



*Chestnut Lodge  
design guidelines*

*Adopted  
by Mayor and Council  
May 24, 2004*



**City of Rockville  
Dept. of Community Planning  
& Development Services**

**Historic  
District  
Commission**

**City of Rockville**

**Chestnut Lodge Design Guidelines**

Adopted May 24, 2004

**Larry Giammo, Mayor**

**Councilmembers**

**Robert E. Dorsey**

**John F. Hall, Jr.**

**Susan R. Hoffmann**

**Anne M. Robbins**

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Resolution No. 15-04      **RESOLUTION:** To adopt the document entitled “Chestnut Lodge Design Guidelines,” dated May 2004, to provide guidance for maintenance and exterior alterations to contributing resources and site characteristics of the historic areas of the Chestnut Lodge site at 500 West Montgomery Avenue so that the character of the site and historical, architectural, and environmental features are preserved.

WHEREAS, in 2003 the City of Rockville staff consulted with the Maryland Historical Trust to produce written and illustrated design guidelines for the preservation of Rockville’s unique 20.43 acre Chestnut Lodge site and its contributing resources; and

WHEREAS, the resulting document entitled “Draft Chestnut Lodge Design Guidelines” was compiled using model guidelines from the Maryland Historical Trust and others so as to identify the elements of character that create the historic site significance and provide guidance utilizing the Secretary of Interior Standards for Historic Properties and other adopted guidelines as applicable; and

WHEREAS, a rough draft was distributed to the owner, contract purchaser, and interested others in July 2003 for comment; and

WHEREAS, the Planning Commission reviewed and recommended approval of the Draft Chestnut Lodge Guidelines on January 14, 2004; and

WHEREAS, the Mayor and Council held a public hearing on the revised draft guidelines on February 17, 2004 and received comments to the record from the property owner and others which resulted in some identified changes in the draft for discussion and instructions; and

WHEREAS, the Mayor and Council reviewed the discussion and instructions draft on May 10, 2004 and directed staff to make certain further revisions to the draft guidelines, which revisions have been made; and

WHEREAS, the Mayor and Council of Rockville is desirous of adopting the “Chestnut Lodge Design Guidelines,” dated May 2004, in accordance with state law

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, THAT the “Chestnut Lodge Design Guidelines,” dated May 2004, is hereby adopted to provide guidance for maintenance and exterior alterations to contributing resources and site characteristics of the historic areas of the**

Chestnut Lodge property at 500 West Montgomery in the City of Rockville pursuant to Article 66B, Section 8.06(a) of the Annotated Code of Maryland.

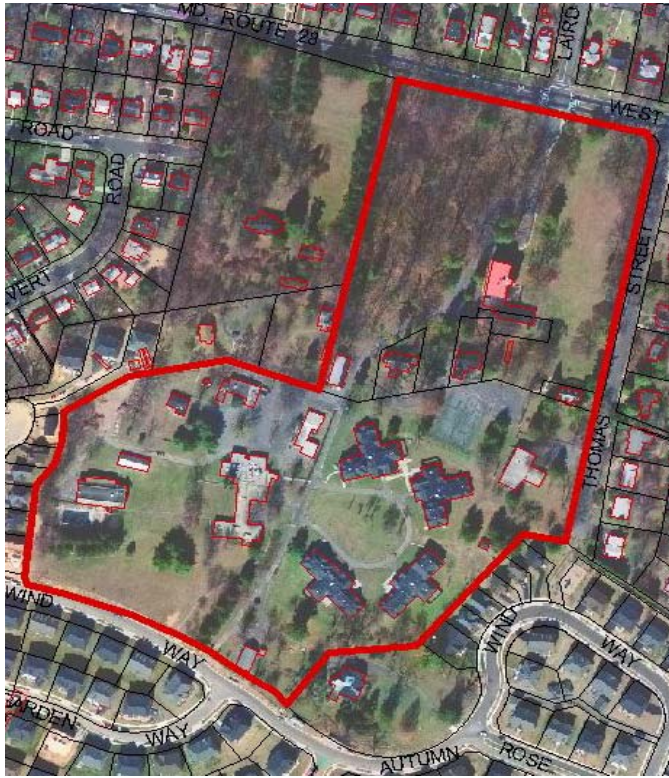
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I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council at its meeting of May 24, 2004.

  
Claire F. Funkhouser, CMC, City Clerk

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## 1. INTRODUCTION



*Figure 1 Aerial View of Chestnut Lodge Property 2002*

The property known as Chestnut Lodge is located at 500 West Montgomery Avenue in the City of Rockville, Maryland. The Chestnut Lodge Design Guidelines have been prepared to guide development of this unique property while maintaining its historic and architectural significance.

Portions of Chestnut Lodge are located within one National Register historic district and two locally designated historic districts. The combination of local district designation with National Register designation provides protection through the design review and approval process, while assuring the widest range of options for financial benefits to property owners. Properties listed on the National Register of Historic Places are protected to some degree from demolition and harm that might be

caused by federal or state actions, such as highway construction, through a review for adverse impact by the Maryland Historical Trust. Design review by the Maryland Historical Trust is required when federal funds or permits are involved in the rehabilitation or development, or if the owner wishes to take advantage of federal tax credits offered for rehabilitation work.

Rockville's local historic districts are afforded even greater protection than National Register districts in that the City's Historic District Commission (HDC) has regulatory authority over alterations to the exteriors of properties that contribute to the historic significance of a historic district. The HDC is responsible for managing change within the districts as well as for recommending the designation of new historic districts within the City to the Mayor and Council. Appendix B contains more information on the history and authority of historic district zoning in Rockville and the role of the HDC. Appendix C specifically addresses the historic district zoning of Chestnut Lodge.

Article 66B, Section 8.06 (a) requires each jurisdiction that creates a historic district commission to develop and provide guidelines for rehabilitation and new construction design for designated sites, structures, and districts within its jurisdiction. It also permits design guidelines to meet the needs of particular types of sites, structures and districts. Chestnut Lodge is a unique site within the West Montgomery Avenue Historic District. It is unusual in its site layout and the number and hierarchy of buildings.

The Maryland Historical Trust suggests that guidelines be prepared for each distinct historic district or site. Design guidelines are created to identify the historic character and significance of the site or district and elements in it that contribute to the significance of the property. They are also used to inform property owners of actions that are encouraged and discouraged in the district. The Design Guidelines shall be utilized by the Historic District Commission and other reviewing bodies in rendering decisions on applications regarding proposed exterior changes to designated properties and resources.

For unique sites, they provide specific guidance for rehabilitating, altering, and adding to existing buildings, and criteria for the design of new buildings within the historic context of the site and district. Guidelines ensure compatibility between the desired change and the existing historic environment. Design guidelines are also intended to protect property owners by ensuring that the Historic District Commission considers proposed changes to designated properties in a systematic, uniform and equitable manner.

The foundation for design guidelines for historic properties nationally is the U. S. Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Within this larger document the *Standard for Rehabilitation* (contained in Appendix E) is most applicable to Chestnut Lodge and the Rockville Historic Districts. The HDC and Mayor and Council have adopted the Secretary of Interior's *Standards* as a general guide for preservation in Rockville. The City's *Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts (1977)* serves as the general overall guideline for historic properties. The revised *Technical Guides for Exterior Alterations (2004)* expand and update the 1977 *Architectural Design Guidelines* and incorporate the 1995 revision of the Secretary of Interior *Standards*.



Figure 2 Aerial View of Chestnut Lodge property with Rose Hill Farm Historic District at the bottom and West Montgomery Avenue at the top.

The Chestnut Lodge Design Guidelines are meant to augment the above resources and specifically address the distinct significance and characteristics of this property. They primarily address the portions of the property that have been designated as contributing to

the West Montgomery Avenue Historic District and the Rose Hill Farm Historic District. These include the front eight acres along West Montgomery Avenue and the Rose Hill Barn and its environmental setting at the southern end of the property, respectively.

These guidelines will not address property use. Use is regulated by the Zoning and Planning Code of the City of Rockville. Building interiors are also not addressed in these guidelines and modifications to interiors will not require approval of the HDC, although they may require other authorization from the City, including building permits.

Exterior and interior rehabilitation of existing historic structures may be eligible for state and federal income tax credits. The Maryland Historical Trust should be contacted prior to commencement of any rehabilitation project to determine eligibility requirements. Exterior rehabilitation may additionally be eligible for Montgomery County property tax credits. Appendix E provides the Secretary of the Interior's Standards for Rehabilitation, which must be followed to qualify for tax credits, and Appendix F contains more detailed tax credit information.

### **1.1 Purpose**

The purpose of the Design Guidelines is to guide exterior alterations to historic buildings within the historic areas of the Chestnut Lodge site so that historical, architectural, and environmental features that are the basis of the site's significance to the City are identified and preserved.

### **1.2 Goals**

- To provide clear direction about the City's preservation priorities in the preparation of plans for development and reuse of the entire site.
- To preserve and protect the existing character of the historic districts, including both the natural and built environments.
- To identify significant historical buildings and features on the property.
- To encourage sympathetic and orderly changes to the site.
- To provide for development that is compatible with the historic buildings and their environmental setting.
- To provide guidance for rehabilitation and alteration of existing buildings and discourage the introduction of incompatible features and inappropriate alterations.
- To provide guidance for decisions regarding the demolition /relocation of buildings.
- To encourage adaptive re-use of the buildings and structures.
- To protect the architectural heritage, established character, and value of the West Montgomery Avenue Historic District.

## 2. SITE DESCRIPTION

In 2004, the Chestnut Lodge property at 500 West Montgomery Avenue consists of 20.43 acres, bounded by West Montgomery Avenue to the north, Thomas Street to the east, the Rose Hill residential subdivision to the south and southwest, and the Thirty Oaks (former Buckingham property) subdivision to the west. As recently as the early 1990s, the property contained 113 acres, including what are now the Rose Hill Falls and Rose Hill neighborhoods.

The site is located in Planning Area Four, which lies between Rockville Town Center and Interstate 270 and encompasses the West End and Woodley Gardens East-West neighborhoods. Planning Area Four is primarily residential, with a mix of single-family, garden apartment, townhouse, and senior citizen housing. Parts of Planning Area Four were among the areas first settled in Rockville. Many houses built during the late 19<sup>th</sup> century building boom are located here and some structures date from as early as the 18<sup>th</sup> century. The Planning Area also contains some of the City's major thoroughfares, including I-270, West Montgomery Avenue and Jefferson Street (MD Route 28), Great Falls Road (MD Route 189) and Maryland Avenue.

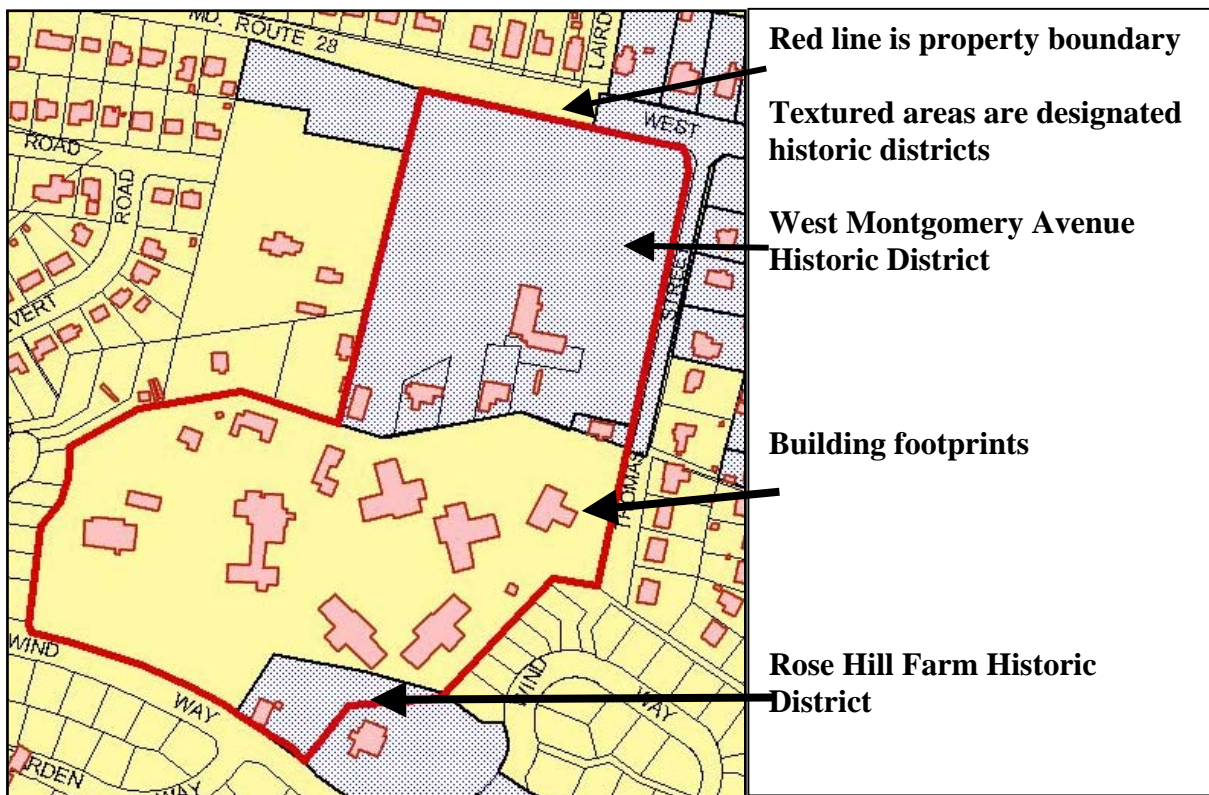


Figure 3- Map showing historic areas of Chestnut Lodge

The front eight acres of Chestnut Lodge are listed in the National Register West Montgomery Avenue Historic District and are also included in the locally designated West

Montgomery Avenue Historic District. Several houses on the east side of Thomas Street, on both sides of West Montgomery Avenue to the east, and the three lots fronting West Montgomery Avenue on the former Buckingham property (Thirty Oaks) to the west are also within the boundaries of the West Montgomery Avenue Historic District. In addition, the Rose Hill Barn, with its surrounding landscape located at the southern end of the Chestnut Lodge property, is a contributing resource to the locally designated Rose Hill Farm Historic District. The Rose Hill Farm Historic District also includes the Rose Hill Farmhouse/Bullard Mansion and a viewscape from Great Falls Road.

The Chestnut Lodge property is one of the last remaining large parcels in the center of Rockville. Developed as the Woodlawn Hotel in 1889, it was converted to the Chestnut Lodge Sanitarium in 1908-1910. It was purchased by CPC Health, Inc. in 1996 and by the Washington Waldorf School, Inc. in 2001. Its most recent, and longest, use was low-density institutional in a campus setting.

Lots 5, 6, 7 and 8 on Thomas Street, which are currently undeveloped, are included in the site and are zoned R-S. These lots were platted and recorded in 1887. They have been grandfathered in as buildable lots, although they do not possess the minimum 20,000 square foot lot size required in the R-S zone. They must conform in setbacks and other development standards of the R-S zone.

### **3. SITE SIGNIFICANCE**

The Woodlawn Hotel/Chestnut Lodge property has two periods of historic and architectural significance. First, it is the only surviving example of a late 19<sup>th</sup> century hotel complex with original building hierarchy from Rockville's summer resort hotel era. Second, it is significant for its role as a nationally renowned facility for the treatment and research of psychiatric disorders. It is also unique for the integrity of the site, buildings, and grounds, which allows the site to convey its history as both a hotel and hospital.

The appearance, setting, and materials of the historic buildings are largely intact and the site preserves the original suburban park-like setting. The original spacing between structures and the placement of buildings according to use and needs are intact. The treed lawn, orientation, and buildings in their original locations contribute to its importance in understanding the use and development of the Woodlawn Hotel/Chestnut Lodge property as the product of another era.

A Phase I archaeological survey was conducted in 1998. Shovel test pits revealed scattered debris and artifacts from the 19<sup>th</sup> and 20<sup>th</sup> centuries but did not locate significant pockets or sites. More information can be obtained from *Archeological/Historical Survey and Historic District Designation Study for Chestnut Lodge*, completed by Ward Bucher Architects for the City of Rockville in 1997.

#### **3.1 Hotel Period (1889-1906)**

Towards the end of the 19<sup>th</sup> century, Rockville became a summer retreat for residents of the District of Columbia wishing to escape the heat and humidity of the City. Rockville's higher elevation, breezes, and open rural atmosphere were inviting aspects to those wishing

to get away from the heat, sights and smells of the city. The development of Rockville as a resort town was spurred by its location on the B&O Railroad. It is similar to other resort development throughout Montgomery County in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, a trend that was often followed by and tied to real estate development.

By 1890, Rockville had at least three major hotels, with other boarding houses and summer cottages available to visitors. The Woodlawn Hotel, with forty guest rooms, was the largest and grandest of the available accommodations. Its brick construction, idyllic setting, and excellent service contributed to its reputation as a fine hotel. It remains as the only reminder of Rockville's hotel era and is a rare example of this larger resort trend in Montgomery County. Preliminary research has not found another example of a 1890s hotel complex with multiple original outbuildings (stable and icehouse) and original setting in the state of Maryland.

### 3.2 Chestnut Lodge Sanitarium Period (1908-1996)/CPC Health (1996-2001)



*Figure 4 Chestnut Lodge Sanitarium Postcard c. 1909*

As a psychiatric facility, Chestnut Lodge was among the most significant in the state. It was a rare private mental health facility and hospital that remained in constant use from its opening in 1910 through 2001. Its role in the psychoanalysis

of psychotic patients and its distinguished staff set this hospital apart from other state-funded and private facilities of the 1940s and beyond. The development of the campus reflects the hospital's needs as it grew and demonstrates trends in the treatment of psychiatric patients in the types of facilities that were built.

While Maryland has historically had several state-funded mental hospitals, private institutions of this type were less common. Chestnut Lodge catered to wealthy patients from the United States and other countries, most of them schizophrenic. The vision and expertise of successive generations of the Bullard family contributed to its success as a renowned facility and attracted doctors of stature to its staff.

Initially, the hospital treated inpatients only with one psychiatrist on staff, Dr. Ernest Bullard, the owner. By 1931, there were 22 patients and the hospital was beginning to expand. The first major construction (in the late 1920s) was a residence for Ernest Bullard's son and daughter-in-law, Dr. Dexter Bullard and his wife Anne, who had previously lived in a suite in the main building like the elder Bullards. This was followed by housing for other staff, including Dr. Frieda Fromm-Reichmann and the nursing staff. The development continued, adding new patient facilities and housing as needed, especially in support of the growing number of outpatients and an increased focus on psychiatric research and training.

### 3.2.1 Development of Psychiatric Care

The hospital employed some of the nation's foremost psychiatrists. Dr. Frieda Fromm-Reichmann, a psychoanalyst, came to Chestnut Lodge in 1935. She remained on the staff of the hospital and resided on the campus until her death in 1957. Among her many accomplishments, Dr. Fromm-Reichmann co-founded the William Alanson White Institute of Psychiatry, Psychoanalysis, and Psychology in New York. She led the Chestnut Lodge staff in focusing on interpersonal and social aspects of psychiatry as well as developmental impacts on personality.



Figure 5 Frieda Fromm-Reichmann in the 1930s

The Bullards gave Dr. Fromm-Reichmann great flexibility in treating psychotic patients. She used an intensive analysis that was described as empathetic, sensitive, and honest. Through the years she adjusted her Freudian views away from sexuality as a prime motive to emphasize patients' early life experiences that interrupted their ability to understand themselves and the world. She explained her theory and technique in *Principles of Intensive Psychotherapy* (1950), which remains one of the most respected fundamental texts on the subject. Fromm-Reichmann received numerous professional awards and honors throughout her career. One of Fromm-Reichmann's patients who had been severely ill responded so dramatically and positively to treatment that she wrote the popular book *I Never Promised You a Rose Garden* about the experience in 1964. The popular book was eventually made into a motion picture.

Other notable staff included Dr. Alfred H. Stanton, co-author of *The Mental Hospital* in 1954; Dr. David Rioch, who was appointed the first Chairman and Professor of neuro-psychiatry at Washington University School of Medicine; and Harry Stack Sullivan, who co-founded the William Alanson White Institute with Fromm-Reichmann and was head of the Washington School of Psychiatry from 1936–47. His published works include *Conceptions of Modern Psychiatry*, *Interpersonal Theory of Psychiatry*, and *Schizophrenia as a Human Process*. Harold Searles and Robert Morris of the Menninger Clinic also served on the staff, as did Robert Cohen, who became the Director of Clinical Investigations at the National Institute of Mental Health.

Beginning in the 1960s, the staff worked on issues of psychiatry at the new Chestnut Lodge Research Institute, funded by a grant from the Ford Foundation. The hospital became one of only three comparable institutions studying psychotherapy as a treatment, the others being the Menninger Clinic in Kansas and the Austin Riggs Foundation in Massachusetts. The research building was located at the south end of the property and has been demolished. Chestnut Lodge also served as a training facility for medical students, psychiatric residents, psychology interns, and social workers.

Approximately 20 acres of the Chestnut Lodge property was purchased by Community Psychiatric Clinic, Inc. (“CPC Health”) in 1996. CPC Health, the largest private nonprofit mental health organization in the Washington, D.C. metropolitan area at the time, continued to operate the hospital until it declared bankruptcy in 2000. The 20-acre property was sold to the Washington Waldorf School in 2001. The balance of the Chestnut Lodge property, approximately 40 acres at the southern end, was sold by the Bullard family to Hillrose Development for new single-family residential subdivisions in 1996.



*Figure 6 Chestnut Lodge from a postcard with a cancellation dated August 6, 1909*

#### 4. BUILDING DESCRIPTIONS

The Chestnut Lodge property serves as a gateway feature for those entering the center of Rockville via Route 28 from the west. The bucolic site consists of a network of drives, walkways, and buildings arranged in a campus-like setting. In addition to the structures and paved areas, there are extensive lawn areas flanking the main driveway with a low density of isolated mature hardwoods, many of which exceed 100 years of age. Deciduous and evergreen trees shade many of the buildings.

In 2004, the property contains 21 buildings, seven of which are within historic districts. The buildings located in the designated historic districts include the following:

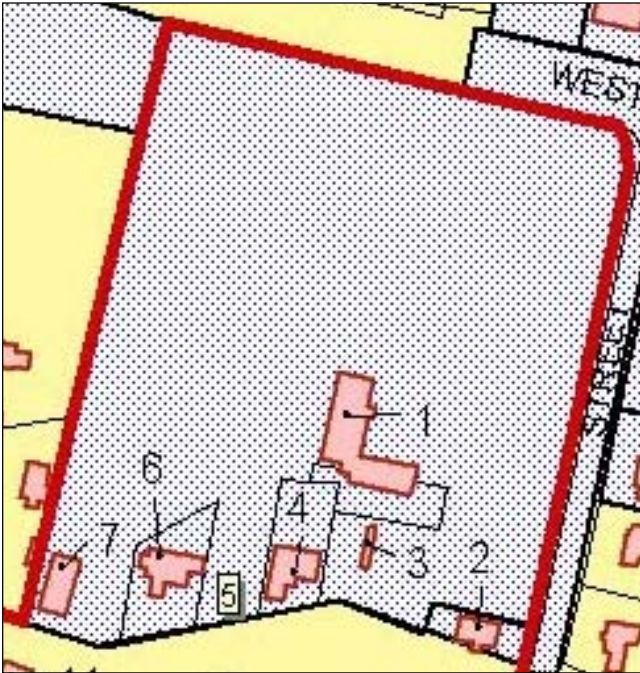


Figure 7a Chestnut Lodge Portion of West Montgomery Avenue Historic District

#### West Montgomery Avenue Historic District

1. Woodlawn Hotel (1886-89), converted to main hospital building for the Chestnut Lodge Sanitarium, 1908-10.
2. Frieda's Cottage (1936)
3. Trailer (removed)
4. Upper Cottage (c. 1942)
5. Icehouse (c. 1888-9)
6. Little Lodge (c. 1929)
7. Stable (c. 1887)

#### Rose Hill Farm Historic District

21. Rose Hill Barn (c. 1910)

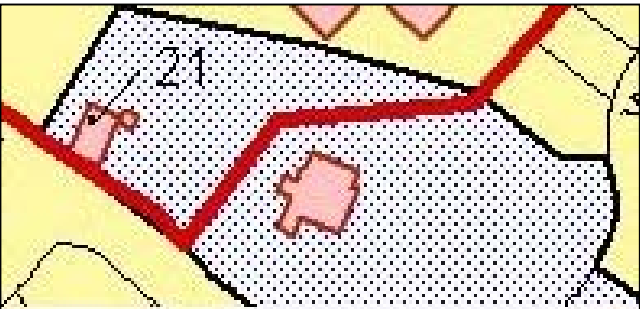


Figure 7b Chestnut Lodge Portion of Rose Hill Farm Historic District

#### 4.1 West Montgomery Avenue Historic District

The West Montgomery Avenue Historic District is predominantly comprised of residential structures that represent a wide range of architectural styles from the 18<sup>th</sup> to the 21<sup>st</sup> century, including Victorian, Colonial Revival, Jacobean, Arts and Crafts, and Bungalow styles. The

district is located principally along West Montgomery Avenue and includes some structures on North Adams Street, Wall Street, Thomas Street, Laird Street, and Forest Avenue. The undesignated portion of the original eight acres of the Chestnut Lodge property were added to this historic district in 2002.

#### 4.1.1 Woodlawn Hotel/Chestnut Lodge Main Building



*Figure 8 North façade (l) and east façade of Woodlawn Hotel/ Chestnut Lodge building in 2003*

The dominant and most notable building on the property is the grand Woodlawn Hotel, built c. 1886-89, which later became the main building of the Chestnut Lodge Sanitarium. Designed in the Second Empire style, the building retains much of its architectural integrity. It is constructed of brick above a partially exposed rubble stone foundation. It is four stories tall with a full raised basement. The top floor is embellished by a slate

mansard roof. A cornice below the roofline originally featured decorative paired brackets and a dentil course.

Windows are the original double hung sashes, most with their original bracketed crown moldings. Windows through the mansard roof have slightly protruding dormers with brackets under their gable roofs. The original wood shutters, necessary to close the hotel during the off-season, have been removed. Six chimneys were located along the building's perimeter, each with inset brick panels and brick corbelling at the top.



*Figure 9 Window detail in mansard roof*

The north façade originally had a projecting balcony in the center of the fourth floor, which has been removed; a simple pediment now surmounts the mansard roof. Initially, a front porch with square columns and a decorative slat balustrade ran across this façade and wrapped to the tower on the east. It stood on brick piers and was covered by a standing seam metal roof. This porch was replaced later by an elevated terrace with a double

staircase. A three-story porch spanned the south façade. By 1930, a fourth story was added to the porch and it had been enclosed with wire mesh for the safety of the patients. This porch was removed c. 1947 when a rear addition was attached. A prominent tower, five stories in height, is centered on the east façade. It features the same mansard roof with gabled dormers as the main building. Like the main building, the decorative mullions and dentil course below the cornice have been removed. The windows on the tower are longer and initially provided access to small balconies located on each floor of the east side. All but the first floor balcony were removed by 1910 when the building was converted to hospital use. A door once entered into the tower on the north side from the front porch, but has also been removed.

The hotel was accessible from Washington, D.C. for weekend visits or summer housing. The Woodlawn was a full service summer boarding hotel that catered to upper middle class patrons. It was built with period comforts such as gas lights, running water, and electric bell service.

Additions to the main building include a c. 1947 four-story brick addition across the entire south façade and a long one-story expansion known as Wing A, attached on the southeast corner of the building. A large brick chimney was attached to the east face of the tower in 1952. Other alterations include several window and door replacements and significant interior alterations, notably enclosing the four-story open stairwell.

The brick of the main building was painted white or off-white during the hospital era. It has been sandblasted to remove the paint, a process that has damaged the brick and made it more porous and susceptible to deterioration.



Figure 10 Icehouse

#### 4.1.2. Icehouse

The icehouse is one of the earliest extant structures, having been built as part of the hotel complex in c. 1888-9. It is a diminutive frame building to the southeast of the main building. It has a steeply pitched gable roof over a foundation of structural clay tile with concrete reinforcement. There are no walls except on the gable ends, which are clad with beveled wood siding with decorative beading.

Entry was originally through the east side through a narrow door beneath a gable, but a vestibule was added in the 1920s

or 1930s on the north side using simpler beveled siding and a brick foundation. The north double doors are perforated with round holes to allow for ventilation. The wood shingle roof is in poor condition.

#### *4.1.3 Little Lodge*



*Figure 11 Little Lodge*

This residential structure was built as the home of the hospital's second generation owner and primary psychiatrist, Dr. Dexter Bullard and his wife Anne, who acted as the hospital administrator. It was constructed c. 1929 in a Tudor Revival style with Craftsman influences.

It is a frame dwelling with a smooth stucco exterior finish. It has a jerkinhead side gable roof covered with slate shingles. The roof is punctuated by three long shed-roofed dormers on both slopes of the front and rear roof. The symmetrical façade features a central doorway under a semicircular fanlight and arched cornice. The windows are primarily 6/6 double hung sashes, but on the second floor of the main façade, they are multi-pane casement windows. Some have been altered to accommodate installation of air conditioning units.

A porch on the east side has a flat roof with metal balustrade that served as a rooftop deck and was screened in, although the screens are currently missing. A rear (south) vestibule and patio were added and a two-story addition was put on the west elevation.

The interior features an outstanding entry sequence, with wood floors, paneled wood doors and plaster walls. There is an elaborate dogleg staircase in the central entrance hall with turned balusters and a gooseneck handrail. While the original plan is largely intact, several rooms were divided into smaller spaces as a dormitory for patients.

#### *4.1.4 Frieda's Cottage*



*Figure 12 Frieda's Cottage*

Also called the Fromm-Reichmann Cottage, this building was the home of Dr. Frieda Fromm-Reichmann from the date of its completion in 1936 until her death in 1957. The house is Colonial Revival in style with a symmetrical façade, integral shed roof porch over the centered door, and dormers on the second story. The foundation is concrete with a brick veneer and the siding is wide wood weatherboard with a shallow dentil course running along the main façade below the eave.

The front porch features paired square columns and segmental arches. The primary windows are 6/6 double hung sashes with louvered wood shutters featuring decorative urn-shaped cutouts. Windows flanking the chimney are six-pane casements. A carport was added onto the east side of the building accessed from Thomas Street. The west side of the house has an exterior brick chimney, a side door, and basement access. Flagstone pathways connect the cottage to the carport, the main hospital building and dorms to the west.

Inside, the house is consistent with its period of construction in its materials and details, including wood floors, paneled wood doors, built-in bookcases on either side of the

parlor mantel, built-in corner china cabinets in the dining room, and carved scrolls along the staircase. The staircase is a compact winder with a fine handrail replicating 18<sup>th</sup> century detailing, including the exaggerated ramping at the turn.

#### ***4.1.5 Upper Cottage***

The Upper Cottage was built c. 1942 on the location of the original hotel laundry as a residence for the hospital's nursing staff. It is a sizeable building with a side gable roof, stucco siding, and a brick foundation. The windows are 6/6 sashes with louvered wood shutters. The rear south façade has gone through several expansions and alterations, including the addition of a one-story wing

and a metal fire escape. A large brick chimney is located on the rear façade.



*Figure 13 Upper Cottage*

Inside, there is no evidence of the former laundry facility. The building is divided into dorm-style rooms, which were used as housing initially by staff and then by patients when a new Nurses' Residence was constructed c. 1960.

#### ***4.1.6 Stable***

Also known as Wing B, the Stable is one of the earliest extant buildings constructed on the Chestnut Lodge property. It was present as a two-story carriage house and stable with

lodging above for menservants by August 1887 when the property was sold to Mary Colley and Charles Bell.



The building is a two-story narrow rectangle covered with a side-gabled standing seam metal roof. The first floor on the east side has a projecting shed-roofed section. A multi-light door is situated near the center of the east façade, although

*Figure 14 Stable*

primary access is through the south. The siding on this building is cementitious shingle and the foundation appears to be poured concrete, although this material may be supplemental to the original, which was likely fieldstone or possibly brick. Windows throughout are 6/6 double hung sashes. Until c. 1959, the stable had a silo attached to the southeast corner. The building is altered in form, function and appearance.

The second floor is only accessible via an exterior staircase. On the interior, a narrow hall runs the length of each floor along the east side with offices opening to the west. The former stable was converted in c. 1960 for patient therapy programs such as crafts and later became offices for medical staff, psychologists, social workers and hospital administrators.

## **4.2. Rose Hill Farm Historic District**

The initial portion of the Rose Hill Farm Historic District consisting of the Bullard Mansion lot and the Rose Petal Way right of way from Autumn Wind Way to Falls Road was designated by the Mayor and Council in 2000. The principal resource is the Rose Hill Farm House, also known as the Bullard Mansion. Secondary resources are the historic garden area, the milk house and the barn with an environmental setting that extends into the Chestnut Lodge property. The view of the front of the Bullard Mansion from Falls Road up Rose Petal Way is the traditional and principal viewscape. A secondary viewscape of the side of the house, barn, milk house and garden was created on the west portion of Autumn Wind Way when the residential subdivision was built. The Mansion and part of the garden are not on the Chestnut Lodge property. A portion of the historic garden and the barn and milk house are located within the Chestnut Lodge property.

### ***4.2.1 Rose Hill Barn***

The Rose Hill Barn with an attached milk house and environmental setting was added as a contributing resource to the Rose Hill Farm Historic District in 2002. The barn is timber frame; the sills, posts, and beams are connected by a combination of half notch, nailed, and pegged and unpegged mortise and tenon joinery. The barn is sheathed with board and batten siding over a poured concrete foundation. The standing seam metal roof is a replacement and the six-pane fixed windows along the east and west sides appear to be reused sashes from standard 6/6 windows.

On the main (north) façade, the larger side aisles of the three-bay interior are reflected by two large openings into the building. The east opening is covered by a vertical board and batten sliding door that appears to be contemporary to the original structure. The west bay has a modern plywood sectional door with four lights that operates on an overhead track. Between these two large doors is a standard-size board and batten hinged door that provides access to the center aisle. Various other doors are located on the other facades on the main floor and loft.

The milk house is approximately 15 feet square with a poured concrete foundation. The building has weatherboard siding and corrugated metal covering the front gable roof. The interior of the milk house has a concrete floor, and concrete walls up to approximately four

feet. The upper walls and ceiling are whitewashed, beaded tongue-and-groove boards flush on the walls. A concrete trough is located in the floor along the north wall.

### **4.3 Individual Building Hierarchy and Significance**

#### ***4.3.1 Building Hierarchy***

The Chestnut Lodge site in the West Montgomery Avenue Historic District has two primary contributing structures and four secondary or accessory structures. Primary structures define the character and use of the site. Secondary or accessory structures contribute to the architectural and historic character and use of the site but do not define it. For example, a fictional farmstead complex has two primary contributing structures, a farmhouse and a barn. Without these two structures it would not be a farmstead. It also has a number of secondary or accessory structures, which might include a hog house, a chicken coop, a grain silo, equipment shed, a corral and other farm structures. If one of these accessory structures were removed, it would still be a farmstead, but the complete interpretation would be diminished.

Prior to designation of the remaining portion of the original eight-acre Chestnut Lodge site in 2002, the Mayor and Council asked the HDC to prioritize or define the building hierarchy of the Chestnut Lodge site. The HDC reviewed the site and structures at its February 2001 meeting. The HDC found the Woodlawn Hotel/Chestnut Lodge and Frieda's Cottage as primary structures. Secondary or accessory structures were identified as: the Ice House, the Upper Cottage (laundry/nurses quarters), the Little Lodge (Bullard House) and the stable. All six of these structures are contributing resources to the West Montgomery Avenue Historic District. If any of them were removed or significantly altered, the complete interpretation of the site would be diminished. The goal of preservation of historic resources is inherent in the legal designation of the site as part of a historic district. Demolition is approved or denied by the HDC on a case by case basis according to state law and HDC policy and is to be a last resort.

#### ***4.3.2 Building Significance***

The former Woodlawn Hotel is a rare example of a Second Empire building of this scale in Maryland. It is also one of the few remaining country hotels of this era. While altered on the interior to serve as a hospital, the exterior of the building retains its integrity of design, materials and workmanship, notably in the retention of most of the original windows and window hoods, mansard roof, brick walls, and overall form. The main building also retains the integrity of its setting, with its deep setback from West Montgomery Avenue, surrounding landscape, and relationship with its auxiliary buildings, all sited to focus attention on the main building and to subjugate the outbuildings behind it.

The Woodlawn Hotel laundry (now the site of the Upper Cottage), icehouse and stable were constructed as accessory buildings around the same time as the hotel and are contributing resources to both the hotel and hospital periods of significance. All of the hotel's accessory buildings and all of the buildings added by the hospital were built out of public view to the south of the imposing hotel building. The laundry with maids' quarters upstairs and the

icehouse were close to the hotel building. Hotel laundry needed to be moved to and from the hotel to the laundry building and the housemaids would have needed proximity to the kitchen and guest rooms. The icehouse had a similar need to be close to the kitchen. The stable, by contrast, was sited 125 feet from the hotel building and the adjacent windmill for sanitary reasons and to reduce the potential for objectionable odors. These buildings were later successfully adapted to other uses. The icehouse became the hospital's music room and the stable became an occupational therapy center, and later offices. Retention of these original outbuildings and their physical relationship to one another contributes to the historic integrity and overall character of the site. The windmill and gas generation pit shown below on the 1903 Sanborn map are now gone.

The nurses' quarters, referred to as the Upper Cottage, was built on the site of the laundry. It is not known if any part of the laundry building was reused in the nurses' quarters. However, this building retains its original c. 1942 windows, doors, and finishes inside and out. It is a representative example of a multi-unit residence built in the Colonial Revival style. Its existence shows the hospital's commitment to provide around-the-clock nursing care to its patients.

Little Lodge was constructed as the home of Dexter and Anne Bullard in 1929 and reflects the taste of the era. It is an excellent example of the eclectic revival styles that enjoyed popularity nationwide in the 1920s. The exterior materials and appearance are largely intact as is the impressive entry hall and staircase inside. Little Lodge reflects the Bullards' strong connection and commitment to their work in their decision to erect a home on the hospital grounds.

Frieda Fromm-Reichmann Cottage is significant to the hospital as the residence of an internationally recognized leader in psychiatry and psychoanalysis. Dr. Fromm-Reichmann was offered positions by other renowned mental health facilities such as the Menninger Clinic, but remained at Chestnut Lodge when they promised to build her a personal residence to retain her services. The cottage built at Chestnut Lodge was Fromm-Reichmann's primary residence from the year following her arrival in the United States until her death in 1957.

Rose Hill Barn is important in understanding the former rural nature of the hospital and its surroundings. Prior to the development of the Rose Hill subdivision and even of the 1980s dormitories on the grounds, the area surrounding the hospital was largely open. The barn belongs with Rose Hill Farm, which was added to the hospital property in 1935 along with additional agricultural land. Dexter and Anne Bullard were successful in reassembling much of the original Rose Hill acreage adjacent to the original Chestnut Lodge acreage. The barn reflects not only the agricultural uses that formerly existed around the hospital, but also the setting for Rockville in general, which was a much less developed town until the last quarter of the 20<sup>th</sup> century. The barn is a good example of a simple dairy building with its space for livestock and attached milk house. The milk house retains its antiseptic interior with flush walls, a concrete floor, and concrete cooling trough. The barn was added to the Rose Hill Farm Historic District in 2003.

Rose Hill Farmhouse became the residence of Dexter and Anne Bullard in 1935. The Bullards enlarged and remodeled the house between 1935 and 1937. The land on which it sits is contiguous to the barn. The house was surrounded by modern residential development in the 1990s but the house, lot and long driveway were designated historic in 2000.



*Figure 15 -Chestnut Lodge and Rose Hill Farm in 1947. Rose Hill Farm is in the center with the barn and milk house at the rear and a tennis court to the side. The Karn Farm "The Maples" is at the bottom left near Highway 240.*

## 5. CITY-WIDE MASTER PLAN DESCRIPTION AND RECOMMENDATIONS

(Approved and adopted November 12, 2002)

**Critical Parcel/Area #1** (Chapter 2- pages 14-15)  
**Chestnut Lodge**, *500 West Montgomery Avenue*

“Two southern portions of the property were sold and subdivided for single family housing for the Rose Hill and Rose Hill Falls subdivisions. However, the historically significant Woodlawn Hotel/Chestnut Lodge and numerous other buildings remain on the 20.4-acre site. There is also a significant stand of mature trees and a small wetland on the site. Along West Montgomery Avenue, the first 200 feet of the property is within the West Montgomery Avenue Historic District. [The remainder of the eight-acre site was added to the historic district after the Master Plan was adopted.] The site is zoned R-S (20,000 sq. ft. minimum lot size). The preservation of the historic buildings and the site’s mature trees and limiting traffic impacts are key concerns.”

“There are a variety of development options for the property, including utilizing the current buildings in an institutional use, a hotel or spa use, an adult living facility, single family housing under the provisions of the R-S Zone, development under a Special Development Procedure such as variable lot size development, cluster development, or Planned Residential Unit (PRU) or Comprehensive Planned Development (CPD) with restrictions.”

### **Recommendation**

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

## 6. DESIGN GUIDELINES

Owners of historically designated properties must obtain permission from the HDC, in the form of a Certificate of Approval, before making exterior changes to their property. Such alterations include, but are not limited to, replacement of materials, design changes, addition or removal of architectural elements, or removal of mature trees. Certain exterior work, such as repairs or non-masonry painting is considered ordinary maintenance and does not require a Certificate of Approval. Consultation with HDC staff is encouraged to determine if specific work requires a Certificate of Approval.

After an application for a Certificate of Approval is submitted, it is reviewed by the HDC for the potential impact of the proposed alterations on individual historic features and on the overall historic character of the property. This review occurs at the HDC's regularly scheduled monthly meeting at City Hall. Fully completed applications with all required documentation must be submitted during the previous month. The HDC has 45 days from the date of application acceptance to act upon the request or a Certificate of Approval is automatically issued. Using these design guidelines and other available resources to direct decision-making, the HDC will approve, deny, or approve with conditions applications for Certificate of Approval.

HDC courtesy reviews are strongly encouraged for major alterations or for development of the Chestnut Lodge property. A courtesy review is an informal, non-binding review of a concept or design proposal for a designated property and a way for owners to seek direction from the HDC before proceeding to the Certificate of Approval stage. They are held at the regularly scheduled monthly HDC meetings.

Changes and development in Rockville's historic districts are guided generally by the Secretary of the Interior's *Standards for Rehabilitation* (Appendix A). The Secretary of the Interior's *Standards* have been formally adopted by Rockville's HDC and the Mayor and Council for use in reviewing applications for Certificates of Approval. The *Standards* provide general preservation guidance for both owners of historic properties and the Historic District Commission when making decisions about appropriate changes to historic sites.

The HDC has also adopted more specific policy direction in the Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts and Technical Guides for Exterior Alterations which address particular issues such as new additions, parking lots, relocation/demolition, landscaping, signage and the proper treatment of historic architectural features such as windows, doors, roofs and siding.

The following guidelines are aimed at specifically addressing the unique features, layout, and other characteristics of the Chestnut Lodge property. All of the adopted guidelines and technical resources should be consulted when making decisions that may affect the historic, architectural, artistic, archaeological and cultural significance of Chestnut Lodge.

## **6.1 Site Character Alterations**

- A.** Preserve the hotel building as the dominant architectural feature on this property. The hotel is the site's primary historic structure and has historically and purposefully served as the primary focus of the site's development pattern. All accessory buildings were built to the rear of the hotel. This trend continued with the building's subsequent use as a hospital. In keeping with this pattern, construction of new buildings is strongly recommended to be located outside the boundaries of the West Montgomery Avenue Historic District.
- B.** Rose Hill Mansion and Rose Hill Barn share a similar spatial and functional relationship. The open area linking the two structures was historically used as a garden. Construction of new buildings is not recommended between the Barn/Milk House and the rear façade of Rose Hill Mansion. Leaving this area open will help to maintain the relationship between these structures in the Rose Hill Farm Historic District and minimize the public view of any new structures from Autumn Wind Way. New construction within this district is encouraged to be located outside of the visual plane between the two buildings.
- C.** Maintaining the public view of the east and north facades of the hotel building and Frieda's Cottage from West Montgomery Avenue and from its intersection with Thomas Street should be considered in any development plan. The east and north facades of the hotel were designed as the most formal, probably to impress guests approaching westward from the town. Fewer elaborate finishes were used on the less visible south and west facades. Most of the potentially applicable development regulations, such as in the PRU development approach, contain flexibility to achieve this objective.
- D.** Preserve and use existing open areas, roadways, and pathways so that they can continue to link the elements within the site. These networks are integral to understanding the site's historic development.
- E.** Parking areas should be sensitively designed and minimized to have the least impact on historic and environmental resources and surrounding residential neighborhoods.

## **6.2 Use of and Alterations to Historic Structures**

- A.** Uses should be determined for all historic buildings prior to development of the site to ensure that individual buildings do not further deteriorate from lack of use and that the proposed reuse of the property is reviewed comprehensively.
- B.** Adapt compatible and appropriate re-use functions for historic structures that will require minimal alteration of their exteriors (with the exception of "C" below). Re-uses should also provide minimal alteration of the historic relationships of the buildings and the environmental setting, including minimal grading.
- C.** Exterior alterations that are encouraged include restoration of documented missing façade elements on the Lodge building and removal of unsympathetic modifications and additions, such as the 1947 alterations to the Lodge (including

- the four-story addition along the south façade and Wing A at the southeast corner).
- D.** All proposed alterations to building exteriors or landscapes within historic districts must receive approval from the Historic District Commission. Proposed exterior alterations within the historic districts will be reviewed by the HDC for their compatibility with existing designated buildings in terms of massing, size, scale, materials and architectural features and in accordance with the City's Technical Guides for Exterior Alterations (2004).
  - E.** Repair, rather than replace, deteriorated architectural features and materials on existing structures whenever possible. The removal or alteration of any historic material or distinctive architectural features should be avoided and requires HDC approval.
  - F.** If replacement of architectural features or materials is determined to be absolutely necessary, new materials must match the material being replaced in composition, design, color, texture and other visual qualities unless otherwise approved by the HDC. Paint colors are not traditionally reviewed, but exterior non-painted masonry surfaces may not be painted without HDC approval.
  - G.** Utilize County, State and possibly Federal tax credits that may be available for approved rehabilitation and restoration work on structures within the historic districts (see Appendix F, Tax Credit Information). Ensure that necessary approvals are received and photographic documentation of existing conditions is conducted prior to work to comply with tax credit requirements.
  - H.** Consider selling or donating (for tax advantages) the portions of the site that are in the Rose Hill Farm or West Montgomery Avenue Historic Districts to facilitate compatible reuse under different ownership if appropriate uses cannot be accommodated by the property owner.

### **6.3 Demolition/Moving of Structures**

- A.** Demolition of buildings or structures within the historic districts is discouraged and shall be considered only as a last resort.
- B.** Moving historic structures is discouraged because the original placement and spacing of the buildings contribute to understanding the historical use and development of the property.
- C.** The HDC has final approval authority over demolition and relocation of all structures within the historic districts. Approval for demolition or relocation must comply with the City of Rockville Historic District Commission *Policy Review Procedures for Demolition Requests*, including the provisions contained in State Law Article 66(B), Sections 8.09 and 8.10 (see Appendix H).
- D.** Any structure approved for demolition within the historic districts must be thoroughly documented by the applicant, historically and architecturally, and significant architectural features should be evaluated for potential salvage under the guidance of the HDC. Complete documentation must be submitted to the HDC for demolition approval.

- E. The HDC must evaluate any undesignated structure proposed for demolition in the City that is 50 years old or more, or meets the criteria in the approved and adopted *Environmental Guidelines* for historical, architectural or cultural significance to the City of Rockville. If the HDC determines that the property meets the criteria for designation, it will be recommended to the Mayor and Council, which makes the final decision on designation. Demolition of the structure may not occur during this process.

#### **6.4 Construction of New Buildings or New Additions to Buildings**

- A. Construction of new buildings within the West Montgomery Avenue Historic District portion of the Chestnut Lodge property is discouraged.
- B. Construction of new buildings within the portion of the Rose Hill Farm Historic District that is that is between the Rose Hill Barn/Milk House and Rose Hill Mansion is discouraged. New structures in the Rose Hill Farm Historic District should be located so that they are minimally visible from Autumn Wind Way.
- C. Proposed construction of new buildings or new additions to buildings within the historic districts must harmonize and be compatible with the character of the existing historic structures in terms of massing, size, scale, materials and architectural design and must maintain an appropriate environmental setting surrounding the historic structures. Construction of new buildings or new additions to buildings within the historic districts must be approved by the HDC.
- D. Additions to structures in the West Montgomery Avenue Historic District should be sited and designed so that they are minimally visible from West Montgomery Avenue and the intersection of West Montgomery Avenue and Thomas Street, the property's principal viewsheds, and should be located south of the original south (rear) façade of the hotel. New additions should be compatible but differentiated from the old and not made to appear as though they are modifications of an existing historic building or addition.
- E. If a residential use is proposed, the PRU Method of Development is encouraged to avoid new construction within the historic districts, by providing more flexibility in design than allowed under the R-S zone.
- F. Design and exterior construction materials of a new building or exterior alterations to an existing building abutting, adjoining or confronting the historic districts should be compatible in mass, scale and character with the contributing resources in the historic districts and will be reviewed by the HDC.

G.

#### **6.5 Environmental Setting**

- A. Maintain the historic and aesthetic character of the public view of the historic structures and streetscape from West Montgomery Avenue and the intersection of West Montgomery Avenue and Thomas Street.
- B. This site contains a large number of mature and significant trees that define and contribute to the streetscape of West Montgomery Avenue. Preservation of the

open front portion of the site also helps to achieve the 20% afforestation requirement of the RS zone. Tree removal within historic districts must be approved by the Historic District Commission. If the City Forester determines that a tree is dead or presents a safety hazard, HDC staff may authorize immediate approval of its removal.

- C. A landscape buffer on the east, south and west property boundaries is recommended in the Master Plan. Flexibility is encouraged to maintain the traditional public views from West Montgomery Avenue and from its intersection with Thomas Street.
- D. Consider the financial benefits of providing an easement on historic district open space property along West Montgomery Avenue and Thomas Street and on the exteriors of the historic structures. A preservation easement is a voluntary legal agreement that protects a significant historic, architectural, archaeological or cultural resource and grants to the holder, typically a governmental body or a qualified nonprofit organization, the perpetual right to maintain the character and appearance of that portion of the property. Easements are executed by the property owner and are used to preserve the property and gain financial advantage without altering the environmental setting. The difference between the value of the property with the easement in place and without it is deductible for federal income tax purposes as a charitable contribution.

## **6.6 Circulation Network**

- A. Maintain the entrance opposite Laird Street as the main point of ingress/egress.
- B. Align ingress/egress and interior roadways to minimize negative impacts on existing trees and views of the Hotel/Lodge, Frieda's Cottage and other buildings.
- C. Alternative street standards (Road Code waivers) should be considered to improve compatibility with the historic character of the property.
- D. Paved areas should be kept to a minimum and screened with landscaping.
- E. Streets and street accessories (lighting, sidewalks, etc.) within the historic districts should be appropriate to the districts and must be approved by the HDC.

## **6.7 Stabilization**

- A. In-kind repairs and maintenance of the historic buildings should be performed as soon as possible so that any deterioration is remedied and arrested. HDC approval is not required for in-kind repairs and ordinary maintenance. HDC staff should be contacted to determine if proposed work is considered an in-kind repair or ordinary maintenance.
- B. Appropriate measures to prevent further deterioration to the brick on the main building should be explored immediately.

## APPENDIX A. WOODLAWN HOTEL/CHESTNUT LODGE HISTORY

The opening of the Metropolitan Branch of the B&O Railroad in 1873 expanded Rockville's role in Montgomery County. In addition to being the center of commerce and county government, rail service enabled Rockville to become a summer resort destination and a commuter suburb to Washington, D.C. Several hotels were constructed after the railroad opened and attracted urban residents who wished to escape to the country for the summer or a portion of it.

Charles G. Willson bought a parcel of land from the estate of Rebecca Veirs in 1886 and purchased another parcel from John P. Mulfinger and wife a year later. The acquisitions totaled five acres along West Montgomery Avenue. Willson began construction of a large, four-story brick "summer boarding house" there in 1886 but he went bankrupt before the building was completed. It was sold at auction and described as follows in a legal document dated April 18, 1887:

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 the course of erection and nearly completed... 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...also the following personal property which is suitably adapted to the completion of said Brick Building; viz, Lot of doors, window frames, weather boarding, flooring, posts for porches, shingles, bricks, rough boards and other building material.<sup>1</sup>

The property was then sold to Mary Colley, proprietress of the Clarendon Hotel in Washington, D.C. and her partner, Charles Bell, in 1889. Mrs. Colley also purchased lots 5, 6, 7 and 8 of the adjacent Rebecca Veirs Addition at about the same time to create an 8-acre parcel.

The following was printed in the Montgomery County Sentinel on April 19, 1889:

"Mrs. Mary J. Colley and Mr. Charles W. Bell of Washington city [sic], have purchased through Mr. C. P. Luckett the unfurnished brick hotel at the west end of this town, with eight acres of land adjoining, for \$6,000. It will require \$4,000 to finish the building and it is expected to be ready for occupancy by the 1<sup>st</sup> of June next. The purchasers intend to carry on the hotel business in the building and make it the most attractive house of the kind on the line of the Metropolitan Branch Railroad."<sup>2</sup>

The Woodlawn Hotel opened for business in 1890. It catered to summer visitors, many of whom were prominent D.C. residents. Guests typically arrived by train and traveled the one mile west from the train station to the hotel by carriage. The Woodlawn had 40 guest rooms and contemporary amenities such as gas lighting, electric bells and artesian well water. Rockville's resort boom continued through the 1890s and some summer boarders built year-round houses in

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<sup>1</sup> Liber JA #4, Folio 303, Exhibit No. 1. Montgomery County Land Records

<sup>2</sup> "Local and Personal-Town and Country." Montgomery County Sentinel. XXXIV (April 19, 1889) 3.

the growing town. But the boom was over by 1906 and the owners of the Woodlawn were forced to sell the hotel at public auction.

The auction was advertised and the hotel was described as a “large and handsome brick building, three stories and basement, in a beautiful grounds containing eight acres of land.” The advertisement noted that the hotel contained about forty conveniently arranged rooms, running water, an on-site gas plant that furnished gas for lighting and gas fixtures throughout the structure. The hotel was described as having porches on all three floors (since removed), a three-acre lawn in front, and situated in a grove of natural forest trees, including chestnut, oak and pine. A two-story frame building used as a laundry with servants’ quarters above and a stable and carriage house were included. The property was advertised as suited for a hotel, sanitarium or school.<sup>3</sup>

In 1908, Dr. Ernest L. Bullard (1859-1931) acquired the defunct Woodlawn Hotel and, over the next year and a half, renovated it for his private mental health sanitarium. Over the years, some of the decorative elements were removed but the basic massing, silhouette and major composition of roof, fenestration and integral trim were retained. Central heating, electricity and modern plumbing were added. Dr. Bullard named the facility Chestnut Lodge for the 125 chestnut trees that were on the property at the time before they were destroyed by blight and replaced by other species.

Dr. Bullard began caring for patients in 1910. His wife, Rose, ran the administration end of the business and their son, Dexter, joined his parents as the hospital’s assistant physician in 1925. Dexter married Anne W. Wilson in 1927 and the young couple was almost immediately put in charge of running the hospital as the elder Bullards departed on a trip. Anne eventually became the hospital’s business administrator.

The Bullard family quickly achieved a national reputation in the treatment of mental and nervous disorders. After Dr. Ernest Bullard died in 1931, Dr. Dexter Bullard changed the focus of the hospital to Freudian psychoanalysis. Dr. Frieda Fromm-Reichmann joined the staff in 1935. Dr. Fromm-Reichmann is recognized as one of the leaders in the field of mental health, particularly in the treatment of schizophrenia. Dr. Dexter Bullard had the Frieda Fromm-Reichmann Cottage built for her in 1936 to entice her to stay at Chestnut Lodge despite other job offers. She stayed there until her death in 1957. Other outstanding doctors worked at Chestnut Lodge from the 1930s through the 1990s.

Expansion for housing of the staff began in the 1920s and continued through the 1930s. The Bullard family’s first home on the premises is now called the Little Lodge and was built around 1929 shortly after Dexter and Anne Bullard married and moved to the Lodge property. In 1935, the Bullards purchased the 41-acre Rose Hill Farm that adjoined Chestnut Lodge on the south and extensively renovated and modernized the farmhouse to use as their home. The Bullards began laying down roads and playing fields among the barns and outbuildings of Chestnut Lodge and Rose Hill in the 1930s. Eventually many of the farm buildings were transformed into doctors’ offices and recreation facilities.

In 1945, the 115-acre farm, “The Maples” was purchased and converted for patient treatment and housing and renamed Hilltop House. Additional bursts of development activity occurred after

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<sup>3</sup> Jeffs, *op. cit.*, p.8

World War II and in the late 1960s and early 1970s with the construction of office, research and recreational buildings located south of the original hotel building and its extant accessory structures. Four new brick patient buildings were added in 1987. Several houses on Thomas Street were also purchased for transitional patient housing.

The Maples farm was bisected by the construction of Interstate-270 and some of the property west of the highway was developed as a residential subdivision. Part of the southern portion of the property east of the highway was sold to the Montgomery County Board of Education as the site for Julius West Middle School.

In 1995, all of the remaining property owned by the Bullard family was put up for sale. It was eventually sold as two large parcels. The rear 40.69-acre portion fronting Great Falls Road was sold for single-family residential development and the front 20.43-acre campus was sold to Community Psychiatric Centers (CPC Health) to continue its use as a mental health facility. The Washington Waldorf School purchased the CPC portion in 2001.



*Figure 16 Chestnut Lodge and Rose Hill Farm in 1947 The Karn Farm "The Maples" is at the bottom left.*

## **APPENDIX B. HISTORY AND AUTHORITY OF HISTORIC DISTRICT ZONING**

Efforts to preserve historic resources in Rockville relied primarily on private owners until 1966 when the Mayor and Council established the Historic District Commission (HDC). The HDC is composed of five commissioners appointed by the Mayor for three-year terms. Commissioners must be qualified through their education, knowledge, training, or demonstrated interest in fields such as history, preservation, architecture or urban design. The HDC is charged with recommending buildings or areas that meet the adopted criteria for historic designation. The Annotated Code of Maryland establishes five purposes for historic designation that have been adopted by Rockville. They are:

- Safeguarding the heritage of Rockville by preserving districts that reflect cultural, social, economic, political, or architectural history;
- Stabilizing and improving property values within these districts;
- Fostering civic beauty;
- Strengthening the local economy; and
- Promoting the use and preservation of historic districts for the education, welfare, and pleasure of the residents of Rockville.

Historic district zoning is implemented through a sectional map amendment to the official City zoning map. Historic District (HD) zoning is an overlay zone defining specific historic sites and districts that reflect the cultural, social, economic, political, or architectural heritage of the City. The overlay district ensures that properties maintain their integrity and value as historic resources but the underlying zone and use do not change. Only the Planning Commission or Mayor and Council may initiate sectional map amendments, although citizens may ask the Mayor and Council or HDC to initiate the process.

Historic designation requires the property owner to seek approval for changes to design or materials, additions, demolitions and new construction from the Historic District Commission. It also makes property owners eligible for county and state tax credits for eligible and approved work. Federal tax credits are also available for income-producing property.

## **APPENDIX C. HISTORIC DISTRICT ZONING OF CHESTNUT LODGE**

In 1974, the original 8-acre Chestnut Lodge property was included within the boundaries of the City of Rockville's West Montgomery Avenue Historic District. These boundaries were submitted at the same time for National Register of Historic Places recognition and certification and the district was subsequently listed in 1975. Meanwhile, in response to the Bullard family and other property owners in the historic district, Rockville's Mayor and Council redrew the boundary lines of the local historic district as part of the comprehensive rezoning associated with the Master Plan in December 1974. The Mayor and Council left the recorded Veirs Addition lots along the west side of Thomas Street and the first 200 feet south of West Montgomery Avenue in the historic district and removed the remainder of the original 5-acre hotel lot.

The portion of the property that was removed from the local historic district in 1974 was nominated for local historic district status in 1997 by the Historic District Commission (HDC). The City hired a consultant to evaluate the historical and archeological significance of the entire Bullard property. The study included the Maples/Hilltop, Rose Hill Farm, and Woodlawn/Chestnut Lodge. The consultant, Ward Bucher Architects, recommended limited historic designation for the latter two properties.

Following public hearings, the Historic District Commission found that Rose Hill Farm/the Bullard House and its viewscape was eligible for historic designation and Hill Top House ("The Maples") was not eligible due to loss of architectural integrity. The remaining portion of the original 5-acre Woodlawn Hotel lot was found eligible for historic designation. The rear portion of the larger Chestnut Lodge property, other than Rose Hill Farm/ the Bullard House and the Rose Hill Barn, was found not to be eligible. The Mayor and Council decided not to file for historic district rezoning until the new property owners, CPC Health, completed its master plan for the parcel. CPC Health failed financially and the master plan was never completed. The property was sold in 2001 to the Washington Waldorf School.

The Mayor and Council directed staff to file a comprehensive Map Amendment for the historic district rezoning on their behalf on January 22, 2001. The public hearing was not held in 2001 at the request of the new owner, Washington-Waldorf School. At the same time, the HDC was asked by the Mayor and Council to identify the elements of highest significance on the site. The HDC listed the original Woodlawn Hotel/Chestnut Lodge building and Dr. Frieda Fromm-Reichmann's cottage as structures of primary significance. The treed environmental setting was also considered of primary significance. The laundry, the ice house, the Bullard house, and the stable were found to have secondary significance. The five acres were placed back into the West Montgomery Avenue Historic District in 2002.

The Rose Hill Farm / Bullard Mansion Historic District was designated in 2000. The Rose Hill Barn and a garden and grounds environmental setting connecting it to Rose Hill Farm was added to this district in 2003. In 2003, the Community Center was nominated for historic district zoning but the Mayor and Council declined to authorize filing for a map amendment to continue the designation process.

## **APPENDIX D. STRUCTURES INVENTORY (OUTSIDE OF HISTORIC DISTRICTS)**

Structures on the Chestnut Lodge property that are not within the West Montgomery Avenue Historic District or the Rose Hill Farm Historic District are listed below for reference. Structures that are not located within historic districts are not under the jurisdiction of Historic District Commission approval. However any structure that reaches 50 years of age or meets the criteria in the City's approved and adopted *Environmental Guidelines*, and is proposed for demolition, will be evaluated by the HDC for historical, architectural, or cultural significance.

<u>Structures Outside of Historic Districts</u>	<u>Year Built</u>
Guard House (	Late 20th Century
Pump House	1988
Fromm-Reichmann House	1987
Sullivan House	1987
Meyer House	1987
White House	1987
Greenhouse	1987
Bus Shelter	1978
Pool and deck (south of Gym)	1977
Gym/Art Studio/Dance	1967
Doctor's Office Building	1962
Maintenance Building	1957
Community Center/Activities Building*	1954, Additions 1958, 1972
Stanley's House	1950
Wood Shop	1943

\* See history and significance discussion on following pages.

## **Chestnut Lodge Community Center/Activities Building**

The Community Center/Activities Building, while not designated within either of the historic districts, was considered a significant modern building. It was nominated for historic designation in 2003 and the HDC found that the building met the eligibility requirements for single site designation. In considering other factors regarding the building's impact on the site, the Mayor and Council declined to proceed with designation in 2004 and it was approved for demolition.



*Figure 17 Community Center/Activities Building*

### **History and Description**

The building was constructed c. 1953-55 and was designed by Chloethiel Woodard Smith, of the prominent Washington architectural firm of Keyes, Smith, Satterlee & Lethbridge. It was built as the first phase of a planned recreational, social and occupational therapy complex and was therefore designed to be expandable. The wall panels were of a standard measure and were removable, so that an addition could be easily joined without the need for structural adjustments.

The structure was steel frame with exposed open web ceiling beams carrying the majority of the load, thereby creating large interior spaces, uninterrupted by load-bearing walls, piers, or other supports. The roof was flat with much of the mechanicals located there. The walls originally consisted of expansive glazed panels with brick veneer end walls. The glazed panels were large single panes of glass with a bank of removable top panels for ventilation and a bank of floor-level colored unbreakable plastic panels. Over the years, some panels had been replaced, either with clear or translucent colored glass or plastic.

Taking advantage of the building's flexibility, a wing was built in 1958 and another was added in 1972 to house a cafeteria and additional therapeutic activity space. The additions closely follow the original design, form, and materials. They used a similar structural system of steel columns and open web beams and mimics the glazing pattern of the original building.

A major feature of the Community Center was its openness and its relationship between interior and exterior space. It was designed with walls that are almost entirely glazed so that the outdoors is essentially brought inside. This connection to the exterior was to alleviate any sense of confinement among the patients and to encourage participation in outdoor activities. A paved terrace with an outdoor fireplace on the east side invited patients to go outside. The interior/exterior connection is expressed architecturally in the continuation of the open web ceiling beams on the exterior to support a roof overhang on the addition.

## Significance

The Community Center was unique not only for its architectural style – it was a rare example of high-style modern architecture of the 1950s in the City of Rockville – but for the design intent of the architects. The firm of Keyes, Smith, Satterlee and Lethbridge studied the pattern of treatment at Chestnut Lodge and actively worked with Dr. Dexter Bullard on the design of this structure.

Described in *Architectural Forum* in 1955, the Activities Building was called an “outstanding” example of a health facility created through collaboration of architects and hospital administrators. The building was designed to be inviting to patients and to allow them to choose and participate in activities. The connection between the inside and the outdoors is unmistakable, an effort to allow and encourage patients to participate in outdoor activities.

The building design is primarily credited to Chloethiel Woodard Smith, a highly prominent Washington architect and founding partner of the firm Keyes, Smith, Satterlee and Lethbridge.

Smith won awards for her architecture and planning, particularly for her large-scale residential developments in Southwest Washington, DC. The Student Nurses’ Dormitory, also outside of the historic districts, was another product of Ms. Smith’s firm, this time Satterlee and Smith. It is a representative example of architecture of the period in its shallow gable roof and large windows.

## **APPENDIX E. STANDARDS FOR REHABILITATION**

The Secretary of the Interior's Standards for Rehabilitation

The National Park Service, U.S. Department of the Interior; Revised 1995

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **APPENDIX F. TAX CREDIT INFORMATION**

### **MONTGOMERY COUNTY HISTORIC TAX CREDIT PROGRAM: 10%**

**10% of eligible expenditures are applied to property taxes  
Montgomery County's program covers exterior maintenance only.**

Montgomery County refunds 10% of the amount expended and certified by the Historic District Commission (HDC) for rehabilitation of designated contributing historic resources as a credit against property taxes paid. In the future, this will be an automatic credit toward the next year's property tax. Exterior normal or routine maintenance is covered, but new construction or additions, interior work, or replacement of original materials with modern substitutes, such as replacement of a tin roof with asphalt shingles, is not covered. The tax refund credit is allowed for the tax year immediately following the year in which the work or any portion thereof is completed. Any unused portion of this tax credit may be carried forward for as many as five (5) subsequent tax years. If the property is removed from the Master Plan for Historic Preservation or the municipal official zoning map, any unused portion of the tax credit shall immediately lapse.

Work eligible for tax credit must meet the following criteria:

1. Be certified by the Historic District Commission (HDC) as contributing to restoration, or preservation of sites listed on the Master Plan for Historic Preservation in Montgomery County, or on a municipal official zoning map, either individually or as a historic resource located within a historic district.
2. Be exterior work only.
3. Be undertaken with an approved Historic Area Work Permit, or
4. Be ordinary maintenance expenses that exceed \$1,000, and is certified by the Historic District Commission as having historic, architectural, or cultural value.
5. For work done after the date of historic designation.
6. Work must be performed by a contractor with an approved Maryland State Home Improvement License, the Federal Tax Identification number, and a valid license issued by Montgomery County. A non-licensed "Handyman" hired by a do-it-yourself property owner as a helper is eligible under certain circumstances. The handyman can not be an immediate relative.

### **MARYLAND HISTORIC TAX CREDIT PROGRAM: 20%** **(Check with the Maryland Historical Trust for current status of the program)**

- **20% of eligible work expense can be credited toward Maryland Income Tax owed.**
- **This program provides the greatest benefit to Historic District homeowners as it also covers interior work, modernization of kitchens and bathrooms, and utility upgrades.**

Downloadable PDF Forms are available on the HDC section of the City of Rockville website ([www.rockvillemd.gov](http://www.rockvillemd.gov)) or at the Maryland Historical Trust website ([www.marylandhistoricaltrust.net](http://www.marylandhistoricaltrust.net).) The Secretary of Interior's Standards for rehabilitation are available at ([www2.cr.nps.gov/tps/tax/rehabstandards.htm](http://www2.cr.nps.gov/tps/tax/rehabstandards.htm))

Maryland's goal is to maintain neighborhoods and keep good residents in older areas. Therefore, the Maryland tax credit eligibility includes utilities and interior work such as heat and air conditioning systems, upgraded electrical wiring, modern kitchens and bathrooms, and other "comfort" improvements.

Maryland's program returns 20% of the qualified capital costs expended for rehabilitation of a "certified owner-occupied or income-producing property designated as a contributing resource in a locally designated historic district or listed on the National Register. In general, the application and paperwork should be in process before the work is submitted to the HDC and begun. The rehabilitation expenditure in a 2-year (24-month) period must exceed \$5,000 for owner-occupied residential property or the greater of the adjusted basis of the structure or \$5,000 for all other property. The return is credited to state income tax owed. Non-profit organizations and institutions are also eligible. This program is administered by the Maryland Historical Trust.

#### **FEDERAL HISTORIC TAX CREDIT PROGRAM: 20%, 10%**

- **20% tax credit against federal income tax owed for historically designated income-producing properties.**
- **10% tax credit against federal income tax owed for income-producing structures in non-residential use built before 1936. Does not require historic designation.**
- **The Federal program applies only to income-producing properties. It provides a credit toward federal income taxes owed. It requires certification through the MHT that alterations and improvements meet the Secretary of Interior Standards for Rehabilitation and can be combined with the Maryland credit as well for a 45% return. Persons wishing to utilize this should consult their CPA for the best tax strategy before proceeding. Information is available at [www2.cr.nps.gov/tps/tax](http://www2.cr.nps.gov/tps/tax).**

Owners of income producing properties listed on the National Register or located in a National Register District may be eligible for a 20% federal tax credit for certified rehabilitation of income-producing historic structures such as commercial, industrial, or rental residential buildings. The credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for non-residential property for the depreciable basis of the rehabilitated building, reduced by the amount of the tax credit claimed. The building rehabilitation must be in conformance with the Secretary of Interior Standards for Rehabilitation and be certified by the Maryland Historical Trust. The forms are similar to those for the Maryland tax credit and should begin with project planning and consultation with a tax professional. This program is administered by the Maryland Historical Trust and the National Park Service.

**PROCEDURES:** First – Plan your project and consult with the HDC staff.  
Second--When planning exterior/ interior restoration and rehabilitation work:

1. Take photographs of the site and environment as a whole from all sides. Take photographs of the property from the nearest public way(s).
2. Take photographs of specific areas to be altered or repaired.
3. Prepare list of projects and work to be performed.
4. Consult with HDC staff regarding approval for ordinary maintenance or alterations. Get copies of County, State and Federal tax credit forms as needed from Rockville Community Planning and Development Services or online (see above links).
5. Contact HDC staff for help in filing eligibility statement and scope of work.
6. Keep good records of invoices, statements, receipts, and cancelled checks documenting work performed and amount paid.
7. Take photographs of work in progress and completed work.
8. Contact HDC staff for assistance in filling out final forms.

ALL REHABILITATION WORK SHOULD BE APPROVED BY THE APPROPRIATE AGENCY BEFORE WORK COMMENCES. FOR COUNTY TAX CREDIT, ORDINARY MAINTENANCE DOES NOT REQUIRE APPROVAL BUT PLEASE TAKE BEFORE AND AFTER PHOTOGRAPHS. CALL HDC STAFF AT TO 240-314-8230 FOR ASSISTANCE.

Examples of ordinary maintenance that **do not** require HDC prior approval:

1. Stripping exterior paint, priming, caulking, and repainting.
2. Replacing an existing roof with the exact same material - such as replacing a modern composition roofing material (asphalt- fiberglass) with the same material or tin standing seam with tin standing seam.
3. Redecking or repairing a tongue and groove porch floor with the same material.
4. Repointing a foundation or chimney with the same color of mortar.

Examples of work that **require** prior HDC approval:

1. Any work that changes the material or design of an exterior feature.
2. Replacing a slate or tin roof with modern composition or other shingles.
3. Applying exterior siding over clapboard or original material.
4. Replacing old windows with modern vinyl or other window systems.
5. Removal or replacement of exterior features such as porch railings or floors.
6. Additions.
7. Removal of mature trees.



## **APPENDIX G. DEMOLITION POLICY**

### **City of Rockville**

### **Historic District Commission Policy**

### **Review Procedures for Demolition Requests**

#### **Proposed Demolition of Designated Historic Sites**

The City of Rockville has incorporated Sections 8.01 through 8.17 of Article 66B of the Code of Maryland to regulate the historic preservation program, the Historic District Commission (HDC), and historic districts. Demolition is specifically addressed in Section 8.09 and 8.10, included below. General interpretation of the State Code and a list of information required by the HDC to consider a request for demolition are included after the Code.

#### **Proposed Demolition of Undesignated but Potentially Eligible Sites**

The Environmental Guidelines for the City of Rockville address demolition of non-designated but potentially eligible sites. Staff and/or the HDC must review the site for significance when development or redevelopment proposes removal or substantial alteration of historic structures or potentially historic sites. A site is considered eligible for historic review if it is 50 years old or older, or is listed in the 1987 Rockville Historic Buildings Catalog, or appears to possess archeological, architectural, cultural or historic qualities that render it significant to the City of Rockville. Eligibility for historic designation is determined through research and evaluation of significance by the Historic District Commission. If determined to be eligible for historic designation, it will be referred to the Mayor and Council for consideration of historic designation.

## **PROPOSED DEMOLITION OF CONTRIBUTING HISTORIC DISTRICT STRUCTURES**

### ARTICLE 66B of the Code of Maryland

#### Section 8.09.

(a) If an application is submitted for construction, reconstruction or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, the preservation of which the commission considers to be of unusual importance to the county or municipal corporation or unusual importance to the entire State or nation, the commission shall attempt with the owner of the structure to formulate an economically feasible plan for the preservation of the site or structure. Unless in these circumstances the commission is satisfied that the proposed construction, alteration, or reconstruction will not materially impair the historic, archaeological, or architectural significance of the site or structure, the commission shall reject the application, filing a copy of its rejection with the building inspector by whatever name known of the county or municipal corporation.

(b) If an application is submitted for construction, reconstruction, or alteration, or for the moving or demolition of a site or structure that the commission considers to be of unusual importance and no economically feasible plan can be formulated, the commission shall have ninety days from the time it concludes that no

economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the site or structure.

#### Section 8.10.

In the case of a site or structure considered to be valuable for its historic, archaeological or architectural significance, the commission may approve the proposed construction, reconstruction, alteration, moving, or demolition despite the fact the changes come within the provisions of Section 8.09 of this subtitle if:

- (1) the site or structure is a deterrent to a major improvement program which will be of substantial benefit to the county or municipal corporation;
- (2) retention of the site or structure would cause undue financial hardship to the owner; or
- (3) the retention of the site or structure would not be to the best interests of a majority of persons in the community.”

#### *General Interpretation of Section 8.10*

Item number 1, "a major improvement program which will be of substantial benefit to the county or municipal corporation" is generally interpreted to be public facilities such as roads, bridges, schools, and so forth. Financial proof of the ability to complete the replacement project should be required. A demolition permit for a structurally sound or repairable historically designated building shall not be issued until replacement plans are approved by the commission and other reviewing agencies.

Item number 2, "undue financial hardship" criteria were established by the United States Supreme Court decision in *Penn Central Transportation Co. v. New York*. This decision is still considered to be the legal standard when considering if retention of a building is, in effect, a "taking" by the local government. In general, it is proper for the HDC to consider whether a structure can be put to a reasonable beneficial use if an application for demolition is denied. It is also proper for the HDC to consider whether a reasonable return can be attained in the use of an income producing building if an application for demolition is denied. Failure to attain maximum potential profit or use is not considered to be either a "taking" or a "hardship."

Item number 3 – “retention would not be to the best interests of a majority of persons in the community.” This standard is not precisely defined in the State Code, but is generally considered to be present if the structure poses an “imminent threat” to health or safety of the public. Other factors may apply on a case by case basis. Lack of maintenance that produces unsafe conditions, which can be remedied, are not considered an “imminent threat.”

## INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR DEMOLITION OF A CONTRIBUTING HISTORIC DISTRICT STRUCTURE

Consideration of a permit to demolish will be based on the following information, which must be submitted before the application is considered.

- (1) Form of ownership of the property.
- (2) A report from an engineer licensed in the State of Maryland as to the structural soundness of the structure and its adaptability for rehabilitation. Any dangerous conditions should be identified. (If the building is structurally unsound and not repairable, then it is not reusable and the issue is moot.)
- (3) Cost of the proposed demolition or removal and an estimate of any additional costs that would be incurred to comply with standard conditions of approval such as documentation.
- (4) Fair market value of the property to be presented through an appraisal by a qualified professional expert. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- (5) An itemized breakdown from a professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- (6) Amount paid for the property, the date of purchase, identification of the seller(s), a description of the relationship, if any, between the owner of record or applicant and the person(s) from whom the property was purchased, and any items of financing between the seller and buyer. (Include the settlement sheet.) Remaining balance on any mortgage or other financing secured by property and annual debt service, if any, for the previous two years.
- (7) If the property is income-producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the past two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- (8) Price asked and offers received, if any, within the previous two years. Most recent assessed value of the property and real estate taxes.
- (9) The commission may request other information specific to the project.

Should the applicant for demolition of a contributing structure satisfy the commission that substantial hardship would be suffered if a demolition permit is not granted and the demolition of the structure in question is without substantial detriment to the public welfare, a Certificate of Approval shall be issued. A condition of approval may be attached requiring the owner to document the building or site. Documentation may include measured drawings, interior plans, and photographs. If the applicant fails to demonstrate substantial hardship, the commission shall deny the application and set forth its reasons for doing so in writing.

In cases involving proposed new construction, the new design shall not be considered until a determination has been made by the commission regarding hardship. Unless conditions that imminently threaten health or safety exist in the structure, a Certificate of Approval for the demolition shall not be issued until replacement plans are approved by the commission and other reviewing agencies. Financial proof of the ability to complete the replacement project, including but not limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution should be submitted. All plans for new construction will be evaluated for their compatibility with architectural style, general design, arrangement, texture, material and color of the exterior architectural features of other structures in the immediate neighborhood. Both concept and final plans should be submitted.

If the application for demolition is denied, the applicant may not submit the same or substantially the same application for a period of one year. Any appeal of a Historic District Commission decision is filed with the circuit court.

### **PROPOSED DEMOLITION OF STRUCTURES THAT MAY BE ELIGIBLE FOR HISTORIC DESIGNATION**

#### ***ALL STRUCTURES 50 YEARS OLD OR OLDER MUST BE REVIEWED***

The City's Adopted Environmental Guidelines state that, "As a general guide, any structure older than 50 years of age or possessing architectural significance, or a site associated with a person or event of importance to local, state, or national history or development, should be examined to determine significance."

The "Guidelines for Development" section states that any existing or potential historical, cultural or archaeological resources identified in a pre-submission meeting with staff shall be referred to the Historic District Commission (HDC) and the Maryland Historical Trust, if necessary, for a review and recommendation of the property's significance to the City. If the property is not found to possess significance to the City, the review process is completed and demolition may proceed with the proper City permits.

If the property is found to possess significance to the City, it is referred to the Mayor and Council, which holds a public hearing and makes the final determination.

If the property is not designated and not rezoned as a historic district at the conclusion of the process, demolition may proceed.

If the property is designated and rezoned by the Mayor and Council, it is subject to the Sections 8.09 and 8.10 of Article 66B of the Code of Maryland and the policies and procedures for contributing structures in a historic district.