

FEASIBILITY STUDY
NATIONAL PARK SEMINARY
SITE PRESERVATION

Forest Glen, Maryland



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This report was prepared pursuant to action of the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission at their regular meeting, May 25, 1972, for review by the Forest Glen Task Force appointed by the National Capital Planning Commission. The report represents the recommendations and conclusions of the consultants, Keyes, Lethbridge & Condon, who accept full responsibility for its content.

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* At the request of the Montgomery County Planning Board, and with the concurrence of the Montgomery County Council and the Montgomery County Executive, the National Capital Planning Commission, on June 1, 1972, appointed the Forest Glen Task Force to undertake a survey, in accordance with Executive Order 11593, to identify landmarks of cultural and historical importance in the Forest Glen Section of the Walter Reed Army Medical Center, including the former National Park Seminary.

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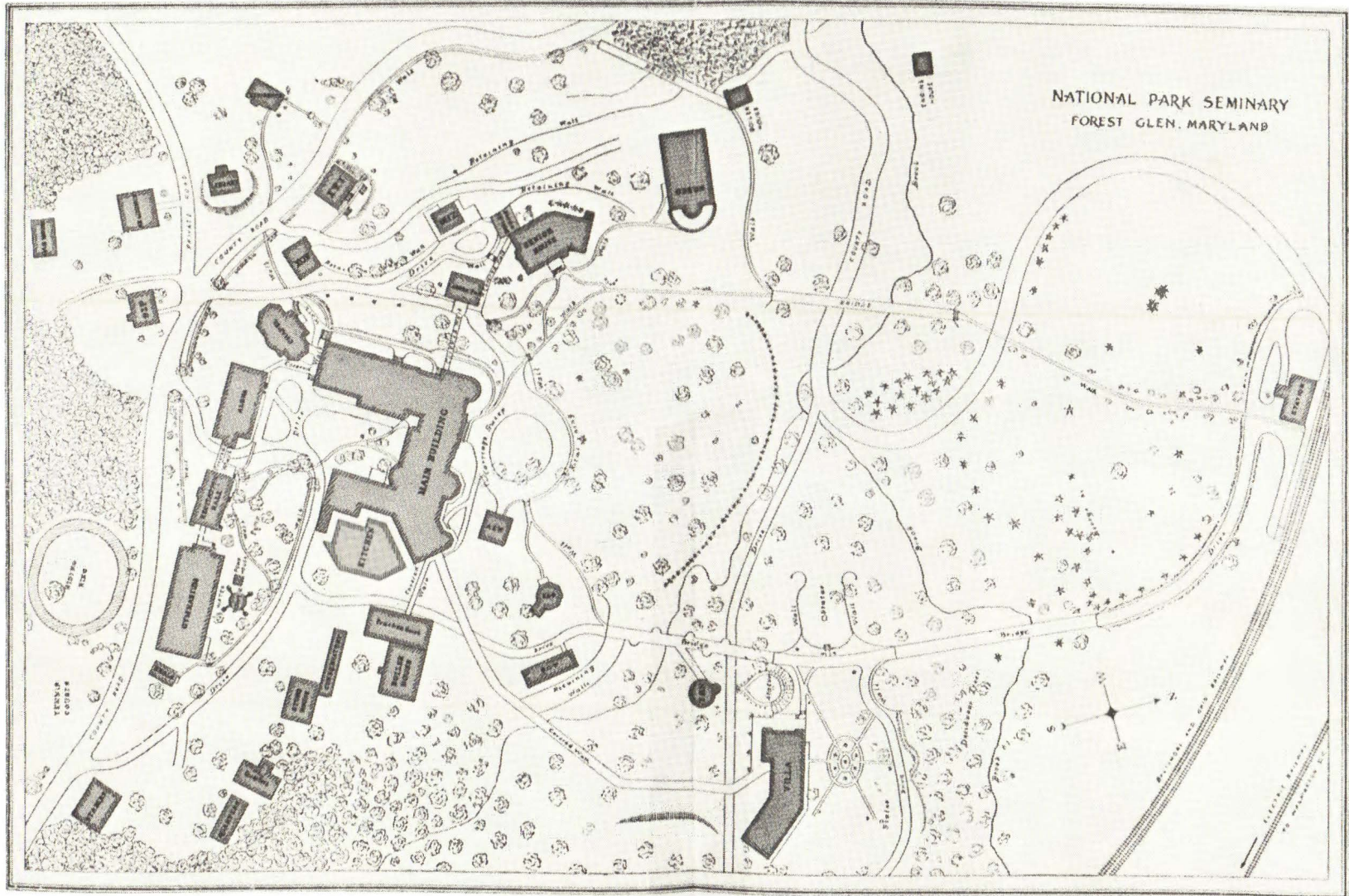
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Introduction

Forest Glen Park, known formerly as the National Park Seminary or National Park College, and now the Walter Reed Army Medical Center, has been surveyed to ascertain the historical, aesthetic, and architectural significance of the site and the thirty three buildings and the feasible uses of the area after the Medical Center is closed in 1977. The study was undertaken at the request of the Montgomery County Planning Board of the Maryland National Capital Park and Planning Commission who had been asked by the National Capital Planning Commission to review the Revised Master Plan for the Forest Glen Section of the Walter Reed Army Medical Center. In conjunction with the study, the National Capital Planning Commission established the Forest Glen Task Force, composed of representatives of public and private organizations, to assist in the identification of future uses for Forest Glen. This report contains the background information supplied by these organizations to the consultant and the additional research, analysis and proposals presented by the consultant to the Montgomery County Planning Board and the Forest Glen Task Force.

The portion of the Medical Center covered by this study is bounded by the Capital Beltway on the north, the Baltimore and Ohio Railroad to the east, Linden Lane to the South, and to the west by an irregular line that runs from Linden Lane west of Buildings 115, 133, 126, and 135 (U.S. Army Designation), rejoins Linden Lane at the intersection of Stephen Sitter Avenue and then continues along Linden Lane to the railroad tracks. These boundaries are similar to those of the area nominated for the National Register.

On September 14, 1972, the National Park Seminary was placed on the National Register of Historic Places kept by the U. S. Department of the Interior. Inclusion of the property on the Register protects it by prohibiting any alterations or demolition involving federal funds without review and approval by the Advisory Council for Historic Preservation. This designation indicates that not only does the State of Maryland consider Forest Glen significant in the history of the state, but also that the community of Forest Glen, consisting of modest single-family houses extending west of the historic area, considers the site as important open space and the architectural focal point of the neighborhood.





National Park Seminary Grounds, c. 1905; Chapel, Indian Mission, Japanese Bungalow, Miller Library, Pagoda.

Summary

Forest Glen has special amenities and historical associations that give it many values that should be preserved. Chief of these is the Glen created by the bifurcated stream that emerges from springs and drainage areas to flow west toward Rock Creek. Similar to many of the small tributaries of Rock Creek that once flowed through northwest Washington and Montgomery County, this is one of the few that has been left in its natural state and not been placed in a culvert or storm sewer. The steep slopes to the stream bed are covered with the trees and shrubs of a natural glen. This is the most important element of the entire site and should receive the greatest care to ensure its preservation.

The significance of the buildings that now line the south sides of the Glen is primarily in terms of an architectural enhancement of the native glen created at the turn of the century. Ye Forest Inne, as the first building was called, is a two story building with an irregular roof line broken by spires and towers. The relationship between interior and exterior space created by the use of broad covered porches not only is compatible with the site but was intended to make living in the woods a pleasant experience. The building that followed in the years before 1912 continued the intimate park-like quality of the entire site. The well-known sorority houses were like pavilions in a leafy pleasure garden. Through the trees the lighter color of the Odeon, gymnasium, and the Villa were reminiscent of the setting of many ancient temples and buildings that now stand alone in the fields of Greece and Rome. The entire scene had the picturesque quality so desired by the educated and cultured classes. That the environment should be picturesque was one of the major goals of

most building and landscaping projects at the end of the nineteenth century. The romantic notion of rustic cottages, i. e. , the Inne, the Aloha and the Senior House, intermingled with the classical reminders of the golden age plus a programme of architectural styles from "around the world" brought to the site every design consideration that was popular among middle-class Americans at that time. The combination of the natural site plus a period piece in architecture gives Forest Glen a rare significance in the history of Montgomery County and in the story of the growth of the Washington suburbs.

Unfortunately, later additions to the school have destroyed much of the intimate scale and close relationship between buildings and site. Additions to the Forest Inn, in particular, have mutilated the rustic charm of the building and turned it into a rather ordinary institutional structure. The tasteless addition of the Porch of the Maidens to the Aloha and the jamming of the President's House against the Senior House desecrates the better architecture of the earlier buildings.

The Army has done a good job of maintenance, without which the buildings might be in a very deteriorated condition. To make the site useable as a Medical Center, however, some alterations have occurred that add to the mutilation of the original design. Utilitarian fire walls and fire escapes put up in red brick are a complete deficit to the aesthetics of the site. Temporary structures erected on the former Riding Ring and in other areas infringe on the impression of the historic buildings and reduce the impact of the original relationship between natural and man-made features.

All the buildings are wood frame construction above grade with masonry rubble stone and brick foundations. In general, the wood frames are in satisfactory condition with varying degrees of foundation distress. In the Forest Inn and Villa, foundations should be stabilized. The Odeon has significant potential problems and the rear stage may require major reconstruction. Fortunately, all the other historic buildings are in generally sound condition for their age.

With these values and facts in mind, the Consultants have established priorities for preservation at Forest Glen. First, and of paramount importance, is the conservation of the Glen. Regardless of future uses of the former school buildings or the sites on which they are located, the natural elements of the Glen should be preserved. Secondly, the buildings of the National Park Seminary built prior to 1912 should be preserved. This includes the original Forest Inn, the most significant of the buildings and the link between the first development of the site and the present. While the Inn is undoubtedly the most important of the buildings at Forest Glen, other structures should also be preserved in order to keep the turn of the century scene. All eight of the sorority houses warrant preservation. Although the Japanese pagoda may be the most authentic, the others contribute to an understanding of the popular architectural tastes of the period.

In addition, the gymnasium, the Aloha House, the Senior House, Odeon, the Villa, the Miller Library and the Chapel complete the historic site. Other buildings are considered of little or no significance and should be removed for open space or a contemporary structure suitable to the new occupant.

A new occupant of Forest Glen must be found by 1977 when the Army plans to close the Medical Center. Although the Army would like the site for new housing, it is willing to turn over the historic area and construct housing on the vacant land to the south of Linden Lane. In order to insure the preservation of Forest Glen, the new occupant must be sympathetic to the preservation of the site and to the significance of the buildings. Ideally, the new use should be as close to the original as possible. Renovation of the buildings, demolition of additions, and installations of new heating systems and other mechanical and structural work will be relatively expensive. The special qualities of Forest Glen deserve preservation and considering the size of the site and the number of buildings, the price is not exorbitant.

This report is intended to provide background information with which persons making a decision about the future of Forest Glen should be familiar. The information upon which the design of the preservation options is based is presented in the following pages. Historical background, structural information and specific preservation guidelines are given for each building and are summarized in the accompanying chart that lists each individual structure. A discussion of the alternative preservation options concludes the report.



Perspective View, Forest Inn, Forest Glen, Maryland; designed by T. F. Schneider, 1887.

Historical Background

The land of which Forest Glen is part was first granted by Lord Baltimore in the 1680's to William Joseph. From him it descended to Daniel Carroll, a member of the well-known Carroll family of Maryland, who left the patent to his sons, Daniel and John, to be divided equally when they were twenty-one. Daniel, who lived with his widowed mother on the property, was a delegate to the Continental Congress in 1781 and signed the Articles of Confederation in 1787. As a member of Congress he voted for the bill to locate the Capital on the Potomac and was one of the three commissioners appointed to survey and limit the land for the Territory of Columbia. Daniel's brother, John, studied for the priesthood in Europe at the same time his cousin, Charles Carroll of Carrollton (the last signer of the Declaration of Independence to die, one of the wealthiest men in the colonies, and a founder of the Baltimore and Ohio Railroad) was there. When John returned to his mother's estate, he conducted masses in a small room in her house, as Catholic churches were not permitted in Maryland at that time. In 1784, John built his first mission church nearby what is now on the west side of the Forest Glen Road between Rosensteel Avenue and Half Place. It is indicated on the Martenet and Bond's Map of Montgomery County of 1865. Shortly thereafter John Carroll moved to Baltimore and in 1789 was made the first United States Bishop and later helped found Georgetown University.

The Carroll property had several owners in the early nineteenth century and was eventually purchased in 1862 by Charles Keys. The Martenet Map and also Hopkin's Atlas, Fifteen Miles Around Washington, of 1878 show the location of the Carroll house and the names of the subsequent owners of portions of the tract. Although this area has long been associated

with a prominent Maryland family, unfortunately there is nothing remaining on the Forest Glen site from this earlier history.

The history of the buildings now standing on the site begins with the acquisition of the property by the Forest Glen Improvement Company in 1887. The first known use of the name Forest Glen was for the designation of the railroad station established just to the northeast of the glen when the Baltimore and Ohio line was laid through Montgomery County. Whether the verdant appearance of the Rock Creek tributary that flowed just south of the railroad line suggested the name or whether it had been used by the Carrolls or other settlers of the area is unknown. In any case, it was adopted by the new land speculating company who acquired extensive acreage on both sides of the railroad track.

The Forest Glen Improvement Company decided to lure prospective customers by constructing a hotel known as Ye Forest Inn, in which they could stay while looking over the area and choosing a lot to purchase. For the design of the Inn and probably that of one or two model homes, the company employed T. F. Schneider, a young Washington architect who had opened his office in 1883.

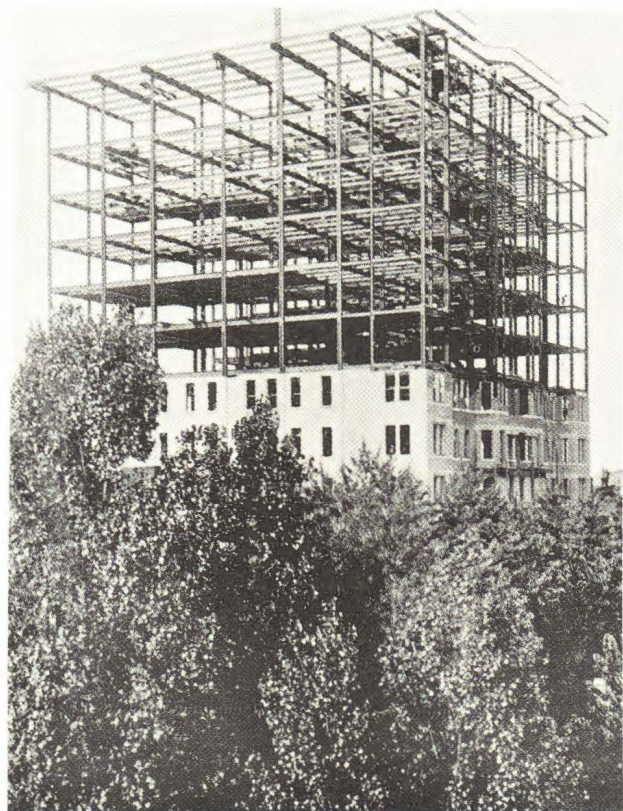
Schneider's contribution to Forest Glen and to Washington is well worth noting as he designed and built approximately 2,000 houses in Washington. Born in 1859, Thomas Franklin Schneider was the son of a printer who had immigrated to Washington as a child from Germany. He sent his son to the public schools of Washington, and when Schneider graduated he entered the architectural office of Cluss and Schultze in 1875. Among the most prolific and best known architects in Washington at the time, Adolphe Cluss had designed the Franklin School (1858), the Smithsonian Industry and Technology Building, and the Department of Agriculture Building (demolished). In addition to his architectural work, young Schneider was active in double skull races on the Eastern Branch, now known as the Anacostia River, which he and his partner, Walter McFarland, usually won.

After eight years of work for Cluss and Schultze, Schneider became a member of the American Institute of Architects and opened his own office in the spring of 1883, at the age of twenty-three, at 929 F street with a few hundred dollars that he borrowed. Ten years later, he assembled photographs of twenty-five buildings that he had designed, including Forest Inn, and fifteen renderings for publication in a book, Selections from Work of T. F. Schneider, Architect, Washington, D. C., paid for by the advertising space he sold in it to his subcontractors. Schneider was both designer and builder for many projects including the Cairo Hotel, whose height of 160 feet caused the Commissioners of the District of Columbia to pass the height limitation still in effect today, and the row-houses on both sides of Q Street from 17th Street to 18th Street. He had built his own 50-room residence at 18th and Q Streets after his marriage in April, 1891, to Mary Osborn Beach of Chicago.

Perspective View, Cairo
Apartment Hotel; designed
and built by T.F. Schneider,
1894.



Construction View, Cairo
Apartment Hotel, 1615 Q
Street, N.W., Washington,
D.C.; designed and built
by T.F. Schneider, 1894.





Southwest View, Residence of T. F. Schneider, 18th & Q Street, N. W., Washington, D. C., 1893.



Northwest View, Residence of T. F. Schneider, Washington, D. C.

Involved in many speculative ventures, his early work was mainly residential and his later work, after 1894, primarily in apartment houses and some miscellaneous interests, such as a battery-operated trolley called an Autocarette. The following story from the Evening News, November 5, 1889 gives a good picture of Schneider's life.

"The young Napoleon of F street." That is the term applied to a certain young architect of this city by his friends. "Why, it's just a few years ago that I was going to school with him playing 'Old Man' and buying a cent's worth of taffy, which we divided at recess," said an acquaintance. And it was just last Saturday that the young Napoleon paid \$175,000 for a row of lots on Q street, occupying the whole front of the square between Seventeenth and Eighteenth streets. Upon this square he will erect a row of residences. Just across the street is another row of some thirty pressed-brick houses which he completed last year. His operations in building for the past four years have been upon the most extensive scale.

When the young man came out of school he put out his shingle as an architect over a modest little office in the third story of a building on F street, where he still holds forth. He got a start and put his first money into a house, devising the plans himself. When it was built he sold it at a profit. This was the beginning. He has kept on building and selling, putting his profits into other buildings. Many of his houses were sold before completed and a payment made, which he would immediately resolve into bricks and mortar for another venture. Good judgment in buying lots, taste and ingenuity in planning, the architectural features of the residences and business ability to keep his money moving, gathering profit as it rolled, have made him one of the solid men of the city. He is a young looking man, with a slight mustache, and a modest, retiring air, but he certainly is what the Westerners call "a hustler."

By the 1920's, Schneider had ceased designing very much except homes for his family on Broad Branch Road. Schneider died June 9, 1938, and his extensive real estate holdings were eventually sold by his three children. Out of style today, many Schneider buildings, such as his residence, the Panamanian Embassy, the Ethelhurst Apartments, and blocks of rowhouses, have been demolished. Except for a few of his row houses, preservation plans are being made for only two of his designs, the Cairo Hotel and the Forest Glen Inn.

Schneider's role at Forest Glen was only that of designer, according to his daughter, Mrs. F. A. Christensen. In addition to the Inn, the promotional brochure of the Improvement Company shows a rendering of two houses, one identified as Braemar and the other not yet located, that may be Schneider designs. The builder of the Inn was W. P. Lipscomb, whose son has continued the construction business to the present.



Corner View, Residence at
3099 Q Street, N. W.,
Washington, D.C.; design-
ed by T. F. Schneider,
1887-90.



Facade, House for Sen.
R.F. Pettigrew (left), House
for Rep. L.D. Apsley (right),
Washington, D. C., design-
ed and built by T. F.
Schneider.

The site chosen for the Inn was the highest elevation on the northwest side of the glen. A series of rambling roads were built to circle around and to the west of the Inn. Across the wide glen was the railroad station where visitors from Washington arrived.

By 1890, even though gambling at the Inn had been introduced to improve business, it was apparent that the Forest Glen Improvement Company could not attract sufficient purchasers to stay in business. The land and improvements were sold to John Irving Cassedy and his wife, Vesta. Owners of the Norfolk Junior College, the Cassedys had been looking for a site for a new school when they happened to meet Schneider who directed them to the Forest Glen property. The Cassedys opened their new school, National Park Seminary, in September, 1894.

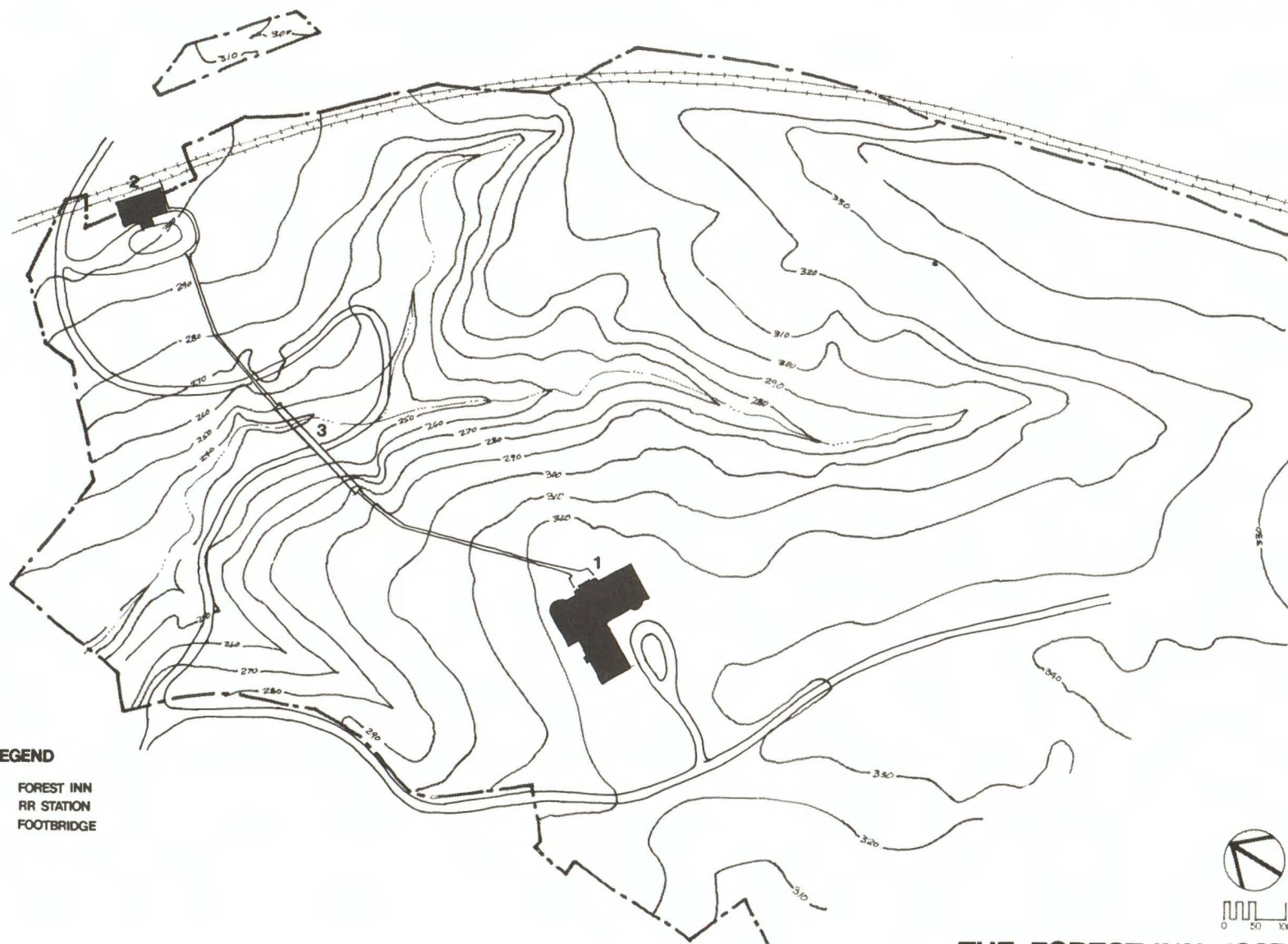
Cassedy began a building program immediately and by 1907 there were twenty-five school structures, plus many small service structures and two major additions to the Inn. Eight of the structures were sorority houses, each of which Cassedy had built in a different style; bungalow, pagoda, windmill, mission, Japanese bungalow, colonial, Swiss chalet, and castle. Two dormitories were constructed, the Senior House and the Villa. A gymnasium had been constructed in the 1890's immediately adjacent to the Inn, but this was incorporated in the expanded dining room and kitchen wing and a new gym with swimming pool was built in 1907. Also constructed was a library, a small chapel, and a theatre, "the Odeon." The Cassedys lived in a large house immediately behind the Inn, known as the Aloha.

The landscaping of the new school consisted of a few retaining walls along the southwest slope of the glen, a series of bridges over the glen, drives and walks to the buildings, and a formal garden with statuary near the Villa. The main entrance was intended to be at the railroad station or from the country roads at the west corner of the property. Because of the terrain, the glen may have been one of the few areas in the county that had not been cleared for farming or housing. Suprisingly, Cassedy did not have any grand scheme or landscape plan for the school. The only formal landscaping was adjacent to the Villa where large cast-stone statues - Justice, Minerva, and some that have been lost - were arranged in a series of small gardens. These were the years when the campus planners were laying out quadrangles of all styles and park planners were looking to the very popular urban parks of Olmsted for inspiration. In contrast, Cassedy was pursuing an architectural programme that would expand the academic curriculum in the arts. He provided the young women with an example of almost every style that was popular in the 1890's and early 1900's. These were styles that could represent the taste of their parents and bring the students in contact with the aesthetics of the day.

The school was sold in 1916 to Dr. James E. Ament. During his ownership, particularly in the first decade, many of the buildings were considerably enlarged and altered. The original relationship between the small, intimate buildings and the natural, forested site was mutilated by large

and awkward additions to the Inn, Senior House, and Odeon, in particular. Even the dark shingles and clapboards were covered with a pebble-dash stucco that gave them a cream color that made them stand out much more among the trees. Ament also added many more pieces of sculpture and decoration to the school.

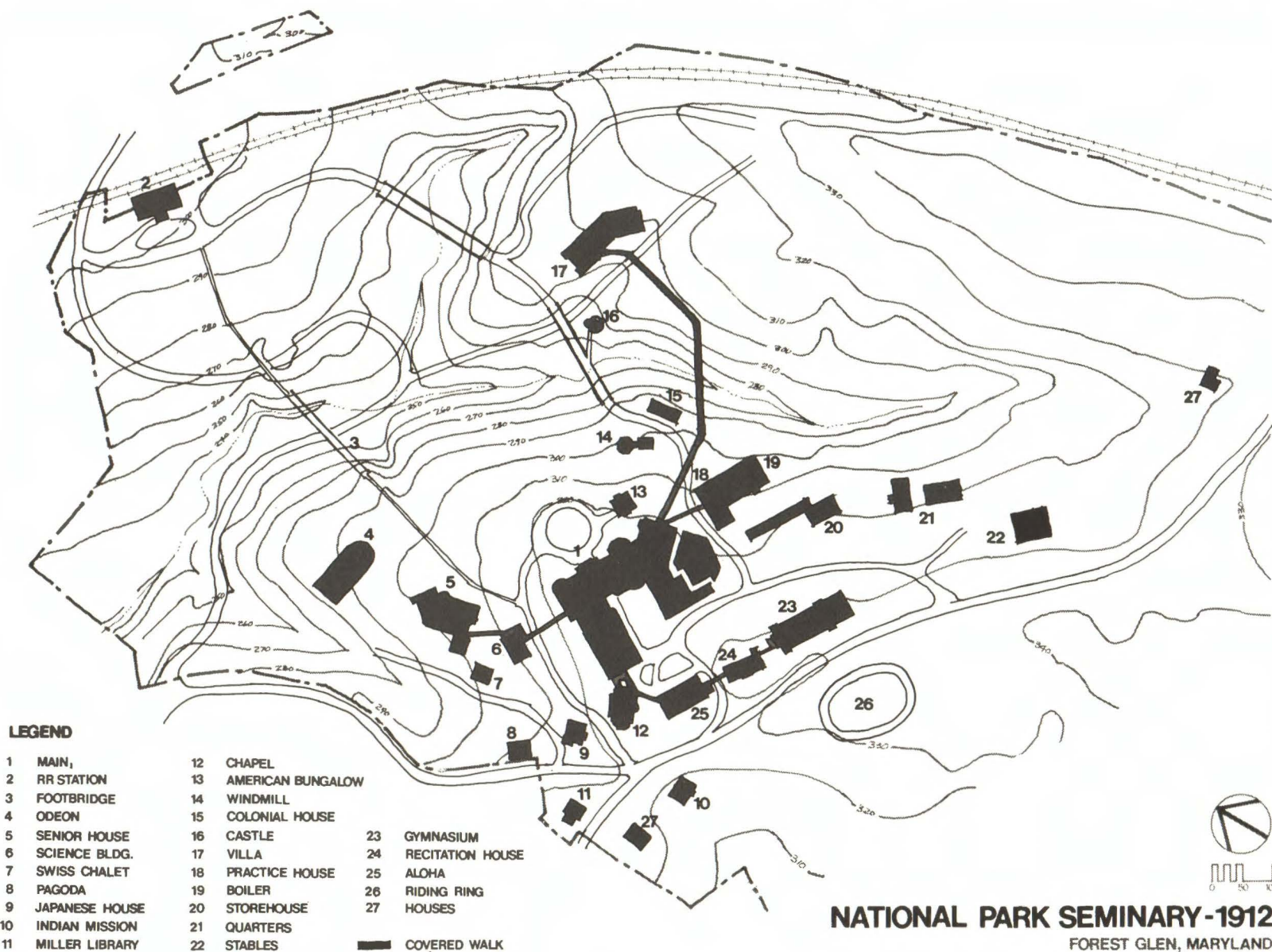
In the late 1930's the school was acquired by Roy Tasco Davis, Ament's son-in-law. With the beginning of World War II the Army had to expand its medical facilities and in 1942 the United States government took the entire site, except for Braemar, the home economics practice house. The Army has added fire walls and exits to some buildings and made minor changes to most of the structures, except for the Odeon which has been extensively altered. When the new Walter Reed hospital facilities are completed, the Army will no longer need Forest Glen for a medical center.

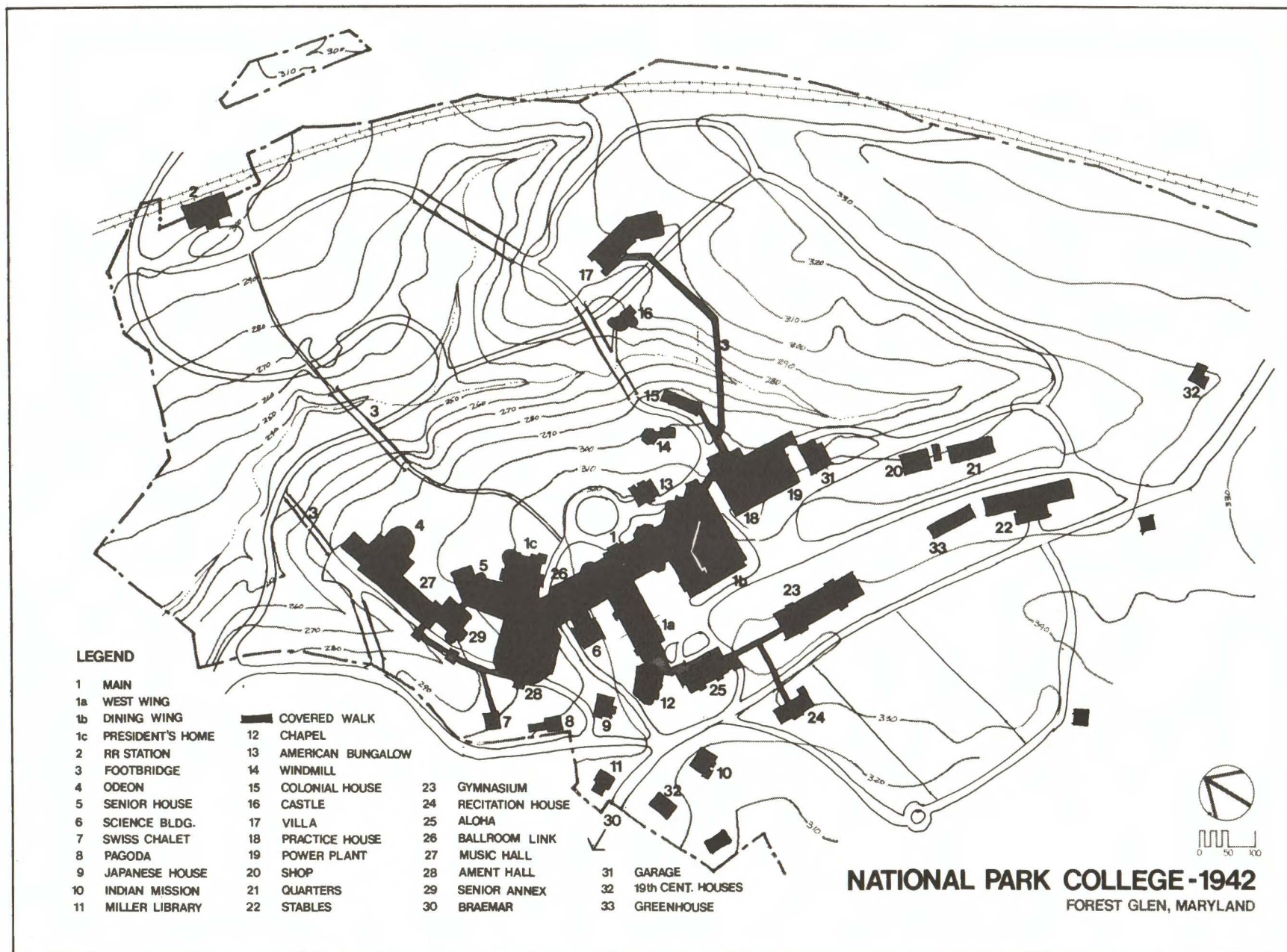


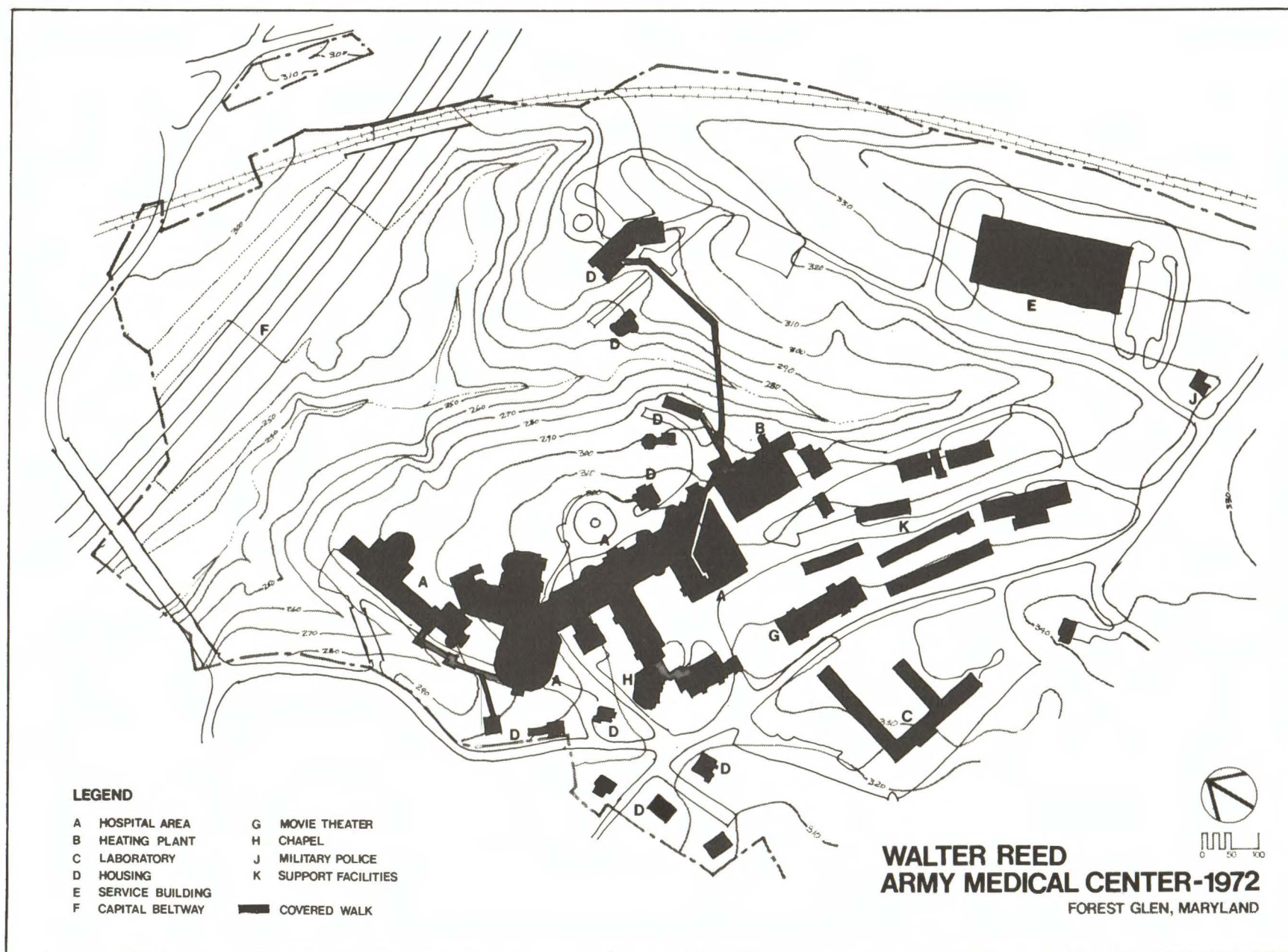
LEGEND

- 1 FOREST INN
- 2 RR STATION
- 3 FOOTBRIDGE

THE FOREST INN-1887
FOREST GLEN, MARYLAND









Row Houses, 1700-1800 Q Street, N. W., Washington, D. C.; designed and built by T. F. Schneider, 1889.



Forest Inn, Forest Glen, Maryland; designed by T. F. Schneider, 1887. The original Inn designed in the Shingle Style.

Inventory of Buildings

NOTE: Number designation before each building refers to 1942 map.

1. YE FOREST INNE

History

Often referred to as "Main" in school histories, the Forest Inn is the central and most significant building on the site. Two and a half stories high, the gable roof is interrupted by an asymmetrical arrangement of dormers, towers, and balconies. The Inn was originally L-shaped with the entrance section about 200 feet long and the wing extending back about 100 feet. This is the building pictured in T. F. Schneider's Selected Works published in 1894 and shown in a rendering in the prospectus circulated by the Forest Glen Improvement Company.

The Inn has shingle siding with horizontal bands that are a continuation of the window bands. Other exterior decorative details are created by panels of diagonal wood strips. In the gable over the main entrance, "Ye Forest Inne" is spelled out in a panel of stained glass. A covered veranda circled the entire building except for the south corner.

The floor plan for the first and second floor, as printed in the Improvement Company's prospectus, shows the wide central entrance hall with a gracious half-turn staircase with two landings opposite the door and against the rear wall. The dining room was to the east and bedrooms lined the corridor to the west and along the southwest corridor to the ends of the building. Except for the large stairhall on the second floor, the space was

divided into thirty-two rooms. Toilets and baths were in the south corner where the first floor verandah was terminated. The large ornate fireplaces still remain, but the staircase has been removed. The Forest Inn was designed in the Shingle Style that flourished in the 1880's. Undoubtably, Architect Schneider had seen pictures or examples of the work of such architects as McKim, Mead and White, who had designed the Casino at Newport in 1879-81 and the one at Narragansett Pier in Rhode Island in 1881-84 and many homes in the Shingle Style. Also available to Schneider were the drawings and photographs in the American Architect magazine. The Shingle Style was characterized by a uniform covering of shingles, small-paned windows, broad gable ends, round turrets, and broad verandahs. The Shingle Style was a turn toward native materials and design for an American public increasingly interested in its colonial past. The Shingle Style also represented a new freedom in the design of interior spaces that led to the free flow of space in twentieth century design. Schneider was also working at a time when books such as Picturesque America and the Homes of America were popular additions to the family library. In them view after view showed the natural foliage or extensive landscaping often dominating the scene. Forest Glen must have seemed to Schneider a special opportunity to add to such a scenic site a building in the new Shingle Style.

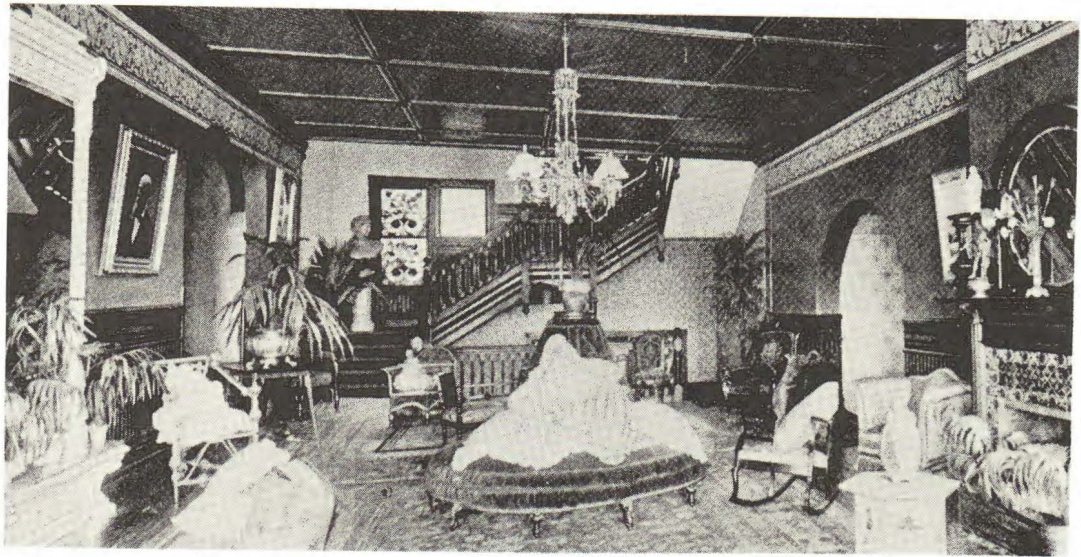
Additions to Forest Inn were in two places. The dining room and kitchens were expanded several times and the west wing was extended to the Chapel. Also, in 1927 the Inn was connected to the Ballroom and Senior House. Probably about this time the shingles were removed and a pebble-dash stucco finish was applied to all the walls leaving only the applied wood strips visible. The tower just east of the entrance lost its roof and upper story in 1960.

Structural Condition

The structure of the Inn is of wood joists bearing on rubble stone foundation walls with some underpinning on either side of the steam trench. Some wood posts (supporting floor or auxillary loads) are bearing on earth and some joists are rotted at the ends while others have been spliced and repaired. The rubble walls show loss of mortar and are deteriorating. The crawlspace under the building, averaging two feet in height, is full of mechanical equipment, and is impossible to work in satisfactorily for purposes of maintenance. The building presents a constant maintenance problem.

Preservation Proposal

The Forest Inn should be returned to its original size and appearance as designed by Schneider. By demolishing the extensions on the dining room-kitchen wing, the west wing, and the connection to the ballroom, the cost of maintenance will be greatly reduced. A restoration program for the Inn should include stabilization of the existing foundations and installation of new electrical heating system.



Second Floor Parlor, National Park Seminary.



Dining Room, National Park Seminary. The original dining room terminated with the Chinese fireplace.



Building 101. Walter Reed
Army Medical Center
(Forest Glen), 1972.



President's Home, addi-
tion to Main, c. 1927.

- 1a. WEST WING
- 1b. DINING WING

Both of these wings were added and enlarged between 1907 and 1943 and should be demolished, as they detract from the intimate relationship between the Inn and the glen.

1c. PRESIDENT'S HOUSE

History

The President's House does not contribute to the historic and architectural character of Forest Glen. Built in 1927 for Dr. and Mrs. Ament, the architect is unknown. Although designed in a style that is compatible with the remodeled stucco covered Inn, the building was very poorly sited. It was jammed against the front of the Senior House with no effort to relate the two buildings. The building does contain some interesting features such as the entrance lamps, the wooden Japanese-type braces on the front porch, and the stone basement walls.

Structural Condition

The foundation walls of brick and stone are in acceptable condition.

Preservation Proposal

Demolition of the President's House will enhance the more significant Forest Inn and Senior House. It will also reduce the number of frame buildings to be maintained.

2. RAILROAD STATION

Built about 1878, the station was a small Shingle Style building with tower and low eye-brow window, possibly also designed by Schneider. It was demolished about 1960 to make way for the Capital Beltway.

4. ODEON

History

The theater of the National Park Seminary makes a major contribution to the picturesque quality of the site. Built in 1907, the school was one of the first of its kind to offer a course in dramatics. The architect of the Odeon is unknown. Designed in the classical revival style made popular by the Columbian Exposition of 1893 and the Pan-American Exhibition in Buffalo in 1901, the Odeon was intended to be a temple to the dramatic arts. The semi-circular peristyle of four Ionic columns is attached to a rectangular structure with the stage at the far end. Rectangular windows and doors all have high round arch frames and fan-lights over them.

The interior contained a balcony and boxes in addition to about 150 seats on the floor. The stage, only about 35 feet wide, had all the necessary lights and mechanical equipment. The entire interior was richly decorated with plaster garlands and swags on the balcony and boxes and huge leaves plastered around the proscenium arch. Above the balcony the walls were

painted with romantic scenes.

During the Ament ownership, wings were added to Odeon and it was connected to the Music Hall. Imitation Grecian statuary was placed on the roof, a la St. Paul's and other Renaissance structures, of which only one figure remains. All of the interior has been removed by the Army except the proscenium arch, stage, and a few rows of seats at the back of the balcony. The Army has divided the theatre spaces to make a second floor.

Structural Condition

The foundation walls are of rubble stone with lime and sand mortar. They are in acceptable condition now, but will deteriorate as lime washes out. Water has undermined the southeast front corner and caused some internal and exterior cracks. The rear stage area needs extensive repair or replacement due to settlement.

Preservation Proposal

The original Odeon structure should be preserved and, if economically feasible, restored to original appearance on the interior as well as the exterior. The wings should be demolished. If additional storage or dressing room space is needed to make the theatre operative, a new addition could be built behind the stage area.

5. SENIOR HOUSE

History

Built shortly after the property was purchased by Mr. and Mrs. Cassedy in 1892, Senior House retained much of the character of the Inn and makes a major contribution to Forest Glen. The use of Shingle Style motifs suggest that either Schneider or someone in his office may have designed the building. The stone foundations, conical topped tower, decorative use of shingles, and Richardsonian eye-brow windows, are all cliches of the style. The building contained parlors and dormitory rooms.

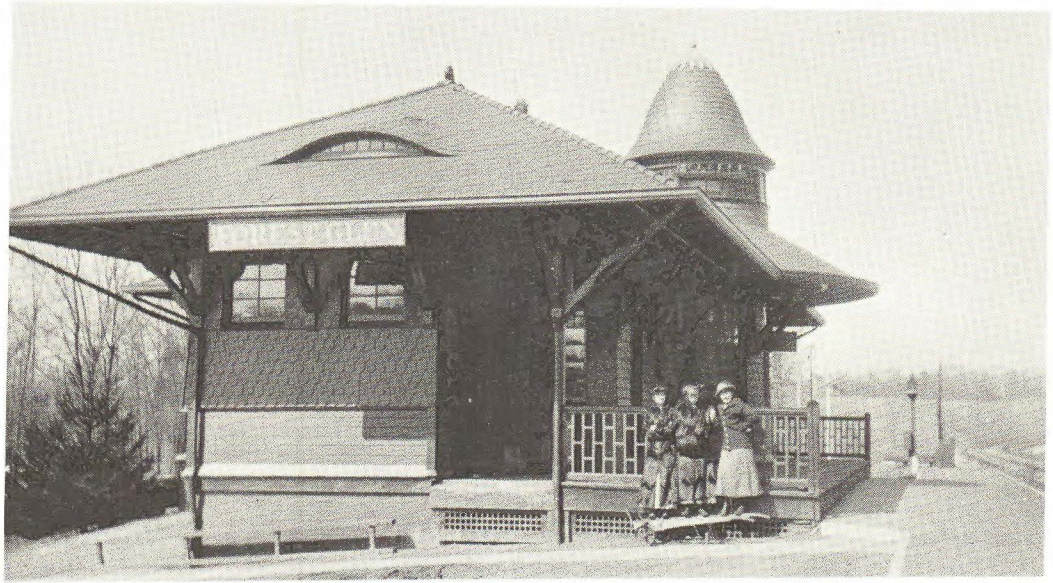
Today the building is partially hidden by the President's House at one side and a three-story brick fire tower constructed by the Army at the other. In addition, the eye-brow window has been removed, a gable added in its place, and the roof extended beyond the wall making very deep eaves. The one-story side porch at the same end of the building has been increased to three stories. Other alterations include the removal of the pediment over the front door, projection of a gable dormer to the left of the main entrance, and, of course, replacement of the shingles by a pebble-dash stucco siding.

Structural Condition

The foundation walls are of rubble stone and on the east elevation are badly deteriorated and must be repaired.

Preservation Proposal

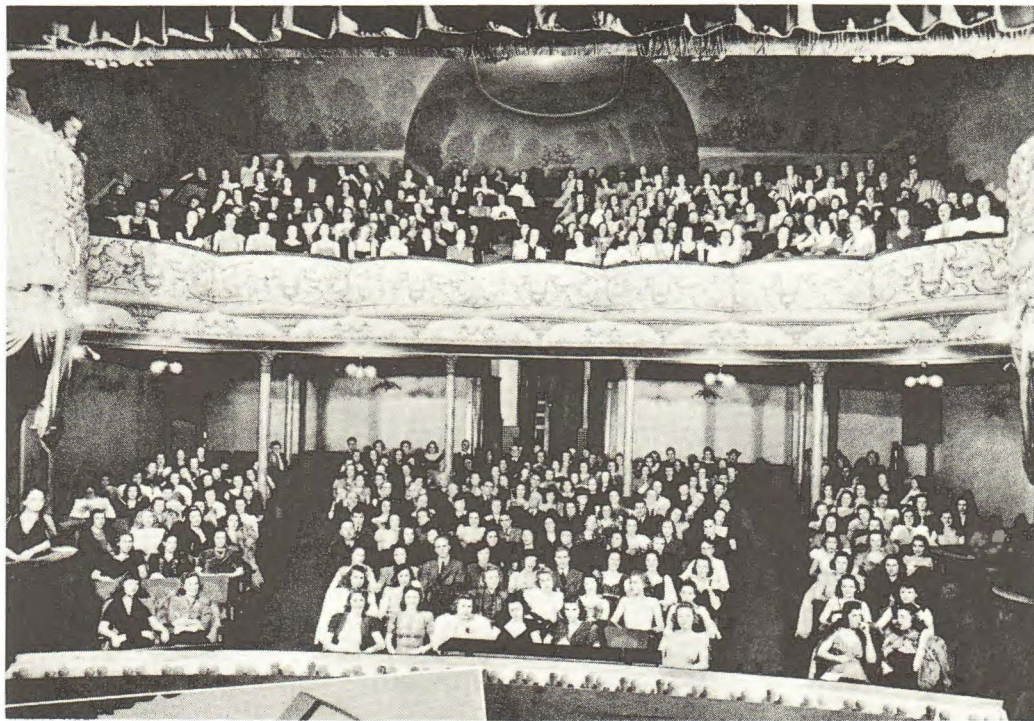
The Senior House should be restored on the exterior to its original shingled appearance and remodeled on the interior for the new occupant. The exterior harmonizes well with the Inn and contributes to the turn-of-the-



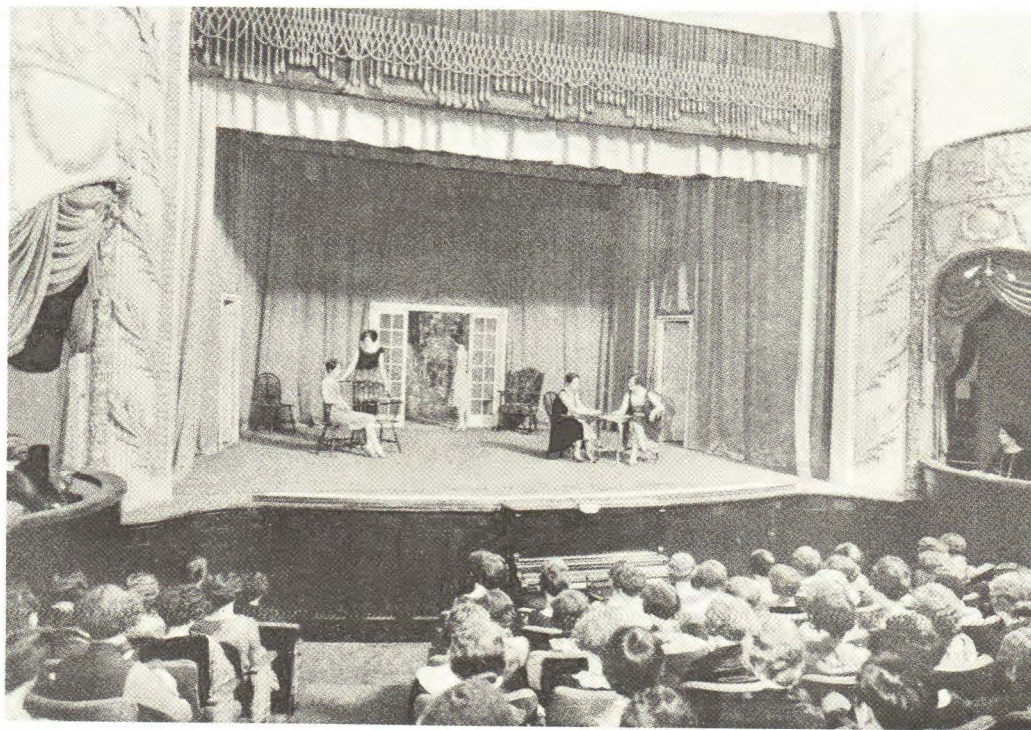
Railroad Station, Forest Glen, Maryland, c. 1878. Across the Glen from National Park Seminary.



Odeon Theater built 1907, designer unknown. One of the trend-setting buildings at National Park, in the classical revival style with cream colored stucco and white trim.



Odeon, Interior, c. 1930. Boxes, balcony and main floor seat about 250.



Odeon, stage area.



Senior House, c. 1907. Dormitory for senior girls. Originally covered with dark shingles.



Senior House, 1972. Almost lost within successive building additions. Army fire stair is located in brick structure at right.



Swiss Chalet, c. 1905. Zeta Eta Theta Sorority House. The interior featured a two-story social room with a gallery and large fireplace.



Swiss Chalet, 1972. Used as officer's housing by the Army

century rustic appearance of the school.

6. SCIENCE BUILDING

History

Built about 1905 on the site of the ballroom, about 150 feet to the west, the mutilated Science Building contributes little to Forest Glen. It is a small two-story building. Originally the upper story was shingled with round arch windows along a second floor gallery. The first floor was of stone with a round arch entrance. In its original appearance and location the building must have harmonized well with the Senior House to the northwest and the Inn to the east.

Moved and altered, the Science Building has lost its charm. The windows have been blocked and the shingle siding replaced by pebble-dash stucco covering. On the northeast end the building has been connected to the ballroom link of the Inn. At the north corner, the Ram's Horn staircase is hidden from sight and ends at the service drive to the Inn. Of the pre-1912 buildings, this is the only one whose preservation is considered unnecessary.

Preservation Proposal

The Science Building would contribute little useable space for a new occupant and represents an exorbitant cost to relocate to its original site and restore. Retention of the building on its present site impinges on the planned restoration of the Inn, the drive to Dewitt Circle, and adjacent areas. In consideration that limited funds would be better spent on more significant structures, the Science Building should be demolished.

7. SWISS CHALET

History

The sorority house for Zeta Eta Theta was built in 1899 and is a major contribution to the architectural period piece of Forest Glen. According to Constance Root's account, the sorority was formed in 1898 as a literary society to publish news of the school and works of the students. Three girls made a cardboard model of a Swiss chalet and Cassedy had it built on part of the site now occupied by Ament Hall Ballroom. It was moved west to its present site in 1923, but retained its original appearance. The Swiss Chalet is a variation of the bungalow style that was just becoming popular across the country. As early as 1850, A. J. Downing had included a design for "A Swiss Cottage" in his book, The Architecture of Country Houses. Two chalets were built for the Columbian Exposition in Chicago during 1892-93. The first documented chalet in America was built in a suburb of Cincinnati in the 1880's and completed in 1892 by the architect, Lucien F. Plympton, for A. D. Fisher.

The exterior of the Forest Glen Chalet is one and one-half stories on a full basement that functions on the interior as the first floor. A porch runs around three sides of the main or second floor with a long flight of stairs to the ground on the east side and formerly also from the south side.

A covered square porch extends out from the north side, that in its present location connects with the Chateau Causeway. Balconies at all the attic windows contribute to the chalet character. Originally painted in dark colors, the Chalet is now white with dark trim.

The interior of the Chalet, like that of all the sorority houses, is on a much grander scale than would be suspected from the exterior. The lowest level contains a large square room with a depressed fireplace and broad hearth. At the west corner is a quarter turn staircase with one landing. The second floor, which can be entered through a dutch door from the porch, was originally a great hall. It is very similar to the description by Lancaster of the Fisher Chalet, "the great hall is entered from the front porch... a staircase winding upward in the right-hand corner to a gallery that encircles an open well." The space has been divided for bedrooms, but originally the scalloped rafters of the central gable formed the ceiling of the great hall. The balcony with ornate plaster railing (?) can still be seen at the east end over a fireplace having wood detail of leaves and scrolls around it. A floor has been put in to extend the balcony and make a third floor for additional bedrooms.

Structural Condition

Generally in acceptable condition. Foundation should be further investigated.

Preservation Proposal

The Swiss Chalet should be preserved and restored to its original exterior and, if possible, interior condition. Its present site is satisfactory.

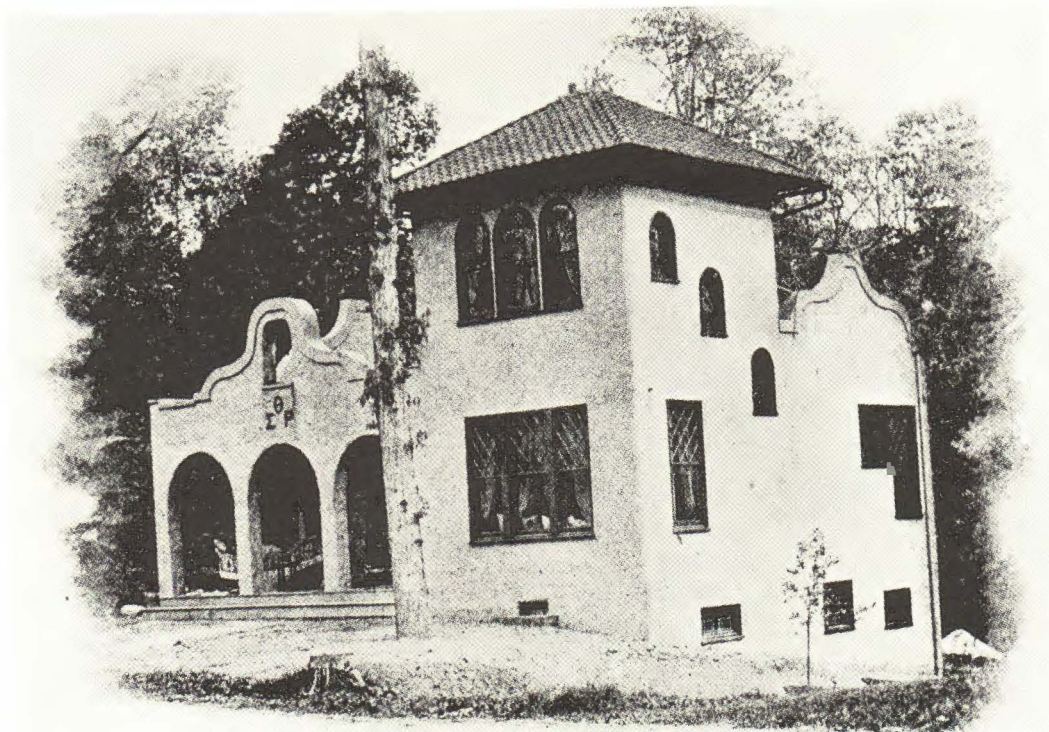
8. PAGODA

History

The most significant of the sorority houses, the Pagoda is a major contribution to the architecture not only at Forest Glen but also in the surrounding Maryland-Virginia region. Chi Psi Upsilon Sorority was formed in the fall of 1904 and the Pagoda was either built or moved to this site for the girls. Because of the more authentic and complex detailing of the structure and the use of bamboo soffits, split bamboo wall covering, and coffered wood ceilings, some with bamboo trim, it has been assumed that the Pagoda was moved to Forest Glen from some exhibition or fair. This assertion has never been proven. The first Japanese building seen by a large number of Americans was the Phoenix Hall at the Columbian Exposition of 1893-? although there had been a Japanese Dwelling at the Philadelphia Centennial Exhibition of 1876. Neither of these buildings, however, were pagodas nor three stories. Compared with historic Japanese pagodas, the one at Forest Glen has a typical number of stories and generally the correct proportions. The low arch at the entrance is not common to all pagodas, but does appear on many. In its original appearance, painted dark red with black trim and with the second and third floors open galleries, the Forest Glen pagoda looked even more authentic than in its present



Pagoda, 1972. The most fabled building of the complex. Erected for Chi Psi Upsilon Sorority.



Indian Mission, c. 1904. Theta Sigma Rho Sorority House. Stucco with curved gables, red tile roof and roof garden.



Indian Mission, 1972. Altered by the Army for housing.

appearance. In contrast to Japanese pagodas, the one at Forest Glen has almost no decorative details and is lacking the intricately carved eaves brackets, the ornamental roof, and a Japanese pattern of the balcony rail. The second and third floors have been enclosed and the pagoda is now used as a residence. An addition built in 1921 on the northwest side harmonizes well with the pagoda. Additional research on the importation and construction of Japanese pagodas for exhibitions, fairs, and parks might reveal the origin of the Forest Glen pagoda.

The four stone Japanese lanterns in front of the pagoda are authentic, according to the Smithsonian Institution. They are the most common and most important part of any Japanese garden. They are carved from stone in a design similar to that shown in Fig. 265 in Japanese Homes and Their Surroundings by Edward S. Morse, 1886.

Structural Condition

Acceptable condition.

Preservation Proposal

Additional research should be carried out so that restoration can be authentic.

9. JAPANESE BUNGALOW

History

Chi Omicron Pi Sorority House was constructed in 1899 and makes a major contribution to the historic architectural character of Forest Glen. Modeled on the lines of a bungalow with low gable roof and large dormers, the Oriental touch on the exterior is limited to the upsweep at the edge of the roofs. In adapting the popular bungalow style the architect or builder may have been familiar with the book Japanese Homes and Their Surroundings, published in 1886 by Edward S. Morse, who wrote, "it is mainly to the roof that the Japanese house owes its picturesque appearance. . . and the admirable way in which a variety of gables are made to unite with the main roof would excite praise from the most critical architect."

Unfortunately, the curved ends of the eaves were later removed and the building remodeled as an American bungalow, perhaps because after the Pagoda was erected nearby in 1905, the Japanese bungalow looked less authentic. Additions have been made that have further altered the original design.

Structural Condition

Acceptable condition

Preservation Proposal

The Japanese Bungalow should be restored to its original appearance on the exterior, and if feasible, on the interior.

10. INDIAN MISSION

History

Theta Sigma Rho Sorority House, the Mission, is a major contributor to the character of Forest Glen. The mission style of the building is associated primarily with buildings in California. The first public viewing of the style was in the California Building at the Columbian Exposition of 1893. It was not until the 1890's however, that there were more than a few examples in California and the Southwest. This suggests that the Indian Mission at Forest Glen, built in 1904, may be the first in this style in the Washington area.

Typical of the Mission style, the sorority house had a tile roof, semi-circular arch openings, shaped gables with curvilinear outline, smooth plaster walls, and a tower capped by a pyramidal tiled roof. Unfortunately, the entrance portico has been stripped of its arches and curvilinear gable, the tri-part window on the first floor has been reduced to a small opening, and an addition has been tacked on the rear.

The interior consists of a large meeting room with exposed dark beams and splayed door jambs reminiscent of adobe wall construction. The fireplace is recessed in an alcove entered through a curvilinear arch that repeats the exterior gable design. The two story section consists of a basement, staircase, and open spaces that were later made into rooms when the building was converted for residential use.

Structural Condition

General condition acceptable, although foundations should be checked for deterioration.

Preservation Proposal

The Indian Mission should be restored. It is a rare example of this style in this region and contributes greatly to the architectural interests of Forest Glen.

11. MILLER LIBRARY

History

Built in 1901, the library is the most original of the buildings at Forest Glen and makes a major contribution to the architectural character of the former school. An unusual adaptation of the Shingle Style, the building was designed to house the library of John deWitt Miller, a friend of the Cassedys and noted bibliophile. After the Army acquired the school, some of the Miller library was transferred to the Medical Center library. The exterior has slightly splayed shingled walls, as originally built, with a wide stucco band extending around the building between the first and second floor. This band successfully diminishes the expanse between the main door and the semi-circular windows just below the eaves. This expanse is necessary for the balcony or mezzanine that circles the first floor room. The design also carries the eye upward by the sweep of the

(text continues on page 48.)



Campus View, c. 1912. Miller Library, Japanese Bungalow, neighborhood house, Pagoda, Swiss Chalet.



Miller Library, 1901.
View showing the library
as built in a unique adap-
tation of the Shingle Style.
Designer unknown..



Miller Library, 1972.
Cantilevered deck has
been removed and porch
enclosed.

BUILDING DATA

The following charts present a brief, tabular description of each structure, including the dates of construction and alterations, the historical/architectural contribution, present structural condition, historic and current use, and the plan proposal.

BUILDING DATA

MAP NO. (1942 Map)	BUILDING (Army Designation follows)	DATE	HISTORICAL/ ARCHITECTURAL CONTRIBUTION	PRESENT STRUCTURAL CONDITION	HISTORIC USE	PRESENT USE	PLAN PROPOSAL
1	Forest Inn or Main (101)	1890	Major; designed by T. F. Schneider.	Fair to Good.	Inn School Building	Hospital Administration & Reception	Restore exterior, partially restore interior.
1a	West Wing (101)	1910	Minor	Fair	Dormitory	Library, Offices Dormitory	Demolish
1b	Dining Wing (101)	1892; 1907; 1943	Minor	Fair	Dining Room	Dining, Storage Kitchen	Demolish, or partially demolish depending upon future use.
1c	President's House (101)	1927	None; siting detrimen- tal to Senior House.	Fair	Home of Dr. & Mrs. Ament	Dormitory	Demolish
2	Railroad Station	c.1878	Demolished c. 1960	-	-	-	-
3	Footbridges (See Landscape Features Map)	1890 - 1940	Major	Pergola Bridge poor.	To Railroad Station, Castle, Villa.	Only Pergola Bridge remains.	Demolish Pergola Bridge, rebuild Castle Bridge.
4	Odeon (104)	1907	Major	Fair	Theatre	Recreation Clinic	Restore exterior and interior.
5	Senior House (101)	1907	Major	Fair, Foundations poor.	Dormitory	Dormitory	Restore Exterior
6	Science Bldg. (101)	1905	Minor - Relocated 1927.	Foundations not observed.	Laboratory, Classroom	Offices	Demolish
7	Swiss Chalet (113)	1899	Major	Good	Sorority House	Residence	Restore
8	Pagoda (108)	1905	Major	Good	Sorority House	Residence	Restore
9	Japanese Bungalow (109)	1899	Major	Good	Sorority House	Residence	Restore
10	Indian Mission (112)	1904	Major - exterior altered.	Good	Sorority House	Residence	Restore
11	Miller Library (115)	1896	Major	Good	Library	Residence	Restore

MAP NO. (1942 Map)	BUILDING	DATE	HISTORICAL/ ARCHITECTURAL CONTRIBUTION	PRESENT STRUCTURAL CONDITION	HISTORIC USE	PRESENT USE	PLAN PROPOSAL
12	Chapel (114)	c.1898	Minor - architecturally; Major importance in school history.	Fair to Good	Chapel	Chapel	Restore
13	American Bungalow (106)	1896	Major	Good	Sorority House	Residence	Restore
14	Windmill (111)	c.1899	Major	Good	Sorority House	Residence	Restore
15	Colonial House (110)	c.1907	Major	Good	Sorority House	Residence	Restore
16	Castle (107)	1905, 1921	Major	Good	Sorority House	Residence	Restore
17	Villa (119)	1907	Major	Fair	Dormitory	Dormitory	Restore if practicable for future use.
18	Practice House (120)	1907	Minor	Good	Music Practice	Offices and Storage	Demolish
19	Power Plant (120)	?	None	Good	Mechanical Equip- ment	Heating Equip- ment	Demolish
20	Shop (122)	?	None	Fair	Carpentry Shop	Quarter Master Shop	Demolish
21	Quarters (138)	1907	None	Fair	Servants Housing	Dormitory	Demolish
22	Stables (125)	?	Minor	Fair	Stables	Clinic	Demolish
23	Gymnasium (118)	1907	Major	Good	Recreation	Movie Theatre, Office and Re- cords	Restore
24	Recitation House	1898	(Demolished c. 1940)	-	Classrooms	-	-
25	Aloha (116)	1898	Major	Good	Residence	Dormitory	Restore to 1898. Remove Porch of Maidens.
26	Ballroom Link (101)	1927	None	Fair	Corridor, Dormi- tory	Corridor, Rooms	Demolish

MAP NO. (1942 Map)	BUILDING	DATE	HISTORICAL/ ARCHITECTURAL CONTRIBUTION	PRESENT STRUCTURAL CONDITION	HISTORIC USE	PRESENT USE	PLAN PROPOSAL
27	Music Hall	1927	Minor	Poor	Music Rooms	Dormitory	Demolish
28	Ament Hall (101)	c.1927	None	Fair to Good	Ballroom	Lounge	Demolish
29	Senior Annex (101)	c.1927	None	Fair	Dormitory	Dormitory	Demolish
30	Braemar	c.1890	Major (Not on site. Probably designed by T. F. Schneider)	Good	Home Economics Cottage	Residence	Secure facade easement.
31	Garage	-	(Demolished)	-	-	-	-
32	19th Century Houses	1880- 1900	Minor	Structural condition not observed	Country houses	Residences	Restore if practicable
33.	Greenhouse	c.1920	(Demolished)	-	-	-	-



Chapel, c. 1898. Originally shingled, with gable ends.



Chapel, 1972. Uncontrolled planting and awkward alterations detract from original character.



Windmill, c. 1899. The Kappa Delta Phi sorority house, the most whimsical of National Park buildings.



Windmill, 1972.



American Bungalow, c. 1896. The first sorority house built at National Park, for Alpha.



American Bungalow, 1972. Heavily shingled exterior has hardly been changed.



"Braemar", c. 1890. The house used by the school for Home Economics practice, located about a block from the school complex. Now a private residence, adequately maintained.

stone buttresses that form a stoop-like entrance and the balcony that extends out from the second floor on four simple brackets.

The interior is a single room, plus the room in the rear addition, probably built at the same time or very shortly afterwards. The small windows, later enlarged, allowed for almost continuous shelves around each room and along the balcony encircling each room. The second floor, now containing three bedrooms, originally may have contained Miller's office. The second floor balcony or porch has been reduced to the portion under the main roof. The rear room is lighted by a skylight in the center of the ceiling and has no second floor.

Structural Condition

Generally in acceptable condition.

Preservation Proposal

The building should be restored for library use. It is among the least altered of Forest Glen structures and returning it to its original use and appearance is highly recommended.

12. CHAPEL

History

Built about 1898, the Chapel is one of the least exotic of the early school buildings. A simple and rather straight-forward building typical of its period, it served as the religious center of the National Seminary and contributes to the historical significance of Forest Glen. Originally covered with shingles, the siding has been replaced by the pebble-dash stucco used on most of the buildings about 1930. The entrance porch stairs have been altered from a straight run to a curved flight off the west corner.

The interior has been remodeled several times and appears to retain none of its original features, except the stained glass.

Structural Condition

Foundations are satisfactory, but require some stabilization.

Preservation Proposal

The Chapel should be restored to its shingled appearance as part of the National Park Seminary complex.

13. AMERICAN BUNGALOW

History

Alpha Sorority house was built in 1896 (the first of eight sorority houses constructed) and is a significant part of the Forest Glen campus. One of three structures built in the bungalow style, it is an early example of this region of a house form that eventually came to dominate many housing

developments of the 1920's and 30's. Typical is the broad gable roof extending over the porches at either end and the single dormer. Covered with shingle siding, the Alpha House retained a close relation to the Shingle Style in its rustic, back to nature form.

The interior is dominated by a double-branch staircase that curves down from the main door to the lower floor and runs straight up from the entrance landing to the upper floor. The porch on the east end has been enclosed for bedrooms.

Structural Condition

Acceptable condition, considering its age.

Preservation Proposal

The American Bungalow should be restored to its original appearance, with open porches.

14. WINDMILL

History

The Windmill is a major addition to the historically significant picturesque character of Forest Glen. Built in 1899 for Kappa Delta Phi Sorority, the Windmill has been little altered, except for the removal of the stationary arms that extended from the top to the ground and the alteration of the second floor windows. The Windmill is octagonal, approximately 24 feet wide on the first floor, with a rectangular wing, added before 1930, that extends to the east.

Excepting the four dropped beams that cross at right angles in the main first floor room, there is no unusual detailing.

Structural Condition

Acceptable condition.

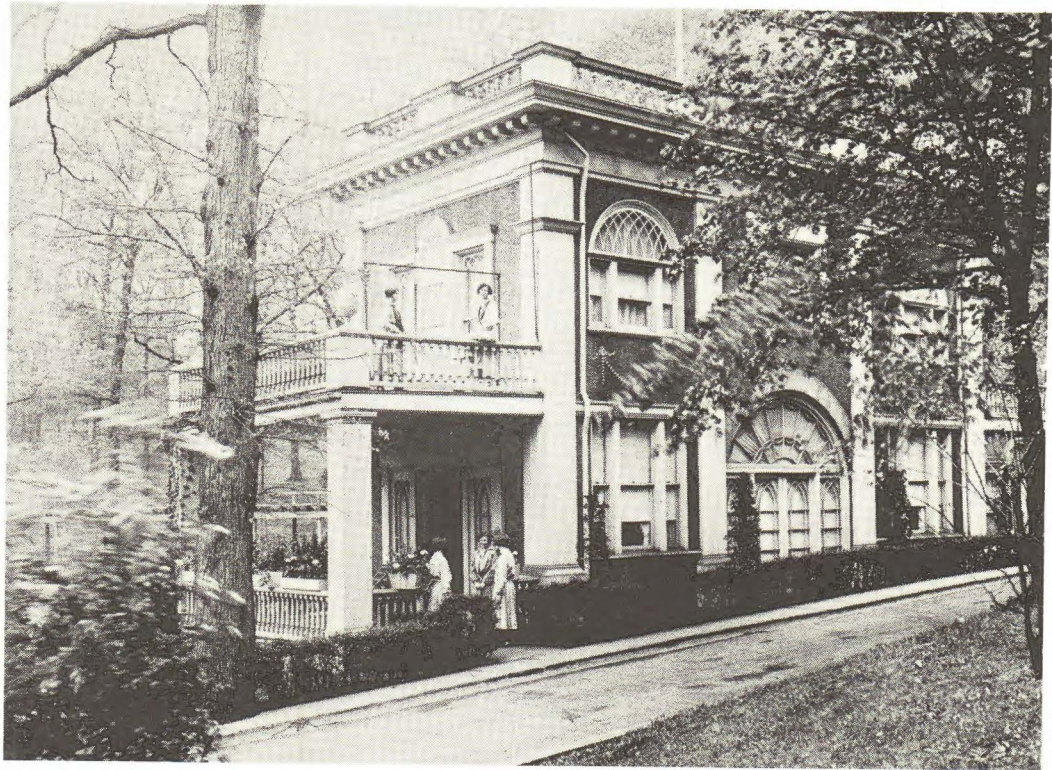
Preservation Proposal

The few exterior changes on the Windmill should be removed and the building plus rectangular section restored to its original appearance. The interior should be remodeled for the new occupant.

15. COLONIAL HOUSE

History

The home of Phi Delta Psi, the Colonial House is a major contribution to the parade of architectural styles at Forest Glen. According to historic tradition, the house was designed to have the road pass through the large central arch. Fortunately, considering the terrain, the road was altered to run along the side of the house. Whether designed in conscious imitation of the Queen's House at Greenwich (which inspired John Russell Pope in his design of the Hitt House in Washington in 1909), an English gatehouse, or Roman triumphal arch, the building has the proportions and decorative



Colonial House, c. 1899. Erected for Phi Delta Psi sorority, originally conceived as a "triumphal arch" through which the drive would pass.



Colonial House, 1972. Several alterations were made by the school before 1942.



Castle, c. 1900. Built across the Glen from Main for Pi Beta Nu sorority. The "drawbridge" connected with the Glen bridge carrying the Main Drive.



Castle, 1972. Stone addition by the school; bridges removed by the Army after 1942.

detailing of the Neo-Colonial style that was part of the Georgian revival that reached its zenith between 1890 and 1915. The rectangular shape, symmetrical facade, classical pilasters and cornice, and roof balustrade are all typical features of the Neo-Colonial style. This sorority house demonstrates once more, therefore, the au courant nature of the turn-of-the century architecture at Forest Glen.

During the 1920's, the portico at the south end was enclosed and a second story added and the arched window moved from its original bay into the addition. Also, the north portico was raised one story, although left open. At some time the roof balustrade has been removed. The stucco finish is typical of the style and original.

Structural Condition
Acceptable condition.

Preservation Proposal
The Colonial House should be restored to its original appearance.

16. CASTLE

History
Built in 1905, the Castle contributes significantly to the historic architectural character of Forest Glen. It was built for Pi Beta Nu Sorority, which was formed in February, 1904. Located on the east side of the glen near the Villa, it was supposedly used to guard the old road from Forest Glen community to the Forest Inn. Originally a drawbridge connected the castle to the bridge across the glen. In 1921 an additional tower was added, still in the castle motif, to the original two towers. Highly picturesque, the castle is reminiscent of the follies that dotted English country gardens in the eighteenth century. The crenelated walls and random windows all add to the fantasy aspects of the building.

The interior consists of several small rooms, the main one containing a large fireplace.

Structural Condition
Acceptable structural condition.

Preservation Proposal
The Castle needs little exterior change except regular maintenance. The drawbridge should be connected to a new bridge over the glen.

17. VILLA

History
The Villa is an elegant example of the Renaissance revival style, but much lighter in appearance than such well-known examples as the Breakers by Richard Morris in Newport, Rhode Island. Built in 1907, it contributes

to the architectural history of Forest Glen and is the anchor structure on the northeast side of the glen and destination of any bridges that will be rebuilt. Adjacent to the Villa are the formal gardens that were laid out at approximately the same time with urns, statues and circular retaining walls. The Villa was used as a dormitory and the rear or eastern end may have been added in the 1920's. Originally a high arched platform formed the basement level and walkway that ran around three sides of the building. Like the Colonial House, the original exterior finish was probably stucco to imitate stone.

Structural Condition

The foundations are in fair condition, but may require some further stabilization.

Preservation Proposal

The Villa should be preserved if the building can be made functional for a new occupant. The arches and walkway of the ground floor should be restored and the landscaping returned to its original appearance.

18. PRACTICE HOUSE

History

The Practice House contributes only a classic revival portico to the Forest Glen site. The structure to which the two-story portico is attached was constructed in 1907 by the Cassedys. In the 1920's it became maid's quarters and for a while in the 1930's was not used. Although parts of the building are architecturally interesting, it is relatively insignificant to Forest Glen and makes only a minor contribution to the site.

Structural Condition

Fair condition.

Preservation Proposal

In order to provide a better setting for the more significant structures, the Practice House should be demolished.

19. POWER PLANT

20. SHOP

21. QUARTERS

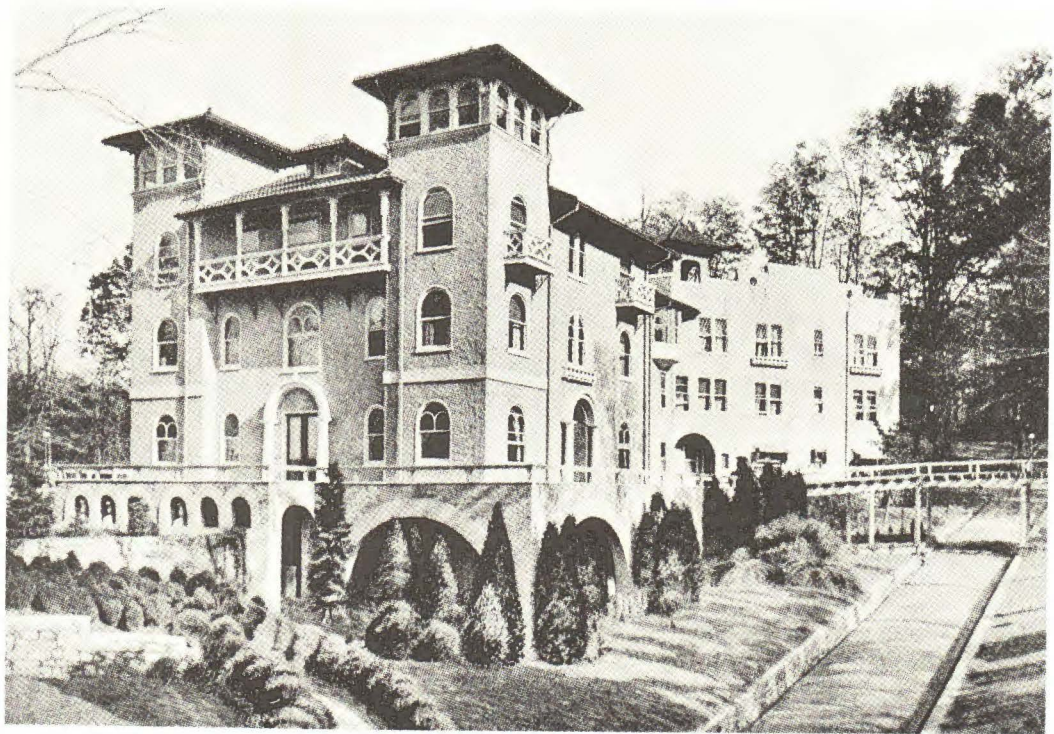
22. STABLES

History

All of the above buildings were constructed early in the twentieth century. Some of them had the popular Dutch gable ends, but none of them have any real architectural significance.

Structural Condition

All are in satisfactory condition.



Villa, c. 1907. Villa Dormitory was connected to the main complex by a drive which ran before it and by the Pergola Bridge, a covered walkway leading off to the right.



Villa, 1972. Elevated promenade removed after 1942. Gardens overgrown.



Power Plant, c. 1910. Part of a group of utilitarian buildings of stucco with articulated gables.



Practice House, c. 1907. Relatively unchanged since construction. Awkward marriage of Greek Revival portico with utility building.

Preservation Proposal

It is recommended that they all be demolished to reduce the total cost of restoration and to provide a site for new construction, if needed for the new occupant.

23. GYMNASIUM

History

The "new" Gymnasium was built in 1907 and is one of the classical revival buildings that add to the historic architectural programme of Forest Glen. A significant building, it became the most monumental on the campus with the addition of a high portico with six large Corinthian columns across the front in the 1920's. The gymnasium is 52 feet by 126 feet and contains a swimming pool. Similar on the interior to most gymnasiums of the period, it had a track balcony encircling the gym space on the upper floor. The main entrance is at the interior stair platform as in the American bungalow, and access can be had either up the curved branches or down the straight run. A ticket booth is still located on the stair platform. Although the pool has been closed and the gym turned into a movie theatre, there have been no structural changes to the original building. Pebble-dash stucco siding is original.

Structural Condition

Satisfactory condition.

Preservation Proposal

Exterior should be maintained and interior adapted to new use.

24. RECITATION HOUSE

Demolished after 1942.

25. THE ALOHA

History

The Cassedys built the Aloha in 1898 for their home. This Shingle Style house is a major contribution to Forest Glen as it provides an example of the same style as the Inn, but on a domestic scale. Possibly designed by Schneider or someone in his office, the Aloha reflects the taste of a socially cultured gentleman. Unfortunately, the original design has been marred by the replacement of the shingles by pebble-dash stucco and the caryatids, formerly connecting the Chapel walkway to the Inn, now support brick arches of the 1920's that are utterly incongruous with the original design. Luckily, the original window sashes and much of the trim remains.

Preservation Proposal

The building should be restored to its original appearance. The Porch of the Maidens should be removed and the east end should be rebuilt along its original lines.

26. BALLROOM LINK

History

Built in 1927 to connect the new Ament Hall ballroom with the Inn, the Ballroom Link is architecturally insignificant. It was constructed in the same style as the other 1927 buildings and was designed to go over the roadway from Linden Avenue to DeWitt Circle.

Structural Condition

Satisfactory.

Preservation Proposal

The Ballroom Link should be demolished along with the ballroom to restore the Inn to its original size.

27. MUSIC HALL

History

Two wings were added to Odeon about 1927. The north wing was a short rectangular addition that extended to the edge of the glen. The south wing was a longer rectangular addition that terminated at the Senior House Annex. Both wings were two stories with a two story Ionic portico on the east elevation and draped Grecian figures on the roof. By increasing the bulk of Odeon and reducing the impact of the Odeon's curved portico by the repetition of the columns, the wings detract from the more significant theater. Their contribution to the picturesque character of the school is negligible.

The south wing was built to provide rooms for music lessons. The rooms had high cove ceilings with romantic landscapes painted on them. The north wing was constructed to provide additional space for the storage of scenery and other theater equipment.

Structural Condition

Satisfactory.

Preservation Proposal

The Music Hall and Odeon wings should be demolished to enhance the restoration of Odeon.

28. AMENT HALL BALLROOM

History

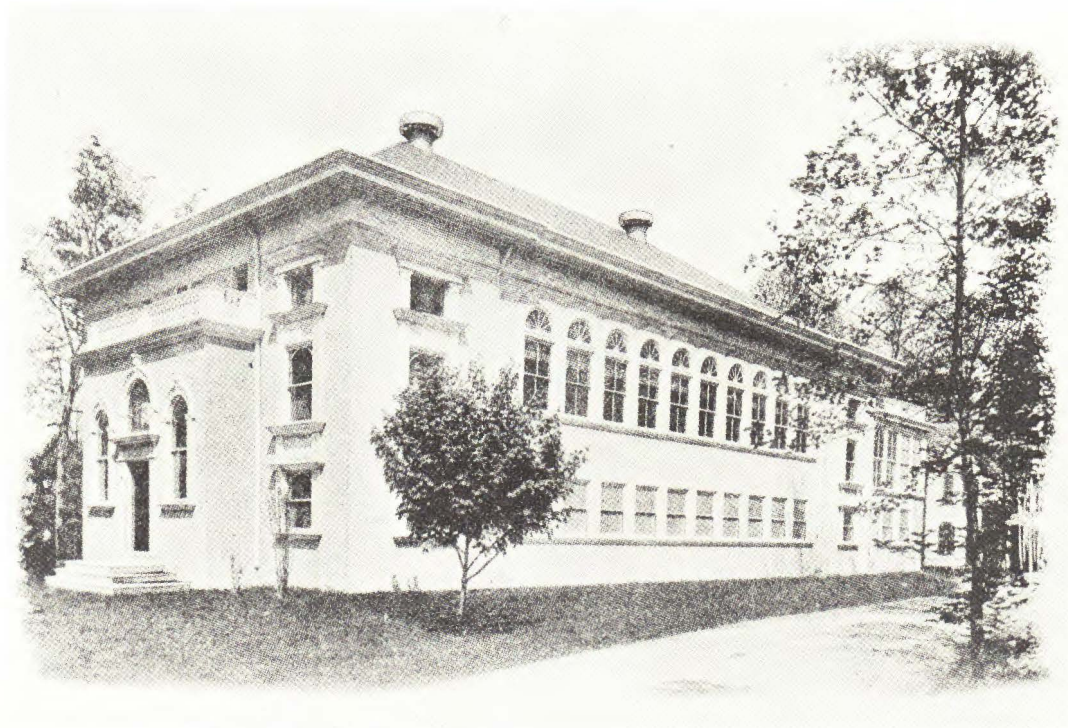
The largest of Ament's buildings, the Ballroom was constructed in 1921 or 1927. It towers three stories above the basement with a high clerestory above the roof. This building, more than any other, destroys the picturesque quality of Forest Glen and the close relationship between the architecture and the site.

Structural Condition

Satisfactory.

Plan Proposal

Ament Hall should be demolished.



Gymnasium, 1907. One of the first stucco structures at the school.



Gymnasium, 1930. The portico and other decoration added by Dr. Ament.



"Aloha", 1898. Originally the home of President and Mrs. Cassedy.



"Aloha", 1972. Used as a dormitory by the school after 1920. Altered by the Ament administration.

29. SENIOR ANNEX

History

The Senior Annex was a dormitory structure of four stories plus attic, attached to Senior House at each level by a passage. It was probably constructed in the twenties and was part of the effort to link all buildings; it connects the Music Hall with Senior House.

Structural Condition

Senior Annex is in fair structural condition.

Preservation Proposal

The presence and siting of Senior Annex are detrimental to the original character of Senior House and Odeon; Senior Annex should be demolished.

30. BRAEMAR

History

The original prospectus of the Forest Glen Improvement Company contains a sketch of an "appropriate" suburban home that is identical to Braemar. It is possible that the sketch and design of Braemar are the work of Schneider. The house supposedly reflected the design of an old English cottage. It has a stone structure and a wood-framed upper story and attic. The house called Braemar, which was used by the school for Home Economics practice, lies about a block to the west of Miller Library. It is now a private residence and has been well-maintained.

Structural Condition

Braemar appears to be in sound condition.

Plan Proposal

An agreement which would provide a facade easement for the house should be arranged with the owners.

31. GARAGE

The Garage is a utilitarian building of no significance and should be demolished to allow redevelopment of that part of the site.

32. NINETEENTH CENTURY HOUSES.

The nineteenth century houses that remain in the Forest Glen area should be maintained to contribute to an appropriate context for the school.

33. GREENHOUSE

The greenhouse was used by the school until 1942 when it was demolished.



The Glen. Original walkways and features are overgrown.

Inventory of Landscape Features

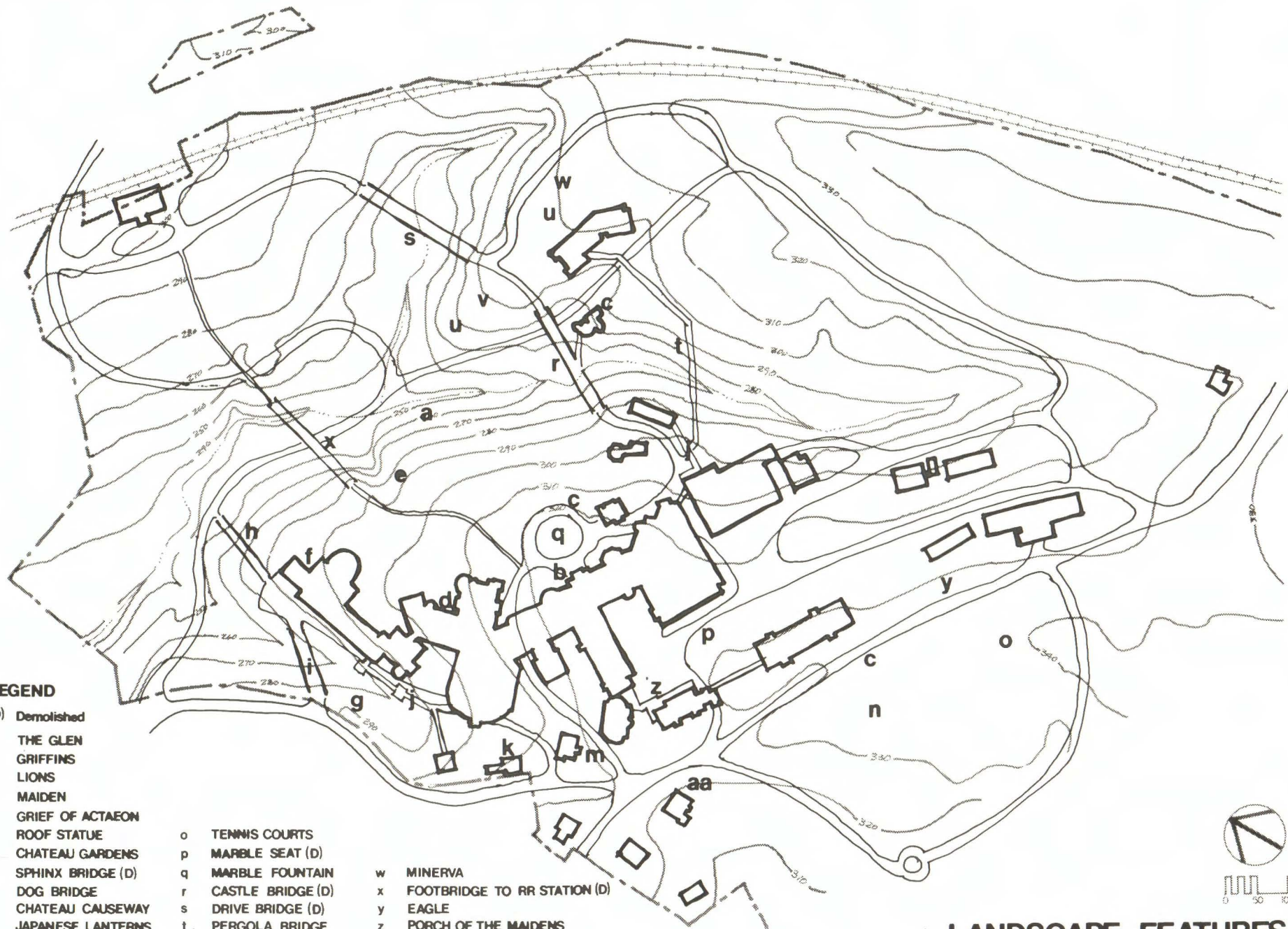
LEGEND

(D) Demolished

a THE GLEN
b GRIFFINS
c LIONS
d MAIDEN
e GRIEF OF ACTAEON
f ROOF STATUE
g CHATEAU GARDENS
h SPHINX BRIDGE (D)
i DOG BRIDGE
j CHATEAU CAUSEWAY
k JAPANESE LANTERNS
m WOMAN WITH URN
n RIDING RING (D)

o TENNIS COURTS
p MARBLE SEAT (D)
q MARBLE FOUNTAIN
r CASTLE BRIDGE (D)
s DRIVE BRIDGE (D)
t PERGOLA BRIDGE
u VILLA GARDENS
v JUSTICE

w MINERVA
x FOOTBRIDGE TO RR STATION (D)
y EAGLE
z PORCH OF THE MAIDENS
aa HIAWATHA



LANDSCAPE FEATURES
FOREST GLEN, MARYLAND

LANDSCAPE FEATURES
(Letter Designations Refer to Landscape Features Map)

PLAN PROPOSAL

-
- | | |
|--|---|
| a) THE GLEN - a tree-covered double branched ravine which serves as the focus of site development. | Retain and maintain; replace some plant material. |
| b) GRIFFINS - two cast-metal animal shapes, painted gold, now at entrance of Building 101. Formerly the griffins guarded the entrance to Miller Library. Damaged. | Repair if possible and maintain. |
| c) LIONS - two pair of cast-metal gold-colored lions, one large pair at DeWitt Circle, another smaller pair at rear entrance to Castle. | Retain and maintain. |
| d) MAIDEN - cast-metal figure of seated girl, facing entrance to Senior House. Gold colored. | Retain and maintain. |
| e) GRIEF OF ACTAEON - stone statue of young man and wounded fawn; located near site of old railroad footbridge and named by schoolgirls "My God I missed the Train!" | Retain. |
| f) ROOF STATUE - the last of a group of figures atop wings to the Odeon. Material undetermined. | Remove along with Odeon wings. |
| g) CHATEAU GARDENS - developed by Dr. Ament beyond the Chateau Causeway. Featured a large vase, walls, bridges. | Relandscape, retain remaining planting. |
| h) SPHINX BRIDGE (D) - bridge near Odeon with a pair of gold-colored cast-metal sphinxes at one end. Sphinxes no longer on site. Bridge demolished c. 1942. | |
| i) DOG BRIDGE - bridge in Chateau Gardens of terra cotta tile construction with stone balustrade and cast metal dogs at one end. Dogs no longer on site. | Repair and maintain. |
| j) CHATEAU CAUSEWAY - an enclosed, elevated walkway connecting Senior House with the Music Hall, with windows overlooking Chateau Gardens. | Demolish along with Music Hall and Senior Annex. |
| k) JAPANESE LANTERNS - four unmatched stone lanterns from three to five feet high, spaced along the Terrace before the Pagoda. Lanterns | Retain. |

of considerable value. Source unknown.

- | | |
|---|---|
| m) WOMAN WITH URN - cast-metal gold-colored figure mounted on a low stone pedestal. | Retain and maintain. |
| n) RIDING RING - originally near the Gymnasium; built over after 1942. | |
| o) TENNIS COURTS - originally south of Gymnasium; paved for parking after 1942. | |
| p) MARBLE SEAT - a large semi-circular marble seat carved with garlands and mythical animals, together with a small circular marble table. Present location unknown. | |
| q) MARBLE FOUNTAIN - a carved three-tiered marble fountain supported on carved sea-horses in a large basin in DeWitt Circle. Location of top tier unknown. Presently in disrepair. | Complete restoration if possible. |
| r) CASTLE BRIDGE - originally the largest Glen Bridge, which carried the main drive from the Villa over the Glen past the Castle to Colonial House. Of steel construction overlayed with stucco arch shapes. Stone (?) balustrades and semi-elliptical "opera boxes" adorned the bridge side. Demolished c. 1942. | Rebuild to simulate original (this is the only Glen bridge scheduled for rebuilding). |
| s) DRIVE BRIDGE - a large vehicular bridge that carried the main drive over a ravine from the main gate to the Villa. Demolished c. 1942. | |
| t) PERGOLA BRIDGE - a primarily wooden, covered bridge connecting the Villa with Main. Originally overgrown with flowering plants, now in disrepair. | Demolish. |
| u) VILLA GARDENS - originally small formerly planted gardens before and beside the Villa, with statuary and fountains. | Restore if Villa is retained. |
| v) JUSTICE - large cast-stone female figure, seated and blindfolded, with "1867" inscribed at base. Scales and sword missing. | Retain. |
| w) MINERVA - large cast-stone figure near the Villa. | Retain. |



Maiden. Cast-metal figure near the entrance to Senior House.



Griffin, c. 1920. One of a pair of cast-metal figures at the entrance to Main. Both damaged.



DeWitt Circle Fountain, c. 1927. A tiered marble fountain of uncertain origin standing before Main.



DeWitt Circle Fountain, 1972. Current state of disrepair.



Lions, c. 1927. Cast metal lions at the entrance to one of the Glen walks.



Japanese Lanterns. Four stone lanterns standing before the Pagoda.

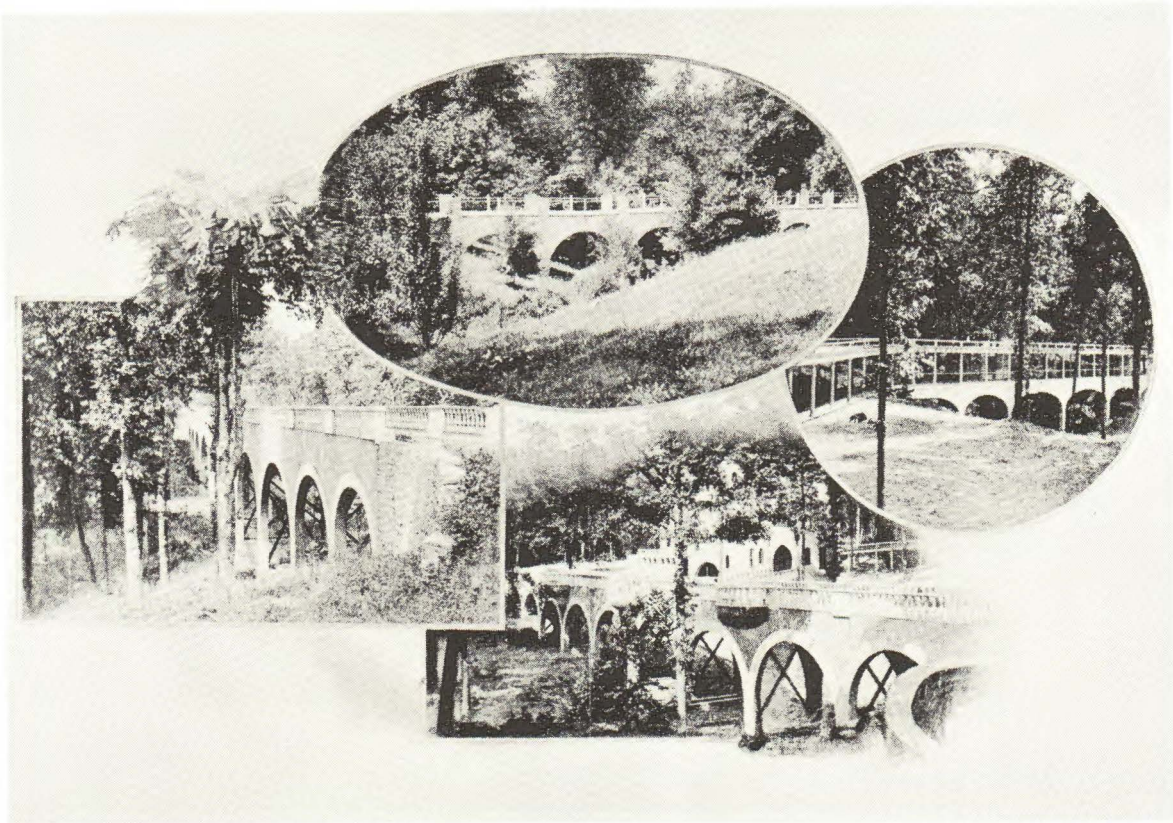


"Justice". Large cast-stone figure in the Villa gardens.



"Grief of Actaeon". Marble figure of a boy and wounded fawn beside the path to the railroad station.

- x) FOOTBRIDGE TO RAILROAD STATION - a light metal footbridge, the earliest of Glen bridges. Demolished c. 1942.
- y) EAGLE - a large gold-colored, cast-metal figure atop a stone pedestal. Relocate near new entrance gates.
- z) PORCH OF THE MAIDENS - originally a walkway along the Aloha and to the Gymnasium and Recitation House; the glass roof was supported by cast-stone caryatid maidens. Demolish.
- aa) HIAWATHA - an upright cast-metal figure near the Indian Mission. Retain.



"A Page of Bridges," from the 1912 National Park catalogue.

Preservation and Reconstruction

Problems and Costs

It isn't cheap to restore or rehabilitate worthy old buildings and it isn't a favor to donate such buildings to a worthy institution unless the funds to restore or rehabilitate them are available and unless there are sufficient funds to maintain them thereafter. The cost of meticulous restoration can, in some instances, exceed the cost of a new building of equal size and quality. The relative level of costs for the rehabilitation of the buildings at Forest Glen, however, should not be that high--involving, for the most part, stabilization of the foundations and structure, restoration of the exterior of the buildings and some selective interior spaces and the remodeling of most interiors for a new but compatible use. The restoration of the Odeon will be an exception, combining as it does the multiple problems of some structural deficiencies, extensive external demolition and reconstruction, and a formerly elaborate and expensive but presently mutilated interior.

Most of the buildings share the inherent problems associated with rubble stone foundation walls--powdering mortar, inadequate or non-existent footings and unequal differential settlement. Fortunately, the soil conditions appear to be mostly very stable and dry. The wood frame construction of the buildings is also an advantage in this context, because of its ability to adapt to differential settlement without major structural failure, which might have occurred if the walls and bearing partitions were of masonry construction. In general we believe that these foundations can be adequately stabilized by some repointing and by the application of grout

or cement slurry to the interior exposed surfaces. Shoring up and reconstruction will probably be required in some areas--a condition that is not completely predictable until selective demolition of adjoining structures has been carried out.

The smaller buildings--residences, the Miller Library and former sorority houses, present the fewest problems in all respects. They are the least altered from their original form and usage and their residential scale and relatively compact size do not lead us to expect any serious structural deficiencies.

The Gymnasium is another building which has not been drastically modified and which appears to be in relatively sound structural condition. To a somewhat lesser degree, this observation is also true of the Chapel. The main building, the former Forest Inn, is the central focal point of any restoration effort. It is not an easy job. It is judged to be capable of structural rehabilitation, although it has been subjected to much alteration over the years and has been burdened with an accumulation of mechanical, electrical and plumbing modifications. Restoration of the exterior of this building to its original form will be a major project but is deemed to be both feasible and worthwhile. We do recommend, however, that the kitchen wing, a hodge-podge of later additions, be completely removed and replaced by a modern structure and facility that is designed to blend in with, but not to reproduce, the original building. The extent to which this building is restored on the interior will depend, in part, upon its future use. We would like to see the lobby, dining room, main stairway and adjoining lounges restored as the primary spaces related to the period and style of the building.

Aloha house, the original owners' residence, has been extensively added on to but it is still essentially a free-standing structure which should offer no unsurmountable problems of rehabilitation and exterior restoration. It is especially desirable that this building be restored to continue to enclose, together with the Gymnasium and Chapel, the rear court behind the Forest Inn.

The Senior House will be a difficult building to restore and its retention would be questionable if it were not so important on the site as a link between the Forest Inn and the Odeon, both visually and, in a sense, historically. Almost submerged at the present time by a succession of ungainly later structures, it will require patient analysis and reconstruction to its original form.

The Villa, a large dormitory structure in the Italianate Style, is worth the cost of restoration if the future use of the site warrants its retention. It is furthest removed from the majority of the other buildings and the construction of a new ancillary building on that site, in a suitably compatible style, would be tolerable if both functionally and economically it

proved to be the better option.

In the absence of original or measured drawings of those buildings recommended for restoration it is particularly difficult to estimate, even roughly, the projected costs of restoration. We believe that it will be most practical to strip most of the buildings of their existing utilities, other than major plumbing lines, and to replace them with heating, wiring and other services designed for the new uses.

ROUGH ESTIMATE OF RECONSTRUCTION COSTS:

(Number Designations Refer to 1942 Map, p. 19)

1. MAIN BUILDING (Forest Inn)

Area: First Floor = 10,200 sq. ft. (approx.)
planned for restoration
Second Floor = 10,200 sq. ft. (approx.)
planned for restoration
Attic = 5,100 sq. ft. ($\frac{1}{2}$ area)

Total Area 25,500 sq. ft.

Approximate cost of reconstruction and partial restoration of interior, plus restoration of exterior:

-	25,500 x \$25.00/sq. ft.	=	637,000	
-	Demolition	=	40,000	
-	New Kitchen			
	3,000 x \$50.00/sq. ft.	=	<u>150,000</u>	
	Total			\$827,000.00

4. ODEON (Theater)

Area: Main Floor = 5,400 sq. ft. (approx.)
planned for restoration
Balcony = 1,800 sq. ft. (approx.)
planned for restoration

Total 7,200 sq. ft.

Approximate cost of restoration, interior and exterior:

-	7,200 x \$50.00/sq. ft.	=	360,000	
-	Demolition	=	<u>30,000</u>	
	Total			\$390,000.00

5. SENIOR HOUSE

Area: First Floor = 6,500 sq. ft. (approx.)
planned for restoration
Second Floor = 6,500 sq. ft. (approx.)
planned for restoration
Attic = 3,200 sq. ft. (approx.)
planned for restoration

Basement = 3,200 sq. ft. (approx.)
planned for restoration

Total 19,400 sq. ft.

Approximate cost of reconstruction plus restoration of exterior:

- 19,400 x \$20.00/sq. ft.	=	388,000	
- Demolition	=	<u>30,000</u>	
Total			\$418,000.00

23. GYMNASIUM

Area: 13,623 sq. ft.

Approximate cost of reconstruction, rehabilitation:

13,600 x \$10.00/sq. ft. = \$136,000.00

17. VILLA (Dormitory)

Area: 24,067 sq. ft.

Approximate cost of reconstruction plus restoration of exterior:

24,000 x \$15.00/sq. ft. = \$360,000.00

12. CHAPEL

Area: 2,995 sq. ft.

Approximate cost of restoration:

3,000 x \$20.00/sq. ft. = \$ 60,000.00

25. ALOHA HOUSE

Area: 9,352 sq. ft.

Approximate cost of restoration:

9,400 x \$20.00/sq. ft. = \$188,000.00

7. SWISS CHALET (Sorority House)

Area: 5,280 sq. ft.

Approximate cost of restoration:

5,300 x \$10.00/sq.ft. = \$ 53,000.00

8. PAGODA (Sorority House)

Area: 2,229 sq. ft.

Approximate cost of restoration:

2,200 x \$20.00/sq. ft. = \$ 44,000.00

9. JAPANESE BUNGALOW (Sorority House)

Area: 2,363 sq. ft.

Approximate cost of restoration:

2,400 x \$15.00/sq. ft. = \$ 36,000.00

10. INDIAN MISSION (Sorority House)

Area: 3,154 sq. ft.

Approximate cost of restoration:

3,200 x \$15.00/sq. ft. = \$ 48,000.00

11. MILLER LIBRARY

Area: 2,038 sq. ft.

Approximate cost of restoration:

2,000 x \$20.00/sq. ft. = \$ 40,000.00

13. AMERICAN BUNGALOW (Sorority House)

Area: 3,450 sq. ft.

Approximate cost of restoration:

3,500 x \$15.00/sq. ft. = \$ 52,000.00

14. DUTCH WINDMILL (Sorority House)

Area: 3,420 sq. ft.

Approximate cost of restoration:

3,400 x \$15.00/sq. ft. = \$ 51,000.00

15. COLONIAL HOUSE (Sorority House)

Area: 4,316 sq. ft.

Approximate cost of restoration:

4,300 x \$15.00/sq. ft. = \$ 64,000.00

16. CASTLE (Sorority House)

Area: 4, 107 sq. ft.

Approximate cost of restoration:

4, 100 x \$15. 00/sq. ft. = \$ 62,000. 00

BRIDGE (new footbridge to Villa)

Approximate cost of reconstruction = \$100,000. 00

DEMOLITION (other than above)
including removal and fill.

Approximate cost = \$150,000. 00

SITE WORK AND UTILITIES

Approximate cost = \$400,000. 00

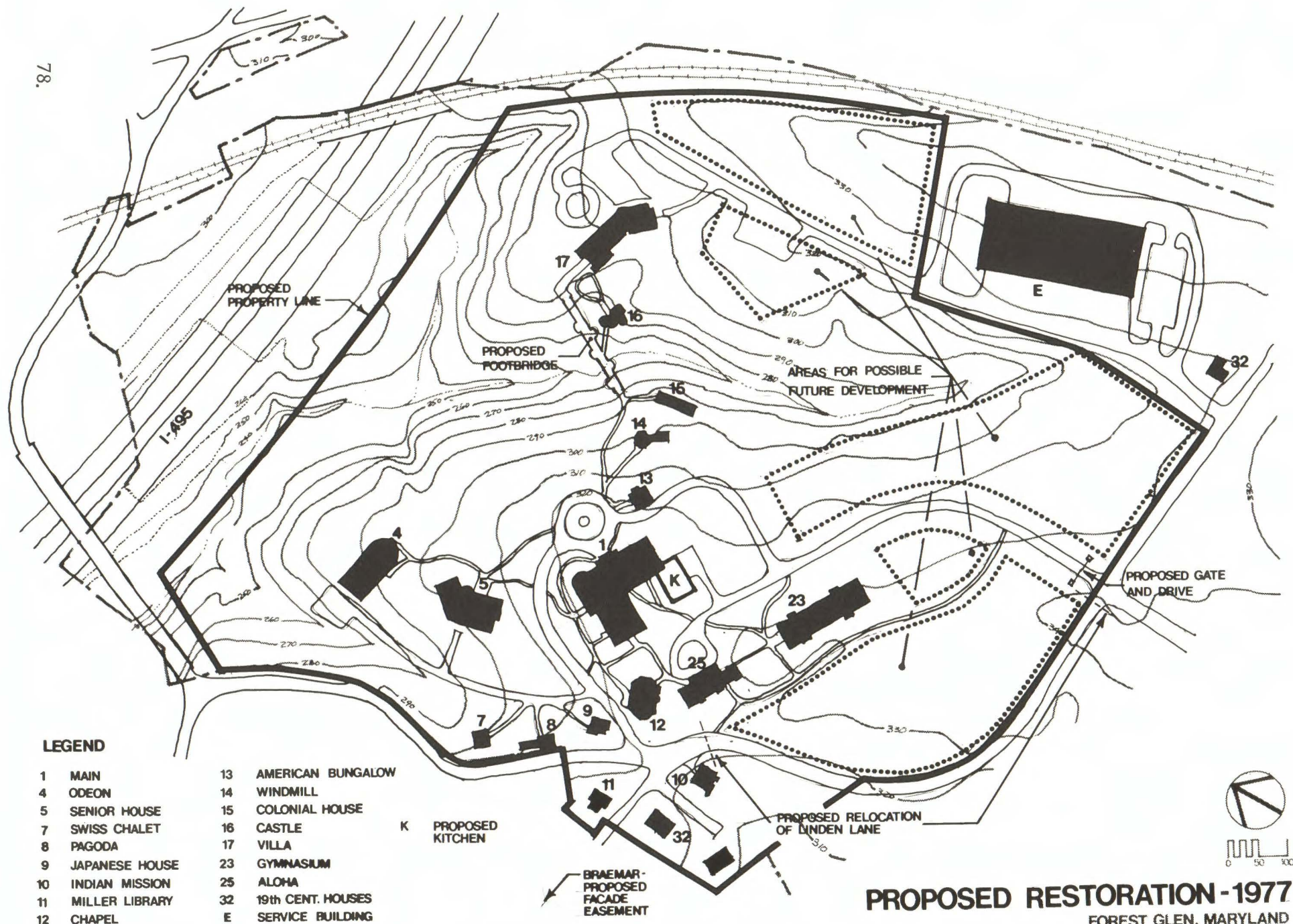
TOTALS

Total estimated construction cost = \$3, 479,000. 00

15% for professional fees 520,000. 00

10% for contingencies 348,000. 00

Total Estimated Cost \$4,347,000. 00



Preservation Proposals

Those qualities of Forest Glen which made it desirable first as the site of a country resort hotel and, later, as the site of a fashionable girl's school, are still relatively undiminished. Although the construction of the Beltway (Route 495) through the northwest corner of the property was an intrusion that reduces or alters one's sense of isolation from within the site, the topography of the Glen is fortunate in that it tends to mitigate the blighting effect of the highway. The residential community to the west is completely compatible with its wooded and parklike quality and the present and proposed construction on the Walter Reed Hospital Annex to the south can be adequately screened by both distance and planting. We have, in short, a site which possesses natural characteristics that are worthy of preservation quite apart from the historic or aesthetic value of the buildings which stand upon it.

Concern for these inherent qualities of the site, as well as for the buildings has suggested the desirability of a fairly extensive program of selective demolition in order to bring the structures and the site back to a period of harmonious interrelationship. By selectively reducing the number and the extent of the buildings to be preserved, the costs of both initial restoration and future maintenance will be reduced and a limited number of good sites for additional buildings, that might be needed to help support new activities on the site, will be provided.

Any consideration of a new use for National Park Seminary, however, must be based on an evaluation of three important factors. First, the future use of the Forest Glen site must be compatible with the general purposes of

preservation, both to justify its initial cost and to insure a continued appreciation of, and care for, the values thus restored. This suggests that the new activities best suited to the site will be those related to and enhanced by the preservation of the buildings and Forest Glen. The proposed new use must be one that justifies acquisition and expenditure of public and/or private funds for public uses. Transfer of the property from Army ownership would be difficult to reconcile if ultimate disposition of the site were to principally benefit some private or special interest group.

Second, the historic site should not be divided, but always be considered as a single parcel. Division of the property in order to construct new buildings that are unrelated to the preservation effort on sites made available through the demolition of existing structures would seriously jeopardize any historic preservation program or use of the site. The success of a new beneficial occupancy will probably depend upon the availability of land adjacent to the historic structures for parking and supplementary buildings.

Third, careful study must be made of the amount and type of traffic that the new activities will generate. The Forest Glen tract is relatively close to the city of Washington and very close to both Silver Spring and Bethesda. Although it adjoins an existing highway and rail line and is only a short distance from a proposed rapid transit stop on Georgia Avenue, the immediate approach is only by somewhat circuitous and restricted routes from Georgia Avenue or Rock Creek Park. If a future use were to depend upon a high volume of automobile traffic to the site, there is danger that the quality of the site might be impaired and that adjoining areas would be seriously inconvenienced. Transportation to and from the site by rail and by Metro, however, is potentially both convenient and non-destructive if it is realistic to assume that people will choose either of those means of access.

Using these three factors as the primary criteria in evaluating the proposals considered for implementation in 1977 should assist in locating reasonable and sympathetic new uses. They suggest two types of programs that might be housed at Forest Glen as well as a way to look at existing proposals, some of which seem inappropriate for achieving a sympathetic preservation of the Glen and the significant buildings.

A. College of the Arts and Crafts, supported by the state, region, or county.

The site is well located for this purpose and the concurrent use of the facilities for adult education, evening extension courses, and community art and theater groups is both feasible and desirable. The particular emphasis on arts and crafts would give this campus a special identity which would benefit from the nature of the buildings. One would envision courses in

recreational and other multi-purpose space for lectures and movies; and the Senior House and sorority houses as studios, seminar and teaching spaces.

A good and well-equipped College of Arts and Crafts is much needed in Montgomery County and in the Washington Metropolitan area as a whole. Association with the University of Maryland could facilitate teaching accreditation and its proximity to Washington would make the faculty resources of the art community in the city easily available. Discussions with the faculty of the arts at the University of Maryland, Montgomery College, the Corcoran School of Art, and the Maryland Institute of Art might be productive in establishing the feasibility of the concept.

- B. Research and educational center for regional history, the conservation of cultural artifacts, historic architecture, and building crafts, in conjunction with an open air museum of historic buildings.

The Forest Glen site might be used as the site for the reconstruction of a limited number of other important structures of the region which would otherwise be destroyed, and the process of their reconstruction and their continued maintenance would be an important educational adjunct to the Center. The existing building to be preserved would serve as seminar and teaching rooms, studios, craft museums and residences. The main building, or Forest Inn, would serve as the central conference center, dining room and research library. Again, the addition of a new building or buildings to the complex might be desirable, combining in this instance those facilities or services which could not be suitably housed in the older buildings without destroying their integrity. The establishment of such a Center might have national as well as state or regional significance and support. Discussions with suitable persons at the Smithsonian Institution, the Office of History and Archeology of the Department of the Interior, the National Trust, the Maryland Historic Trust, Colonial Williamsburg, and the Center for State and Local History at Cooperstown, New York might be productive in further establishing the feasibility of this concept.

- C. Other possible uses which have been suggested or otherwise identified seem less suitable, for various reasons, than the two previously cited. Most fail to meet those criteria which relate the designation of the site as a national landmark and the restoration of the buildings to the purposes of new occupancy. Others seem less feasible because of the location of the site, somewhat removed from the resources and day to day personal contacts made possible by a central city location.

It is fortunate that there are at least four years in which to market a preservation program and to locate a new occupant. This time will go rapidly, and possibly fruitlessly, however, unless a work program is outlined and intermediary goals realized. The program for the next four years should include:

1. An agreement with the Army on guidelines for maintenance of properties to be retained in order to reduce damage to historic structures or natural elements.
2. Measured drawings of existing historic structures in order to thoroughly document this National Registered site and to assist in the preparation of restoration drawings.
3. Restoration drawings for buildings to be retained so that potential owners or occupants can see the amount and type of work proposed.
4. Restoration budget and investigation of financing programs for acquisition, restoration, and maintenance.
5. Design guidelines for new construction to insure that the potential occupant clearly understands the restraints as well as the advantages of the site.

With the continuing involvement of the Forest Glen Task Force and the Montgomery County Planning Board, the National Park Seminary preservation program should become a model for careful long-range planning to locate a new owner and/or activity for a historic site and to insure its continued maintenance and care.

