

**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Moreland

other names/site number 7810 Moorland Lane (MIHP #35-154)

2. Location

street & number 7810 Moorland Lane [N/A] not for publication

city or town Bethesda [N/A] vicinity

state Maryland code MD county Montgomery code 031 zip code 20814

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ State Historic Preservation Officer _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

<p>[] entered in the National Register [] See continuation sheet.</p> <p>[] determined eligible for the National Register [] See continuation sheet.</p> <p>[] determined not eligible for the National Register.</p> <p>[] removed from the National Register</p> <p>[] other, explain [] See continuation sheet.</p>	<p>Signature of the Keeper</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date of Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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7810 Moorland Lane
Name of Property

Montgomery/ Maryland
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation Stone
walls Weatherboard
roof Slate
other Chimneys: Brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

7810 Moorland Lane
Name of Property

Montgomery/ Maryland
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Periods of Significance

1894-1944

Significant Dates

1894

Significant Person(s)

(Complete if Criterion B is marked above).

Cultural Affiliation

Architect/Builder

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Montgomery County Historical Society

7810 Moorland Lane
Name of Property

Montgomery/ Maryland
County/State

10. Geographical Data

Acreage of Property one half

UTM References

(Place additional UTM references on a continuation sheet.)

1. 18 317175 4317330
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Judith H. Robinson, Carrie K. Schomig, Architectural Historians

organization Robinson & Associates, Inc.

date August 30, 2004

street & number 1909 Q St., NW, Suite 300

telephone 202.234.2333

city or town Washington

state DC

zip code 20009

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name William B. and Theresa M. McKinnon

street & number 7810 Moorland Lane

telephone 202-437-9247

city or town Bethesda

state MD

zip code 20814

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 7 Page 1**Description**

The house at 7810 Moorland Lane, also known as Moreland, constructed in ca. 1894, is a handsome two-and-one-half-story frame dwelling with a modified square plan, a complex hipped roof, and a front porch. The exterior walls are finished with narrow (4 ½") beveled siding, the roof is covered with gray slate tile and features a flat peak where a widows walk formerly existed, and the foundation is built of uncoursed rubble stone masonry. The windows are typically rectangular in shape with 6/6 double-hung sashes. The entry porch consists of a narrow-plank wood floor set on brick masonry piers (replacement), covered by a flat, balustraded roof. Enclosed by nine freestanding Classical Revival columns, the entry porch extends across the front of the house and is recessed into the house at its sides. An early two-story wing addition projects to the west, connected to the house by a short two-story passage. The paint build-up seen on the beveled siding of both the main portion of the house and of the west wing reveals the patina of multiple layers of paint and old age. Three chimney stacks of corbelled brickwork pierce the slate roof. The main entrance is at the side of the house's east (principal) façade, located within the north end of its recessed front porch. The house is in excellent condition and has recently undergone extensive restoration (begun in 2002 and ongoing). In this project, the integrity of the house has been retained; nearly all of the original features when retained where possible, or replaced with matching materials when necessary (Figure 1).¹

With its hipped roof and full-width porch, Moreland is an excellent example of an early Colonial Revival house from the 1890s, exhibiting the Classic Box type of this style.² The Classical Revival columns of the front porch, the symmetrical façade, a continuous cornice, and the prominent wall dormer on the secondary northeast façade reveal Neoclassical influences. Exaggerated detailing, such as a cornice with a wide blank frieze and modillions, and dormer pilasters, are signs of a skillful interpretation of the Colonial Revival style. At the same time, the influence of the Queen Anne style—another popular style for domestic architecture during this time—is evident in Moreland. The house's deep massing, featuring recessed porches and shallow side wings, and its lack of strict adherence to symmetry at the north facade (in contrast with the principal, east, façade), reveals the subtle, but lasting influence of eclecticism and variation of the Victorian-era Queen Anne style. Moreland's well-crafted assembly of these styles and influences makes it a skillful representative of domestic architectural history from the 1890s.

Moreland is sited on a level, one-and-one-half-acre lot within the Wheatley Hills neighborhood of Bethesda, a middle-class post-World War II subdivision divided into modest-sized lots lined with mature trees. The house predates its neighbors by approximately forty to fifty years. Moreland's distinctive style, evocative of the early interest in the Colonial Revival style, makes it stand apart in its immediate environment. Unlike the surrounding houses, it fronts Moorland Lane at an angle with an open-ended post-and-railing fence standing between the house and the road. A straight, slightly curving driveway is sited at the north end of the property. A stone path (not original) leads from the driveway to the main entry located at the side of the front porch.

East (Principal) Façade

The east façade of the main house is symmetrically composed with a prominent wrap-around porch that is recessed into the sides of the house at the first floor. The porch is set on replacement brick piers accessed by a

¹ Note that the cardinal directions used in this report are those established by Zenith Surveys, Aug. 1, 1984, as included in the deed from the Trustees of Sheldon Z. Kaplan to William B. and Theresa M. McKinnon, Oct. 28, 2002. From the Land Records Office of Montgomery County.

² Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003): 321.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 7 Page 2

wide set of plank stairs at its north end and is composed of seven single Classical Revival columns, with five columns across the front and one at each side, all of which were replaced during the porch's 2002-04 restoration that required replicating the floorboards, brick piers, and the bead-board ceiling. Historic photographs reveal that the original columns were also Classical Revival, but were slightly tapered toward the top, with a low-set astragal molding (Figure 2). The flat porch roof extends only across the east façade, enclosed by a balustrade of plain, thin balusters divided by five short posts corresponding with the five columns along the front of the porch below. Due to the recessed porch at the first story, the first-story walls are pierced by two symmetrical bays, while the exterior wall at the second story is four-bay. Two gabled dormers separated by a tall, brick chimney project from the hipped roof. The windows are typical, rectangular, 6/6 sash, and are graduated between the stories. The dormers are accentuated and decorated by wood paneling and moldings at their gables and corners. Above the second-story windows is a slightly projecting cornice with a wide, plain frieze board and modillions at the eaves.

The north end of the recessed porch contains the principal entry to the house, featuring the original twelve-light paneled door flanked by three lights and a rectangular tripartite transom light above. The south end of the first-story recess is also pierced with an entrance, used as a secondary entry, with the original paneled door and a transom light overhead, and no side lights.

North Façade

The north façade of the main house is divided by four asymmetrical bays and features a prominent wall dormer at the attic story. The first story is divided into four bays, one within the recessed porch at the east end of the façade. The dimensions for the first-story center and west window frames are the same; however, the center window's lights are slightly shorter, and are capped by a wider lintel board in order to shorten the window at the top to allow for the interior stairway that crosses just above it. The second-story fenestration does not align directly with that of the first story. Of the five windows piercing the beveled-siding at this level, four are typical 6/6, rectangular sash, while the center window is a square 6-light casement set low to align with the sash of the flanking windows. Above the second-story windows, a continuous flat band molding forms a common architrave across the façade. The wide frieze and modillions at the eaves continue from the principal (east) façade and are interrupted by a large wall dormer projecting off-center at the attic story. Like the exterior walls of the house, the wall dormer is clad in beveled siding framed by fluted wood moldings at its edges, and moldings at its triangular pediment gable. It contains a double 6/6 sash window below a plain board frieze and molding above.

The western bay of the façade is recessed to include a small porch set on brick piers, enclosed by rectangular piers and a plain balustrade, and covered by a flat roof. A set of four wood-plank stairs access the porch from the west side. The north-facing recessed wall behind the porch is one-bay, featuring typical rectangular windows at the first and second stories, capped by the continuous plain-board architrave, frieze, and modillions at the roof overhang.

West Façade

The massing of the west façade is symmetrically composed, with recessed corners that are one-bay wide. The north-end recess contains a flat-roofed porch at the first story, as described above on the north façade. The second-story wall above the porch remains enclosed, while the first-story wall below is pierced by a framed door capped with a transom accessing the porch. At the opposite end of the west façade, the recessed wall remains open. The central three bays of the façade project westward, covered by a projecting hipped roof. The end bays of this projection contain rectangular 6/6 sash windows at the first and second stories, while the center bay is pierced by a two-story, flat-roofed hyphen projecting westward to a wing original to the construction of the house. Above the hyphen, a gabled dormer window with paneling and moldings at its gable end pierces the gray slate tile of the westward-projecting hipped roof.

National Register of Historic Places Continuation Sheet

United States Department of the Interior National Park Service

Section number 7 Page 3

South Façade

The south façade is asymmetrically composed of fenestration and a recessed porch. The front (east) wraparound porch continues on the south façade as a recessed two-bay-wide piazza that extends flush with the second-story wall above. The porch features three freestanding columns, and one engaged column, and is accessed by a wide set of four wood-plank steps with balusters. The windows within the porch are typically 6/6 rectangular sash. West of the front porch (at the east façade), the first-story wall is pierced by two evenly spaced typical windows. The second-story fenestration is asymmetrically composed of three typical windows. At the west end of the façade, the corner recess is not pierced by fenestration. The top of the wall is finished with a continuous frieze and modillions at the roof eave. A dormer window projects from the center of the roof, and features decorative paneling identical to the other three dormers.

West Wing

The west wing was constructed before 1931, and possible before 1910. Historic photos and visual analysis confirm that it was likely an early addition, housing a kitchen. During the restoration project (begun in 2002) a significant portion of the wing's north façade had to be replaced. The wing was restored according to historic photographs, and many of the original features, such as windows, doors, and the original exterior beveled siding (with minimal patching to match) have been retained.

The westward wing is a square, two-story structure that is attached to the center of the west façade by a double-story hyphen. The hyphen is dematerialized by the double, 9/9 sash windows piercing each story of its north and south exterior walls, with a 15-light door with a transom flanking the window at the south façade. From the door, a shallow landing and six plank steps to the yard fill in the recessed void between the main house and the narrow hyphen. The spandrel walls between the hyphen's stories are clad in molded wood paneling. Below the hyphen's flat roof, the wide frieze and mullions continue from the main house and across the hyphen walls to the west wing addition.

The wing is attached to the main house by the narrow hyphen, and is covered by a low-pitched, slate-tile hipped roof pierced with a corbelled brick chimney stack at its south slope. Like the main house, the wing is set on a stone rubble foundation. Two bays pierce the north, west, and south walls, which are clad in beveled siding identical to that of the main house. The north and south facades feature symmetrical fenestration of two typical 6/6 rectangular sash windows at each story, with the exception of the slightly shorter 6/6 window located at the east end of the north façade's first story. The west façade consists of irregular bays, with an exterior entrance capped by a transom window within the north bay of the first story, which flanks a typical 6/6 sash window at the south bay, and one, off-center bay at the second story. The first-story entrance is accessed by plank steps with a railing and balustrade, along with a small landing set on brick piers (replacement). The architrave, wide blank frieze, and modillions continue across the top of each of the wing's exterior walls.

Interior

Moreland's interior is reflective of its Colonial Revival style. Extensive recessed paneling embellishes the walls and wide Greek moldings surround the doors and windows. Original features such as monochromatic, rectangular mosaic tiles, restrained mantelpieces featuring Classical Revival moldings, decorative swags, or Classical Revival column supports surround the three original fireplaces. The wood floors at each of the house's three levels throughout are original.

The side entry door at the north side of the front porch opens onto a wide side stair hall featuring double-row

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 7 Page 4

recessed paneled wainscoting. The stair includes a lower and upper landing enclosed by a spindled balustrade, a paneled post, and molded stringers. The entry hall opens onto a small library and a living room at the east end of the main house, and a parlor and a dining room at the west side. The library features full-height paneling (not original) and a corner fireplace, whose chimney is shared by the fireplace in the living room, which also features a corner fireplace. The south (secondary) entrance to the house opens into the parlor where an open entry space is subtly delineated from the room by a lowered soffit wall supported by bracketed moldings enclosing the south end of the room. The parlor walls repeat the recessed paneling of the principal entry hall at the north end of the house. The west wing addition is accessed through the light-filled hyphen from an opening in the west wall of the parlor. The wing's first-floor interior is a kitchen that was modeled during the recent restoration of the house. The original brick chimney stack is left exposed in the room.

The upper stories continue the house's original wood flooring. The second story of the main house is divided into five bedrooms from a wide hall. The interior of the attic story, featuring dormers and knee walls, has also been recently remodeled. The third-story stair hall includes a steep, narrow stair leading to the center of the roof where a widow's walk enclosed by a balustrade had originally existed.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 5**Statement of Significance**

Moreland, constructed ca. 1894, represents a brief period during the late nineteenth century when the rural environs just beyond the City of Washington's borders attracted wealthy District residents to build their exurban retreats in the picturesque farmland of Montgomery County, Maryland. A summer residence for Washington, D.C., businessman and former District of Columbia Commissioner Samuel E. Wheatley, Moreland was among a handful of country houses built before widespread development in the early twentieth century transformed Bethesda's bucolic landscape into an automobile-centered suburb of the District. Moreland meets National Register Criterion A, as an unusual survivor from the pre-suburban period of Bethesda's history when it was a mixture of farmland and summer retreats, and Criterion C, for its high degree of integrity as a fine example of an early Colonial Revival-style dwelling. The house's period of significance is from 1894 until 1944, when Moreland was under the ownership of the Wheatley family. The history of the house provides keen insight into the development of Bethesda and its evolving real estate trends during the late nineteenth century, as well as the construction of an urban businessman's summer retreat in the rolling hills just beyond the Washington's northwest border.

Before Moreland was constructed, Samuel E. Wheatley's property was part of a 307-acre farm called Huntington. In 1715, Thomas Fletchall was granted Huntington, along with other large tracts of land in the vicinity of what is now Bethesda, Maryland.¹ By the 1840s, Madison Gingell had acquired a portion of Fletchall's land, including the Huntington tract, which was located along Georgetown Road (now known as Old Georgetown Road).² In August 1881, Gingell's son, a farmer named James Madison Gingell, acquired Huntington, which, by that time, encompassed 88 acres (Figure 3).³ In 1893, James Madison Gingell, subdivided his property, selling an 11 ½-acre tract of the property to Samuel E. Wheatley.⁴ Wheatley's rectangular-shaped plot was at a distinctively higher elevation than its surroundings, and was situated located along Wilson Lane near Georgetown road.

Summer Retreats

Long before the farmland was parceled and platted at the turn of the century, alongside the existing working- and middle-class population, some parts of the southern areas of Montgomery County had been enjoying the panache of genteel hotels and pastoral retreats for the city's well-heeled residents for fifty

¹ T.H.S. Boyd, *The History of Montgomery County, Maryland From its Earliest Settlement in 1650 to 1879* (Baltimore: Clearfield Company, 1989): 33.

² The spelling of "Gingell" varies, including "Gingle," as seen on the 1878 historic map, and "Gingel" in the T.H.S. Boyd's book, which is referenced in footnote 1. "Gingell" is listed on Wheatley's 1893 deed. Ibid.; William Offutt, *Bethesda: A Social History of the Area through World War Two* (Bethesda: Innovation Game, 1995): 281-83.

³ In the "Directory of the Towns Villages and Residents of Montgomery County, Maryland," James M. Gingell was a listed as a farmer in Bethesda. "Certificate of Title; Part of tract called "Huntington," Montgomery County, Maryland; Property of Francis W. Borden, Marion W. Veazey, and Charles Wheatley," March 11, 1936, from the Montgomery County Land Records, Liber 618, Folio 386.

⁴ T.H.S. Boyd, 121.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 6

years. The cooler climate, high elevation, and pastoral landscape became an attractive inducement for Washington residents during the warm summer months in the District. As early as the 1840s, prominent District residents began to create private retreats in the refreshing, shady areas of the county.⁵

There were many factors that influenced settlement in southern Montgomery County. In the 1870s, the construction of the Metropolitan Branch of the Baltimore & Ohio (B&O) Railroad through Montgomery County prompted rural residents to speculate on the influx of District residents who, as the *Montgomery County Sentinel* prophesized, would look to the county escape Washington's heavy tax burden. The slow economy during the post-Civil War Reconstruction years, however, precluded the development that some might have envisioned. Nevertheless, in 1873, the Metropolitan Branch facilitated the D.C. Methodists' creation of the Washington Grove camp and summer colony, while boarding houses and hotels, such as the Albany Hotel in 1881, also provided a rural reprieve.⁶

In the 1880s and 1890s, many fashionable summer hotels were constructed in to the Bethesda area. Based on the convenient proximity of their pastoral landscapes to Washington, this allowed for comfortably short-term stays in the country. In 1887, the Victorian Stick-Style Forest Inn hotel at Forest Glen was opened. (In 1894, the Inn was converted into an elite finishing school for women.) When the popular Chautauqua resort at Glen Echo near the Potomac opened in 1891, it was described as the "Rhine country of Washington," boasting rustic buildings in a wild and picturesque setting.⁷ Between 1890 and 1910, the Cabin John Bridge Hotel, also located near the Potomac, became the most popular hotel in the Washington area.⁸ In 1891, Bethesda Park opened at the terminus of the Tenallytown and Rockville streetcar line, not far from the future site of Moreland. Bethesda Park was promoted as a high-class entertainment destination, replete with a theater, dancing pavilion, a ferris wheel, and a three-story, Queen Anne-style hotel that drew large crowds during the peak of its operations.⁹ The Chevy Chase Land Company promoted the rural character of its new residential subdivision with its construction of the Chevy Chase Inn in 1893, first called the Spring Hotel.¹⁰ The pastoral landscape of the outlying northwest areas of the high lands above the Potomac beyond the District's border were considered by many to be the most pleasant and scenic locations in the Washington region, a sentiment that was later reiterated by the McMillan Commission's statement noting the best scenery in this area in 1902.¹¹

⁵ Clare Lise Cavicchi, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring: The Maryland-National Capitol Park and Planning Commission, 2001): 36.

⁶ Ray Eldon MacMaster and Ray Eldon Hiebert, *A Grateful Remembrance: the Story of Montgomery County, Maryland* (Rockville: Montgomery County Government and the Montgomery County Historical Society, 1976): 212.

⁷ *Ibid.*, 223.

⁸ Cavicchi, 37.

⁹ Offutt, 79-83.

¹⁰ Cavicchi, 36-37.

¹¹ The McMillan Commission noted that "the best scenery lies beyond (the District Line), especially in the neighborhood of Cabin John Creek and in the region just about and below Great Falls." As quoted in Offutt, 89.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 7

Although many well-off Washingtonians sought respite from the District's summer heat in area hotels, it appears that fewer of them built second summer homes in Montgomery County. During the 1880s, only a few prominent city residents looked to the rural acres beyond the city grid to build their own private retreats. In 1870, the population of the District of Columbia was highly concentrated in the center of the City of Washington, with the vast majority of residents living within a two-mile radius of the White House.¹² This meant that many residents did not venture farther than the District's northern boundaries to reach rural, undeveloped farmland in higher elevations that encompassed large areas of the Northwest quadrant of the city. Several prominent city residents built their country houses in these areas. In 1885, President Grover Cleveland purchased a simple farmhouse in the area now called Cleveland Park, in Washington, D.C., and converted the building into an elaborate, Victorian summer retreat.¹³ In 1888, Gardiner Greene Hubbard, a resident of Dupont Circle, purchased 50 acres along Woodley Lane for his hilltop Colonial Revival summer house called Twin Oaks, presently located in the Woodley Park area.¹⁴

It is unclear how many summer residences were constructed in Bethesda for permanent residents of the District of Columbia during the late 1880s and early 1890s; however, in her book, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*, historian Claire Lise Cavicchi identifies only two summer residences that were constructed in the vicinity during this period. In the early 1890s, a prominent developer from Washington constructed his summer house, Hadley Hall, in his newly formed subdivision called Kensington Park, located near Bethesda. In 1900, the first section of the Classical Revival Strathmore Hall was constructed by D.C. Commissioner James F. Oyster for his summer residence, located in the north side of Bethesda. Cavicchi also explains that during the early development of Chevy Chase Village, it was common for wealthy families to occupy multiple lots within the subdivision for the construction of their summer residences.¹⁵ Unlike Chevy Chase, however, in 1893, the land that Wheatley purchased was not in a planned subdivision, but was surrounded by a farm that was probably run by the tenant farmer who lived in the existing tenant farmhouse on Wheatley's property.

Transportation

When Wheatley set out to build his summer retreat upon his newly purchased property, although Bethesda's population had not changed significantly since the Civil War, Montgomery County had entered a period of transition with the introduction of public transportation across the county. A succession of increasingly efficient methods of transport drove the rural landscape's exposure to urban

¹² Roderick S. French, "Chevy Chase Village in the Context of the National Suburban Movement, 1870-1900." Francis Coleman Rosenberger, Ed. *Records of the Columbia Historical Society of Washington, D.C.:1973-1974* (Baltimore: Waverly Press): 303.

¹³ Kathryn Schneider Smith, ed., *Washington at Home* (Northridge, CA: Windsor Publications, Inc. 1988): 204.

¹⁴ Smith, 204.

¹⁵ Cavicchi, 40, 177, 275, 294-95.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 8

travelers. By the mid-nineteenth century, efficient urban travel began with horse-drawn streetcars, which were cheaper than and twice as fast as the omnibus (a large stagecoach). Shortly thereafter, streetcars were introduced in cities with the advantage of moving on light rails, making longer rides possible, and with greater comfort than the bumpy, road-riding streetcars could offer. While these advancements aided the commuter living within the city (the public lines were mainly limited to travel within the city boundaries), they consequently had little impact on the growth of the dense, urban areas outward.¹⁶ Electric streetcars proved to be a far better and speedier alternative to the horse-drawn streetcar.¹⁷

Growth near the periphery of the city depended on the electric railways to make transportation for suburban residents to their city jobs economical. The first electric streetcars were introduced in 1887 in Richmond, Virginia, and within three years, had already begun to foster suburban growth from American cities. In 1888, the Georgetown and Tenallytown Railway Company laid the first double-track line along Rockville Pike, linking Washington and Bethesda.¹⁸ The new methods of transportation made the previously difficult-to-access county lands more available to Washington residents than ever before. In the early 1890s, electric streetcar service, which formerly had been confined to the central section of Washington, was expanded beyond Boundary Street (the boundary between the City of Washington and Washington County until the two formally merged in 1871, now Florida Avenue) to the District line and beyond.

By the 1890s, speculators responded to increasing land values and began to sell some of the farmland, turning it into smaller plats of land.¹⁹ Several additional enticements sought to bring city residents to the countryside. In addition to lower taxes, the land was cheaper in Montgomery County than in the District. Furthermore, the B&O railroad promoted suburban development by offering discounted prices to ship construction materials from Washington lumberyards along the Metropolitan Branch as early as 1888. The company published a brochure touting the pleasures of country living.²⁰

Bethesda's rural existence persisted well into the 1890s, during Wheatley's residence at Moreland. Although street railways extended north from Washington, the lines had been established by the real estate developers themselves to provide transportation exclusively to their planned communities. As a result, the access to the railway to the city was largely limited to those living in the newly platted neighborhoods. An additional effect of the limited access to the area was that everyday commuting to the city was only available to those who could afford to buy housing in the new upper-middle class enclaves. While the trolley did not reach Bethesda directly, the road-building to the regions beyond Washington, D.C.'s borders made travel possible to areas in Montgomery County that were inconvenient a decade

¹⁶ Palen, 29.

¹⁷ Charles Glaab and Theodore Brown, *A History of Urban America*, Macmillan, NY, 1967, 144.

¹⁸ Leroy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital* (Dallas, Texas: LeRoy O. King, Jr., 1972), 39-64

¹⁹ Offutt, 281.

²⁰ Cavicchi, 39.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 9

earlier. For this reason—and also because of the major recession of 1893 (see below)—development in Bethesda proceeded slowly throughout the 1890s and early twentieth century. The county remained sparsely populated with country estates owned by Washington residents alongside the existing farmland.²¹

When Moreland was constructed in 1894, suburban living for the upper middle class was still rare, but becoming increasingly feasible and fashionable. The trend toward suburban living in northwest Washington was presaged by the construction of summer homes and country estates for the wealthy outside the traditional city limits.²² Between 1900 and 1920, instead of developing into a bustling suburb, Bethesda's sylvan setting persisted. The Lower Potomac area continued to be an ideal location for summer retreats of prominent District residents. The only individual summer house built in Bethesda during this period that was identified by Cavicchi in her book was the Wilkins Estate, ca. 1917.²³

The trend of the ex-urban summer home began to take on broader influence as some residents began to live in the country year-round while remaining close enough to commute to the city daily. Only a well-off minority of the population was initially able to do this, but they “set a well-publicized example of stylish suburban living that the merely comfortable attempted to follow.”²⁴ Despite the increasing services of the railroad, trolleys and streetcars, in reality, public transportation turned out not to be as convenient for the everyday commuter as it was speculated. Land in Montgomery County would not be fully developed until decades later with the advent of the affordable automobile.²⁵

Slow Suburban Development

Persistent inaccessibility from public transit precluded widespread suburban development in Montgomery County outside of the developer-planned communities. Two exceptions in the vicinity of Bethesda were Chevy Chase Village and Somerset Heights. The upscale Chevy Chase neighborhood, begun in 1892, was the most comprehensively planned suburb of the 1890s, located straddling the Northwest Washington, D.C., and Maryland lines, following the spine of Connecticut Avenue. Headed and backed by Nevada Senator Francis G. Newlands, Chevy Chase followed a detailed plan, including architectural design guidelines, infrastructure, and a railway to transport Washingtonians to the suburb. The landscape surrounding the Chevy Chase development was affected by the suburban transformation. Adjacent to this area, the ca.1767 Hayes Manor Plantation began to be converted from a rural estate into a suburban residence, following the trend of the new suburban neighborhoods.²⁶

²¹ Ibid, 1.

²² Smith, 204.

²³ Cavicchi, 277.

²⁴ Kenneth T. Jackson, *Crabgrass Frontier* (New York: Oxford University Press, Inc. 1985): 89.

²⁵ Andrea Rebeck, “Montgomery County in the Early Twentieth Century: A Study of Historical and Architectural Themes,” Completed for the Montgomery County Historic Preservation Commission and the Maryland Historical Trust, December 1987, p. 3.

²⁶ Robinson & Associates, Inc., “Hayes Manor, Historic Context Report,” Prepared for the Howard Hughes Medical Institute, March 31, 2004.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 10

West of Chevy Chase Village, the Bethesda suburb of Somerset Heights was established in 1890 by the Somerset Heights Land Company, encompassing 50 acres of former farmland. Unlike many of the architect-designed houses of early Chevy Chase, most of the houses built in Somerset were built from builder's plan books for middle class residents.²⁷ The Wiley-Ringwald House and the Salmon House were both large early houses of the development that were built by two of Somerset's founders, in part as an effort to promote the neighborhood. Although Somerset did not include the extensive provisions for infrastructure as Chevy Chase had provided, Somerset had included a streetcar line along Wisconsin Avenue to the District, which allowed city commuters to live in the development, which would have otherwise remained inconveniently inaccessible. Poorly built roads and the long journey to and from Washington meant that most of the towns along the fringes of the District remained remote, semi-rural, and sparsely populated throughout the 1890s and well into the twentieth century. As a result, during the 1890s, Bethesda continued to be disconnected from the city, being neither economically nor socially attached to it.²⁸

Twentieth-Century Development

Bethesda grew at a leisurely pace during the first two decades of the twentieth century. Although the trolley companies reached Bethesda in 1891, slow speed outweighed the benefit of its affordable transportation, discouraging city workers from moving to the area.²⁹ In the 1900s and 1910s, streetcar lines brought slow and steady growth to Bethesda and neighboring Chevy Chase. It was the introduction of the automobile that permanently altered Bethesda's agricultural landscape. Road-building activity between 1910 and 1915 in Maryland accommodated the new automobile-centered growth and, for the first time, outlying areas surrounding Washington, D.C., became quickly and easily accessible for many (Figures 4, 5). Between 1920 and 1930, newfound affordability sent automobile ownership tripling nationwide and by 1930, one in five Montgomery County residents had a car registered to their name.³⁰

By 1930, Bethesda had become a prime suburb for city commuters. The New Deal programs of the 1930s and 1940s, followed by the booming growth of the post-World War II era, brought a steady stream of new government workers and, in turn, further development on the open land in Bethesda.³¹ By 1950, construction filled in the remaining lots and Bethesda had begun to assume its modern built appearance.

Samuel E. Wheatley

Samuel E. Wheatley discovered his Bethesda property from the perspective of a native of Washingtonian.

²⁷ MacMaster and Ray Eldon Hiebert, 221.

²⁸ Palen, 21-23.

²⁹ Rebeck, 3.

³⁰ Cavicchi, 44.

³¹ Rebeck, 12.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 11

Born in Georgetown on March 27, 1844, Wheatley graduated from the Hallowell Institute in Alexandria, and subsequently entered into the family business as a lumber merchant employed by his father, Francis Wheatley. Francis Wheatley had created his business in Georgetown in 1845, continuing until 1866, when Samuel, along with his brothers Charles and William, took over the company. Calling themselves "Wheatley Bros.," they ran a successful lumber business out of 3034 K St. NW, 7th Street and Rhode Island Avenue, and owned four additional acres of lumber yards in the Georgetown wharf on Water Street. The Wheatley Bros. enjoyed a sound reputation and, in 1879, it was considered to be one of the oldest established firms in Washington, D.C.³² The lumber was mainly shipped to local destinations, in the District, Maryland, and Virginia. The company also took on construction projects, a department that was headed by Samuel. By 1879, Wheatley Bros. was credited with twenty-six brick houses on the blocks surrounding 6th, 7th, and Q streets, and Rhode Island Avenue.³³

In 1877, Samuel Wheatley married Virginia Hartley, who was raised in the prominent Hartley family of merchants in Alexandria, Virginia. Throughout the 1890s, Samuel, his wife, and their children³⁴ resided at the distinguished brick dwelling at 1314 30th Street in Georgetown.³⁵ In 1886, President Grover Cleveland appointed Wheatley, then 42 years of age, to the position of District of Columbia Commissioner. In this position, Wheatley worked as head of the District of Columbia fire and police departments for four years.³⁶ After his term ended in 1890, Wheatley returned to the lumber business with his brothers until around 1893.

In 1893, Wheatley stopped working and turned his interests toward establishing a summer residence just outside of the District in the rural setting of Montgomery County. On September 25th of that year, Wheatley and his family ventured on a 10-day trip to Chicago for the World's Columbian Exposition, the International World's Fair.³⁷ A little more than two months after the Wheatley's returned to Washington on December 13, 1893, Samuel Wheatley purchased an 11.64-acre tract of land in Bethesda from James Madison Gingell.

As a businessman with financial backing, Wheatley fortuitously purchased his property just as land values fell after they had steadily increased for several years. With the construction of the Metropolitan Branch Railroad, the price of land in Bethesda and its neighboring towns had accelerated between 1887 and 1890.

³² T.H.S. Boyd, 145.

³³ Ibid, 146.

³⁴ The number of Wheatley's children living at Moreland is inconclusive. The 1880 Census lists Wheatley with six daughters and one son, while Wheatley's obituary in 1900 notes seven surviving children, five girls and two boys, with two of the girls married. The 1900 census lists three girls and two boys living at Moreland. (The 1890 census record no longer exists.) "S.E. Wheatley Dead," *The Washington Post*, 3 June, 1900, p. 9.

³⁵ William H. Boyd, *William H. Boyd's Directory of the District of Columbia* (1894, 1898).

³⁶ "Dies of Paralysis: Former District Commissioner Wheatley Passes Away," *The Evening Star*, 2 June 1900.

³⁷ "Georgetown," *The Washington Post*, 25 September 1893, p. 6.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 12

Land that cost \$25 an acre in 1887 soared to \$350-\$500 an acre at its height in 1892.³⁸ It is possible that James Madison Gingell, like other landowners in Montgomery County, sought to capitalize on the rising market by subdividing his farmland. The speculative excitement went bust in the nationwide crash of 1893, sending Montgomery County property values plummeting downward. It took five years before the land could regain its previous value. Wheatley, purchasing 11 ½ acres of Gingell's land at the end of 1893, must have seized the opportunity to buy when the prices dropped.

Wheatley quickly became involved in the planning and building of his new summer home during the year 1894, as in January 1895 he applied for an insurance policy on his newly finished, but still not-yet-occupied home.³⁹ The Wheatleys named their summer house Moreland, a name whose origins are speculated, but not known.⁴⁰ Although Samuel and Virginia retained their city residence on 30th Street in Georgetown between 1893 and 1900, they spent the majority of their time at Moreland.⁴¹

Samuel Wheatley's residence at Moreland ended upon his death from a stroke on June 2, 1900, while summering at the house with his family. Thereafter, Virginia Wheatley moved into Moreland permanently, transforming it from a summer home into a year-round residence, and continued to reside at the house until her death in 1936. The three eldest Wheatley children inherited the property, occupying it for eight years before selling it out of the family in 1944.⁴²

Moreland

Samuel Wheatley's insurance application, dated January 1895, reveals Moreland's place between the persistence of Bethesda's agrarian roots and the arrival of city dwellers from Washington. The document describes Wheatley's new house in addition to several pre-existing farm structures on the property. A tenant farmhouse-dwelling, dating to the 1860s stood at the north side of the property, and was accompanied by at least one barn and a stable (no longer extant) (Figure 6).⁴³ According to oral history, during Wheatley's ownership, the farmhouse continued to be rented out to farmers who worked on the surrounding land, and the barns and stables continued to be used to board horses and tackle for ten two-

³⁸ MacMaster and Hiebert, 218.

³⁹ "Application by Samuel E. Wheatley to the Mutual Fire Insurance Company of Montgomery County," No. 30571, Jan. 18, 1895. From the Collection of the Montgomery County Historical Society.

⁴⁰ The name "Moreland" was possibly derived from the nearby Moorland Lane, which was located south of Wilson Lane and the house before the lane was extended through Wheatley's property. Alternatively, family lore suggests that "Moreland" was a name from Virginia Wheatley's family. The origin of the name remains inconclusive. Catherine Dolinski, "Restoring a piece of history," *The Gazette*, 3 September 2003, p. A-1, A-13.

⁴¹ "Dies of Paralysis: Former District Commissioner Wheatley Passes Away," *The Evening Star*, 2 June 1900.

⁴² Offutt, 323.

⁴³ "Application by Samuel E. Wheatley to the Mutual Fire Insurance Company of Montgomery County," No. 30571, Jan. 18, 1895. From the Montgomery County Historical Society.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 13

horse teams.⁴⁴

During the two decades following its completion, Moreland stood as an isolated summer house surrounded mostly by farmland. Farmhouses, a few country stores, and a church were all that stood within the larger vicinity. At the south end of the property, Wilson Lane provided access to the house from nearby Georgetown Road that provided the link to the District. One resident recalled that as a child after the turn of the century, "the area was so sparsely populated it was an event to see a horse and buggy pass on Wilson Lane."⁴⁵

Wheatley chose a high elevation within his site on which to construct his family's summer retreat. The existing tenant house was located on the highest point of the property at the north end when Wheatley purchased the land. Wheatley sited his home nearer to the center of the tract, with the outbuildings in between the two structures.⁴⁶ With the revenues of a successful lumber business, Wheatley's ability to afford a large summer residence in the wake of a national economic decline was a fortunate circumstance. The source for the design of Moreland is not known, but the Wheatley Bros. company's experience in building houses in Washington might suggest that Wheatley could have secured the family business for the project of building Moreland. It is also possible that company could have provided the house's interior finishes, such as the sashes, doors, or blinds listed in the Wheatley Bros. advertisement in the 1894 *Boyd's Directory of the District of Columbia*.⁴⁷

Architecturally, Moreland exhibits an interpretation of the Colonial Revival from the first phase of the style, ca. 1875-1900. This early stage reflects the influence of the Queen Anne style, which often featured complex forms adorned with Classical Revival ornamentation.⁴⁸ Moreland's deep massing and wide porch reveal a lingering relationship between these two styles and is representative of this trend. Characteristic Classical Revival detailing is seen in the wide blank frieze, the house's continuous modillion cornice as well as the front porch's classical columns and its balustraded parapet (Figures 7, 8).

During the 1890s, the Queen Anne style dominated domestic architecture in the Bethesda area. Following this, other styles selected by local builders and homeowners often included the Shingle Style and Colonial Revival styles as well. Cavicchi identifies only three contemporary houses in the greater Bethesda area that exhibit a similar architectural approach as Moreland's. Located in nearby Garrett Park, the Truitt-Richter House, constructed in 1894, features similar massing and classical detailing as Moreland. Like Moreland, the Truitt-Richter house rests on a large square footprint, features a prominent wall dormer, and an engaged front porch with classical columns and a balustraded parapet.⁴⁹ In Chevy

⁴⁴ Offutt, 323.

⁴⁵ As quoted in Offutt, 282.

⁴⁶ Sandra L.H. Gimbert, "19th-century Bethesda farmhouse," *The Journal*, 25 September 1987.

⁴⁷ William H. Boyd, *Boyd's Directory of the District of Columbia* (1894).

⁴⁸ Cavicchi, 72.

⁴⁹ *Ibid*, 257.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 14

Chase, two houses along Thornapple street, the Moxley-Taplin House and the Moxley-Sprenger house, dating to 1898-99, exhibit Moreland's symmetrical massing, a hipped roof and central dormer, and classical detailing for the original front porches. These houses, however, do not exhibit the same Queen Anne-style complex massing of Moreland and the Truitt-Richter House. Thus, it appears that Moreland's distinctive style, craftsmanship, and its high degree of integrity place it among the few rare examples of early Colonial Revival houses of the Lower Potomac Region of Montgomery County.⁵⁰

Only one major addition, a two-story kitchen attached to the rear of the house by a two-story hyphen, has been added to Moreland (Figure 9). Although an exact date of construction has not been determined, features such as its stone rubble foundation and its beveled siding matching that of the main house suggest that the rear wing was constructed not long after the main house was finished.⁵¹ A 1931 real estate plat book—the earliest plat depicting the house—shows the house with this westward addition, confirming that the addition was constructed before 1931 (Figure 6).⁵² It is possible that the wing was constructed when Virginia Wheatley established Moreland as a permanent residence following Samuel's death in 1900. The wing currently houses a kitchen, and it is probable that it was used for this purpose when it was first constructed. The 1910 Montgomery County census record offers a possible clue as to when the wing was constructed. The record lists three servants, a handyman, a cook, and a houseboy, living in the Moreland household along with Virginia Wheatley and her children. This information, coupled with the fact that no servants are listed on the 1900 census when Samuel was still living, suggests that the rear wing addition, which would have accommodated the household help, was possibly constructed sometime between 1900 and 1910.⁵³

Virginia Wheatley willed the entire Moreland property to three of her children, Francis W. Borden, Marion W. Veazey, and Charles Wheatley, upon her death in 1936.⁵⁴ Between 1935 and 1941, the west half of property behind the house was sold to a developer, who subdivided the land into small lots. In 1939, Marion Lane was built, and land was subdivided at a north-south axis along the center of the former Moreland property.⁵⁵ By 1941, nearly all of the lots included modest dwellings, encompassing the new suburban neighborhood of "Wheatley Hills."⁵⁶

⁵⁰ Ibid, 236-83.

⁵¹ "Application by Samuel E. Wheatley to the Mutual Fire Insurance Company of Montgomery County," No. 30571, Jan. 18, 1895. From the Montgomery County Historical Society.

⁵² F.H.M. Klinge, *Property Atlas of Montgomery County, Maryland* (Landsdale, Pennsylvania, 1931).

⁵³ From the National Archives and Records Administration, Washington, D.C., *HeritageQuest Online*, 1910 Montgomery County census data.

⁵⁴ "Certificate of Title; Part of tract called "Huntington," Montgomery County, Maryland; Property of Francis W. Borden, Marion W. Veazey, and Charles Wheatley," March 11, 1936, from the Montgomery County Land Records, Liber 618, Folio 386.

⁵⁵ Offutt, 323.

⁵⁶ F.H.M. Klinge, *Property Atlas of Montgomery County, Maryland* (Landsdale, Pennsylvania, 1949).

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 15

As the surrounding farmland became parceled and developed into new, modern residences, Moreland was popularly regarded as a quaint precursor to the mid-century development, and was known colloquially as the "Manor House."⁵⁷ The animals kept in Wheatley's barn continued to be used. As late as the mid-1930s, instead of tilling farmland, the animals were used to perform residential work in the area, such as digging house cellars, mowing grass, or plowing snow for the streets and sidewalks in the surrounding neighborhood.⁵⁸ By 1948, the remaining open land of Moreland's property was subdivided and sold, leaving the house standing on one and one-half acres, with as many as fifty-one houses standing on the original Moreland property in 1949 (Figure 10).⁵⁹ The 1949 real estate map year shows that Moorland Lane extended from south of Wilson Lane to the northward through the original plat. The lane was constructed as a slightly westward curving branch from Marion Lane to the east, providing access to the newly platted lots for development. Sometime thereafter, the Moreland property was reduced to the present size of one-half acre. Moreland's original outbuildings were probably demolished when the property was either subdivided or sold to individual owners. Only the tenant house, located at 7842 Moorland Lane, remains standing, located a short distance north from Moreland.

Subsequent Ownership of Moreland

Moreland is noteworthy for its stewardship, having remained in the Wheatley family for fifty years between 1894 and 1944. After Moreland was sold in 1944, a succession of four owners lived there until 1958, when the property was purchased by Sheldon and Megan Kaplan. The Kaplans resided at the house until it was willed to their children in 1991. Over the course of its 110-year history, the house's structure has remained virtually unaltered, with only superficial interior changes, such as a kitchen modernization. In 2002, the present owners, William and Theresa McKinnon, purchased the property, restoring the original exterior and the interior architectural features and finishes to the state in which they existed under the ownership of the Wheatley family. The exterior of the west wing addition also been fully restored as a structure significant to that period.

Conclusion

Samuel E. Wheatley was a Washington lumber merchant and a one-term D.C. Commissioner who resided with his wife and children on 30th Street in Georgetown. In 1893, Wheatley retired and bought 11 ½ acres of land in rural Bethesda. The following year, Wheatley built a substantial two-and-one-half-story Colonial Revival home on the property, which he and his family used as a summer home until Wheatley's death in 1900. In 1900, Wheatley's wife, Virginia, established the house, named Moreland, as the Wheatley family's year-round residence. She, and subsequently her children, lived in the house until it was sold outside of the family in 1944. By that time, the open farmland that had originally surrounded Moreland had been subdivided and developed into a residential suburb of Washington, D.C.

⁵⁷ Letter from Meredith Rauschall to Will and Tree [William and Theresa] McKinnon, November 14, 2003.

⁵⁸ Offutt, 323.

⁵⁹ F.H.M. Klinge, *Property Atlas of Montgomery County, Maryland* (Landsdale, Pennsylvania, 1949).

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 16

Moreland meets National Register Criterion A for its role in the history of the development of Bethesda during its transition from a rural community into a suburban neighborhood of Washington, D.C. The house remains a fine example of a summer residence from this period of Montgomery County history, when many prominent District residents escaped the city for the pastoral countryside of the county for respite and recreation. Constructed by a well-to-do Washingtonian businessman, Moreland is representative of this ideal. The house's fifty-year ownership by the Wheatley family has determined its period of significance, between 1894 and 1944. Moreland meets National Register Criterion C as an exemplar of the early phase of the Colonial Revival style for domestic architecture. In light of the fact that only three other individual Colonial Revival houses built in the 1890s in the Bethesda area (outside of the historic districts) are included in the Montgomery County Master Plan to date, Moreland stands out as a rare example of this style of dwelling. Following careful restoration, the house continues to exhibit all of the original character-defining features of this style. As a result of these efforts, Moreland maintains exceptional integrity for its era and remains a handsome example of a ca.1890 Colonial Revival-style house in Montgomery County.