

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 checked="" 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 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.: 424-8300city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Will Records ^{WCC} liber 18/243street & number Montgomery Co. Courthouse foliocity, 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

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

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

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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.

8. Significance

Survey No. M: 26/10/4

iod	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

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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 auxiliary 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.

REVIEW SHEET

M: 26-10-4

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

NUMBER	2	Complete item(s) below as appropriate.
		(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>1877</u>
		(2) The property <input checked="" type="checkbox"/> contributes _____ 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 _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.
		(3) For properties less than 50 years old: _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.
		(4) For preliminary determinations: A. The status of the nomination for the property/historic district: _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) _____ Nomination was submitted to the NPS on _____ _____ Nomination will be submitted to the State review board within twelve months. _____ Nomination process likely will be completed within thirty months. _____ Other, explain:
		B. Evaluation of the property: _____ Property is individually eligible and meets National Register Criteria for Evaluation _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
		(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. _____ does not appear to contribute to the period(s) or area(s) of significance of the district.

NATIONAL PARK SERVICE

M: 26-10-4

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

AUG 11 1988

NPS Office Use Only

NPS Office Use Only

NRIS No:

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 7, 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

Chestnut Lodge, Admin. Bldg.
Property Name

Historic 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

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

Chestnut Lodge, Admin. Bldg.
Property Name

Historic Preservation
Certification Application

Continuation Sheet 4

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.¹ Extant photographs show French Second Empire influence in the design of the mansard roof pierced by dormers decorated by almost sculptured mouldings. The center pavillion on the top floor featured recessed French doors opening to a metalwork balcony; the overall fenestration has heavy scrolled or pedimented lintels. The 40 x 75 foot building had a covered porch on the north (front) and east side of the building at the first floor and large airy porches on all four floors on the south (rear) of the building.

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

CONTINUATION/AMENDMENT SHEET

M:26-10-4

Chestnut Lodge, Admin. Bldg.
Property NameHistoric 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.² The advertisement for the Trustees Sale described all the modern amenities to be found in the building and also encouraged investors who might wish to subdivide the land; however, no buyers appeared. (See attachment 6, a copy of August 26, 1887 Sentinel advertisement for sale.)

Ten months later, in the summer of 1888, the Trustees of the Rockville Academy examined the unfinished building and resolved to use their legacy from the sale of the Julius West Farm to purchase the Willson Hotel on its five acres of land, and to buy the adjoining three acres of the still undeveloped land in "R.T. Veir Addition to Rockville" -- the total cost not to exceed \$6,000.³

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

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

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

⁴ The lots on Thomas Street lay 218 feet east of the Woodlawn property line. They had been purchased by Joseph Libbey in 1888 for \$900, and were sold to Colley and Bell for 2,000 a few months later. (Land Records JA313/303). These lots remained undeveloped until 1937 when a residence was built on lot 8 for Frieda Fromm-Reichman, the renowned psychiatrist who was on the staff of Chestnut Lodge. The other lots remain undeveloped and for a part of the east Lawn of Chestnut Lodge and contribute to the open space of the Historic District and especially help preserve the setting of the Woodlawn Hotel.

CONTINUATION/AMENDMENT SHEET

M:26-10-4

Chestnut 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.⁵

The hotel prospered for several years, though it was only open during the spring and summer. In 1893 Miss Edie Waring announced that she had leased the hotel for that season. But in 1906, the Colley/Bell mortgage was in default and hotel was back on the auction block, offered for sale at \$7,100.⁶

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

The Sanborn Insurance Map of 1908 marks the hotel property "Vacant - Caretaker on premises", and shows the windmill, ice house, stable and laundry buildings. In that year Dr. Ernest Bullard, surgeon and professor of neurology and psychiatry from Milwaukee,⁸ was scouting possible locations on the east coast for a private sanitarium. 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.

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

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

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

⁸ Material on Dr. Ernest Bullard's career and the founding of Chestnut Lodge is contained in Montgomery County Story of the Montgomery County Historical Society, Vol. 17, No. 4. It is based on Who's Who (1930 -1931), records, orientation papers and other material from the archives of Chestnut Lodge.

CONTINUATION/AMENDMENT SHEET

M.26-10-4

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.⁹ He spent a year and a half renovating and modernizing the building. Central heating, electricity, closets and modern plumbing were added to the building, but the silhouette and major composition of the roof, fenestration and integral trim were retained.

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

Dr. Ernest Bullard died in 1931. His son Dexter M. Bullard, Sr., inherited the property and continued to operate Chestnut Lodge Sanitarium. In 1952 sanitarium was dropped from the name. Dr. Dexter M. Bullard, Sr. retired as Medical Director in 1969. Dr. Dexter M. Bullard, Jr. became the Medical Director and the third generation to head Chestnut Lodge. Dr. Dexter M. Bullard, Sr. died in 1981. Another son, Anthony Ray Bullard, Phd., became the Administrator in 1980. In 1983 the facility became Chestnut Lodge Hospital.

The hotel has been little altered since the 1909 remodeling. The vista from West Montgomery Avenue to the building is much as it was a century ago. No other buildings have been built adjacent to or in front of the building on the original land purchased by the hotel. Although the chestnut trees were lost to blight, other trees have replaced them on the shaded lawn.

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

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

smooth, "a year or two's Latin" can not enlighten lous like Tony Lumpkin, or dower a imbecile with intellect.

Last in order, though perhaps, to use a hack-eyed jingle, not least in importance, I mention, among the advantages of classical culture, the pleasure of the student in his work. Some may, indeed, regard this pleasure as mythical, but I, at least, can never forget how the sunshine gladdened and gilded my way through the years of school and college life. It was a joy in translating. Visions of well-being came to me at the mid-light hour as by my lonely lamp I sat poring over the eloquent pages of some favorite author. My constant digging and delving in the rich gold fields of ancient thought was repaid with many a precious nugget. In the classic literatures I found wit and wisdom wedded to perfect form. Then there was the pleasure of tracing back for myself the history of English words. Who that has not felt it can describe the intense delight with which a student discovers an interesting derivation, or restores the faded colors of a verbal metaphor? It is surely no mean reward for our toil to be able thus to discover the hidden beauties of speech. Hundreds and even thousands of English words are found to have histories of much interest. And yet we so often hear the cry that Latin and Greek are dead languages. Dead! they live in your thoughts this hour. Dead! they still glow with the orator's fire and dance with fairy step to the music of the poet. Dead! Latin words are spoken in the vineyards of sunny France, whispered by cooling lovers under Italy's starlit skies, lisped by the lips of beauty in the language of Castile. Dead! newspapers are printed to-day in the famous Grecian tongue. Dead! the classics can not truly die; they are as immortal as the deathless souls whose deathless thoughts these deathless words expressed!

I have not sought to fortify by the dicta of authority the positions taken in this essay. It will not, however, be amiss to quote the weighty words of the celebrated "Opinion" addressed by the Philosophical Faculty of the University of Berlin to the German Ministry of Education. "If we desired a supreme court of culture to decide the classical question," says Prof. Andrew West, "to what better tribunal could we appeal than this? The central faculty of the most illustrious university of the best educated nation in the world." The gist of the faculty's opinion, on this subject, is contained in the following words: "The ideality of the scientific sense, interest in learning not dependent on nor limited by practical aims, but ministering to the liberal education of the mind as such, the many-sided and widely extended exercise of the thinking power, and an acquaintance with the classical basis of our civilization can be satisfactorily cultivated only in our institutions of classical learning." Those who demand additional authority may find it in the hearty testimony of unnumbered eminent men who have gratefully acknowledged their debts to the classics, and in the opinion of the overwhelming majority of the world's scholars, living and dead, as recorded in their public utterances, and crystallized in the curricula of colleges. I have no fear that the world will leave the path that has led so many to glorious achievements. The clamor of the hour will soon be away, and the classics shall still be cherished whenever culture and art are found. We need not exclude mathematics, we need not exclude science, we need not exclude languages, ancient or modern. All may be studied, all ought to be studied, side by side in a correlated and co-ordinated course. Such a system of education would turn out not one-sided and lop-sided men, but men of wide culture and symmetrical parts, who would adorn their native land, and elevate the standards of life. In our country's name we plead for this liberal education for American boys, in order that the great Republic of Republics, where the love of liberty dwells in every heart and industry opens her shining store, may become a republic of letters too, whither literature and science and art shall come to live beneath the friendly folds of our starry flag, and in

a Kindergarten for Girls and Boys. There will also be a Primary Department.

Your patronage is requested. For particulars inquire of

Miss SOPHIE C. HIGGINS,
aug 26-tf Rockville, Md.

TRUSTEES' SALE

OF

VERY VALUABLE REAL ESTATE

—AND—

PERSONAL PROPERTY.

BY VIRTUE of a power contained in a Deed of Trust from Charles G. Willson and Elizabeth M. Willson, his wife, to the subscribers, James B. Henderson and Edward C. Peter, Trustees, bearing date the eleventh day of August, in the year eighteen hundred and eighty-seven, and the same day left for record with the Clerk of the Circuit Court for Montgomery county, Maryland, the subscribers, as Trustees named in said Deed of Trust, will offer at public sale to the highest bidder, on the premises, on

SATURDAY, 17th of September, 1887,
at 12 o'clock, M.,

all that portion of the land conveyed by said deed which is particularly described in two deeds, the one from Charles Veirs, Trustee for Rebecca T. Veirs, and Rebecca T. Veirs, to the said Charles G. Willson, bearing date the 12th day of December, A. D., 1886, and recorded among the Land Records of said Montgomery county in Liber J. A., No. 3, folio 420, and the other from John P. Mulfinger and wife to the said Charles G. Willson, bearing date the 16th day of February, A. D., 1887, and recorded among said Land Records in Liber J. A., No. 4, folio 364, containing in the aggregate

FIVE ACRES OF LAND,

MORE OR LESS.

This Lot is situated about one-fourth of a mile west of the Town of Rockville, in said county, on the public road leading from Rockville to Darnestown, and adjoins the lands of John P. Mulfinger, the devisees of Mary Mines, deceased, and the lands of Chas. Veirs, Trustee for Rebecca T. Veirs, and is admirably located as a place for suburban residences. The improvements consist of a

LARGE FOUR-STORY

BRICK BUILDING,

with a front of forty feet by seventy feet in depth, four stories in height, with basement for Kitchen and Dining Room, now in course of erection and nearly completed. Also a

FRAME STABLE,

two stories high, with comfortable sleeping apartments in the second story.

The Brick Building has been artistically designed by a skilled architect for a Summer Boarding House, and with its natural surroundings will make one of the most attractive suburban resorts in the vicinity of Washington.

The land will be subdivided and a plat of the subdivision can be seen by application to the Trustees, and will be exhibited at the sale.

Also the following

PERSONAL PROPERTY,

which is suitably adapted to the completion of said Brick Building, viz:

LOT OF DOORS, Window Frames, Sashes, Scantling, Weather-Boarding, Laths, Flooring, Posts for Porches, Shingles, Bricks, Rough Boards and other building material.

TERMS OF SALE.—For the Real Estate a deposit of five hundred dollars will be required on the day of sale, and the balance of the purchase money to be paid upon the ratification of the sale.

and all necessary out-build

This property is located very refined, hospitable farmers, and convenient to schools, mills and postoffice

At the same time and place will also sell at public auction the following property included in said Mortgage,

1 Ten-Horse Tract

and one 36-inches Empire Seat feet six inch oak-tanned Belt

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

aug 26-ts

F O R S A

A FARM OF ONE HUNDRED ACRES OF LAND, within 2 1/2 miles of railroad, improved by a cooling House of seven rooms, Buildings and good fencing. good quality and a considerable amount of timber.

Also, Seventy Acres of Land of cultivation, lying near the Ohio Canal. This is a good man of small means in sea-sonably located.

C. S. RO
aug 26-3m

FARM FOR RE

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

Apply at Milstead's rel; to J. H. Harrison, on the Wm. H. Owens, adjoining, or to dall, Clerk's office, Court of Cor Calvert and Lexington streets, Md. P. O. Box 520.

MORTGAGEE'S

BY VIRTUE of a power contained in a Mortgage from Elbert Perry W. Jones, bearing date the first day of August, in the year eighteen hundred and eighty-seven, and recorded among the Land Records of Montgomery county, in Liber E. 24, folios 220, &c., the undersigned Attorney named in said Mortgage at public sale to the highest bidder, on

SATURDAY, 3rd of September,

at the hour of 2 o'clock, P. M., all the property mentioned and described in said Mortgage.

This farm is situated on the public road known as the "River Road," about a-half mile from the village of Po said county, fifteen miles from Gettysburg, D. C., one-fourth of a mile from Lock, on the Chesapeake and Ohio joining the lands of Wm. T. Fisher Connell, John L. C. Creamer and contains

260¹/₄ ACRES OF LAND

MORE OR LESS,
about one-half of which is in first quality oak, chestnut and walnut timber, the balance is arable land of excellent quality and very easily improved.

The farm is well watered and is enclosed by a good fence. The improvements consist of a two-story

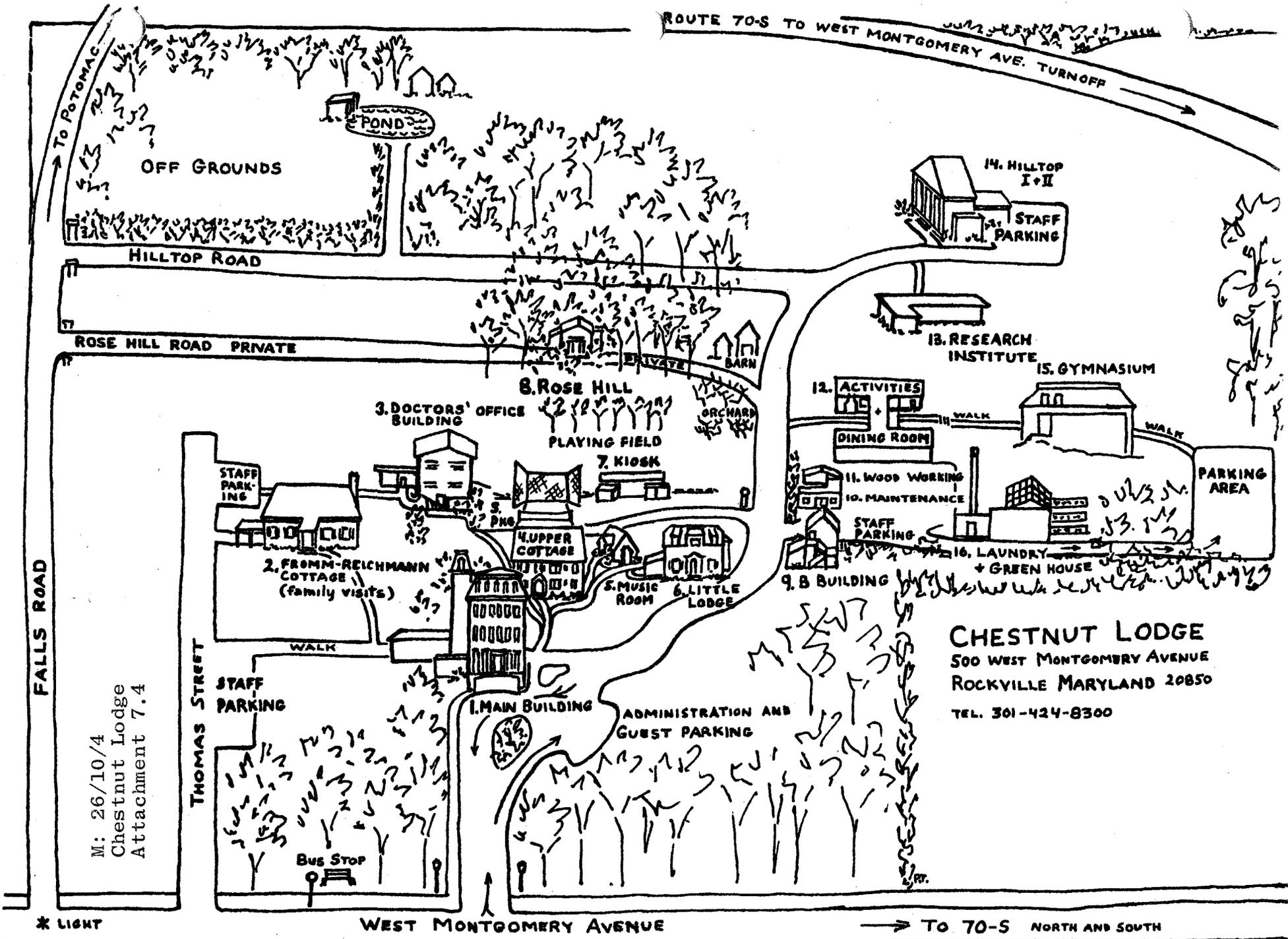
FRAME DWELLING H

a Stable, Granary, Carriage-House and other necessary out-buildings, and is also a good Orchard on the place.

This is a very desirable property and the timber is especially valuable.

Sentinel
August 27,
1887

M: 26/10/4
Chestnut Lodge
Attachment 8.5



CHESTNUT LODGE
 500 WEST MONTGOMERY AVENUE
 ROCKVILLE MARYLAND 20850
 TEL. 301-424-8300

M: 26/10/4
 Chestnut Lodge
 Attachment 7.4

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

M:26/10/4
Chestnut Lodge
Attachment 8.6

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



M: 26/10/4

Chestnut Lodge, Attachment 8.7



Courtesy of Montgomery County
Historical Society



ROCKVILLE HOTELS.

MONTGOMERY HOUSE.

WOODLAWN HOTEL.

CORCORAN HOUSE.

1. Name: Woodlawn Hotel

2. Planning Area/Site Number: 26/10

West Montgomery Ave. HD

3. M-NCPPC Atlas Reference: Map 15

Coordinate F-13

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

5. Classification Summary

Category buildingOwnership privatePublic Acquisition N/AStatus occupiedAccessible noPresent use commercial/scientificPrevious Survey Recording MNCPPCTitle and Date: Historic Sites Inventory
1976

Rockville Historic District Comm., 1974

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. HD

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	PUBLIC ACQUISITION	ACCESSIBLE	<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,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic District Commission Survey

DATE

April 1974

___ FEDERAL ___ STATE ___ COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Rockville City Hall

CITY, TOWN

Rockville

STATE

Maryland

7 DESCRIPTION

M:26-10-4

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 _____
<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 lawns 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" is 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

Eileen McGuckian, Volunteer

Candy Reed

Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

July 1978

STREET & NUMBER

Box 87, Stronghold

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

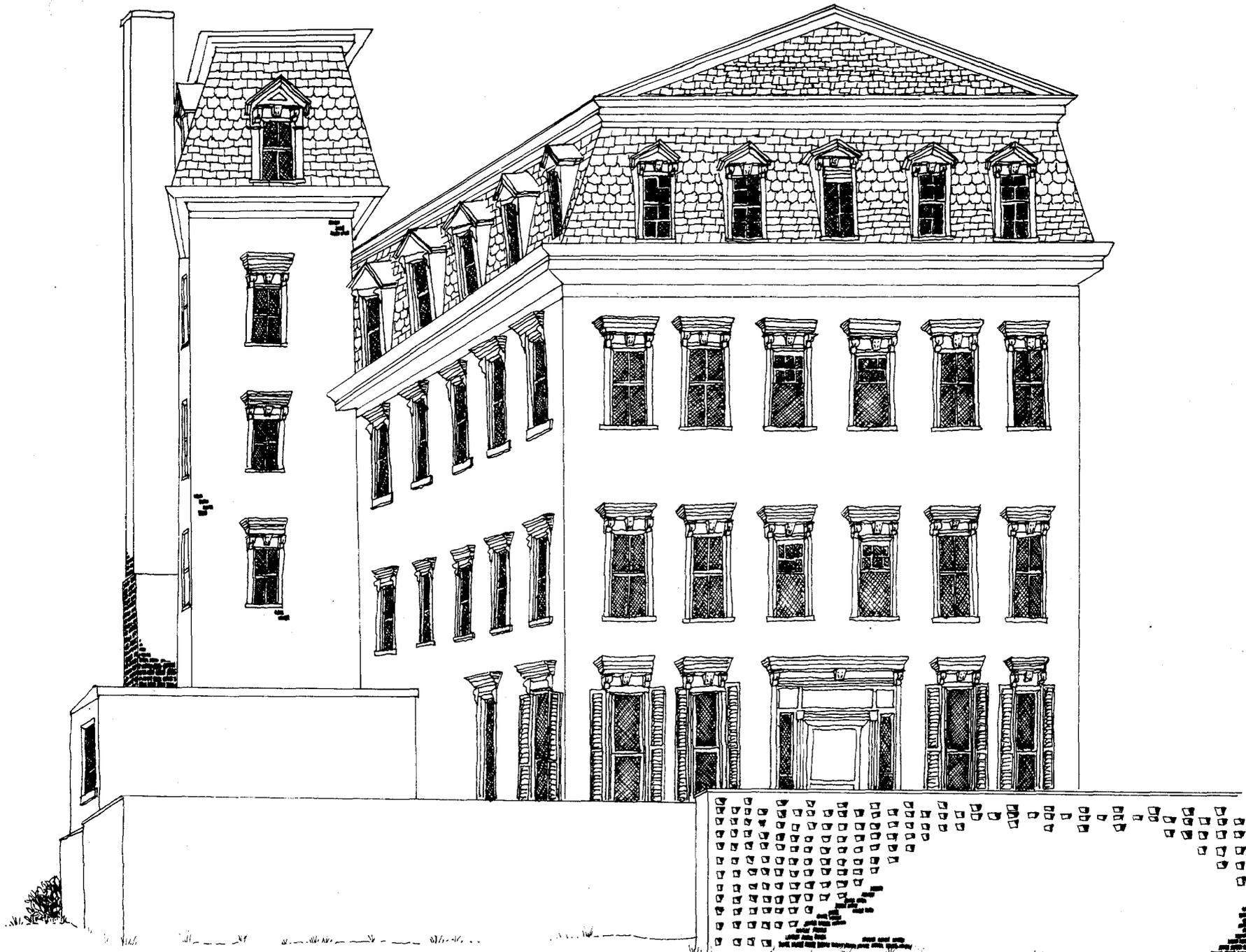
Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: ~~Maryland Historical Trust~~
~~The Shaw House, 21 State Circle~~
~~Annapolis, Maryland 21401~~
~~(301) 267-1438~~

SUGARLOAF REGIONAL TRAILS
 Box 87, Stronghold
 Dickerson, Md. 20753
 (301) 926-4510



Woodlawn Hotel

M. 26-10-4

5/16 - 1/10 -
L. X. Conroy '11

City of Rockville

scale: 1" = 600'

1982

M:26/10/4*

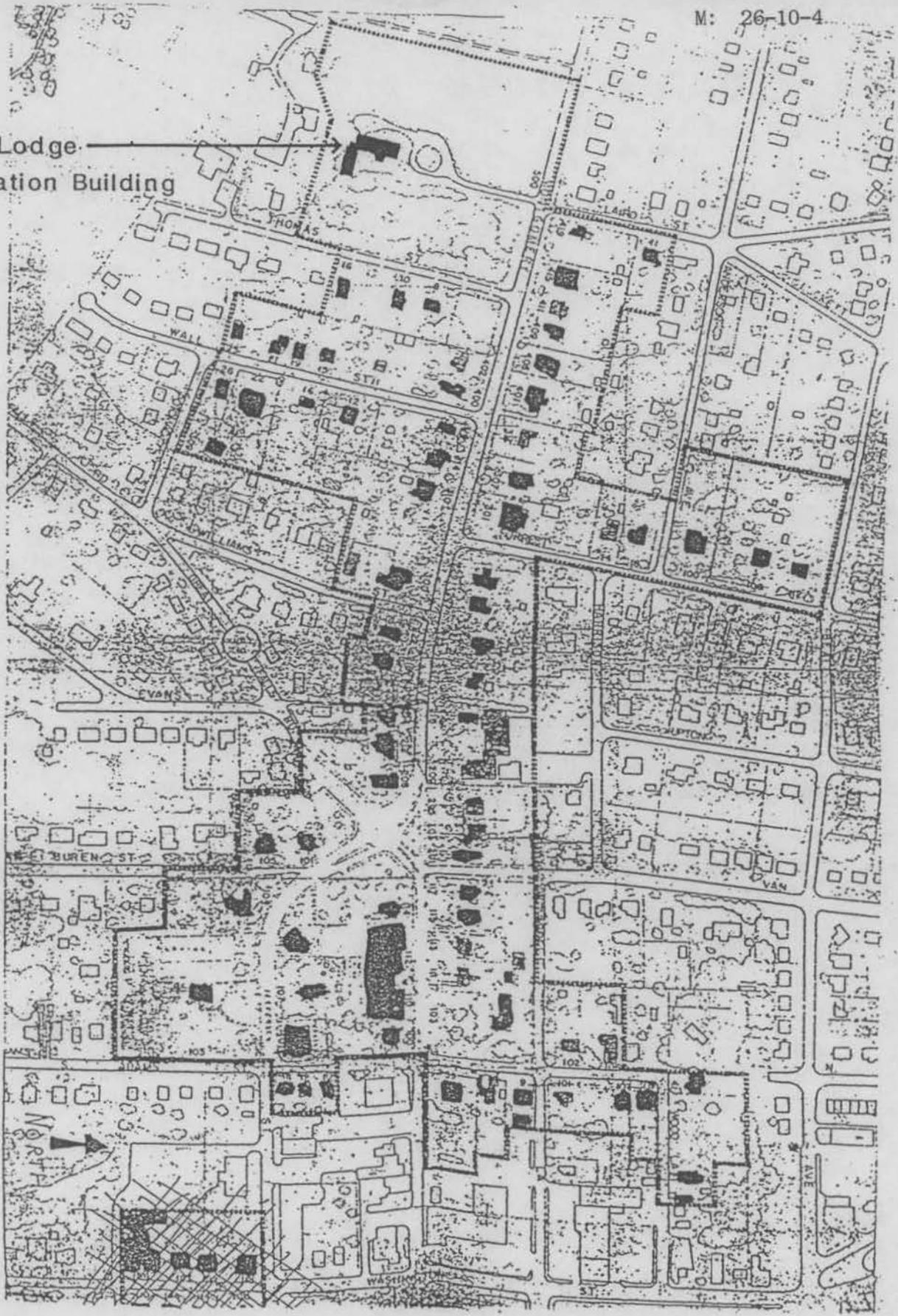
4

Woodlawn Hotel/
Chestnut Lodge

500 W. Montgomery Ave.



estnut Lodge
Administration Building



West Montgomery Area Historic District





m: 26/10/4

Woodlawn Hotel

500 W. Montgomery Ave.

Rockville Md.

c. 1910

5/86



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

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