



**Fw: Briefing on Project Plan Amendment PJT2015-00005**  
**Andrew Gunning** to: Bobby Ray, Nicole Walters

09/08/2015 08:50 AM

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History: This message has been forwarded.

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For the record.

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----- 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

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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](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.

# Maryland Historical Trust

## State Historic Sites Inventory Form

### 1. Name (indicate preferred name)

historic Woodlawn Hoteland/or common Chestnut Lodge

### 2. Location

street & number 500 West Montgomery Avenue  not for publicationcity, town Rockville  vicinity of congressional district 8state Maryland county Montgomery (RV Planning Area 4)

### 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>hospital</u>

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

name Chestnut Lodge, Inc.street & number 500 West Montgomery Avenue telephone no.: 424-8300city, town Rockville state and zip code Maryland 20850

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Will Records <sup>WCC</sup> liber 18/243street & 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)  federal  state  county  localdepository for survey records City of Rockvillecity, town Rockville state Maryland

# 7. Description

Survey No. M: 26/10/4

Attachment B

## 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

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> 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 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, 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 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.

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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

Survey No. M: 26/10/4

Attachment B

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

Acreeage of nominated property ~~7.178~~ acres (1986 Mo.Co. parcel 282)

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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## 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
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state	code	county	code
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# 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

REVIEW SHEET

M: 26-10-4 7

Historic Preservation Certification Application—Significance

Property: CHESTNUT LODGE ADMINISTRATION BLDG., 500 W. MONTGOMERY AVE. Project No.: \_\_\_\_\_  
ROCKVILLE, MARYLAND.

Historic District: WEST MONTGOMERY AVENUE

8-11-88 date initial application received by State \_\_\_\_\_ date(s) additional information requested by State

8-11-88 date complete information received by State \_\_\_\_\_

\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_

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	This property involves:
1	<input type="checkbox"/> Extensive loss of historic fabric
	<input type="checkbox"/> Substantial alterations over time
	<input type="checkbox"/> Preliminary determination of listing _____ for district
	<input type="checkbox"/> _____ for individual property
	<input type="checkbox"/> Significance less than 50 years old
	<input type="checkbox"/> Obscured or covered elevation(s)
<input type="checkbox"/> Moved property	
<input type="checkbox"/> State recommendation inconsistent with NR documentation	
<input type="checkbox"/> Recommendation different from the applicant's request	

NUMBER	Complete item(s) below as appropriate.
2	(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>1977</u>
	(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input checked="" type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section <u>  </u> , page <u>  </u> .
	(3) For properties less than 50 years old: <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____
	B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D Criteria Considerations: <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D <u>  </u> E <u>  </u> F <u>  </u> 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: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.	

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 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:

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

M: 26-10-4

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 — EVALUATION OF SIGNIFICANCE**

RECEIVED

AUG 17 1988

MARYLAND HISTORICAL

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 District

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 3, 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

CONTINUATION/AMENDMENT SHEET

M:26-10-4

Historic Preservation

Chestnut Lodge, Admin. Bldg.

Certification Application

Continuation Sheet 1

Property Name

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

## CONTINUATION/AMENDMENT SHEET

M:26-10-4  
Attachment BChestnut Lodge, Admin. Bldg.  
Property NameHistoric Preservation  
Certification Application

Continuation Sheet 2

500 W. Montgomery Ave., Rockville, MD  
Property Address

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

M: 26-10-4

Attachment B

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

## CONTINUATION/AMENDMENT SHEET

M: 26-10-4  
Attachment BChestnut Lodge, Admin. Bldg.

Historic Preservation

Continuation Sheet 4

Property Name

Certification Application

500 W. Montgomery Ave., Rockville, MD

Property Address

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 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.<sup>1</sup> 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.

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<sup>1</sup> 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.

Chestnut Lodge, Admin. Bldg.  
Property Name

Historic Preservation  
Certification Application

Continuation Sheet 5

500 W. Montgomery Ave., Rockville, MD  
Property Address

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.<sup>2</sup> 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.<sup>3</sup>

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.<sup>4</sup>

<sup>2</sup> 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."

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

<sup>4</sup> 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.

## CONTINUATION/AMENDMENT SHEET

M: 26-10-4  
Attachment BChestnut Lodge, Admin. Bldg.

Historic Preservation

Continuation Sheet 6

Property Name

Certification Application

500 W. Montgomery Ave., Rockville, MD

Property Address

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.<sup>5</sup>

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.<sup>6</sup>

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.<sup>7</sup>

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.<sup>8</sup> 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 mentally ill was realized in the hospital complex which would be building around the site of the old hotel.

<sup>5</sup> 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.)

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

<sup>7</sup> Montgomery County Sentinel, June 14, 21 and 28, 1907.

<sup>8</sup> 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.

## CONTINUATION/AMENDMENT SHEET

M:26-10-41 Attachment B

Chestnut Lodge, Admin. Bldg.

Historic Preservation

Continuation Sheet 7

Property Name

Certification Application

500 W. Montgomery Ave., Rockville, MD

Property Address

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.<sup>9</sup> 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.<sup>10</sup>

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.

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<sup>9</sup> 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."

<sup>10</sup> Tax Assessment Records, 1888-1938, Land Records 1909-1959.

hence would like Tony Lumpkin, or dower imbecile with intellect.

ast in order, though, perhaps, to use a hack-  
 yed jingle, not least in importance, I men-  
 a, among the advantages of classical cul-  
 e, the pleasure of the student in his work.  
 ne may, indeed, regard this pleasure as  
 thical, but I, at least, can never forget  
 the sunshine gladdened and gilded my  
 y the years of school and college  
 was a joy in translating. Visions  
 of . . . eliness came to me at the mid-  
 ht hour as by my lonely lamp I sat per-  
 over the eloquent pages of some favor-  
 author. My constant digging and delv-  
 in the rich gold fields of ancient thought  
 repaid with many a precious nugget  
 the classic literatures I found wit and  
 dom wedded to perfect form. Then there  
 the pleasure of tracing back for myself  
 history of English words. Who that  
 not felt it can describe the intense de-  
 it with which a student discovers an in-  
 isting derivation, or restores the faded  
 ors of a verbal metaphor? It is surely no  
 in 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  
 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  
 pect. Dead! Latin words are spoken  
 the vineyards of sunny France, whis-  
 id by cooing lovers under Italy's starlit  
 s, lisped by the lips of beauty in the  
 ruage of Castile. Dead! newspapers are  
 ted 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  
 ority the positions taken in this essay.  
 ill not, however, be amiss to quote the  
 ghty words of the celebrated "Opinion"  
 ously the Philosophical Faculty of  
 U. . . . . of Berlin to the German Min-  
 of Education. "If we desired a supreme  
 of culture to decide the classical ques-  
 " says Prof. Andrew West, "to what bet-  
 ribunal could we appeal than this? The  
 ral faculty of the most illustrious uni-  
 ty of the best educated nation in the  
 d." The gist of the faculty's opinion,  
 his subject, is contained in the following  
 ls: "The ideal of the scientific sense,  
 est in learning not dependent on nor  
 ed by practical aims, but ministering  
 a liberal education of the mind as such,  
 any-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-  
 ed 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  
 l: We need not exclude mathematics,  
 eed not exclude science, we need not  
 de 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  
 out not one-sided and lop-sided men,  
 e wide culture and symmetrical  
 who would adorn their native  
 and elevate the standards of life. In  
 untry's name we plead for this liberal  
 tion for American boys, in order that the  
 Republic of Republics, where the love  
 rty dwells in every heart and industry  
 her shining store, may become a re-  
 of letters too, whither literature and  
 ead and art shall come to live beneath

Advertisement for Girls and Boys. There  
 will also be a Primary Department.  
 Your patronage is requested. For partic-  
 ulars inquire of  
 Miss SOPHIE C. HIGGINS,  
 aug 26-1f 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, hearing 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 sub-  
 scribers, 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, hearing date the  
 12th day of December, A. D., 1886, and re-  
 corded among the Land Records of said  
 Montgomery county in Liber J. A., No. 3,  
 folio 420, and the other from John P. Mul-  
 finger and wife to the said Charles G. Will-  
 son, bearing date the 16th day of February,  
 A. D., 1887, and recorded among said Land  
 Records in Liber J. A., No. 4, folio 364, con-  
 taining 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 sur-  
 roundings will make one of the most attract-  
 ive suburban resorts in the vicinity of Wash-  
 ington.

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 a  
 deposit of five hundred dollars will be re-  
 quired on the day of sale, and the balance of

and all necessary out-build  
 This property is locate  
 very refined, hospitable  
 farmers, and convenient to  
 schools, mills and postoffice  
 At the same time and pla  
 will also sell at public auc  
 est bidder the following Pr  
 included in said Mortgage,

**1 Ten-Horse Tract**  
 and one 36-inches Empire St  
 feet six inch oak-tanned Belt

**TERMS OF SALE,** as per  
 Mortgage: Cash on the day  
 Conveyancing at the cost of  
**THOMAS AND**  
**W. VEIRS BO**  
 aug 26-ts

*Sentinel*  
*August 27,*  
*1887*

**F O R S A**

**A FARM OF ONE HUN**  
**OF LAND,** within 2 1  
 railroad, improved by a col  
 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 C  
 Ohio Canal. This is a good  
 a man of small means in sea  
 elightly located.

aug 26-3m

C. S.  
 Ro

**FARM FOR RE**

or otherwise, 2 miles west of La  
 O., adjoining Bond Mill-Dam, o  
 tuxent, (mill burned,) old Em  
 equal distance from Baltimore a  
 ton, 20 miles; 200 acres arabi  
 young clover, suitable for milk  
 any crops. Spring water in eve

Apply at Millstead'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 cont  
 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 pu  
 known as the "River Road," abou  
 a-half miles from the village of Po  
 said county, fifteen miles from Ge  
 D. C., one-fourth of a mile fror  
 Lock, on the Chesapeake and Ohio  
 joining the lands of Wm T. Fisher  
 Connell, John L. C. Creamer and o  
 contains

**260 1/4 ACRES OF L**

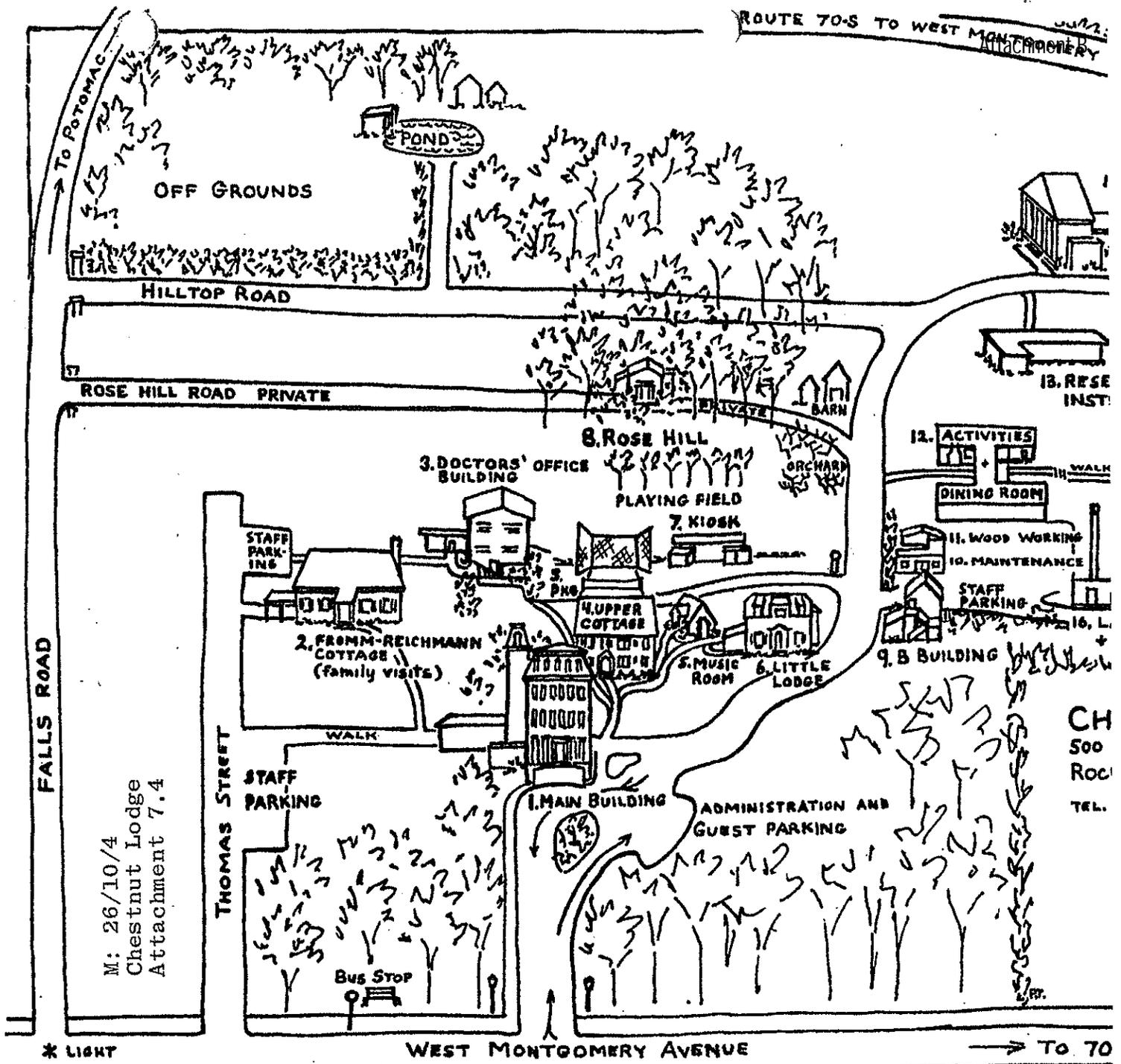
**MORE OR LESS,**

about one-half of which is in first  
 oak, chestnut and walnut timber,  
 balance is arable land of excellen  
 quality and very easily improved.  
 The farm is well watered and is  
 fencing. The improvements consist  
 two-story

**FRAME DWELLING W**

a Stable, Granary, Carriage-Hou  
 and other necessary out-buildings,  
 is also a good Orchard on the prop

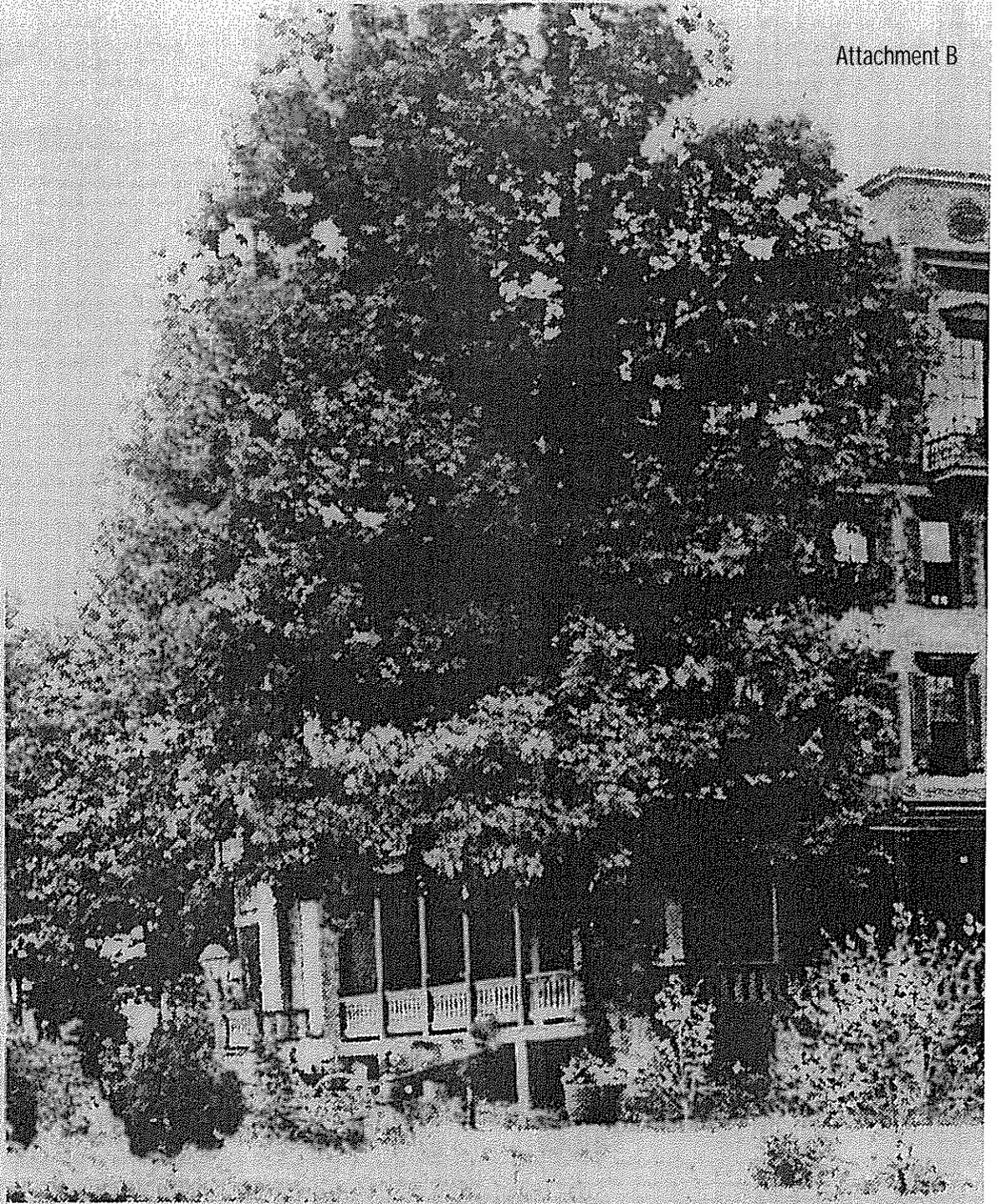
M: 26/10/4  
 Chestnut Lodge  
 Attachment 8.5



NOTES: Buildings present at time of Bullard purchase (1910): #1, #5 (see <sup>was</sup> hoc)

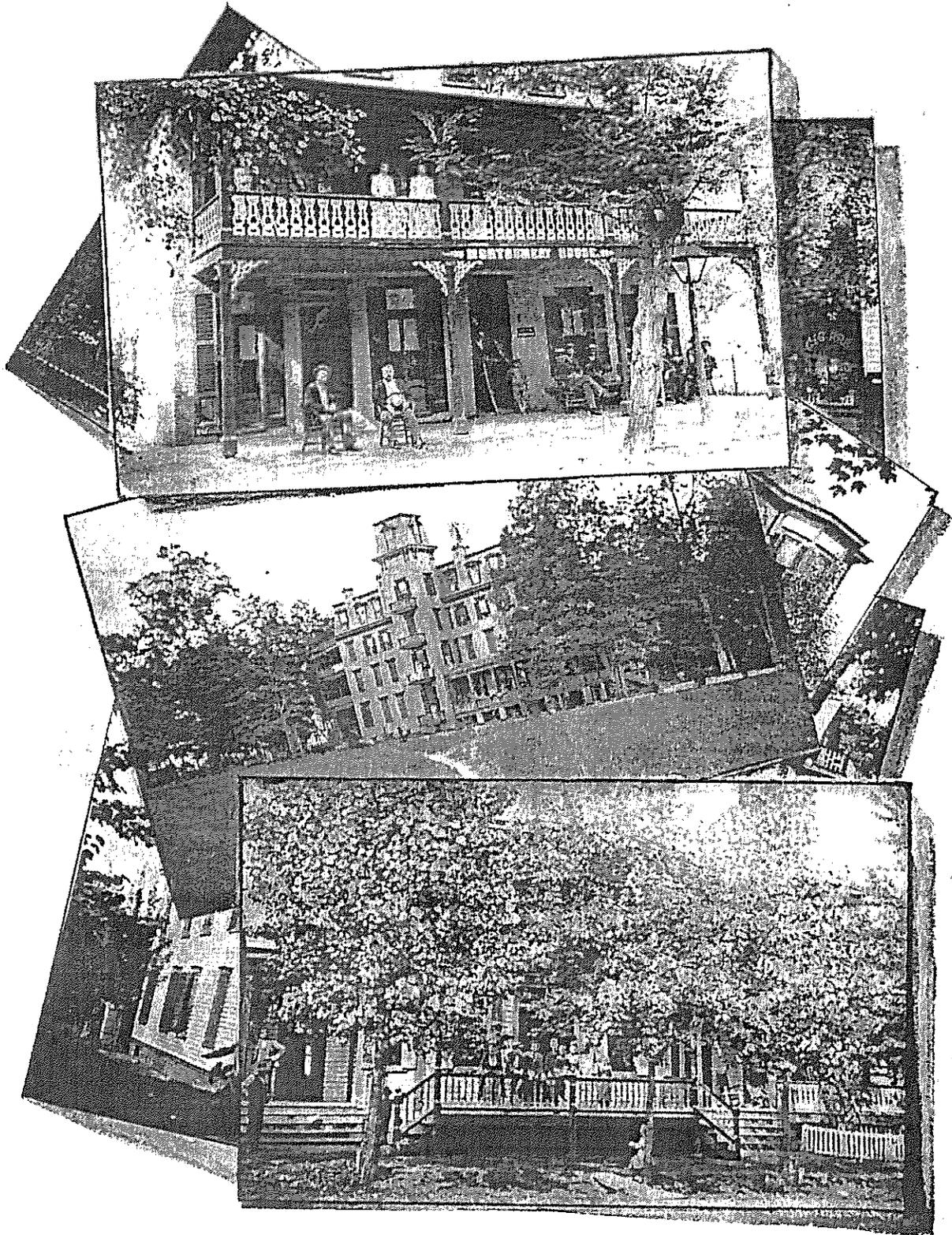
M:26/10/4  
Chestnut Lodge  
Attachment 8.6

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





Courtesy of Montgomery County  
Historical Society



ROCKVILLE HOTELS.  
MONTGOMERY HOUSE.      WOODLAWN HOTEL.      CORCORAN HOUSE.

1. Name: Woodlawn Hotel

2. Planning Area/Site Number: 26/10

3. M-NCPPC Atlas Reference: Map 15  
Coordinate F-13

West Montgomery Ave. HD

4. Address: 500 West Montgomery Avenue  
Rockville, Md.

5. Classification Summary

Category buildingOwnership privatePublic Acquisition N/AStatus occupiedAccessible noPresent use commercial/scientificPrevious Survey Recording MNCPPC  
Title and Date: Historic Sites Inventory  
1976Rockville Historic District Comm., 1976  
Federal  State  County  Local   
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 is 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

MARYLAND HISTORICAL TRUST

M: 26/10/4  
 in West Mont-  
 gomery Ave. MD  
 Attachment B

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 8th  
 CITY, TOWN Rockville VICINITY OF CONGRESSIONAL DISTRICT  
 STATE Maryland COUNTY Montgomery

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input checked="" type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> 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, LIBER #: Montgomery County Courthouse  
 REGISTRY OF DEEDS, ETC. FOLIO #:  
 STREET & NUMBER  
 CITY, TOWN Rockville STATE Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic District Commission Survey  
 DATE April 1974  FEDERAL  STATE  COUNTY  LOCAL  
 DEPOSITORY FOR SURVEY RECORDS Rockville City Hall  
 CITY, TOWN Rockville STATE Maryland

**7 DESCRIPTION**

M:26-10-4

Attachment B

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> 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 stories 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 windows 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 windows. 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

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input checked="" type="checkbox"/> SCIENCE (medicine)
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

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 practitioner, 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 Avenue, 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 acres

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**

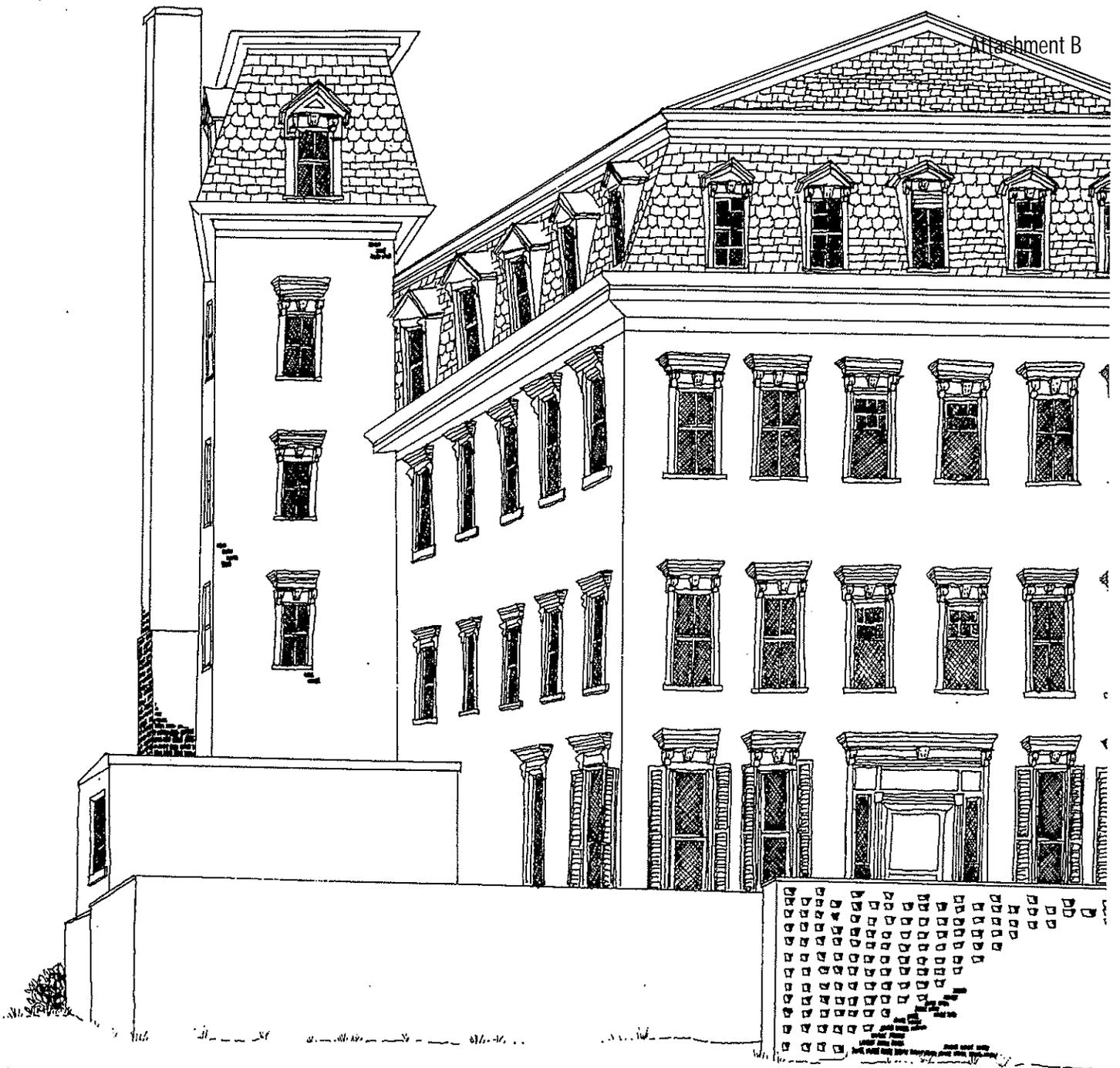
NAME / TITLE	Candy Reed
Eileen McGuckian, Volunteer	Architectural Description
ORGANIZATION	DATE
Sugarloaf Regional Trails	July 1978
STREET & NUMBER	TELEPHONE
Box 87, Stronghold	926-4510
CITY OR TOWN	STATE
Dickerson	Maryland 20753

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



Woodlawn Hotel M. 26-10-4

# City of Rockville

scale: 1" = 600'

1982

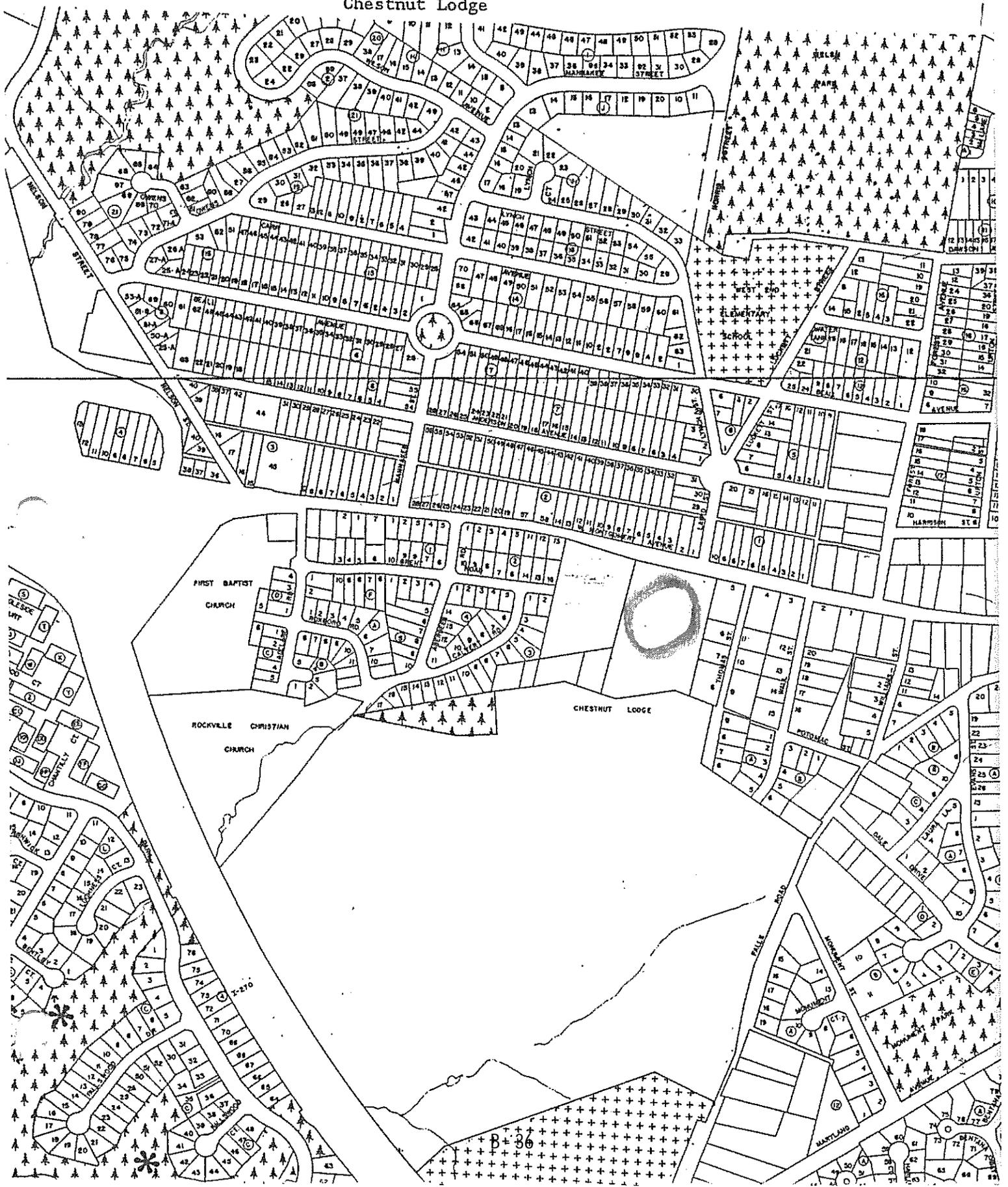
M:26/10/4\*

4

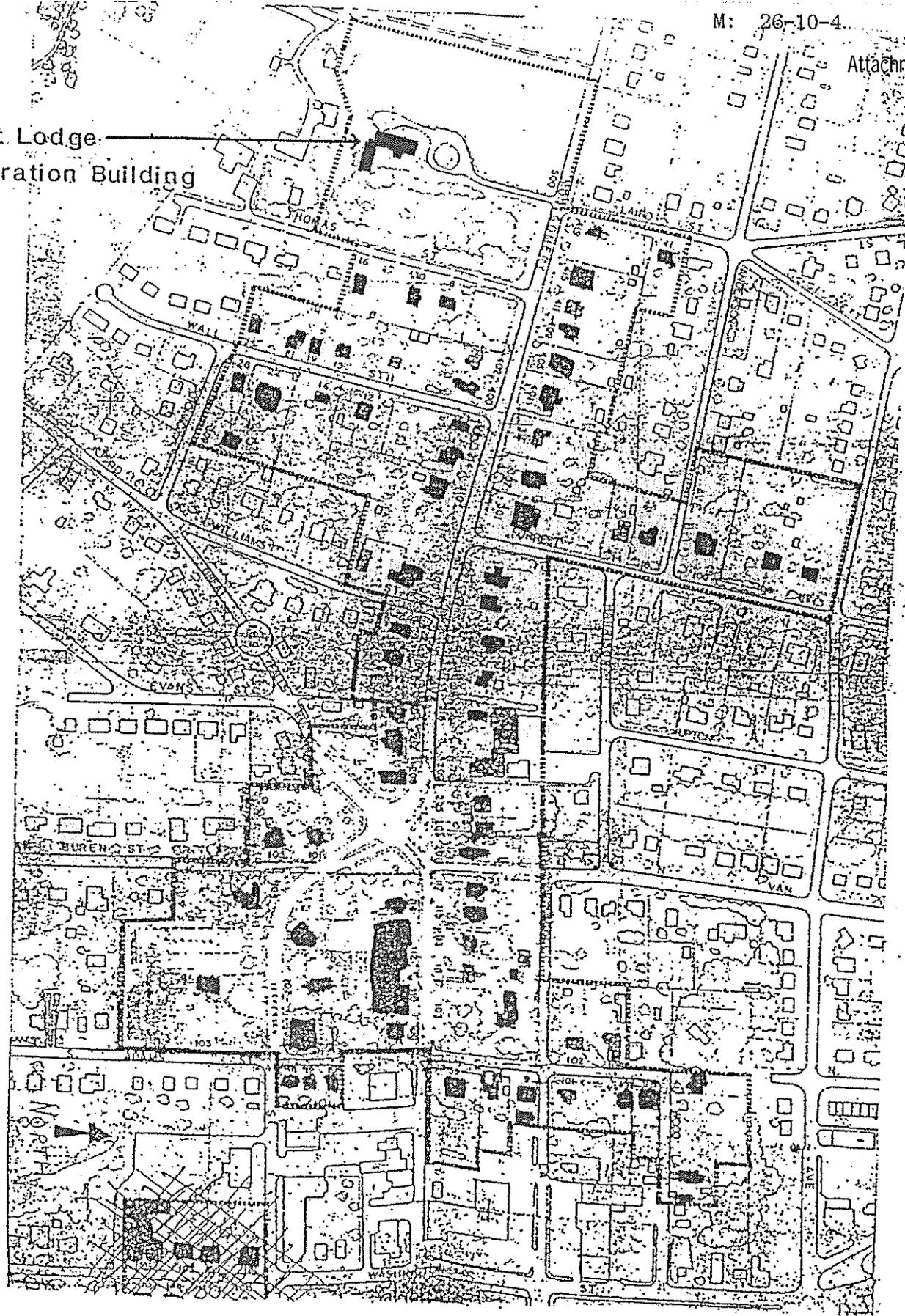


Woodlawn Hotel/  
Chestnut Lodge

500 W. Montgomery Ave.

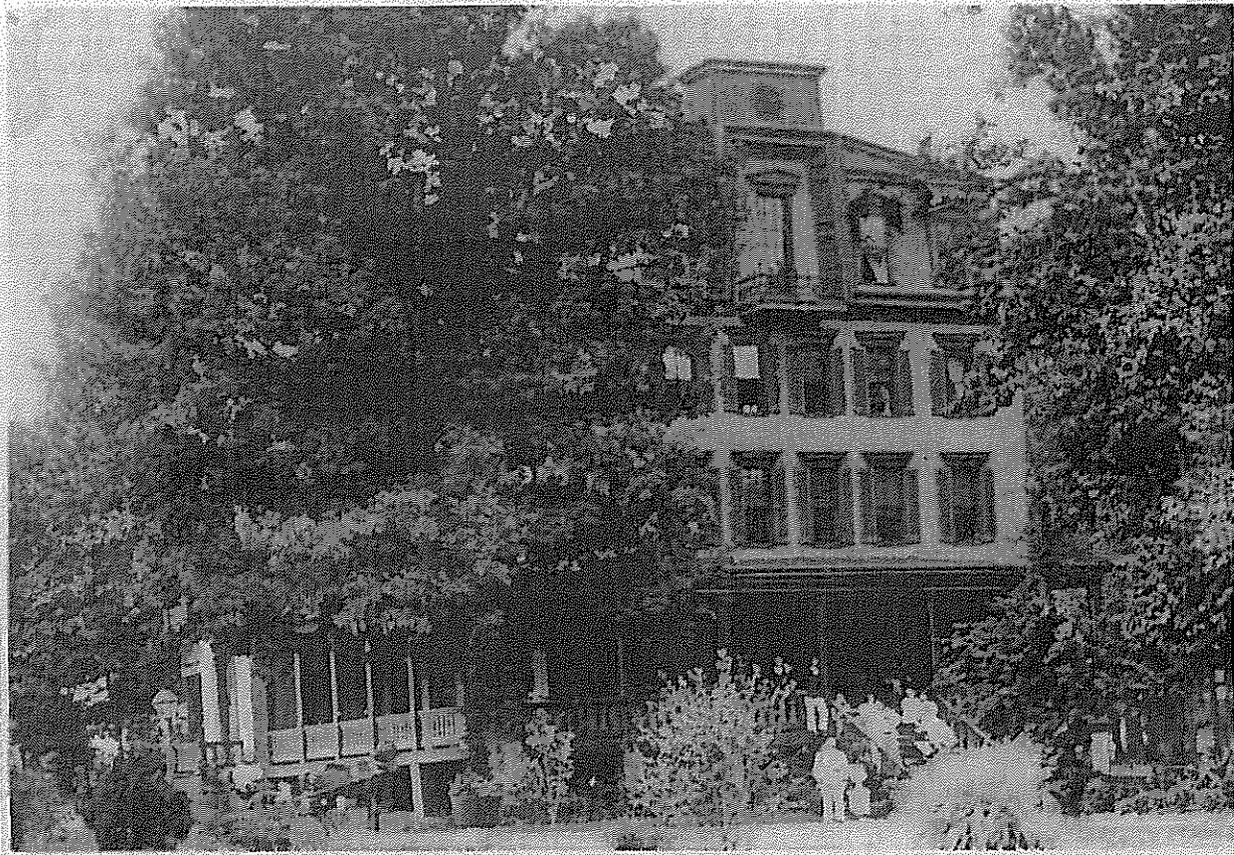


estnut Lodge  
Administration Building

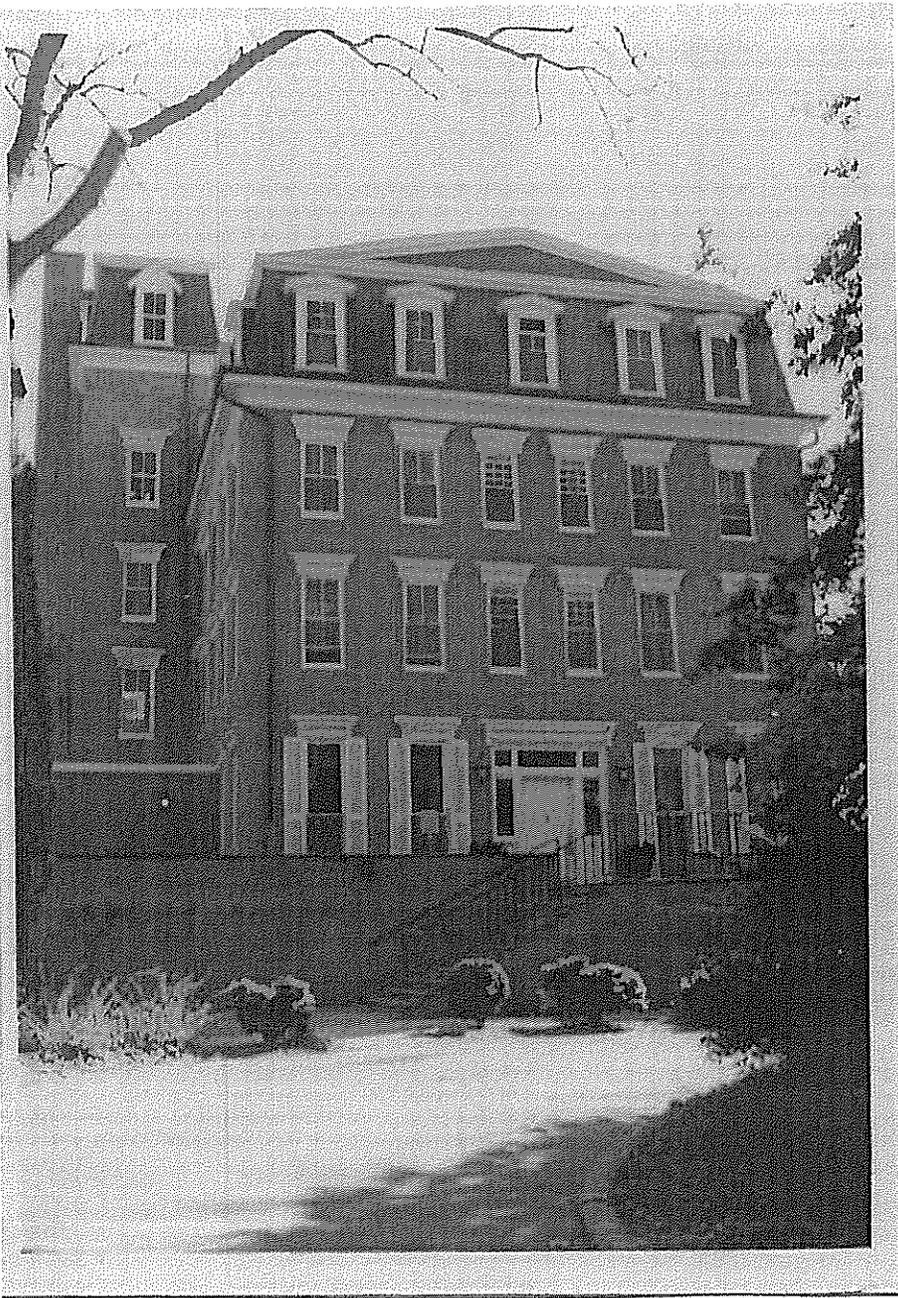


West Montgomery Area Historic District





5/86 M: 26/10/4  
Woodlawn Hotel  
500 W. Montgomery Ave.  
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 19<sup>th</sup> 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 neuropsychiatry 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 became 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  
 City of Rockville  
 111 Maryland Avenue  
 Rockville, Maryland 20850  
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 Phone: (240) 314-8200 (main)  
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 ----- Forwarded by Andrew Gunning/RKV on 09/09/2015 04:32 PM -----

From: John Britton <[jbritton@closeup.org](mailto:jbritton@closeup.org)>  
 To: "Planning.Commission@rockvillemd.gov" <[Planning.Commission@rockvillemd.gov](mailto: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: draft of CL article for newsletter**  
Andrew Gunning to: Nicole Walters, Bobby Ray

09/10/2015 08:44 AM

More info.

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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.

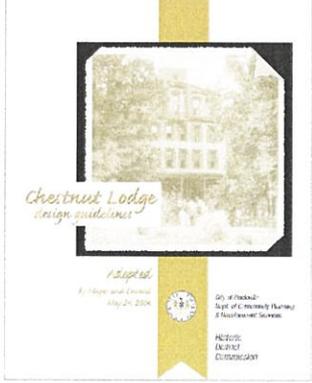
Best,

Kate Ostell



Chestnut Lodge overview - v1.2.docx

## Chestnut Lodge – Brief Overview

 <p style="text-align: center;">The Woodlawn Hotel</p>	<p>The Chestnut Lodge site first achieved notoriety in 1889. That year the <b>Woodlawn Hotel</b> 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.</p> <p>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.</p> <p>In 1910, Dr. Bullard opened the <b>Chestnut Lodge Sanitarium</b> in what had been the original hotel building.</p>
 <p style="text-align: center;">Chestnut Lodge Main Building in 2003</p>	<p>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.</p> <p>In 1995, 40 acres of the site were sold and became the Rose Hill and Rose Hill Falls neighborhoods.</p> <p>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.</p>
	<p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p>
<p>&lt;need an image or two of the parcel; with one from the W. Mont Ave side&gt;</p>	<p>In January 2015, another developer, James Proakis, purchased from Chestnut Lodge Properties the 1.6 acre parcel on which the Main Building once stood.</p> <p>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.</p> <p>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.</p> <p>Meanwhile, the willful neglect which led to the destruction of the Main Building, arguably Rockville’s most historically significant structure, is being ignored.</p>



**Fw: draft of CL article for newsletter**  
Andrew Gunning to: Nicole Walters, Bobby Ray

09/10/2015 08:44 AM

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History: This message has been replied to.

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And more.

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Andrew Gunning  
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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

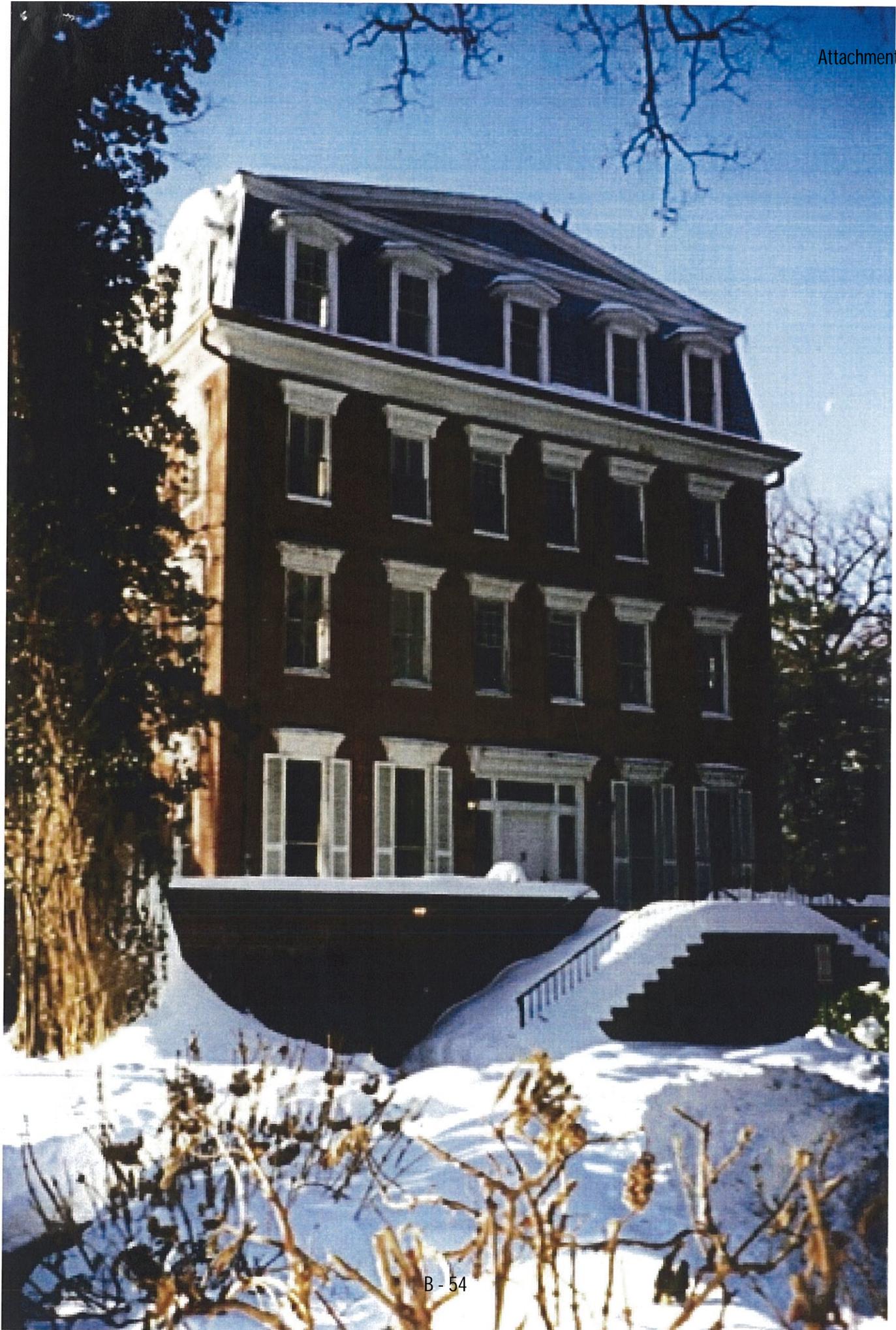
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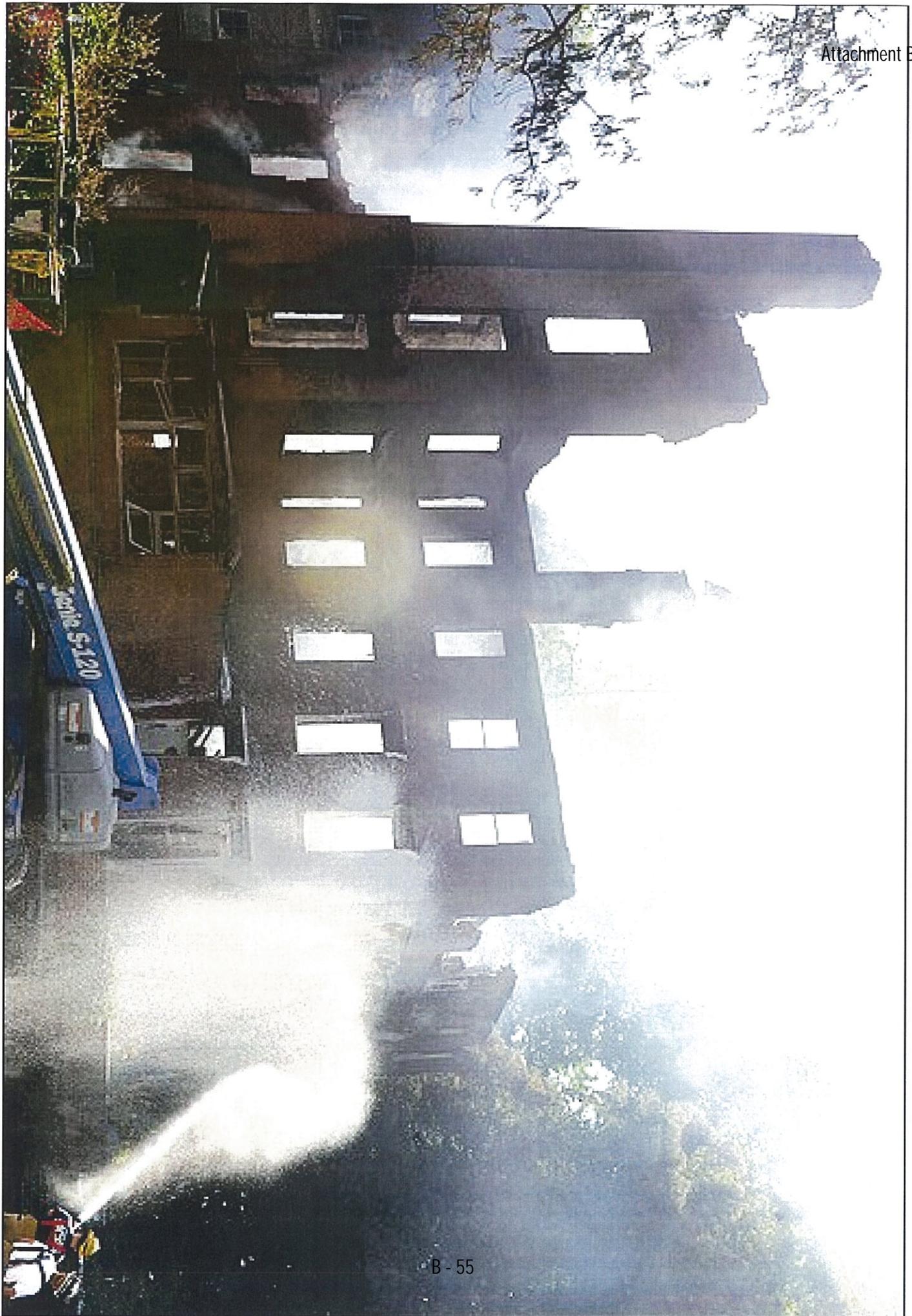
Commissioners,

Here are a couple more. The first is, I think, particularly nice.



KateChestnut Main Lodge facing W. Mont..jpg Chestnut Lodge Jun 2009 after fire7.jpg





**Fw: Proposed Amendment to PRU2005-00022**  
Jim Wasilak to: Nicole Walters

09/14/2015 10:10 AM

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For the record. Thanks, Jim

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R. James Wasilak, AICP  
Chief of Planning  
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----- 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

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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.

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