic Area	State of Tennessee	Vonore, TN
Fort Fredrick State Park	State of Maryland	Fredrick, MD
Martin House Restoration	Martin House Restoration Corporation (MHRC)/Non-profit	Buffalo, NY
Tryon Palace State Historic Site	State of North Carolina	New Burn, NC
Appomattox Court House National Historical Park	National Park Service	Appomattox, VA
Amherst Museum	Non-Profit	Amherst, NY

Breaking down the sites, there were six non-profit sites, eleven National Park sites, thirteen state run sites, one local government run site, one run jointly half state and half private non-profit (Wade House) and one run jointly half federal and half private non-profit (Jamestown and Preservation Virginia or APVA). In the interview process I talked

to twenty-eight men and seven women. Most had worked with the public on some level, if not at their current historical site then at another. The sites were spread throughout nineteen states including: four sites in North Carolina; three sites each in Mississippi, Virginia, and New York; two sites each in Maine, Maryland and Pennsylvania; and one each in West Virginia, Tennessee, Minnesota, Illinois, Michigan, New Jersey, Wisconsin, Iowa, Colorado, Texas and Massachusetts. Most of the sites are east of the Mississippi River.

The first question for the site employees was, "At your site you have reconstructed buildings. Please give some background on the site and why the park reconstructed the building/buildings." The second survey question was, "Do you believe it was ethical to reconstruct this building or buildings?" When I started my research I looked at the ethics of reconstructing historical structures. But as time went on through the interview process, ethics, in the abstract, was not what I found. Rather it was how those individuals felt about the reconstruction of historical buildings. After the interviews were complete most site interviewees gave their personal opinion on reconstruction and not on the ethics aspect. On several occasions I was asked for a definition of ethics. Several questioned what ethics had to do with reconstruction, because standards are in place. I thought it was fair to respond: If a site does decide to reconstruct a historical building(s) I believe that if there is a plan (a method that the site follows), sufficient funds for the project and for maintenance, and the site abides by the DOI standards for reconstructing a historical building then the ethical standards for the field are being followed. Ethics are the basis of standards for a field of study and without them standards would not exist.

Out of the thirty-six individuals that answered the question, "is it ethical to reconstruct a historical building," twenty-eight said yes, four said it depended on the circumstances and four said reconstruction was wrong, period. Ten other questions were asked, but for the sake of brevity most of the information will be taken from questions one and two.

This first section discusses the site interviews that had pro-reconstruction views. I will start with the reconstruction of the McLean House at Appomattox Court House National Historical Park (APCO). The Raine family bought the property in 1845 that sat toward the center of the town of Appomattox Court House and built a two story wooden tavern that was completed in 1846.[59] With the increase traffic on the Lynchburg-Richmond Stage Road the Raine family decided to build a guesthouse for additional space for guests. In 1848, the Raine Tavern Guesthouse (the future McLean House) was completed.[60] In 1854, the Southside railroad was build three miles to the west of the town diminishing stage traffic on the Lynchburg-Richmond Stage Road. By 1857 the Raines closed up the tavern and guesthouse and placed it on the market. Mr. Wilmer McLean bought the house in 1863 and he lived there with his wife and children. After the surrender in April of 1865, the McLeans lived in the house until 1867 when McLean defaulted on loans and the bank took the house. In 1891 M.E. Dunlap, of Niagara Falls, New York, bought the McLean House from the Ragland family, its owners then, with the

[59] In the early 1810s the Lynchburg-Richmond Stage Road was built through the area becoming the main road from Richmond, VA to Lynchburg, VA. The area became known as Clover Hill in 1819 when the Patteson family built the Clover Hill Tavern for travelers on the Lynchburg-Richmond Stage Road. In 1845 the State of Virginia created Appomattox County because the citizens in the area that would become Appomattox County had long distances to their county seats. Clover Hill was chosen for the county seat of the new county and soon after the name of the town was changed to Appomattox Court House. By 1860 around sixty buildings and around one hundred to one hundred twenty people lived in the town.
[60]The Raine Tavern Guesthouse (McLean House) is a Federal/Greek revival brick three story, six room thirty-three hundred square foot building. Architect unknown.

intention of dismantling the house and taking it to Washington, D.C., to turn the house into a Civil War museum. In 1892, the Appomattox Land Company (Dunlap's company) dismantled the McLean House. The economic Panic of 1893 put the Appomattox Company out of business leaving the completely dismantled house to deteriorate for forty-seven years on its original site. In 1935, Congress officially made the site Appomattox Court House National Monument under the National Park Service (in 1954 changing the designation to be a National Historical Park). After purchasing the blue prints and photographs from the son of M.E. Dunlap, archeological research conducted in 1940-41, and finding historical photographs of the site, reconstruction of the McLean House started in 1947. The house was completed in 1949 and dedicated in 1950. Other buildings such as the McLean Well House, Icehouse, Kitchen, and Slave Quarters were reconstructed between 1950 to 1968.[61]

Today APCO does not have any plan for reconstructing the rest of the village. The park already has placed signs where buildings were located and in the future may create outlines where buildings once stood. But how do the current workers at the park feel about the reconstruction of historical buildings? Historian Patrick Schroeder, Curator Joe Williams, and Head of Maintenance John Spangler all offered their opinion on the subject of reconstructing historical buildings. Schroeder stated that reconstructions "undoubtedly" are ethical.[62] Williams stated, "Very selectively, but yes, if the public good outweighs both the immediate and long-term cost, and the structure

[61] Appomattox Court House National Historical Park, National Register of Historical Places Registration Form, United States Department of the Interior, National Park Service, May 19, 1989*; Appomattox Court House National Historical Park*. http://www.nps.gov/apco/parkmgmt/index.htm; *Historic Structures at Appomattox Court House*. http://www.nps.gov/apco/historyculture/historic-structures-at-appomattox-court-house.htm.

[62] Patrick Schroeder, e-mail to author, 2/19/2009. Historian/Author Patrick Schroeder is currently working as historian at Appomattox Court House NHP.

was integral to important historic events. Education of future generations about important historical events. Is there a lesson that is important for society to remember - ie. peace and reunification, rising above differences?" [63] Spangler stated:

> Ethics, what does that have to do with anything? The question should be what important role did the building/ buildings have in history, if any. If the building/ buildings played a significant role then yes, it's ethical. If the role was minimal, then how does it contribute to surrounding area, buildings, structures, ethnographic etc? If it's just an old building and you already have ten, then no. The answer is that there are so many variables that it's hard to give a straight answer without one looking at the complete situation of each building/ buildings in question. We as Americans view certain times in our history as important events that should be captured in time for perpetuity. And if a building is part of that event? [64]

Michelle Zupan is Curator at Hickory Hill and the Tom Watson Birthplace, run by the Watson-Brown Foundation, a nonprofit Georgia corporation, located in Thomson, Georgia. The Watson-Brown Foundation operates three house museums: Hickory Hill, the Thomas E. Watson House and the Tom Watson Birth Place. Senator Thomas E. Watson (1865-1922) was a lawyer, elected to the Georgia House of Representatives, both U.S. House of Representatives and Senate, and writer. In 1900, he purchased Hickory Hill and passed it at his death to his two granddaughters. [65]

In March 1, 2007, a tornado at Hickory Hill destroyed the Smoke House and Delco shed buildings and damaged the corn crib. Zupan stated that,

> We have repaired the corncrib using as many original bricks and timbers as possible. The smokehouse was reconstructed with many of the original bricks, closely following the original lines and mortar composition. The

[63] Joe Williams, e-mail to author, 2/18/2009. Joe Williams is currently the Chief of Museum Services and Curator at Appomattox Court House NHP.
[64] John Spangler, email to author, 2/19/2009. John Spangler is currently the Chief of Maintenance and Facility Manager Appomattox Court House NHP.
[65] Michelle Zupan, email to author, February 2, 2009. Michelle Zupan is currently the Curator at Hickory Hill and the Tom Watson Birthplace.

> Delco shed, a frame structure, has not yet been rebuilt as we are still researching its original location – we know it was moved at least once, possibly twice, in the last 60 years.[66]

When answering the question of whether or not it is ethical to reconstruct, Zupan said "yes" because of the materials and information that were available.[67]

The Dunker Church, located near Sharpsburg, Maryland, was built between 1852 and 1853 by the Dunkers, a sect of German Baptist Brethren, on the property of Samuel Mumma. During the Battle of Antietam, September 17, 1862, the building sustained heavy damage and was used as a hospital. After the battle the church was repaired and used as a church through the turn of the twentieth century. After the Dunkers moved their congregation to a new building, the building was left to deteriorate. In 1921, in its weakened state, the Dunker Church was destroyed by a wind storm. A building was subsequently built on the Dunker Church site and was used as a gas station and store. The store was taken down by the Washington County Historical Society 1951 and the property given to the NPS soon after. In 1961, the National Park Service reconstructed the building utilizing some of the original materials on the original site. The church was ready for the 100th anniversary of the Battle of Antietam/Sharpsburg in 1962. [68]

Jane Custer, of Cultural Resource Division at Antietam National Battlefield, stated that the reconstruction was ethical because:

> This structure is the only church within the area that is Antietam National Battlefield and the reconstruction was based on historic documentation therefore I do believe it was ethical. The documentary evidence and some

[66]Michelle Zupan, email to author, February 2, 2009.
[67] Ibid, email to author, February 2, 2009.
[68] *The Dunker Church on the Antietam National Park Website*. http://www.nps.gov/anti/historyculture/dunkerchurch.htm.

> physical evidence permitted an accurate reconstruction with little conjecture. If there had been another church surviving within the battlefield, I don't think having this reconstruction would be as important. For example at Antietam National Battlefield we have eight different farms and each farm varies in the number of existing historic structures. Several have many historic outbuildings which were essential to farming in the 1860s, others do not, but because the effects of the battle on the local farm families can be told at one site, not all need to have outbuildings.[69]

Dennis Frye, the Chief Historian at Harpers Ferry who worked at Antietam years before, explained that the Dunker Church was blown over in a hail storm. Fry related that when he was 13 years old, he volunteered at Antietam National Battlefield, giving tours at Dunker Church and telling the story of the reconstruction. "They were fascinated by the story of what happened to the building," stated Frye. Visitors "always wanted to know what was original in the church…They would connect with that instantly. The first thirteen floor boards in the church are original." Frye would see people go back and step on those boards. "Their soul was connected literally through the sole of their foot with the soul of history at that point." [70] Somewhere around 3,000 of the original bricks are within the walls of the reconstructed Dunker Church. Frye states, "…it's real history, because it's a real connection to the place and time." Frye believes that a reconstruction is the right thing to do in this situation, because even if there remains only a very small percentage of the original building, "the whole thing becomes real to them…think of how much more effective it is to have…those three thousand bricks part of the church rather

[69] Jane Custer email to author May 20, 2008; List of Classified Structures, Cultural Resources Division www.hscl.cr.nps.gov/insidenps/report.asp. Jane Custer is currently Chief of the Cultural Resource Division at Antietam National Park.
[70] Dennis Fry interview, April 8, 2008. 1:40-1:55. Dennis Fry is currently Chief of Interpretation at Harpers Ferry National Historical Park.

than two or three bricks on display in a museum case. Where no one can touch it…it has no context. Here is a brick from the Dunker Church."[71]

Fort Halifax in Winslow, Maine, is one of the oldest blockhouses in the United States. The fort was built on the bank of the Kennebec River in 1754 to protect English settlers against attacks during the French and Indian War (1754-1763). The National Register of Historic Places Inventory states that original fort " was square in shape" and had three palisade blockhouses set on the neighboring hill.[72] After the war, the fort seemed to be abandoned despite its stout construction. By the time the Fort Halifax Chapter of the Daughters of the American Revolution (DAR) in 1924 got hold of the property, the only part of the fort left was one block house. After the restoration the DAR owned the property until 1965 when the group gave the property to the State of Maine's Bureau of Parks and Recreation. In 1987, a flood destroyed what remained of the blockhouse. According to Tim Hall, regional director, Maine Department of

[71] Fry interview, 6:05-7:16.
[72] Fort Halifax Blockhouse, National Register of Historic Places Inventory - Nomination Form. http://pdfhost.focus.nps.gov/docs/NHLS/Text/68000015.pdf; National Register of Historic Places view on "Criteria Considerations : Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious or used for religious purposes, structures that have been moved from their locations, reconstructed historic buildings, properties primarily commemorative in nature, properties that have achieved significance within the past 50 year shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories: a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historical person or event; or c. A birthplace or grave of historical figure of outstanding importance if there is no appropriate or building directly associated with his or her productive life; or d. A cemetery which derives its primary importance from grave of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or f. A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own exceptional significance; or g. A property achieving significance within the past 50 years if it is of exceptional importance, Frequently Asked Questions. http://www.nationalregisterofhistoricplaces.com/faq.html.

Conservation, "we went and chased timbers following the flood and we did not retrieve all the timbers. The decision was made to reconstruct the blockhouse using original timbers that we found and other timbers that were hewed to replace missing timbers."[73] When I asked Hall how he felt about the reconstruction, he stated that it was "absolutely" ethical to reconstruct the blockhouse:

> The blockhouse at Fort Halifax was on the town's seal. It is an icon of that community. That community demanded that we rebuilt the blockhouse. So I mean it was under…intense public pressure…we reconstructed that blockhouse even though we knew that there was historical criticism about it and we faced the possibility of it [being] stricken from the National Register and it just had to be done. [74]

Bent's Old Fort, located in La Junta, Colorado, built between 1832 and 1834, by Charles Bent and Ceran St. Vrain. The fort was built to trade with Plains Indians and trappers. The adobe structure until 1849 was the only major permanent white settlement on the Santa Fe Trail between Missouri and the Mexican settlements. During the Mexican War (1846-1848) the site was used as a military hospital and a location to store military supplies. An explosion that partially burned it, sickness, and other reasons caused Bent's Old Fort to be abandoned in the late 1840s. Between the late 1840s until 1920 the buildings of the fort were used for the Barlow-Sanderson and Express Company as a repair shop, cattle corrals, and materials were taken by local ranchers. The Daughters of the American Revolution took over 4.5 acres of the fort in 1920. In 1954, the Fort was taken over by the State of Colorado, and the National Park Service took it over on June 3, 1960, as a National Historical Site. The Park Service was responsible for

[73] Tim Hall interview, August 12, 2008, 7:15-7:38; *Fort Halifax on the Kennebec, Department of Conservation, State of Maine Website*. http://www.maine.gov/doc/parks/history/forthalifax/index.htm. Tim Hall is now retired, but at the time was Regional Manager for the Maine Bureau of Park and Recreation.
[74] Tim Hall interview, 8:59-9:30.

the research that eventually led to reconstructing the historical fort. Greg Holt, Park Ranger stated that Bent's Old Fort was reconstructed in 1976 to its original appearance by using "sketches, archeology and a journal. Local and regional ambition fueled its reconstruction,"[75] especially after the Park Service deemed the site "nationally significant."[76] Holt believes that the reconstruction was ethical "because there is good documentation and the building was of a very unique character and function."[77]

San Antonio Mission, in San Antonio, Texas, did something every similar to Appomattox Court House and reconstructed only the most important building. In 1718 Franciscan missionaries and Spanish representatives arrived at the San Antonio River and established the first mission. By 1730, four missions **(**Mission Nuestra Señora de la Purisima Concepción de Acuña, Mission San José y San Miguel de Aguayo, Mission San Juan Capistrano, Mission San Francisco de la Espada were built in the area to Christianize the native population. In 1960, the National Park Service officially took over the site. Steve Whitesell, Superintendent at San Antonio Missions National Historical Park, states that San Antonio Mission:

> Contains four 18th century Spanish Colonial missions and associated site features including irrigation systems, neophyte quarters, granaries, etc. Most of the four mission sites are preserved ruins. Mission San Jose, the largest of the four missions, was reconstructed in the 1930s by the Works Progress Administration. The buildings were reconstructed in order to show how a mission compound would have looked historically. I believe the decision to restore was likely made, consistent with thinking of the

[75] Greg Holt, email to author, February 19, 2008. Greg Holt is currently a Interpretative Park Ranger at Bent's Old Fort National Historical Site.
[76] Greg Holt email to author, February 9, 2008.
[77] Greg Holt email to author, February 9, 2008; Bent's Old Fort or Fort Williams, National Register of Historic Places Inventory-Nomination Form. http://www.nps.gov/history/history/online_books/beol/beol_nr.pdf; *Bent's Old Fort National Historic Site Website*. http://www.nps.gov/beol/historyculture/index.htm.

> time, because visitors would have a hard time understanding the complexity of the site without a physical recreation.[78]

Whitesell states that he feels that the reconstruction was ethical, but because the Mission was reconstructed in the 1930s "I don't believe it is possible for preservationists today to fully understand the thought process and conceptual framework that individuals were working through 70 years ago."[79]

At Jamestown on May 13, 1607, one hundred four men and boys arrived from England. Soon after these travelers built a fort for protection against the local Indians and named it after King James I of England. Eventually the colony grew, the capital moved to Williamsburg, and, over time, the fort disappeared. For a long time many people believed that the fort had been swept into the James River over the years. But recently the Preservation Virginia (APVA) archeology discovered that the fort site is still mostly above water; the old interpretation of the site's location was incorrect. William Kelso, Director of Research and Interpretation for APVA, at the Jamestown site, explains that:

> Archaeologists reconstructed a mud and stud frame in 2006 based on archaeological postholes and research in England. Reason: experimental archaeology and to give visitors some scale to the site of 1607 James Fort the remnants of which are basically only holes in the ground. We stopped at only a frame because of future maintenance problems. It's a split site half National Park Service and half state of Virginia.[80]

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[78] Steve Whitesell email to author, March 10, 2008; Steve Whitesell at the time was Superintendent at San Antonio Missions National Historical Park, but now is Associate Director, Park Planning, Facilities & Lands in the NPS Washington Office.
[79] Steve Whitesell email to author, March 10, 2008; *Mission San Jose y San Miguel de Aguayo, San Antonio Missions National Historical Park Website.* http://www.nps.gov/saan/historyculture/sanjosehistory1.htm.
[80] William Kelso email to author, July 31, 2008; William Kelso is currently the Director of Research and Interpretation in Archaeology at Jamestown.

Kelso does believe that the reconstruction of the fort and the 1907 reconstructed church to be ethical.[81]

Hebert Hoover, the thirty-first President of the United States, was born in 1874 in a two-room home in West Branch, Iowa. His family, especially his father, a local blacksmith, helped start the community. Several years after Hoover was born his father sold the blacksmith shop; it was later moved to another part of West Branch, and was subsequently torn down in the 1890's. According to Cary Wiesner, Historian at Herbert Hoover National Historical Site,

> The blacksmith shop was first proposed in a 1948 Master Plan prepared for the Herbert Hoover Birthplace Society, which at that time managed the park. It was given a low priority at the time. In 1954 Herbert Hoover's son Alan informed the society that the Hoover family was against building a reconstruction blacksmith shop since there was 'no authentic print or plan in existence.' In early 1955 former President Hoover withdrew his opposition to the proposal to build a blacksmith shop, provided 'there was no attempt to at an original restoration since everyone seems to have forgotten it, but merely a sample of what a typical one of that vintage used to be.' Construction was completed in 1957. At that time a sign 'Jesse Hoover Blacksmith' was placed on the front façade, even though the shop was not intended to be a replica of Jesse's shop. (Apparently the Hoovers did not object).[82]

To add to this Neil Korsmo, Chief Ranger at the site, stated that the reason it was important for the reconstruction was that "the blacksmith shop was reconstructed by the Hoover family when the site was still privately held because Herbert Hoover's father was a blacksmith, and lessons learned by Herbert at his father's blacksmith shop guided him his whole life. The symbolism was important to the Hoover family. Numerous other

[81] William Kelso email to author, July 31, 2008.
[82] Cary Wiesner email to author, February 20, 2008. Cary Wiesner is currently the Historian at Herbert Hoover National Historic Site.

buildings were moved onto the site to help with interpretation of the site."[83] Both felt that the reconstruction was ethical. Wiesner wrote, "yes, except for the sign, since the idea was to show a typical blacksmith shop rather than specifically Hoover's father's, and since blacksmith shop buildings were generally vernacular and did not seem to follow a standard size or floor plan."[84] Korsmo wrote that the historical reconstruction helps "to provide the interpretive site [the ability] to discuss thoughts, ideas, and values. Also to give people a chance to see a side of life that was very important at the time, but is essentially lost now."[85]

Fort King George, along the Altamaha River, in what is now Darien, Georgia, was built in 1721 by colonists from South Carolina to guard against Spanish attack. Six years later they abandoned the fort. Ten years later the town of Darien was created on the site under the eyes of General James Oglethorpe and a group of Highland Scots, and soon the fort was forgotten. According to Steve Smith, Fort King George's Site Manager, Betsy Lewis began researching the site in the 1920s and 1930s, eventually becoming the fort's historian. Lewis "started her own research about Fort King George and, through using archives, descriptions, period maps, she was able to pinpoint exactly where the fort originally was…"[86] Eventually she would influence the state of Georgia to buy the site and have archeology conducted on it. The site lacked buildings for many years.

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[83] Neil Korsmo email to author, February 2, 2008. Neil Korsmo is retire but at the time was Chief Ranger at Herbert Hoover National Historic Site.
[84] Cary Wiesner email to author, February 20, 2008.
[85] Neil Korsmo email to author, February 2, 2008; The Reconstruction of the Blacksmith Shop, Construction, Maintenance & Landscaping, 1939-1970, The Hoover Houses and Community Structures: Historic Structures Report. http://www.cr.nps.gov/history/online_books/heho/hsr/chap1h.htm.
[86] Steve Smith Interview, June 3, 2008, 4:30-4:45. Steve Smith is currently Site Manager at Fort King George Historic Site a Georgia state site.

According to Smith, "visitation was very poor and not a lot of people were exposed to the fort" then:

> in 1986… the Lower Albemarle Historical Society approached the manager at that time his name was Ken Akin. And they talked about raising money to reconstruct not the entire fort, but just the block house which was the main structure of the fort…throughout 1986-1987, the historical society became heavily involved in raising money to build the blockhouse and the agreement was whatever they raised the state would match…they were able to raise something in the neighborhood about $50,000 to $80,000. The state matched and they were able to construct the blockhouse. And that was 1988…And from 1988 on up to 1994 visitation to the site remarkable increased. And it's something we've documented and in this case demonstrated to a lot of people that you know resources development of more cultural resources at a site obviously attracts more people. Since the site was making more money exponentially as a result of the blockhouse. School visitation increased. Around 1998-1999, Senator Kemp was our state Senator, he got really interested in raising money or petitioning the state legislature to give money to finish out the construction of the fort. ..the soldier's barracks, the officers barracks, and the guard house…Kemp was successfully able to get the state legislature to give us [money] for those structures. The soldier's barracks were built in 2000. The officer's barracks and guard house were both completed in 2002…the fort is now 100% complete.[87]

The reconstruction was done with sketches and blueprints that were drawn by Colonel John Barnwell.[88] When asked how Smith felt on the ethical point of reconstructing a historical building, he stated that,

> I've gotten into debates with a couple of people who work in our division. Historical sites who feel that way it's unethical. You can't prove that you know the fort was built out of exactly those specific materials and should not build it at all. I got into an argument with a re-enactor one time who tried to argue we shouldn't have our [uniforms] displayed out there

[87] Steve Smith Interview, June 3, 2008, 6:00-11:30.
[88] Colonial John Barnwell (1671-1724) born in Ireland who came to the Colony of South Carolina in the late 1690s-1700. He helped build the outpost on Fort King George on the Altamaha River and work on Indian affairs with the Yamasee.

> because it's not one hundred percent accurate. So my attitude is if you don't put it in the public eye then there's no avenue…to explore the past. They have no… resource to…engage them in the past and makes them want to understand it better…by taking the fort away…so many people who aren't going to come here to ask the question why is this here? And what's this time period like?...And it also intrigues people and makes people want to learn more. Makes people want to come and see it. And again I think a lot of people who find that unethical are people who just … I think they find it unethical for a lot of personal reasons rather than professional reasons.[89]

The Wade House located in the town of Greenbush, Wisconsin, was created in the mid-1840s before the state came into the Union in 1848. It was a town on a stage road with several stores, a school, blacksmith shop and a sawmill. The Herrling sawmill, operated by Theodore Herrling, was an important part of this community. When the railroad was built away from the town in 1860s, the town, like Appomattox Court House, started to decline. Soon only a few people lived in the town, and buildings started disappearing into history. David Simmons, Site Director at Wade House, said that the desire to reconstruct the sawmill dates back over fifty years. The ruin of the dam was all that was left when Marie and Ruth Kohler, of the Kohler Foundation, decided to restore the Wade Home as it was in the 1850s. The Kohlers' dream of reconstructing the sawmill did not happen until the 1980s. With information from photographs, documents, and the archeology, Simmons stated:

> All those things combined with some considerable outside funding to reconstruct the mill very similar to the one that existed here…A sawmill an up and down saw mill at this…location on the Mullet River was a critical component to the development of this little hamlet of Greenbush. And it's very closely allied and tied to the choice of this site for the settlement by the Wade family. And they were the first settlers here and they chose a site where there was a good head…of water so he

[89] Steve Smith Interview June 3, 2008, 12:30-15:29.

> could…have a sawmill. So far for…those reasons…I think it makes good sense to go on and have the reconstruction [done].[90]

When it came down to how Simmons felt about reconstructions he stated, "yea."[91]

Fort Loudoun was built during the French and Indian War (1754-1763) to protect western South Carolina from threats in the Mississippi River and protect trade routes between the Cherokee Nation and South Carolina. Four years later, after relations between the Cherokee and South Carolina broke down, the Cherokee captured the fort and, after the British left, destroyed it. The site was never used again for military purposes. According to Jeff Wells, Park Manager of Fort Loudoun State Historic Site, in:

> …1933 when the site was set aside by the state of Tennessee as a historic area and initially of course there were archeological remains there were archeological excavations that took place at the site under the WPA New Deal organization that worked here in East Tennessee. The site was operated all those years by the Fort Loudon Association which was a group of private citizens that organized themselves to run the site on behalf of the state of Tennessee. All along their goal was to reconstruct the fort. Fort Loudon Association ran the site for forty years and during that time period did reconstruct the palisades, the outer line of wooden wall…and the powder magazine I believe. But for forty years they were never able to do any more than that. Now I had mentioned the location of the fort being alongside a river. In the 1960s, the Tennessee Valley Authority proposed a dam on the Little Tennessee River. Tellico Dam. Because of its rather odd hillside location the lower portion of the fort would be inundated by the waters of Tellico Lake because after this free flowing mountain stream is backed up it creates a lake and the fort was going to be or half of the fort was going to be flooded underwater…So with that understood there was actually a third round of archeology, there was a second round of archeology that I failed to mention in the late 1950s... And also along that time same time period in the 1960s Fort Loudoun was placed on the National Register of Historical Places. So there was some measure of protection if you will but that did not really per sway the Tennessee Valley Authority from going on and finishing this dam…Well as I stated the lower portion of the fort would be underwater

[90] David Simmons, Wade House Interview, 8:15-9:30. David Simmons is currently the Site Director at Wade House one of the Wisconsin Historic Sites.
[91] David Simmons, Wade House Interview, 10:00-10:05.

> so there this great debate how do we save the fort?... the Tennessee Valley Authority created a backfill lack of a better word over the archeological remains at a depth of seventeen feet. So where we trod now by latitude and longitude the correct location of the fort but by elevation its seventeen feet above sea level higher than it was…"When the decision was finalized that the lake would come in and the site would have to be elevated the Tennessee Valley Authority a federal agency said well we will come back then and restore it to the visually state that it was in. So now were built the site up by seventeen feet the Tennessee Valley Authority comes back in rebuilds the fort palisades, all be it seventeen feet higher and the powder magazine…and built a museum as well a visitor center. And then that was the state of the site when Tennessee State Parks took over in the late 1970s.[92]

Asked for his feeling about the reconstruction of these building, he stated "yes." Wells went on to say that when "I talk to visitors I make it very clear that it's a reconstruction."[93] The site managers stated that a certain number of buildings could be reconstructed after the Tennessee Valley Authority did their share. All the research had been done on the buildings that would be reconstructed prior to the back fill. Wells states that living history and education are important uses for the reconstructed buildings. [94]

In 1804, a fur trader and some of his workers of the North West Trading Company started the journey from Fort Saint Louis, now modern day Superior, Wisconsin, all the way to what is now just a few miles past what is now Pine City, Minnesota. At this location the fur traders built several houses, store houses and a shop to be able to trade all fall and winter. The traders went up and down the Snake River and traded furs with the Ojibwa, the local Indians. After spending eight months in this area the traders went back to Fort St. Louis never to return to the site again. A short time later the site burned. In the 1960s, archeologists excavated the site and the Minnesota Historical Society opened the location as a historical site. According to Patrick

[92] Jeff Wells Interview March 18, 2008, 3:23-8:32. Jeff Wells is currently Park Manager at Fort Loudoun.
[93] Jeff Wells Interview March 18, 2008, 10:20-11:00.
[94] Jeff Wells Interview March 18, 2008, 10:20-11:00.

Schifferdecker, Site Manager, North West Co. Fur Post, the information to reconstruct the buildings came from the "archeology, there was a journal kept by the trader here, also there are some contemporary water colors of other posts, not of this particular post and there is pictorial and archival research as well as the archeology." When asked how Schifferdecker felt about the reconstruction of the trading village, "anyone who does history…you write a book you're reconstructing history based on the documentation…Those people who argue against reconstruction probably should argue against doing any history at all."[95]

Built in 1816 by James Wright, the Wright Tavern was constructed in Rockingham County's seat, Wentworth, NC. For close to one hundred years the Wright and Reid families ran the tavern that had grown from one building to around twenty main or support buildings. By the time the Rockingham Historical Society took over the property in 1967, all but the main building had collapsed over time. Even the back part of the tavern had fallen down. According to Kitty Williams, Wright Tavern maintenance, Rockingham County Historical Society at Wright Tavern, "The first thing they [Rockingham Historical Society] did was to rebuild the L [back of the building]. And it looks basically like it did now except that they left out a set of stairs that went into the attic from the L." Several nineteenth century buildings such as the corn crib and a smokehouse have been moved onto the property.[96] Williams stated pro or "yes" for

[95] Patrick Schifferdecker Interview July 2, 2008. 2:15-7:55. Patrick Schifferdecker is currently the Site Manger at North West Co. Fur Post part of the Minnesota Historical Society.
[96] Kitty Williams Interview March 11, 2008, 11:13-19:10. Kitty Williams is currently working at Wright Tavern Maintenance part of the Rockingham County Historical Society in NC.

rebuilding historical structures. She also had a very strong opinion in favor of historical landscaping and the importance of it to a historical site. [97]

Section two is about those who responded that it depends on the situation when it comes down to reconstructing historical buildings. Fort Stanwix, in what is now Rome, NY, was built by the British in 1758 to defend against French invasion during the French and Indian war. In 1774 the British abandoned the fort and left it to rot. During the American Revolution the Americans repaired and renamed the fort, Ft. Schuyler. After a flood and a fire destroyed that fort in 1781, nothing was done with the site until 1794 when a block house was built there. By 1815 the site was in disrepair and not in use. The City of Rome, New York, began to build over the site and in time it was forgotten. In 1935, President Franklin D. Roosevelt signed the Wagner-Sisson Bill to create Fort Stanwix National Monument. In the 1960s in order to augment an urban renewal project, the city donated the land officially to the National Park Service. According to Mike Kusch, Fort Stanwix National Monument, Chief of Interpretation and Resource Management,

> Yes, all of the buildings are reconstructed… Beginning in the early 1960s Rome's economy began to deteriorate. Heavy industries such as the steel, copper, iron and wire mills started to move away (rust belt era). Then the local Griffiss Air Force Base was realigned as technology changed. Support industries then moved as well. This realignment and relocation of support industries further dragged the local economy down. In an attempt to bring some industry/business back to Rome, local leaders decided to invest in heritage tourism. These leaders, not the community as a whole, approached the NPS about what could be done with the fort. Fort Stanwix National Monument was authorized in 1935, however it could not be reconstructed unless the land was donated to the NPS or the money to purchase the land was donated. The NPS deflected this request by

[97] Kitty Williams Interview March 11, 2008, 19:13-19:47, 38:00-38:55.

> referring to its policy of not reconstructing historic sites. These leaders then engaged the local House representative and its new Senator, Robert Kennedy, who was in the process of ramping up his presidential election and needed to garner votes in upstate New York because he elected by a narrow margin… By this point downtown Rome was depressed. There were vacant buildings and empty business fronts. The NPS conducted a study to explore various alternatives. The first was no action and provided only a modicum of support to the local historical society, the Fort Stanwix Museum which later became the Rome Historical Society. If remains of the fort existed, they were located behind the museum's building. The second alternative was to reconstruct a bastion of the fort, the flag bastion in particular, behind the museum and to provide a great NPS presence… The last alternative, and the one the NPS least wanted was to rebuild the fort. The local community leaders lobbied for this third alternative, and willingly destroyed their downtown during an urban renewal project and donated the land to the NPS. After the alternative selection a limited archeological investigation was conducted in the backyards of buildings and an astonishing amount of evidence of the fort was found. As the buildings were demolished, NPS archeologists investigated about 1/3 of the site and were able to confirm the dimensions of the fort as documented in 18th century architectural drawings and found significant evidence of the fort and its occupants, as well as a information about the people and structures through the late 18th to mid 20th centuries, notably, what I call, the canal era. The site was then cleared, with archeologists monitoring the work, and the fort reconstructed on its original foundation. The archeology and the first phase of reconstruction taking six years to complete. The fort was opened to the public for the nation's bicentennial. A second phase of construction took place in 1978. The third, and final phase was never completed. What visitors currently visit is a partially reconstructed fort, designed for living history demonstrations (along the lines of the Colonial Williamsburg model). The missing structures include the ravelin, guard house, headquarters, necessary, and communication (sally port).[98]

When asked if he thought it was ethical that historical buildings be reconstructed, his response was:

> Depends. It depends on the sum of all the factors in making the decision. I, for one am not opposed to reconstructions because I see the value to interpretation and education. However, it must be done right and smartly.

[98] Mike Kusch, email to author, February 18, 2008.

> If the reconstruction threatens an adjacent historic structure, then no. If the reconstruction is done in a different location, no. If the reconstruction displaces people and business vital to the community's well being, no. &c. In Rome's case, the buildings in the worst condition were located on the site of Fort Stanwix.[99]

The Cahokia Courthouse was originally built about 1740 when the Illinois country was part of New France. In the early 1790s, when American settlers began to occupy the territory they changed the building from a home into a U.S. territorial Court House. When the county seat moved from Cahokia Court House, the Courthouse building was used as a city hall, school, saloon, and it was used to store farm machinery. In the early 1900s the building was purchased, dismantled and sent to St. Louis for the World's Fair in 1904. Molly McKenzie, Site Manager, Cahokia Courthouse State Historic Site Complex, in Cahokia, IL, stated that she believed the owner wanted to open a "beer concession. He was not given a permit to sell beer, so he opened it as an attraction where he talked about old timey ways of law and order."[100] After the fair closed in 1906 the Chicago Historical Society bought the property and sent it to Chicago. Though not destroyed, it was rehabilitated to be used as a Japanese tea room and other establishments until the Chicago Park Board took over. In the mid-1920s the town began to ask Chicago to give its building back. Eventually the state of Illinois gave the town back its old courthouse. According to McKenzie:

> They [the town of Cahokia] first engaged the state museum in an archeological project to determine the original foundation location, shore those up in order to reassembling the building on its original foundation. That was the first paid professional archeological excavation in the state of Illinois. And the foundation had been left on the ground when it was first moved in 1901. So they brought the timbers back from Chicago, replaced where necessary, reassembled with the stone that was left on the site. Of

[99] Mike Kusch, email to author, February 18, 2008.
[100] Mike Kusch, email to author, February 18, 2008.

> course features like the roof had to be completely new materials and the interior was also reproduced in a like fashion. There were, they spent a lot of time researching and taking [information] from oral informants who were residents of the village who remember the building, who had lived in the building and so on. So they had a lot of oral informants on how the building appeared on the interior. Photographs of it from the 1890s that they used in the reassembly so they really were committed to doing the most accurate job possible on the building. And it was dedicated in 1940 to the splendid heritage of the citizens of Illinois.[101]

McKenzie goes on to say that her view on reconstructing of historical buildings depends on the time period and depends on the site.[102]

Ocmulgee National Monument, located in Macon, Georgia has a vast history of close to 9,000 years. Between 900 and 1200 AD, the Mississippians occupied the site. This group, called Macon Plateau, created seven mounds and sometime around 1000 AD there was an earth lodge that was the political, social, and spiritual center for the group. Over time the Mississippian culture disappeared as did the Earthen Lodge. In the early 1930s, when the town of Macon was using one of the mounds for fill dirt, several archaeologists asked the Smithsonian Institution to conduct extensive archeology in the Macon Plateau area. In 1936, after it became the largest archeological dig in the country up to that point, President Roosevelt created Ocmulgee National Park. One of the most important finds during the major archeological digs was a thousand year old lodge floor. According to Jim David, Superintendent of Ocmulgee National Monument:

> We call that the Earth Lodge. And once again when they were doing archeological work here in the 1930s, they discovered this original one thousand year old floor that was very clear to be a meeting facility. They found a circular building circular floor with all these seats on it a bird shaped effigy located where the fire pit was and so forth and the floor was in amazingly good condition when the archeologist found it. And there

[101] Molly McKenzie Interview, April 15, 2008 9:30-10:24. Molly McKenzie is currently Site Manager, Cahokia Courthouse State Historic Site Complex, Il.
[102] Molly McKenzie Interview, April 15, 2008 4:11-10:24.

> for at that point through studying the logs and so forth that were laying down on top of the floor they were able to come up with a fairly good assumption…pretty good idea of the roof structure and very clearly also find out see were the entrance into the room and so forth were and so therefore …[Ocmulgee NM] decided to try to portray what the interior of this structure look like. And all things I've read from the Archeology so forth I think they came up with a fairly fatefully portrayed of what the interior looked like. Because it was very evident were the four posts for the ceiling…and they were able to find enough evidence to figure out what type of weaving mat made up the sides of the entrance way and covered part of the roof structure. Now…from the exterior is probably very questionable. Back at that time they basically built a concrete structure over the original floor. Once again making the interior over top of the floor as accurate as they possible do. And decided to cover the whole thing in dirt. Now from…a plan structure report done on the Earth Lodge and the author of that said that most likely instead of a complete mound of earth like it is portrayed it probably had probably had the open sides that formed the walls but then it was probably a thatched roof that covered the structure not all earth like its portrayed now. Oh course we are aware that it did have to have a vent hole for the fireplace. Course there was no way to recreate that and still protect the original floor. For this case the interior, I always tell that to visitors that the interior is very faithful what they are seeing from the exterior is reconstructed. But there was really no I don't know of any good way they could have come up with to portray or still be able to show the original floor …it can tell visitors that it is a unique one of a kind resource. That a number of mound sites that date back to the same period of the Mississippian age we are not the biggest or anything else, but of all the other Mississippian mound sites the other ones did find…lodges, but in no other case were the floors in such good condition that they were worth displaying. And with this one being basically intact this is the only place in the world that one can see that earth lodge floor with some type of earth lodge structure over top of it that would have not been possible.[103]

David's view of the reconstruction of the earth lodge and other historical sites seems to be a situational position.

> I've worked at other parks that have reconstructions and its always highly debated as your thesis have been talking about. Now …in this case with the earth lodge I don't think there was any other option. I think putting a modern building over the top would have made it look very funny. I think trying to do as faithful a reproduction as they could and still to be able to

[103] Jim David Interview March 19, 2008 1:04-6:13. Jim David is currently Superintendent at Ocmulgee National Monument.

> preserve the floor I think this method worked out the best. Once again…I think the archeologists were able to come up at least with the at least the interior how the roof situated …. I think they were able make it I believe pretty accurate from everything I've read and what there justification was. Now generally speaking I probably agree with the …Park Service policy is that generally speaking if you don't have photographs or drawings I don't think that reconstructions normally be done. You can do a faithful reproduction then I have always been in favor of them and once again this one [earth lodge] I say once again its borderline, but in order for people be able to see this floor there was no other option.[104]

Fort Fredrick was built in 1756 to protect the western frontier of the Colony of Maryland from Indian attack. This stone structure held civilians during the French and Indian war and Pontiac's War of 1763, held British and German prisoners of the American Revolution and was garrisoned during the American Civil War. The fort, however, was never attacked or fired upon by the enemy. In 1922, the State of Maryland took over the fort and the wall surrounding it. In the 1930s the Civilian Conservation Corps (CCC) did work on the walls and the support buildings outside the fort walls. These support buildings were not historical buildings or based on any buildings. The barracks within the fort were reconstructed by the state in the 1970s. With archeology and extensive work on researching the site, Fort Fredrick now has the original layout and other information from the men who served in the fort over the years. Archeology in 1999 and 2000 suggested that the CCC destroyed a lot of the evidence of the past including taking a significant amount of artifacts as well. Ross Kimmel, Maryland State Historian, while interviewing at Fort Fredrick, discussed the history of the site, what the CCC did to the site and how the site intends to reconstruct in the future. To let the public know what was original wall and reconstructed by the CCC Kimmel stated that "…we purposely kept what is original of the wall with the whiter mortar and the darker

[104] Jim David Interview March 19, 2008 7:11-8:54.

mortar what CCC used Portland Cement"[105] When asked how he felt about rebuilding historical buildings, Kimmel stated, "So the question is why are we spending money reconstructing buildings that have been gone for two centuries when there are standing structures that are begging. And the answer is no body makes that connection and it's all very political." [106] In other words it just depends on the situation.

> …years ago when as a young college kid I first started coming up here we got all excited about seeing the fort restoration continued from what the CCC did and the bicentennial seemed a natural reason to do it. So our group was lobbying heavily. I remember an older woman, she was some kind of a travel writer in Maryland I forget her name and she said to me one day up there on the earth filled basher on the catwalk now don't you think there is some merit to just leaving this as a ruin instead of imposing all this modern construction on it which it really not genuine or authentic? I thought my god what is she…that is a really stupid idea I did not say this to her …of course this should be reconstructed. Me and my friends have a great playground to play in…I think that's what gets behind a lot of restoration is local people get an interest in convince government to restore the place of course it's for an educational purpose… If the CCC had left the place untouched I would say there is an argument for preserving it as a ruin, but the fact of the matter is the CCC had come in the 1930s and did their reconstruction actually probably did a pretty good job all things considered and at least had the sense not to try and reconstruct barracks. They did not know enough about them.[107]

The third and final section looks at the surveyed workers who are anti-reconstruction. Pennsbury Manor in Morrisville, Pennsylvania, was built by William Penn from 1683-1686. Penn only lived in the house until from 1699 to1701, when he returned to England with his second wife, Hannah Callowhill, their son John, and Letitia, a child from his first wife. Penn's heirs sold the estate in the 1700s and the house fell into ruin. In 1932 the Charles Warner Company donated ten acres of the original site to the commonwealth of Pennsylvania. For the next nine years the Pennsylvania Historical

[105] Ross Kimmel Interview May 21, 2008. Maryland State Historian.
[106] Ross Kimmel Interview May 21, 2008 1:33:07-1:33:22.
[107] Ross Kimmel Interview May 21, 2008 2:15:50-2:17:20.

Commission reconstructed the manor. The group followed archeology and Penn's original instructions for the building of the home. Lara Murphy works as an Interpretative Researcher at Pennsbury Manor. Murphy stated about the reconstruction "It was a controversial topic in the 1930's. From a scholarly point of view, the site should not have been reconstructed."[108]

Valley Forge National Historical Park, is the location of the Continental Army's Winter Encampment in 1777-1778, under the command of General George Washington. "He issued an order for the approx. 12,000 troops to erect huts (log cabins) to protect them from the elements and low temperatures. Within ten years after the encampment, no evidence of the log structure of hundreds of huts remained."[109] Timothy Preston Long, Historical Architect for the site, states that the reason he is not in favor of reconstruction is "It runs counter to the Secretary of Interior's Standards to construct a new feature when no pictorial or physical evidence exists. It is creating a false historical appearance."[110]

The State of Mississippi's historical sites are run by the Mississippi Department of Archives and History. The state runs historic sites at fifteen properties and most of the properties are not open to the public. They range from archeological sites to Civil War battlefields. Jim Barnett, Mississippi Department of Archives and History's director, talked about the 27 years that he had been with the department. Only twice did the thought of reconstructing historical buildings come up, he said:

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[108] Lara Murphy, email to author, February 18, 2008. *Pennsbury Manor Website*. http://www.pennsburymanor.org/Guide.html. Lara Muphy at the time of the interview was the Head of Interpretive Research at Pennsbury Manor.
[109] Timothy Preston Long, email to author, February 10, 2008. Timothy Preston Long at the time of the interview was the Historical Architect at Valley Forge National Historical Park. *Valley Forge National Historical Park Website.* http://www.nps.gov/vafo/historyculture/index.htm.
[110] Timothy Preston Long, email to author, February 10, 2008.

> A building called Assembly Hall at Washington, Mississippi which is where historic Jefferson College is…We were set to acquire this 1811 building and it burned… And so we went ahead and purchased just the property as an archeological site we have not…never seriously discussed the doing the reconstruction…we discussed it a couple of times…but I don't think anybody really wants to do this. I don't think our board of trustees has ever formally adopted a policy on reconstructions. We are involved right now in what is a reconstruction of a civil war period building. ..We've had some long discussions about reconstruction pros and cons and the project were involved with now is a building called the Coker House on the Champion Hill battlefield in Hinds County, Mississippi. And the Coker House was previously owned by a private Civil War group and they just could not manage the upkeep and restoration of the house it deteriorated quickly. In 2000, they donated or deeded the property to the Department of Archives and History and we received a grant about that same time from the federal highway transportation a transportation enhancement grant to develop historic properties that were part of the Vicksburg Campaign trail and the Coker House is part of that. So money was set aside at the point to restore the Coker House. We finally got to the point now where we have begun this process. The only problem is that the Coker House was so far deteriorated that essentially we have dismantled the house and in fact now it is now completely dismantled and the useable parts of it are in storage…and we do have a plan although no funding in place yet, but a plan to rebuild this house with as much of original material as possible…I am going to guess that once this is all done maybe less than twenty-five percent of the structure will be original.. .material and we have argued and its been difficult to come to an agreement on this project because it is actually a reconstruction. Even though you can stretch the restoration term to possibly include this it really is a reconstruction.[111]

The building will be going on the original foundation. When asked about how he felt on the matter of reconstructing historical buildings, he stated "Personally I do not[believe in reconstructing historical buildings]…My feeling is there are so many buildings standing in need of being saved that I feel that we're better off focusing on them. The Coker House has been an interesting situation, because the funding that we have to do this work is focused on the Vicksburg Campaign Trail and there are only at least on public property

[111] Jim Barnett Interview March 19, 2008. 0.00-9:45. Jim Barnett at the time of the interview was the Director of Mississippi Department of Archives and History.

two remaining structures that are not in Vicksburg on battlefields that relate to that campaign."[112] That's why he believes money has been put toward Coker House.

Though a small survey from sites across the country, the data received from this study gives an idea about what site workers feel about reconstructing historical structures. Those who are pro-reconstruction stated the following reasons for their views. First, education for all ages, teaching about the history of the site, using the reconstructed building for living history and the tangibles of how a building looks, feels and smells. Second, having a historical building to see when visiting a site. Third, reconstruction preserves heritage for future generations. Fourth, as the only structure of its kind at a location or area with historic structures.

Some of the individuals interviewed who worked at historic sites qualify their support by arguing that reconstruction must be on a case-by-case basis. As one person stated, "it depends on the situation when it comes down to reconstructing historical buildings." Others noted, as opponents of reconstruction had warned, that political and social pressures from local constituents were the reason for the reconstruction at some sites. One said that "they did not have a choice, but to reconstruct over a site."

A few site workers opposed reconstructing historical buildings, and they had several reasons for that opposition. First, the fear of the historical site falsifying history or how the building would appear to the public. Second, to protect an archeological site from destruction. Third, to put the money toward an historical building rather than

[112] Jim Barnett Interview March 19, 2008. 9:45-11:06.

toward a reconstruction. Fourth, some say, incorrectly, that reconstruction violates the Department of the Interior Standards for the preservation of historical buildings.

Again these are just a few views from site workers in the field. Most are interested in educating the public. A site reconstructing a historical building can educate the public on historical architecture of that time period, how historical buildings are built, and how people lived in a certain area at a certain time period, these workers share this view.

Illustrations of the Historic Site

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. May 5, 1975, east barracks under reconstruction, showing modern construction methods used in places that would not show in the final product.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. July 25, 1975, west barracks under reconstruction, showing modern construction methods used in places that would not show in the final product.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. September 11, 1975, west barracks under reconstruction.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. August 11, 1975, east barracks under reconstruction, showing modern construction methods that would not show in the final product.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. September 11, 1975, east barracks interior under reconstruction; note stone facings on fireplaces, covering modern cinderblock to simulate a solid stone masonry.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. November 1975, east barracks upon completion of reconstruction. Photo by Dave Harp.

Fort Frederick State Park, Big Pool, MD. Photo from the Maryland Park Service, Department of Natural Resources. November 1875, west barracks (foreground) and east barracks upon completion of reconstruction. Photo by Dave Harp.

Reconstructed Blacksmith Shop-Herbert Hoover NHS-Image proved by the NPS

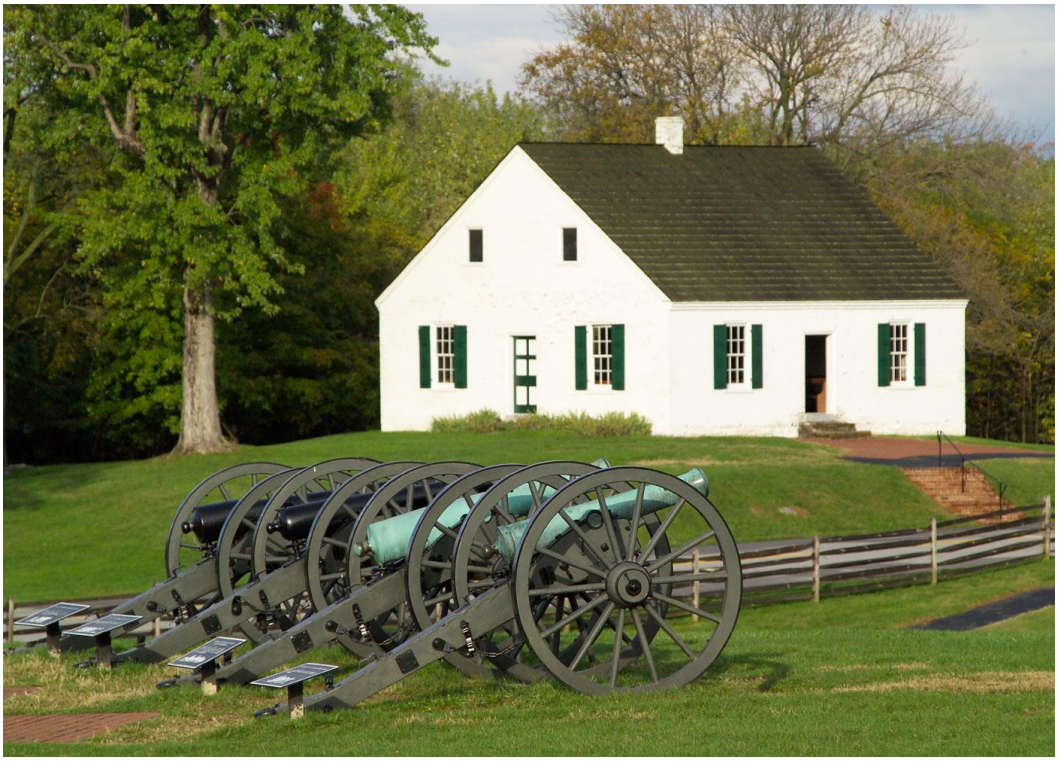
Blacksmith demonstrating in the Reconstructed Blacksmith Shop at Herbert Hoover NHS-Photo provided by the NPS.

Reconstructed Tryon Palace. New Burn, NC. Photo by Alyssa Holland.

Reconstructed Pennsbury Manor-Photo from the Pennsbury Manor Website.
http://www.pennsburymanor.org/Photos.html.

The Reconstructed Bent's Old Fort NHS-Photo taken from website-
http://www.nps.gov/beol/historyculture/index.htm.

The Reconstructed Bent's Old Fort NHS-Carpenter Shop-Photo taken from website-
http://www.nps.gov/beol/photosmultimedia/Virtual-Tour-of-Fort.htm.



Reconstructed Dunker Church-Antietam National Battlefield-Photo taken from Website http://www.nps.gov/anti/photosmultimedia/Modern-Photographs.htm.

Dunker Church destroyed by windstorm- Antietam National Battlefield-Photo taken from Website http://www.nps.gov/anti/historyculture/dunkerchurch.htm.

Reconstructed Jamestown Church- Taken from website-http://www.npca.org/parks/jamestown-national-historic-site.html.

Parts of the original Jamestown Fort being reconstructed-Colonial National Historical Park

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Fort Halifax's Reconstructed Blockhouse. Photo taken from website http://www.maine.gov/doc/parks/history/forthalifax/index.htm

Workers from Maine's Department of Conservation go after logs from the blockhouse that was destroyed by a flood in 1987. Photo taken from website http://www.maine.gov/doc/parks/history/forthalifax/index.htm

Reconstructed Sawmill at Wade House. Photo taken from website-
http://wadehouse.wisconsinhistory.org/Explore/Sawmill/Riverview.aspx.

Reconstructed Blacksmith Shop at Wade House. Photo taken from website-
http://wadehouse.wisconsinhistory.org/Explore/Blacksmith/Dockstader.aspx.

Reconstructed solider hut at Morristown National Historical Park- Photo from-
http://www.cr.nps.gov/history/online_books/glimpses3/glimpses2b.htm

Fort Loudoun-Commandant's Quarters. Photo provided by Fort Loudoun State Park.

Fort Loudoun, TN. Photo provided by Fort Loudoun State Park.

Fort Loudoun View- Photo provided by Fort Loudoun State Park.

Reconstructed solider huts-Valley Forge National Historical Park- Photo taken by Alyssa Holland

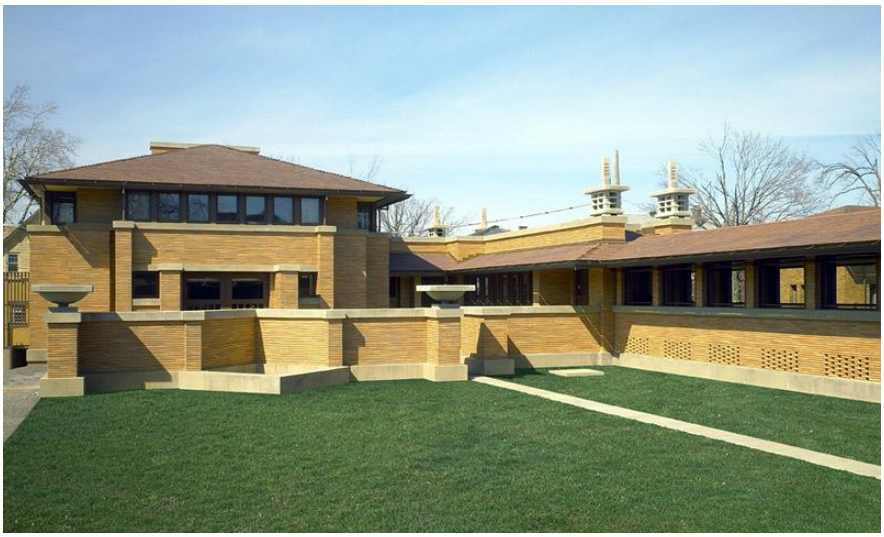
Reconstructed Fort Stanwix-Photo provided by the NPS.

Wright Tavern, Wentworth, NC : Color photos show reconstruction of rear ell. Other miscellaneous photos.

Photos provided by Rockingham County Historical Society

Reconstructed Pergola- Frank Lloyd Wright's Martin House- http://www.darwinmartinhouse.org/tour.cfm#.

Reconstructed Conservatory- Frank Lloyd Wright's Martin House- http://www.darwinmartinhouse.org/tour.cfm#.



Reconstructed Carriage House-Frank Lloyd Wright's Martin House- http://www.darwinmartinhouse.org/tour.cfm#.

Reconstructed George Washington Birthplace home

Reconstructed Gristmill-Old Sturbridge Village. Photo taken from website.
http://www.osv.org/explore_learn/village_tour.html?S=L-23.

Reconstructed Sawmill- Old Sturbridge Village-Photo taken from website.
http://www.osv.org/explore_learn/village_tour.html?S=L-35.

One of George Frankenstein's paintings of the village of Appomattox Court House in 1866. "Main Street" facing east down the Lynchburg-Richmond Stage Road. McLean House and outbuildings on the right and the Courthouse straight down the road. Courtesy of Appomattox Court House National Histroical Park.

1865 McLean House- Courtesy of Appomattox Court House National Histroical Park

Courtesy of Appomattox Court House National Histroical Park

Reconstructed McLean House-Photo by Alyssa Holland

Reconstructed McLean House Slave Quarters and Kitchen-Courtesy of Appomattox Court House National Histroical Park- http://www.nps.gov/apco/historyculture/historic-structures-at-appomattox-court-house.htm

Reconstructed Alfred Burton Jewelry Store at Harper's Ferry National Historical Site-Photo taken by Alyssa Holland

In the process of reconstructing the Richard Charlton's Coffee House in 2009 at Colonial Williamsburg-Photo taken by Alyssa Holland

The reconstruction of James Anderson's Kitchen, Blacksmith shop and a Public Armory which is currently going on in 2011 at Colonial Williamsburg-Photo taken from website- http://whatsnew.history.org/topics/armoury/.

Franklin House steel "Ghost Structure" in Philadelphia, PA-Photo taken from website http://www.nps.gov/archeology/sites/npSites/franklincourt.htm.

Polegreen Church "Ghost Structure"-Photo taken from website-
http://www.historicpolegreen.org/visit/

Chapter Three-Visitor Interviews

Historic sites want to attract visitors. What is the point to having or preserving a historic site without people coming to see it? That's why it is important to get the visitor's point of view on the subject of historical reconstruction. The first two chapters of this thesis focused on the history of reconstruction and how the professionals at historic sites felt about reconstruction. This chapter will venture into an area that no one has yet undertaken: the visitors' view on the reconstruction of historical buildings. Over the last seven years while working at Appomattox Court House I have been asked often by visitors which buildings are original. What happened to the original buildings? Why did the park service reconstruct the McLean House? These questions aroused my interest in asking visitors what they thought about the reconstruction of a historical building.

The first order of business was to find a historic location with reconstructed historical buildings that would allow me to interview visitors. The reason I could not survey at Appomattox Court House NHP was the superintendent decided that only National Park Service issued surveys were allowed on site. Red Hill, located in Charlotte County, Virginia, is where Patrick Henry spent the last five years of his life and is buried. The background of Red Hill starts in the 1770s when Richard Booker built the one and a half story plantation house for Booker and his family. The house is a wooden frame structure having three rooms downstairs and two rooms upstairs. In 1794 Patrick Henry and his family bought and moved into the house. Later the house was expanded by John

Henry, one of Patrick Henry's sons, who had inherited the property. The property stayed in the Henry Family even after Red Hill burned in 1919. After the last descendent of Henry died in 1944, the Patrick Henry Memorial Foundation was created to manage this historic site. This foundation was responsible for the reconstruction of all the historic buildings including the restoration of Henry's original law office. Red Hill, the main house, was reconstructed in 1957. Other reconstructions on site are the Carriage House, rebuilt on its original site, and the Slave's or Cook's Cabin, reconstructed with some of the wood from the original cabin. The Kitchen and Quarter Place Cabin are also historical reconstructions. On June 6, 1986, Congress designated Red Hill as Patrick Henry National Memorial. Though a national monument, the Patrick Henry National Memorial is still run by the Patrick Henry Foundation, a non-profit charitable corporation, and does not receive any federal funding from the National Park Service.[113]

Between December 2009 and May 2010, I surveyed visitors on-site and also had visitors send the survey back to me via mail. Of fifty surveys distributed, twenty-eight surveys were returned. At the time of this survey the average participant's age was 57.1 years old, all participants were white, and sixteen were women and twelve were men. Twenty-three out of the twenty-eight participants were from places in the state of

[113] Most of the historical building reconstructions were done before the site became Red Hill National Monument. The site is protected by federal law, but lets the Patrick Henry Memorial Foundation run the site. It was the wish of the Department of the Interior "that the ownership of Red Hill remains non-Federal…costs of operations and maintenance for the estate shall be borne from non-Federal funds, services and material." *U.S. Senate Joint Resolution 187, January 21, 1986*. http://www.redhill.org/history/history_resolution_187.htm; "Red Hill National Monument," National Park Service Laws Supplement VI, 99th, 100th and 101th Congresses, January 1985-December 1990, pg. 568-570. http://www.nps.gov/legal/parklaws/toc2.htm; "Red Hill" National Register of Historic Places Inventory, National Park Service, United State Department of the Interior, http://www.dhr.virginia.gov/registers/Counties/Charlotte/019-0027_Red_Hill_1978_Final_Nomination.pdf; Red Hill-The Patrick Henry National Memorial website. http://www.redhill.org/memorialfoundation.htm.

Virginia: Richmond, Keysville, Farmville, Gladys, Danville, Brookneal, Charlotte County, Yorktown, Herndon and Rustburg. Education levels for the surveyed included: three high school graduates, three with some college, one night college graduate, two with some post-graduate schooling, eight with master's degrees, one had some doctoral and two had their doctorate.[114] Out of the twenty-eight surveyed twelve people are employed, nine retired, three kept house, one unemployed intern, two students and one retired but running a farm. When asked how often they traveled to historical sites eleven said they traveled some, eleven said they travel often and four traveled regularly. [115] All visitors that were surveyed have visited historical locations with reconstructed buildings prior to visiting Red Hill.[116]

The first survey question was "How do you feel about an historic site reconstructing historical buildings?" Out of the twenty-eight visitors that answered surveys, twenty-five people remarked they were pro-reconstruction of historical buildings. Three respondents answered "that it depends on the situation" or on a "case-

[114] Why this survey had a slightly highly education level than the normal group of visitors may be due to the site's isolated location. A visitor has to drive a distance into the country side to visit Red Hill, and no major roads or highways are in the area. A person really has to want to travel there, which would select for visitors with strong interest in history.

[115] Occupations of the surveyed included an administrator, artist, farmer, manager, engineer, administration assistant, two homemakers, higher education, retired nurse, librarian, welder/fitter, engineer-telecommunications, two teachers, Intern/museum tech, tour guide, student, engineering educator, system analyst, home economics teacher, working on special education masters/mom, medical transcriptionist, former High School History teacher, and childcare/cleaning business/horse breeder and trainer. Household income: ten people with less than $50,000, two with less than $75,000, eight with less than $100,000, six with more than $100,000 and two that did not specify.

[116] Information is from question two on the overall survey. Locations that the surveyed have visited that had historical reconstructed buildings include: Colonial Williamsburg, VA; Marbry Mill, Blue Ridge Parkway, VA; Poplar Forest in Lynchburg, VA; Jamestown, VA; Appomattox Court House NHP, Appomattox, VA; Genage, Canada; locations in Niagara Falls, NY; Ruffner Hall, Longwood University, Farmville, VA; George Washington Birthplace, Pope's Creek, VA; Mount Vernon's distillery, Mount Vernon, VA; Point of Honor, Lynchburg, VA; Old Salem, NC; locations within Philadelphia; Forest History Center in Minnesota; Polynesian Cultural Center, Hawaii Palace on Oahu; and locations throughout Europe, Canada and Asia.

by-case basis." None of the participants mentioned any anti-reconstruction sentiment toward reconstructed historical buildings.

Nine of the twenty-five participants that were pro-reconstruction, and their answers came back stating "they approve or are fine with the idea of reconstructing historical buildings." One respondent stated, "I definitely support it. We need to keep history alive for our future generations." Another stated, "I approve. It seems to me the value at an historic site is to help the visitor learn about and, to the extent possible, experience the time and place of the historical event. Also, I want to be reminded that, hey, Patrick Henry walked through this door or at least a door that was where this door is now." Another participant said, "If original drawings/paintings/architecture papers exist from which to reconstruct the site with a measure of fidelity to the original, then I support it. I do believe an archeologist should conduct an excavation prior to the reconstruction." Another participant stated:

> I think it is wonderful. It allows today's population to see, feel and experience life as it was 200 or more years old. I visited Andersonville, GA, Civil War Prison camp, 3 different times (85, 87, 89) with my children's 5th grade school trips. I would like to share each experience. '85-Bus drove through …. Guide described horrors students not interested because all that was there were gallery green hills that were beautiful. Kids could not imagine horrors being described. '87-Bus drove through, we stopped because they were beginning to build fort + there was a [sic] "soldiers," dressed as prisoner describing horrors. Kids were interested and asked questions. '89 Recreation completed. 2 sided fort with "no more land." Soldiers, Camp sites of sick + poor. The students walked around asked questions, saw with their own eyes the horrors of Andersonville in 1860's. My son + his friends still remember that 5 group trip + talk about it. My 2 daughters don't even remember the horror, only the cemetery. The recreation left an indelible mark to be remembered. That is what reconstruction should do to our children + anyone who visits historical sites.

Some of the responses from the survey takers who were pro-reconstruction emphasize their support for reconstruction for education and the preservation of history. One participant stated, “Excited! It's recreating history, even if they use the most modern technologies. I assume that because it is already an historic site, they have done the archeological work needed to discover all artifacts, wall lines, basements, trash, etc. So they should be able to reconstruct buildings with a great deal of accuracy.” Another survey taker mentioned, “I support the idea. I think it helps to preserve history and promote education. Also commemorates and memorializes important historical sites.” Another participant states, “I think it’s wonderful that people have the foresight and means to reconstruct historical buildings.” Another respondent answered, “It is, in my opinion, far better to try to reconstruct historical buildings than to leave them in continuing decline and disrepair.” The last visitor stated, “It is the only way to share history with our present population to better exhibit our past. We cannot, in this day, appreciate how the people of those times lived with this reconstruction of their lives without visual aide[sic].”

Continuing with responses to question one, three participants commented on reconstruction being beneficial and enhancing the experiences of the site. One mentioned, “I feel that the historical plans and building enhances a person’s experiencing in visiting the site.” Another participant stated,

> It is admirable, when done with authentic materials and attention to detail. It gives the visitor a true feeling of what the site was actually like when it was occupied during the date it is intended to represent. It also allows visitors to see activities being conducted (e.g. open hearth cooking, blacksmith work, etc.) without the problems of treating artifacts as museum pieces-that is, visitors can touch reproductions without the need for typical museum precautions (no gloves or velvet ropes are necessary).

> From an educational experience perspective, perhaps it is more accurate for visitors to see a structure that looks "new") clean, well painted, fresh materials) rather than seeing materials that are 200+ years old, suffering from decay/aging and are "too valuable" to touch. For example, Patrick Henry would not have lived in a 200 year old house, with faded paint, flaking bricks, and worn floorboards.

Yet another response was, “Appreciate. Gives me a taste of history—though not authentic, still beneficial.” The last response in this section is, “You get a much better feeling of the past when you can actually see & go in a building rather than just seeing a picture or hearing a person explain what was there.” In chapter two, it is noted that staff complain at several historical locations that visitation remains low when there is nothing to see at the site. One of the participants stated that, “I think something well done is worth seeing--not as good as ‘restored’ but sometimes there is nothing to visit.” There was one survey that was pro-reconstruction, but was very upset about the reconstruction at George Washington Birth Place. The survey stated, “The only one I found truly annoying was Washington's Birthplace. You go there and find out it is nothing like what would have been there when he was born.”

Three respondents stated that it depends on the situation as to reconstructing a historical building. The first said, “I believe that it may be an appropriate course of action on a case-by-case basis.” The second stated, “If it can be done with knowledge and proof of who it was, I am for it. However if it is based on guessing and embellishing what it could have been, I am against it.” The last said, “It depends on the circumstances--if needed to tell the story. Also one must consider to what historical period you've relocating. It would have been inappropriate, for example, to have reconstructed the mansion that occupied this site after Patrick Henry's death. (note: In Europe, a great deal

of property bombed in WWII has been effectively reconstructed-Dresden, Cologne, Warsaw--etc)."

The next survey question was "Did the reconstructed buildings at this site enhance your visit?" All but one visitor wrote that the reconstructed structures did enhance the site. The explanations range from education to not wanting to visit if there weren't reconstructed buildings. The surveyed stated that the reconstruction of the historical buildings enhanced their visit through educational value. One person wrote, "Yes, It is very educational to see how our founding fathers lived and how they supported their families." Another person wrote, "Yes. I would know much less about this part of history had buildings not been reconstructed ." A different respondent stated, "Yes, because we were there to learn about Patrick Henry, + just seeing ruins + foundations couldn't have told the story that well. Very nicely done." Another participant stated, "Yes--especially those with people in period dress and working knowledge of that task." The issue of education for children came up several times in the survey results. Another answer mentioned, "Yes-- The Slave Quarters, The Law Office. Everything so different from this day and time. Our Children and grandchildren need to see as well as read how things were in those days." Another participant said "Absolutely! My sons especially loved the reconstructed blacksmith shop." The final respondent said, "Yes, for example a reconstructed blacksmith shop is much more interesting and educational than an outline of the foundation where a building once existed. This is true for both adults and children, provided the reconstruction techniques adhere to the original methods/materials."

Continuing with answers to question two, four respondents agreed that the reconstructed buildings enhanced the site because without these buildings the draw to

visit the site would not have been there. The first respondent said, "Yes. Without them [reconstructed buildings] there wouldn't be much to visit." The second answerer said that "yes--the house [Red Hill] is reconstructed and the site would be very empty without the house." The third wrote, "Yes. As I understand it, there were very few structures surviving. I don't think walking around a few foundations would have done too much for me." The final quote, "Yes! I can't imagine coming to see this site without the buildings. It's a lovely visit and the valley below but without the reconstruction the history would be all but lost. It was made clear by the interpreters that everything was a reconstruction and may not exactly replicate the original. This keeps it from being 'fake.'"

Other survey answers to question two mention historical accuracy. One respondent said, "Absolutely. Even though I know the buildings are not original. I know that the reconstruction is based upon historic records." Another stated, "Yes, because it was done according to the original blue print. I feel a sense of truth." The last statement concerning historical accuracy is, "The reconstruction is probably very realistic. I am familiar with the work of the architect for the reconstruction, Stanhope S. Johnson[117], and I know his attention to detail."

The third question from the surveys was "Generally, how authentic do you think reconstructed buildings are?" Some of the respondents stated percentages, saying that the accuracy of the historic buildings are, "7 out of 10" or "70-80%" or a "4 out of five."

The largest group of answers to this survey question was the eleven participants stating that they believe the reconstructions to be accurate. One answered that it is

[117] Stanhope S. Johnson, a Lynchburg, VA architect.

"Pretty good--better than nothing." The next survey stated, "The ones that I have seen appear to be very accurate in their replication of the original. I think it is important to document the history and provenance of the original. (Great fire of 2001--Ruffner Hall at Longwood University)" Another respondent stated,

> When done with care, the reconstruction building is just as accurate as the original. For example, the reconstruction of Jefferson's Poplar Forest retreat in Forest, VA is true to 'form and function.' All visible surfaces were (and continue to be) reconstructed with period tools, methods, and materials. Skilled craftsmen use the same methods as their predecessors from the 1810 time period. Another example is Williamsburg's recent reconstruction of the Charlton Coffee House on Duke of Gloucester Street. This building replaced a structure (Armistead Mansion from the antebellum period) and greatly improves the street scape.

Another answer was, "When done well, as in the cases I have mentioned, I think they are as authentic as possible." Another commented,

> If you are going to go to the trouble of reconstructing an historical building, and you are planning on presenting it as close to historic as possible, it would be optimal (of course) to research the project as thoroughly as possible. It is very good that here you have the plumbing and electricity in a building separate. Naturally the (or one) problem arises in deciding what modern conveniences to allow in the reconstruction.

The last survey stated, "The answer largely depends on material used, methods employed & adherence to the original plans. I do not believe it can be truly 'authentic', but reconstructions can evoke what was original & 'authentic.'"

Continuing with question number three, none of the participants stated "no" to this particular survey question of how authentic reconstructions are but there were several visitors that indicated that it depends on the situation or varies from site to site. The first respondent stated, "It depends. It is rarely 100% authentic because the original material may not be available and some guess work may come in play. It also depends on how

old the site is." The second responded, "It varies from situation to situation" The third mentioned, "It probably varies but I trust that the scholarship behind the reconstruction is good. And even original structures are not static. Look at all the cathedrals with electric lights."

Survey question four, "Is there ever a time where reconstructing a historical building would be considered inappropriate." Five survey respondents said "no". The first said, "I cannot think of why it could be considered inappropriate. After all it is our 'history' and we should try to keep it alive even if it could be considered 'politically incorrect.'" Another thought, "No. Remember history and learn from it. Be thankful for our past! Live for today well, so tomorrow will be special as well. Remember the Truth! (Not a lie!)" And a third said, "I can't think of any such time."

Six of the participants surveyed stated that there are times when it would be seen as inappropriate. The first said, "Yes, I think it would not be appropriate to reconstruct a Nazi Concentration camp where thousands were murdered." The next participant stated, "Yes I think so. If a building helps the visitor understand the historical significance of the building the site or better perhaps even a partly demolished building would be better left alone." Another said, "Yes, when the social benefits derived from reconstruction do not justify the action." A fourth mentioned, "Yes. Some stabilization + minor reconstruction is probably necessary. However, Ephesus, Anghor Wat, Egypt's pyramids etc, + Mayan sites in Central America are more effective as ruins than if reconstructed."

The fifth survey question asked, "How would you feel about an historical site destroying an existing building in order to reconstruct a lost historical building?" This

relates to Fort Stanwix and Mount Vernon, where curators have destroyed buildings historical in their own right and reconstructed historical buildings better suited to the time period the site is interpreting. Five participants said that it was okay or did not see a problem destroying the existing building and reconstructing a new historical building. The first participant answered, "Fine if… New construction…Matches all measurements taken off old building." Another respondent mentioned, "OK if it is not someone's home" The last stated, "No problem."

Continuing responses to question five, twelve out of the twenty-eight respondents declared it depends on the situation. A sampling of the responses includes, "I think it depends on the building. For example I wouldn't want to see the Dome of the Rock in Jerusalem destroyed to look at the older temple mount it is built on. Or the White House to see the original from the War of 1812." Another surveyor said, "Depends on what is being destroyed. If it's not key to the historical perspective, for example a subsequent owner built a shed on the site, I wouldn't have a problem with its distinction. If it is a historical existing building, I'd like to see it preserved." Another respondent said, "If the existing building is not historically correct or if it is in a state of disrepair, then I'd have no problem with that. If the existing building is historical itself that's a different story and I would not be as supportive of it." Another stated, "It would depend on the existing building. If the existing building held no real value to history or its community, then destroy it and reconstruct." Another participant stated, "It depends on the existing building. Is the existing bldg. of any consequence?" Another said, "In general, I have no problem with it, but it does depend on a balance between the significance of the history and the value of the existing building. It might be necessary to be patient. The existing

building will depreciate. The historical significance will not." The last respondent: "If the existing building was important like a hospital, school etc. I wouldn't expect it to be destroyed. I don't think a historical bldg [sic] needs to be on the exact location in the case."

Four of the twenty-eight said that they were against destroying an exciting historical building in order to reconstruct a lost historical building. The first respondent stated, "I wouldn't approve." Another participant said, "Don't destroy a historical site--remember the history and preserve it for generations to come, the best you can. Remember history and learn from the good and challenging times. Don't repeat the bad mistakes, but learn from them. Remember the truth not a lie." The third respondent said, "do not agree."

The sixth and last survey question was, "How would you feel about a historical site dismantling an existing building and then reconstructing it somewhere else?" Eight out of the twenty-eight participants stated that they are not for relocating a historic structure. One stated, "I'm not as crazy about this, but there are plenty of examples where it has been done well and made sense." Another respondent said, "I think it should stay where the original building was built." Another commented, "A historical site should be kept in its existing location, (history) Remember the Truth!" Another stated, "Would not support. Not sure why you would relocate it." The final wrote, "I disagree with this concept. It should be restored + preserved where it is to preserve the history."

Five participants stated that it was alright to relocate historic buildings. "This can be very effective--a reconstructed rural village in Romania brought buildings from all

over the country. In a case like this, it gives you an idea of the diversity during a particular period. However, careful labeling + documentation is critical." Another answered, "I have no problem with this. Many times the neighborhood around historical site changes. I would not want to lose the historical site forever. Moving it allows everyone to still enjoy it!" The next commented, "I've seen this done elsewhere on our travels and as long as it is done carefully, with regards to location and authentic landscapes, I believe it is a way to preserve history that may not survive otherwise." The last survey taker wrote, "O.K. if that would preserve it or make it more accessible."

Continuing responses to question six, five participants said that it depends on the situation. The first participant stated, "If it is the building that is significant and not the location, no problem. I have visited various outdoor museums where buildings have been collected from around the region. Very nice. On the other hand, I understand they removed the McLean house from Appomattox. That didn't make sense. Plus, I understand they lost it." Another commented, "If it is an improvement building I am against it. It should stay in its original place. If it is a simple tobacco barn it is ok to move it. If it is a building that will be lost due to a dam and the formation of a manmade lake. Yes move it." The last survey taker stated, "It depends on the situation. If the building is in danger of being lost forever I'd rather see it relocated than lost."

Five respondents to question six said that it keeps history alive. The first survey participant said, "If the place for it to be part is a worthwhile site." Another stated, "It helps keep history alive" Another commented, "Not good but can be done to preserve building from impending Natural Disaster ie. Flood" The next stated, "If it can't stay on the original site I think dismantling and reconstructing is a good option. The last

respondent said, "This is unfortunate since the original surroundings are altered. However, many historic structures are located in urban areas that no longer reflect the conditions that existed when the building was constructed (for example Boxwood, Trenton, NJ), therefore relocation to a different site preferably nearby, may be advantageous and increase the number of visitors. Likewise, relocation is certainly better than demolition because of economic factors and real estate values."

Though a small survey at a relatively small historic site the data received from this study gives us an idea of what some visitors feel about a historical site reconstructing historical building(s). Visitor interview answers were very similar to historic site interviews. They believe that historic building reconstructions help educate, keep history alive, provide something to see and experience how people lived in the past. Most visitors believe that the building reconstructions are more often than not accurate. Visitors are interested in how accurate the historic reconstructions and some believe that reconstructing historical buildings is a case-to-case basis. The message those surveyed: If you can't make it accurate then don't do it. On the dismantling of a historical building and sending it to another site, only half agreed.

Visitors want to learn history; they do care about historical sites and about what historic sites do in the preservation and the reconstructing of building(s). The information on this survey can help historic sites, teachers, and scholars to see that people are interested in history, heritage, and historic buildings. Individuals working in historic preservation who think that everyday people are not intelligent enough to understand a reconstructed building should examine this survey. As previously stated, visitors to Appomattox Court House ask most often about the reconstructed McLean House (how

did the park service reconstruct it, are there any original pieces) and how many buildings in the historic village are originals? They also ask questions about buildings that no longer stand within the village and why they have not been reconstructed. The park has placed name markers at most historic buildings and has named, in the brochure, all the buildings that no longer stand to allow visitors to try to imagine how the village would have looked back in 1865. At least from this survey visitors appear to take away knowledge from historic sites that pertain to the reconstruction of historic buildings.

Front of main house at Red Hill National Memorial-Photo taken by Alyssa Holland

Front of Main House at Red Hill National Memorial-Photo taken by Alyssa Holland

Back of Main House at Red Hill National Memorial-Photo taken by Alyssa Holland

Reconstructed Smokehouse at Red Hill

Photo taken by Alyssa Holland

Reconstructed Kitchen at Red Hill

Photo taken by Alyssa Holland

Reconstructed Blacksmith Shop- Photos taken by Alyssa Holland

Reconstructed Blacksmith Shop- Photos taken by Alyssa Holland

Chapter Four-Conclusion

In 1938, Robert F. Lee, the second Chief Historian for the National Park Service, fought against the reconstruction of the McLean House at Appomattox Court House National Historical Park where Confederate General Robert E. Lee surrendered his army to Union General Ulysses S. Grant. Robert F. Lee believed that a "model" or paintings should be used as alternative interpretive tools instead of reconstructing the McLean House.[118] If Robert F. Lee had had his way the McLean House would never have been reconstructed and thousands of people per year could not step into the same space where Robert E. Lee and Grant met. The reconstruction was well researched by the NPS using archeology, the 1892 blue prints, inside and outside photographs and other historic documents to bring the building back to life. Visitors today not only learn about the Lee's surrender, but different time periods of preservation and architectural history.

Chapter one reviewed the debate over the reconstruction of historical structures. The main arguments against reconstruction were that they focus on only one period in a structure's life, that reconstructions are inherently inaccurate, and that they are not economically practical. Opponents also charge that reconstructions destroy archeology and present maintenance problems. Most important, they claim that visitors don't

[118] Barry Mackintosh, "National Park Service Reconstruction Policy and Practice." *The Reconstructed Past: Reconstruction in the Public Interpretation of Archeology and History*, ed. John Jameson, Jr. (Walnut Creek, CA: AltaMira Press, 2004).

understand the difference and perceive a fake as genuine. On the other hand pro-reconstruction writers want to use the reconstructions as interpretive and educational tools for the public, especially at sites without any surviving structures and/or to add to the historical context of a site with some structures.

Chapter two analyzed the interviews with individuals who work at historical sites today. Those who are pro-reconstruction stated the following reasons for their views, which echoed the arguments of the pro-reconstruction writers. First, education for all ages, teaching about the history of the site, using the reconstructed building for living history and the tangibles of how a building looks, feels and smells. Second, having a historical building to see when visiting a site. Third, reconstruction preserves heritage for future generations. Fourth, as the only structure of its kind at location or area with historic structures. The pro-reconstruction arguments in the literature correspond with experience in the field.

Some of the individuals interviewed who worked at historic sites qualify their support by arguing that reconstruction must be on a case-by-case basis. As one person stated, "it depends on the situation when it comes down to reconstructing historical buildings." Others noted, as opponents of reconstruction had warned, that political and social pressures from local constituents were the reason for the reconstruction at some sites. One said that "they did not have a choice, but to reconstruct over a site."

A few site workers opposed reconstructing historical buildings, and they had several reasons for that opposition. First, the fear of the historical site falsifying history or how the building would appear to the public. Second, to protect an archeological site

from reconstruction. Third, to put the money toward a historical building rather than toward a reconstruction. Fourth, some say, incorrectly, that reconstruction violates the Department of the Interior Standards for the preservation of historical buildings.

Chapter 3 analyzed the visitors' views from the interviews at Red Hill National Monument which generally favored the reconstruction of historical buildings. Most participants said that the reasons they favored reconstruction included: enhancing the experience at the historic site, for educational purposes, keeping history alive for this and future generations, for visitors who want to see something tangible when they go to a historical site, and finally, visitors more fully appreciate how people lived with the buildings to show how they lived. Only three respondents stated "that it depended on the situation" or "case to case basis" as to the reconstruction of historical buildings. None of the visitors stated they were against reconstructions.

Visitors again are the reason we have historic sites. What is the point to having or preserving a historic site without people coming to see it? Historical sites continue to reconstruct historical buildings. Colonial Williamsburg reconstructed the Richard Charlton Coffeehouse in 2008 and is currently working on the James Anderson blacksmith shop and public armory. Fort Dobbs, a French and Indian War site, in Statesville, North Carolina, after years of archeology and research, is beginning the reconstruction of the fort. As long as we want visitors to visit historic sites, many sites will consider reconstructing historical buildings.

The debate over reconstructed historical buildings will go on as long as there are historical reconstructions. In my opinion, as supported in the literature and the survey,

decisions are truly on a case-to-case basis. Does the site have enough historical and archeological information? Can it afford maintenance for the historical reconstruction over time? How recently was a structure lost or destroyed or damaged? Visitors do care about the what, where, and why of historical buildings and the land they occupy. At APCO questions about which buildings are original start in the visitor center, as visitors ask about the village and what happened to the buildings, particularly the original McLean House. The questions about reconstructed and original buildings are central to interpretation at the park.

Another consideration in the literature and the surveys is the interpretive space a reconstruction creates. APCO visitors care about the space once they enter the reconstructed McLean House and the room where General Robert E. Lee and General U. S. Grant stood in 1865 at the end of the American Civil War. Visitors come from all over the United States and from most areas of the world, and although some stand in the surrender room for a few seconds, others stand for ten minutes or more. That space is as meaningful as the few original pieces of furniture and five thousand original bricks in the front of the house. The hard work of the NPS, who completed the research and reconstruction that allows visitors to stand in the space that structurally reproduces the original, made those visitor experiences possible.

Even if a visitor is not a “history person,” many people do care about their history. This particular reconstruction helps make my job important and worthwhile. Watching someone walk outside to touch the original brick, stop to take pictures of the original vases, or slowly walk into the parlor room and stand in silence in a space where

history was made, in my opinion justifies the reconstruction of the McLean House and other historical buildings.

Fortunately, the debate over reproductions appears to have educated staff and visitors at Appomattox and elsewhere. From the survey, visitors seem to remember where they have seen reconstructions and sometimes what happened to the original buildings. With most sites paying close attention to federal preservation laws and informing the visitor which buildings are original through brochures, exhibits, online information and interpretive talks the public is informed. The public does appreciate all the information a site can give on the historical building(s) and about the reconstructions and the preservation of original buildings. Sites that continue to reconstruct and follow all the preservation laws and regulations and inform the public on why the site reconstructed the building are getting it right. Even with a situation where a politician(s) are pushing a historical site toward reconstructing a historical building, such as what happened at Fort Stanwix, the sites seem to follow the Department of the Interior and NPS standards for preservation and reconstruction.

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Vita

Alyssa Gay Holland was born December 31, 1980, in the Town of Lagrange, Georgia. She graduated from Thomas Dale High School, Chester, Virginia in 1999. She received an Associate in Science Degree from Richard Bland College in Petersburg, Virginia in 2001. She received a Bachelor of Arts in History from Longwood University in Farmville, Virginia in 2004. From the fall of 2004 through the spring of 2006 worked part time as a Park Guide at Appomattox Court House National Historical Park part of the National Park Service. In the Spring 2006 received a permanent full time Park Guide position at Appomattox Court House National Park Service with the National Park Service.

West End Citizen's Association – a Case for Reconstruction as a means of Historic Preservation for Rockville

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(Excerpt from the Technical Preservation Standards, National Park Service, Secretary of the Interior)

The Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense historic preservation principles in non-technical language. They promote historic preservation best practices.

There are (4) accepted standards and additional guidelines for treatment that are most relevant to our case.

- Standards for Preservation
- Standards for Rehabilitation
- Standards for Restoration
- *Standards for Reconstruction*
- Guidelines for the Treatment of Historic Properties
- Guidelines for the Treatment of Cultural Landscapes

This brief focuses on introducing *Reconstruction as a viable mean of Historic Preservation* for the City, now and in the future.

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

<u>Standards for Reconstruction</u>

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property

- Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties.

- A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture. reconstruction will be clearly identified as a contemporary re-creation.

- Designs that were never executed historically will not be constructed.

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); *when no other property with the same associative value has survived*; and when sufficient historical documentation exists to ensure an accurate reproduction, *Reconstruction may be considered as a treatment.*

The companion Guidelines for the Treatment of Historic Properties illustrate the practical application of these treatment standards to historic properties.

The companion Guidelines for the Treatment of Cultural Landscapes apply these treatment standards to historic cultural landscapes.

WECA has also discovered a 2011 Master's Thesis, created by a former National Park Ranger stationed at the Appomattox Court House National Historical Park, *which demonstrates that Reconstruction has been widely used across the United States* and often with the support and recognition by the National Park Service.

Chestnut Lodge

page 1 of 2

PLAT NO. 23625

SURVEYOR'S/ENGINEER'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision of part of the property described in a conveyance from THE WASHINGTON WALDORF SCHOOL, INC., a District of Columbia non-profit corporation, to CHESTNUT LODGE PROPERTIES, INC., a Maryland corporation, by Special Warranty Deed dated September 4, 2003, and recorded in Liber 23144 at Folio 128, and all of the property described in a conveyance from CPC HEALTH CORPORATION (formerly known as COMMUNITY PSYCHIATRIC CLINIC, INC., a Maryland Corporation), to THOMAS ROAD LLC, a Maryland limited liability company, by Special Warranty Deed dated June 7, 2001 and recorded in Liber 19250 at Folio 213, part of said property also being part of Lot 5, 26 of Lots 6, 7 and 8 as shown on a subdivision record plat entitled "R.T. VEIRS'S, ADDITION TO ROCKVILLE" and recorded in Plat Book A as Plat 5 all among the Land Records of Montgomery County, Maryland.

And that, once engaged as described in the Owner's Dedication hereon, all iron pipes marked thus ——●—— and concrete monuments marked thus ——■—— will be set as indicated hereon, in accordance with Division 4, Section 25-786 of the Rockville City Code.

The total area included in this plat of subdivision is 459,874 square feet or 10.5573 acres of land, and the total area dedicated to public use is 44,918 square feet or 1.0312 of an acre of land.

I hereby certify to the location of the property and easement lines shown hereon.

Kenneth L. Dye
Property Line Surveyor
Maryland Reg. No. 566

5-7-07
Date

I hereby certify to the design of the right of way shown hereon.

Daniel E. Pine
Professional Engineer
Maryland Reg. No. 17731

NOTES:

1.) Existing Zoning is R-S. Development of the property is in accordance with City of Rockville Site Planned Residential Unit Applications PRU 2006-00022 & PRU 2006-00023A.

2.) Portions of Parcels A, and B, Block A, are subject to a "Forest/Tree Conservation Easement and Declaration of Covenants" to be recorded among the Land Records of Montgomery County, Maryland.

3.) Parcels A and B, Block A, shown hereon are to be conveyed to Chestnut Lodge Homeowners Association, Inc. (HOA) and utilized as private open space and subject to the "Pedestrian Easement" for public pedestrian access as disclosed in the "Chestnut Lodge, Declaration of Covenants and Conditions" to be recorded among the Land Records of Montgomery County, Maryland.

4.) Refer to "Chestnut Lodge, Declaration of Covenants and Conditions" for maintenance of private lot surface drainage, and private storm drains, and designated hereon as PLSD Eas't and PSD Eas't respectively.

5.) Refer to "Chestnut Lodge, Declaration of Covenants and Conditions" for maintenance of private retaining walls, sidewalks and driveway aprons.

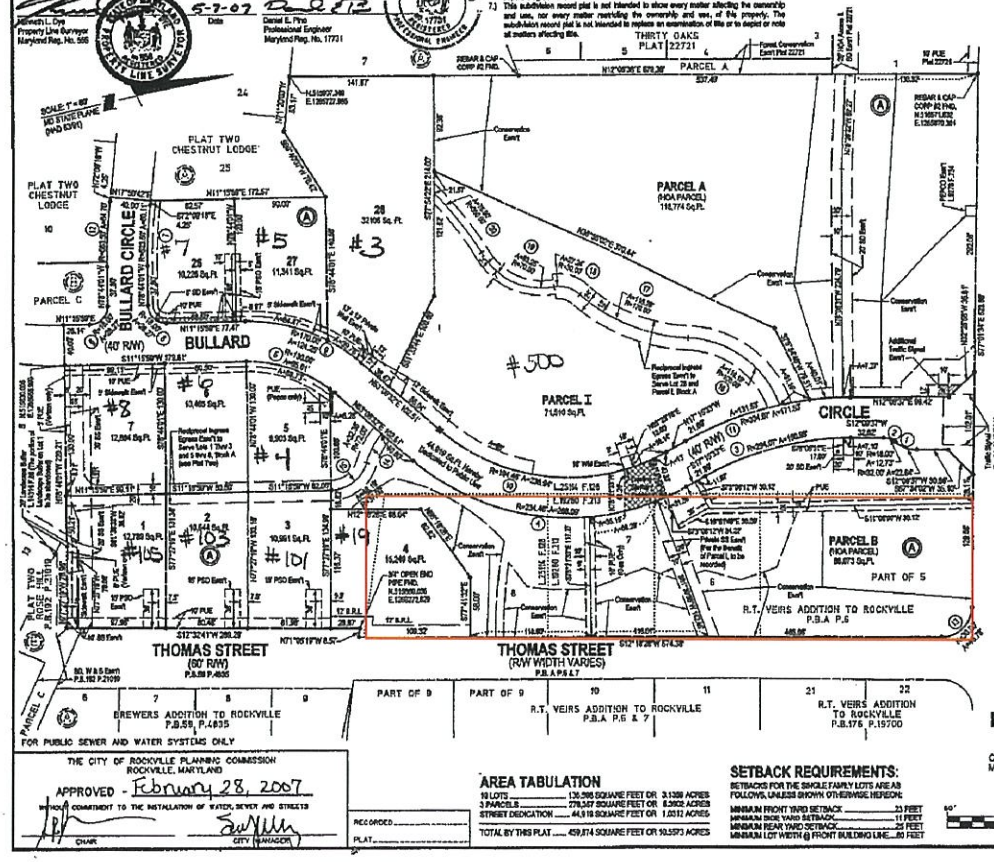
6.) Entrance feature to be maintained by the HOA within the public right-of-way will be in separate agreement.

7.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

CURVE TABLE

No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing	No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing
1	46°33'06"	11.87	23.04'	30.00'	22.41'	S 35°25'41" W	11	23°28'18"	81.76	171.53	234.46'	169.93	N 62°36'36" W
2	46°33'06"	6.60'	12.72'	18.00'	12.72	S 35°25'41" W	12	6°34'42"	20.39'	40.79'	355.93'	40.57'	N 79°39'40" W
3	39°59'49"	77.30'	155.99'	224.67'	148.34'	S 55°42'09" E	13	88°00'00"	28.89'	48.79'	31.00'	43.98'	S 32°12'32" E
4	70°26'08"	185.40'	306.80'	234.46'	278.31'	S 17°58'30" W	14	20°46'00"	16.47'	32.38'	73.00'	32.17'	S 30°38'34" E
5	41°52'34"	46.74'	95.81'	130.00'	93.91'	S 33°12'46" W	15	31°32'14"	36.32'	68.98'	77.00'	44.82'	S 28°16'38" E
6	89°00'00"	14.00'	26.72'	18.00'	25.46'	N 33°46'01" W	16	68°17'19"	67.82'	119.18'	100.00'	112.28'	S 48°38'41" W
7	6°34'42"	20.68'	40.11'	350.00'	40.09'	S 79°39'40" E	17	38°15'52"	61.86'	116.28'	170.00'	114.07'	S 34°28'08" W
8	90°00'00"	18.00'	28.27'	18.00'	25.46'	N 56°13'59" E	18	52°31'31"	14.64'	27.34'	30.00'	26.37'	S 26°29'09" W
9	41°52'34"	69.60'	124.29'	170.00'	121.59'	N 33°12'46" E	19	48°46'58"	47.39'	85.36'	100.00'	82.84'	S 29°34'52" W
10	20°46'00"	137.18'	238.58'	658.48'	237.19'	N 17°38'38" E	20	12°20'33"	36.10'	71.90'	333.00'	71.77'	S 64°14'28" W

VICINITY MAP
SCALE 1"=2000'



OWNER'S CERTIFICATE

We, the undersigned, owners of the property shown and described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to the City of Rockville, Maryland, known hereinafter as the "City", slope easements ten (10) feet wide across the property adjacent, parallel and contiguous to all street rights of way lines, said slope easements shall be extinguished at such time as the public improvements on the abutting rights of way have been completed and accepted for maintenance by the "City". In dedicating the streets to public use, the owners reserve the right to maintain, repair, construct or reconstruct the portion of "existing sanitary sewer" that traverses the dedicated area as shown hereon.

Further, we grant to the Potomac Electric Power Company, Verizon-Maryland, Inc., Washington Gas Light Co. of Maryland and to their respective successors and assigns, an easement in, on and over the land hereon described as a public utility easement, designated hereon as "PUE", with said terms and provisions of such a grant being set forth in a certain document entitled, "Declaration of Terms and Provisions for Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 407, said terms and provisions being incorporated herein by this reference.

Further, we grant to the general public an ingress and egress easement in, on and over the land herein and identified as "Sidewalk Eas't", and grant to the Homeowners Association, its successors and assigns, forever, an easement in, on and over the land herein and identified as "Sidewalk Eas't" for the construction, reconstruction, operation, maintenance and repair of the sidewalk.

Further, we grant to the "City", its successors and assigns, forever, easements designated hereon as "SS Eas't", "SS Eas't", and "WM Eas't" for the construction, reconstruction, repair, maintenance and operation of storm drains, sanitary sewers, and water mains, respectively, and/or their appurtenances.

Further, we grant to the "City", its successors and assigns, an easement in, on and over the land herein described as Additional Traffic Signal Easement with said terms and provisions of such a grant being set forth in a certain document entitled "Deed of Easement" recorded among the aforesaid Land Records in Liber 9440 at Folio 818, said terms and provisions being incorporated herein by this reference.

Further, we hereby establish a reciprocal ingress/egress as delineated hereon, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause corner markers and any other required monumentation to be set by a Registered Maryland Surveyor, in accordance with Division 4, Section 25-786 of the Rockville City Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest thereto have before indicated their assent.

CHESTNUT LODGE PROPERTIES, INC., a Maryland corporation:
Monroe H. Levine, President — date 5/8/07 — witness/attest

THOMAS ROAD LLC, a Maryland limited liability company
Monroe H. Levine, Managing Member — date 5/8/07 — witness/attest

We hereby assent to this plan of subdivision.

SANDY SPRING BANK
date 5/10/07 witness/attest

MW Housing Partners III, LP
date witness/attest

PLAT ONE
STREET DEDICATION:
BULLARD CIRCLE
LOTS 1 THRU 7 AND 26 THRU 28 AND PARCELS A, B AND I, BLOCK A
CHESTNUT LODGE
(BEING A REBUDIVISION OF PART OF LOT 5, AND ALL OF LOTS 6, 7, AND 8
R.T. VEIRS ADDITION TO ROCKVILLE, P.B. A P.5)
CITY OF ROCKVILLE
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 60' DATE: MAY 7, 2007

Lindencrone Associates, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 (301) 948-2750 (301) 948-9057
Engineering Planning Surveying Environmental Sciences www.LAassociates.net

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND
APPROVED - February 28, 2007
WITH NO COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS
CHAIR — CITY MANAGER

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

RECORDED _____
PLAT _____

AREA TABULATION

19 LOTS	136,266 SQUARE FEET OR 3.1289 ACRES
3 PARCELS	278,347 SQUARE FEET OR 6.3902 ACRES
STREET DEDICATION	44,918 SQUARE FEET OR 1.0312 ACRES
TOTAL BY THIS PLAT	459,874 SQUARE FEET OR 10.5573 ACRES

SETBACK REQUIREMENTS:

SETBACKS FOR THE SINGLE FAMILY LOTS ARE AS FOLLOWS, UNLESS SHOWN OTHERWISE HEREON:

MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	11 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LOT WIDTH @ FRONT BUILDING LINE	80 FEET

GRAPHIC SCALE
1 INCH = 60 FT.

RECEIVED
MAY 25 2007
Clerk of the Circuit Court
Montgomery County, Md.

P13875 HSA SSA 12119 29259-1

City of Rockville
Get Into It

MEMORANDUM

March 2, 2016

TO: Susan Swift, Director of Community Planning and Development Services

FROM: Sheila Bashiri, Preservation Planner
VIA: Jim Wasilak, Chief of Zoning

SUBJECT: Chestnut Lodge Best Practices for When an Historic Building Has Been Lost.

At the November 23, 2015 Mayor and Council Meeting, a request was made of the Historic Preservation Planner to research what the best practices are when an historic building has been lost, and what is the best way to move forward. In trying to answer these questions and make a determination as to what the correct process is for the Chestnut Lodge property, extensive research was conducted, including consultation with members of national historic preservation organizations. The members of these organizations are professionals and scholars with extensive education and experience in the field of historic preservation, as well as numerous areas of expertise. Staff formulated a series of questions and answers about the situation after consulting with these experts. **The following is a series of considerations.**

SIGNIFICANCE

How to proceed with new development on the former Main Lodge building site depends on what the significance of the property was based on when the Chestnut Lodge property was designated.

Was it just the building, or was the whole site significant?

According to the Chestnut Lodge Design Guidelines, both the building and the site were significant.

Building - The former Woodlawn Hotel was a rare example of a Second Empire building of this scale in Maryland. It was also one of the few remaining country hotels of this era. While altered on the interior to serve as a hospital, the exterior of the building retained its integrity of design, materials and workmanship, notably in the retention of most of the original windows and window hoods, mansard roof, brick walls, and overall form.

Site - The main building also retained the integrity of its setting, with its deep setback from West Montgomery Avenue, surrounding landscape, and relationship with its auxiliary buildings, all sited to focus attention on the main building and to subjugate the outbuildings behind it.

Is the significance of the Chestnut Lodge property architectural or historical?

According to the Chestnut Lodge Design Guidelines, the Woodlawn Hotel/Chestnut Lodge property has two periods of architectural and historic significance.

Architectural significance of Woodlawn Hotel/Chestnut Lodge site.

Before the hotel was lost, it was unique for the integrity of the site, buildings, and grounds, which allowed the site to convey its history as both a hotel and hospital. The appearance, setting, and materials of the historic buildings were largely intact and the site preserves the original suburban park-like setting. The original spacing between structures and the placement of buildings according to use and needs were intact. The treed lawn, orientation, and buildings in their original locations contributed to its importance in understanding the use and development of the Woodlawn Hotel/Chestnut Lodge property as the product of another era.

What is the historical significance?

Woodlawn Hotel- It was the only surviving example of a late 19th century hotel complex with original building hierarchy from Rockville's summer resort hotel era.

Chestnut Lodge- It was significant for its role as a nationally renowned facility for the treatment and research of psychiatric disorders.

Is this part of a designated district?

Yes. The undesignated portion of the original eight acres of the Chestnut Lodge property was added to West Montgomery Avenue Historic District in 2002.

In accordance with *Section 4.31, Building Hierarchy,* of the Chestnut Lodge Design Guidelines, building hierarchy is explained as follows:

"The Chestnut Lodge site in the West Montgomery Avenue Historic District has two primary contributing structures and four secondary or accessory structures. Primary structures define the character and use of the site. Secondary or accessory structures contribute to the architectural and historic character and use of the site but do not define it. For example, a fictional farmstead complex has two primary contributing structures, a farmhouse, and a barn. Without these two structures, it would not be a farmstead. It also has a number of secondary or accessory structures, which might include a hog house, a chicken coop, a grain silo, equipment shed, a corral, and other farm structures. If one of these accessory structures were removed, it would still be a farmstead, but the complete interpretation would be diminished.

Prior to designation of the remaining portion of the original eight-acre Chestnut Lodge site in 2002, the Mayor and Council asked the HDC to prioritize or define the building hierarchy of the Chestnut Lodge site. The HDC reviewed the site and structures at its February 2001 meeting. The HDC found the Woodlawn Hotel/Chestnut Lodge and Frieda's Cottage as primary structures. Secondary or accessory structures were identified as: the Ice House, the Upper Cottage (laundry/nurses quarters), the Little Lodge (Bullard House) and the stable. All six of these structures are contributing resources to the West Montgomery Avenue Historic District. If any of them were removed or significantly altered, the complete interpretation of the site would be diminished."

<u>RECONSTRUCTION</u> (See also Attachment 1)

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

Reconstruction may be considered as a treatment when a contemporary re-creation is required to understand and interpret a property's historic significance.

Abundant historical documentation must exist to ensure an accurate reproduction, and prior to undertaking work, a documentation plan for Reconstruction should be developed. According to the National Park Service Guidelines for Reconstructing Historic Buildings, *"Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material."*

Has the Main Lodge had a Historic American Buildings Survey (HABS)?
HABS has no record of a survey for Chestnut Lodge.

Was a thorough archeological survey of the historic site conducted after the fire, in order to identify and evaluate any remaining features and artifacts, which would be required for an accurate reconstruction of the building? No, a survey was not conducted after the fire. According to the Chestnut Lodge Design Guidelines, "*A Phase I archaeological survey was conducted in 1998. Shovel test pits revealed scattered debris and artifacts from the 19th and 20th centuries but did not locate significant pockets or sites.*" This means that while exploring small areas around the property, measures were taken to preserve extant historic surface and subsurface materials. The archeological survey did not include measures that would be used during the reconstruction to identify features of the building and site such as the exact location of the building foundation, and the accurate relationship and size of the rooms, hallways, and other spaces.

Was the building documented with measured drawings so that it can accurately be reconstructed? The previous developer completed measured drawings of the building when it was going to be redeveloped into seven condominiums. The measured drawings were for the adaptive reuse of the building as a condominium with the approved addition and the lower level garage. They were not documented measured drawings of the existing Main Lodge, as would be required to complete a reconstruction of the building.

Were there materials salvaged after the fire so they can be used in the reconstruction? No, the remaining building materials were disposed of soon after the fire. Remnants of the walkways to and from the building no longer exist.

The following are alternatives to reconstruction based on the series of considerations discussed above.

<u>CONTRIBUTING NEW CONSTRUCTION</u> (See also Attachment 2)
If the Chestnut Lodge site itself is architecturally significant, then the resulting building should be compatible with the site.

Giving homage to what was there would be the best policy in this circumstance. This would mean using similar massing and siting as the Main Lodge, which would include things like entrance locations, fenestrations, roof lines and character. It could even mean using a similar or compatible

style and materials. It is not so much about the building, but about preserving the character of the site by having a building that is compatible with the historic design and function of the site.

If the use of the Main Lodge, either as a hotel or sanitarium, was historically significant, then the function of the new building requires a continuity of use irrespective of the design.

This would require selecting which period is going to be used, and designing a building to serve that use. The exterior building design would be based on form follows function, rather than duplication of the original design, because the focus would be on an efficient use of the building.

A determination must be made as to whether the architectural or historical significance is the most important, and that is the path that should be followed.

ALTERNATIVE CHOICES

According to the Chestnut Lodge Design Guidelines, the Main Lodge and Frieda's Cottage were the primary contributing structures in the building hierarchy, and similar to the Farmstead example, without these two structures, it would no longer be "Chestnut Lodge." The site has lost its interpretation without the Main Lodge for which it was named. Additionally, without the Main Lodge, the property has lost most of the significance, both architecturally and historically, for which it was designated. If the building that made the site significant is lost, then it is reasonable to consider the following:

- Remove the historic designation if it was the building itself that was significant because it is no longer there.

- Construct the new building as a non-contributing resource in the historic district. Under the Maryland Land Use Article, the instruction to HDCs is to treat contributing properties strictly, but non-contributing should be treated with less stringency in terms of applying design review criteria:

  §8-304.
  A commission shall strictly judge plans for sites or structures determined by research to be of historic, archaeological, or architectural significance.

  b) Unless the plans would seriously impair the historic, archaeological, or architectural significance of the surrounding site or structure, a commission may not strictly judge plans:
  1. For a site or structure of little historic, archaeological, or architectural significance; or
  2. Involving new construction.

- Let the existing zoning dictate what can be rebuilt. It would be counterproductive to the cause of preservation for the HDC to be used for design control after the historic significance of a property has been considerably diminished by the loss of the primary structure.

CONCLUSION

With the loss of the historic Main Lodge, it is essential that the best practices be considered in the development of Chestnut Lodge site. Based on research of the Historic Preservation Planner, there are several routes with which to proceed.

- **RECONSTRUCTION**

The significance of this site is based primarily on the Main Lodge, and in accordance with the National Park Service Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings:

> "*When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.*"

No one could have anticipated the tragic loss of the Main Lodge. If the building had been properly documented with measured drawings prior to the fire, and if archeological resources had been investigated and all remaining historic materials and features had been salvaged after the fire, then all of the tools would have been in place to justify an accurate reconstruction. Many reconstructions are intended for museums, parks, battlefields, etc., that are constructed, operated and funded by a government or non-profit organization, and open to the public as educational tools. A private residential building that is inaccessible to the public would serve no purpose as a reconstruction of the Main Lodge.

- **CONSTRUCTION Per SECRETARY OF INTERIORS STANDARDS**

With the Main Lodge gone and the secondary buildings remaining, the alternatives to reconstruction include new construction based on the Secretary of Interior's Standards for Rehabilitation. The new construction can either be based on the architectural significance or historic significance of the site. If the significance is architectural, paying homage to the previous building by using a similar or compatible style, materials, and massing etc., and trying to evoke the character and feel of the past, is the proper way to proceed. On the other hand, if the historic significance is the priority, then a period must be selected, be it the 19th century summer resort, or its historic period of psychiatric care. In this case, the use would supersede the building design. While care could still be taken to use the footprint and pay homage to the Second Empire design, the interior, and its ability to tell the story of this site is the chief focus.

- **CONSTRUCTION Per ZONING**

Having lost the Main Lodge, the site has lost much of its integrity, so it no longer has the significance for which it was designated. The owner could request that the designation be removed from the property, and to construct a new building outside of the historic district. The remainder of the property would retain is historic designation. With the historic integrity diminished, the owner could just use the existing zoning to determine what is built on the property and not use the HDC for design control.

RECOMMENDATION

With regard to the proposal that the current developer has submitted and the HDC has reviewed, utilizing the footprint and paying homage to the design of the Main Lodge building is the appropriate direction. The building was not properly documented to allow for a complete and accurate reconstruction, which the Secretary of Interior's Standards for Reconstruction require. The Secretary of Interior's Standards for

Reconstruction do not allow approval of a "fake" reproduction, which will be the result if the design is not accurate.

ATTACHMENTS

1. Secretary of Interior's Standards for Reconstruction
2. Secretary of the Interior's Standards for Rehabilitation

Secretary of Interior's Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.