

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M: 26/10/4

Magi No. Attachment C

DOE yes no

1. Name (indicate preferred name)

historic Woodlawn Hotel

and/or common Chestnut Lodge

2. Location

street & number 500 West Montgomery Avenue not for publication

city, town Rockville vicinity of congressional district 8

state Maryland county Montgomery (RV Planning Area 4)

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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.: 424-8300

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

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

street & number Montgomery Co. Courthouse folio

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places (1974)

date City of Rockville Historic District (1974) federal state county local

depository for survey records City of Rockville

city, town Rockville state Maryland

7. Description

Condition		Check one	Check one
<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 of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

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

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

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

continued on attachment 7.1

8. Significance

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

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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

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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.

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

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 Chestnut Lodge
 attachment 8.3

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

 Footnotes:

1. The Woodlawn Hotel is dated to 1887 based on Mr. Willson's purchase of the land in November, 1886. The advertisement for the Trustees Sale, using the phrase "skilled architect:" appears in Montgomery County Judgment Records at JA4/303 (1887), and the hotel was unfinished at that time.
2. Montgomery County Sentinel, October 17, 1887, noted the Petition for Bankruptcy. On 4 November, 1887, the paper advertised the sale of the Willson farm off Great Falls Road of 188 acres including thoroughbred horses and mules and noted that it was "one of the best dairy farms in the state."
3. Records of the Board of Trustees of the Rockville Academy for June and July, 1888 and May, 1889.
4. The lots on Thomas Street lay 218 feet east of Woodlawn property line. They had been purchased by Joseph Libbey in 1888 for \$900, and were sold to Colley and Bell for \$2,000 a few months later. (Land Records JA13/303). These lots remained undeveloped, part of the Chestnut Lodge grounds until the construction of the Fromm-Reichmann cottage on lot 8.
5. The trolley line did not enter Rockville until 1900, and the Mayor and Council began legal proceedings in 1902 to compel the company to fulfill its charter to continue the line through town; it did not serve the Woodlawn Hotel until 1904. (MacMasters and Heibert, A Grateful Remembrance, p. 224.)
6. Montgomery County Judgment Records, Equity #2234(1906) at JLB5/18.
7. Montgomery County Sentinel, June 14, 21, and 28, 1907.
8. Material on Dr. Ernest Bullard's career and the founding of Chestnut Lodge is contained in Montgomery County Story of the Montgomery County Historical Society, Vol. 17, No. 4. It is based on Who's Who (1930-31), records, orientation papers and other material from archives of Chestnut Lodge.

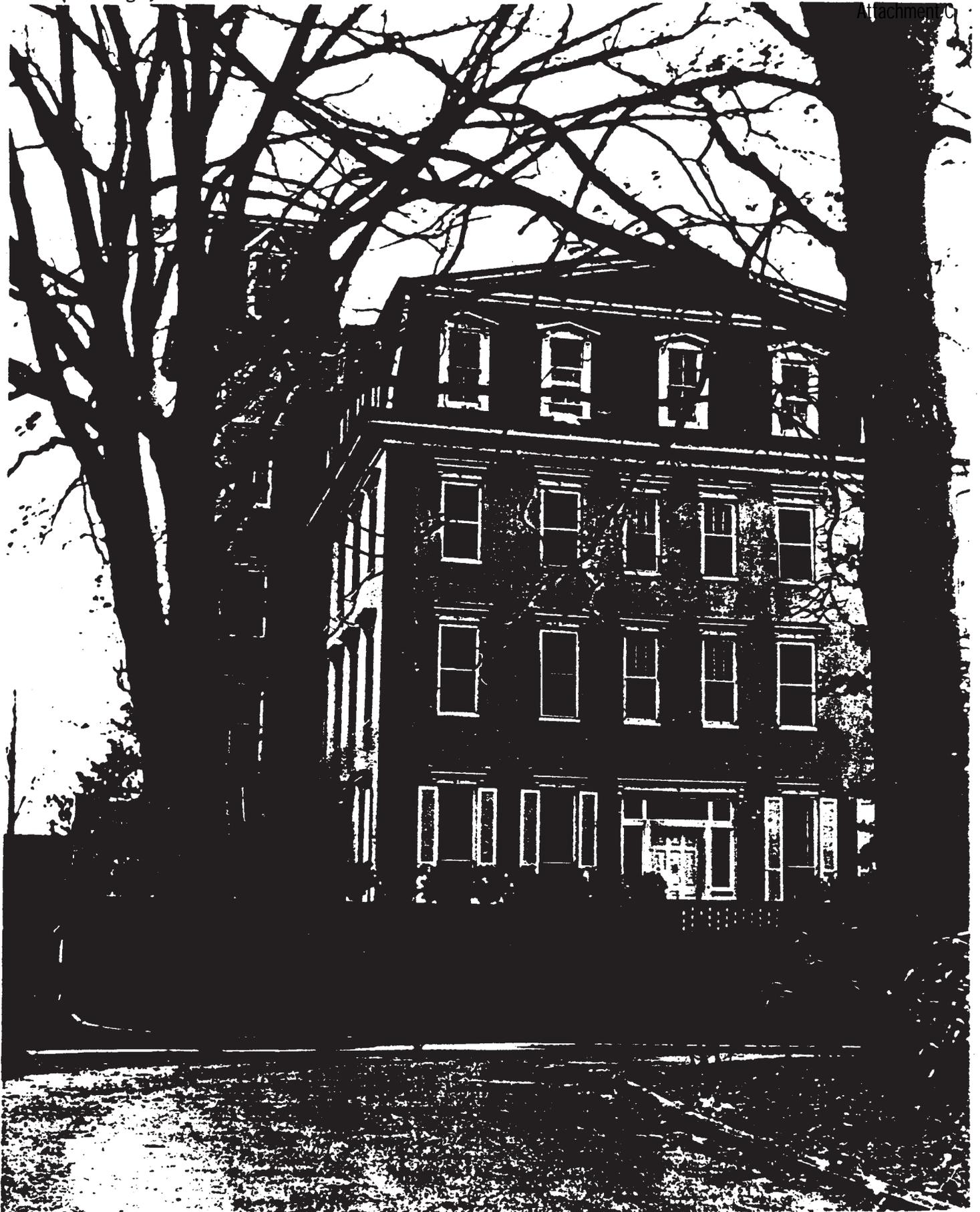
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Chestnut Lodge
attachment 8.4

9. Minutes of June 19, 1905 of Rockville Mayor and Council record that "A very large delegation of citizens met to oppose T.B. sanitarium", resulting in the ordinance forbidding such construction.
10. Tax Assessment Records, 1888-1938, Land Records 1909-1959.
11. Telephone interview with Mabel Peterson, Director of Communications for Chestnut Lodge Hospital, April 1986.

M:26/10/4
Chestnut Lodge
Attachment 8.6

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





Courtesy of Montgomery County
Historical Society