

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation X
Amendment of a previous designation
Please summarize any amendment(s)

PropertyName DUNBLANE
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 4340 NEBRASKA AVENUE, NW

Square and lot number(s) SQUARE 1728, LOT 1

Affected Advisory Neighborhood Commission 3E

Date of construction Between 1820 and 1839 Date of major alteration(s) 1935, 1974

Architect(s) Not known Architectural style(s) Greek Revival

Original use Dwelling Present use University offices and classrooms

Property Owner The American University

Legal address of property owner 4400 Massachusetts Avenue, NW, Washington, DC 20016

NAME OF APPLICANT(S) Tenleytown Historical Society

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 5332 42nd Street, NW, Washington, DC 20015 202/686-1446

Name and title of authorized representative Jane Waldmann, Board Member

Signature of representative Date March 27, 2008

Name and telephone of author of application Jane Waldmann 202/686-1446

Date received
H.P.O. staff

DUNBLANE NOMINATION

GENERAL STATEMENT OF SIGNIFICANCE

Dunblane, now part of the American University Tenleytown Campus, qualifies for designation as a historic landmark and should be listed in the D.C. Inventory of Historic Sites. The house and surrounding land represent one of Tenleytown's two remaining nineteenth-century estates. The two-story stuccoed Federal style building was first used as a country home by prominent Georgetown residents. The history of Dunblane parallels that of Tenleytown: the land and house that sits on it have witnessed and contributed to Tenleytown's growth from a small village in 1791 to a thriving twenty-first-century neighborhood. The owners of Dunblane during the last two centuries include land speculators, horse enthusiasts, and a Gold Rush heiress, as well as less flamboyant stewards.

Dunblane has been cited as a notable building in both the 2003 Tenleytown Historic Resources Survey and in the Tenleytown multi-property nomination.

Dunblane meets the following designation criteria found at DCMR Sec. 2600:

2624.1(a)(2) It exemplifies the significant military, political, economic, social, scientific, technical, educational, historical archaeological, architectural or artistic heritage of the National Capital or the Nation;

2624.1(a)(3) It embodies the distinguishing characteristics of architectural styles, building types, types or methods of construction, landscape architecture, urban design or other architectural, aesthetic or engineering expressions significant to the appearance and development of the National Capital or the Nation;

2624.1(a)(5) It contains information about or evidence of historic or prehistoric events, processes, institutions, design, construction, settlement patterns, or other facets of earlier cultures that is known or established likely to be important to knowledge or understanding of the cultures; and

2624.1(b) It possesses sufficient integrity to convey, represent or contain the values and qualities for which they are judged significant; and

2624.1(c) Sufficient time has passed since it achieved significance or were constructed to permit professional evaluation of them in their historical context.

HISTORICAL BACKGROUND

Dunblane is situated on what was once the 3,124-acre "Friendship" tract granted by Charles Calvert, the third Lord Baltimore, to James A. Stoddert and Colonel Thomas Addison in 1713, named for the amicable relationship that existed between the two grantees. The northern half went to Stoddert and the southern half, including what would become Dunblane, went to Addison.¹ In 1753 the property was inherited by John Murdock and his brother Addison, grandsons of the original patentee, from their uncle, Anthony Addison. By 1860, John Murdock apparently owned all of the Addison part of Friendship and built a house, no longer extant, where the residence of the Chancellor of American University is today. In 1812, after the death of John Murdock, the trustee of his estate, Thomas Beall of George, deeded 110 ½ acres of land near "Tennelys Town" to Charles French.² French was married to John Murdock's grandson's widow. After Charles French's death, his widow as trustee sold the land, half to Clement Smith and half to Nathan Lufborough.³

Du(n)blane or Du(m)blane

The naming of "Dunblane"/"Dumblane" has not been definitively attributed. The derivation of the name comes from the Gaelic *dun*, sometimes modified to *dum* or *doon*, meaning hill or fort, and Blane from St. Blane. The Dunblane Cathedral in the Scottish town of the same name was named for St. Blane.

The earliest legal record found of the place being referred to as Dumblane appears in the deed conveying the property from the heirs of Anastasia Patten to Frank H. G. White in 1894. Prior to that the deeds referred to "Friendship" and "Grasslands," and referenced abutting property owners. Judith Beck Helm suggests that it was named either by Clement Smith, or later owner Harry Blunt, as both are believed to have been related to John Magruder, known as John "of Dunblane" Magruder, who owned a property by that name in Prince George's County, Maryland.⁴ The Magruders emigrated from Scotland. John Magruder was married to a Susanna Smith. While that hardly constitutes proof of a relationship, the early relationships among Smiths, Magruders, Belts, Lyles, and others, many of whom came from Charles and/or Prince George's Counties in Maryland, are documented. That Clement Smith named another of his properties "Elderslie," recognized as the birthplace of Sir William Wallace who led Scotland in its war of independence from England, suggests he may have had an affinity for Scottish place names. Later owner Richard Carter's parents were Scots who emigrated to the United States, so he too might have chosen a Scottish place name.

1Judith Beck Helm, *Tenleytown, D.C.: Country Village into City Neighborhood* (Washington, D.C. Tennally Press, 1981, reprint 2000), 6.

2District of Columbia Land Records, Liber AC28, p. 344, DC Archives.

3District of Columbia Land Records, Liber AY49, p. 55, 57.

4Helm, *Tenleytown, DC*, 35-36.

The naming of this estate could also have resulted from the Dumblane Hunt (see below), organized in 1885. The fact that the name “Dumblane” did not appear in deeds prior to 1894 suggests that may have been the case. Before the Hunt was organized the property was referred to as “the Carter mansion” and “the old Thomson place.”

The current designation, “Dunblane,” came to be used by the Sisters of Providence, perhaps to avoid confusion with Dumblane, the Arts and Crafts-style house located across Warren Street in block 14 of Frank White’s 1896 subdivision of Grasslands and Dumblane. Dumblane was built in 1911.

Throughout this nomination, the property is referred to by its current designation, “Dunblane.”

Clement Smith 1818-1839

The Grantor/Grantee Indexes reference a deed from the widow of Charles French, Mariamne French, Trustee, to Clement Smith.⁵ Clement Smith, along with his brothers Walter and Richard, was a prosperous Georgetown merchant. Their mother was a member of the Belt family, meaning that they could have been related to the Murdocks, as John Murdock’s wife was a Belt. Clement Smith’s business activities were numerous and varied. The District of Columbia Grantor/Grantee Indexes for the early to middle nineteenth century show a great many transactions involving the Smith brothers suggesting that they were land speculators, actively involved in the growth of the city and its environs. After the War of 1812, Clement, with his brother Walter, built Smith Row at 3255-3267 N Street in Georgetown.⁶ Smith Row, along with Clement Smith’s Georgetown home, Bodisco House at 3322 O Street, built 1815-1818, is included in the Georgetown Historic District.⁷ In 1822, he purchased Parrott’s Woods and renamed it Elderslie (later known as the Montrose Mansion, now razed.)⁸

In addition to his real estate activities, Clement, often with his brother Walter as well as others, was the owner, from 1808 to 1833, of a number of ships.⁹ Between 1814-1821, Clement Smith was cashier of the Farmers and Mechanics Bank of Georgetown, and from 1821 until his death in 1839, he was president of the bank. The Farmers and Mechanics Bank was the precursor of the Riggs and then PNC Banks.¹⁰ Clement Smith was also involved with the C & O

⁵District of Columbia Land Records, Liber AY 49, 57-59, DC Archives..

⁶Edith Schafer, *Aspects of Georgetown*, (Washington, DC: Flaneur Press, 2004) 26.

⁷Historic Preservation Division, DCRA, *DC Inventory of Historic Sites*, (Washington, DC, 1995) 9.

⁸James M.Goode, *Capital Losses*, (Washington, DC: Smithsonian Institution Press, 2003) 20.

⁹J. Wennersten, *A Capital Waterfront: Maritime Washington, DC, 1790-1880*, www.nmhf.org, p. 32-34.

¹⁰John Joseph Walsh, “Early Banks in the District of Columbia 1792-1818,” A Dissertation submitted to Faculty of the School of Social Science of Catholic University of America, (Washington, DC: Catholic University of America, 1940) 144.

Canal, serving as its treasurer.¹¹ He was one of the founders of Christ Episcopal Church in Georgetown in 1817.¹² It is clear that Smith was a leading and influential citizen of his time.

In the early nineteenth century, Tenleytown was very sparsely populated with much of the land timbered or in agricultural use, but what has since been determined to be the highest natural elevation in the city (in front of today's Alice Deal Junior High School) was just a short distance from Dunblane. This elevation, the open space, and the accessibility from Georgetown via the Frederick Road (Wisconsin Avenue) all would contribute to making the area attractive for a country home. Given his penchant for buying property and building houses, it is likely that Clement Smith was the builder of Dunblane. The November 8, 1839, deed conveying the property from Smith to John Mason, Jr. supports this conclusion as it reads "...together with improvements...."¹³

John Mason, Jr. and Catherine Macomb Mason (1839-1852)

In 1839, Walter Smith, as Executor of his brother Clement's estate, sold the property to John Mason, Jr. and his wife Catherine Macomb Mason for \$1,044.63.

John Mason, Jr. was the grandson of George Mason of Gunston Hall, Virginia. It was George Mason who drafted the Virginia Declaration of Rights, which claimed that all men are born free and independent. George Mason was actively involved in the writing of the United States Constitution, and an advocate for the Bill of Rights. George's son John, born in 1766, began his merchant career in the late 1780s, ultimately settling in Georgetown. He was a buyer and seller of land, a director and later president of the Bank of Columbia, and a brigadier general in the District of Columbia militia. He was also associated with the Potomac Canal Company.¹⁴ Like Clement and Walter Smith (also a general in the DC militia) he was an influential citizen and engaged in many of the same activities.

John Mason, Jr., his eldest son, was born in 1797. Though less information could be found on John Mason, Jr., it appears that he continued the family tradition of government service, serving in the 1820s as secretary in the legation in Mexico under the first ambassador to that country, Joel R. Poinsett (for whom the poinsettia was named.)¹⁵ He also served as

¹¹Elizabeth Kytle, *Home on the Canal*, (Cabin John/Washington, DC: Seven Locks Press, 1983) 83.

¹²Grace Dunlop Ecker, *A Portrait of Old Georgetown*, (Richmond:Garrett & Macy, 1933) 174.

¹³District of Columbia Land Records, Liber WB76, 285, DC Archives.

¹⁴Website for Gunston Hall, <http://www.gunstonhall.org/masonweb/p6.htm#i264>, accessed January 22, 2008.

¹⁵*Diplomatic Instructions of the Department of State 1801-1906*, National Archives Microfilm Publicationis, Pamphlet Accompanying Microcopy No. 77, (Washington, DC, National Archives and Records Service, 1965) p. 15. <http://www.archives.gov/research/microfilm/m77.pdf>

government special agent during the troubling time of the Cherokee removal from their homelands to the west, charged with convincing the 1837 Cherokee Council meeting delegates that the Treaty of New Echota would be enforced. Again he was associated with Joel Poinsett, now Secretary of War. According to O. A. McMillion, Mason was sympathetic to the Cherokees.¹⁶

Catherine Macomb Mason also came from distinguished lineage. Her grandfather was Alexander Macomb, an Irish immigrant who became a successful merchant and fur trader, living both in New York and in Michigan. Her father, Alexander Macomb II, received a classical education and began his military career at the age of sixteen. Alexander Hamilton recommended him for a commission the following year. As a member of the Corps of Engineers when the United States Military Academy at West Point was established, he was among the first to benefit from the educational opportunities provided.¹⁷ For his exemplary service in defeating the British at Plattsburg, New York, in 1814, he received a Congressional Gold Medal. He was commanding general of the United States Army from May 1828 to June 1841, during which time he advocated a significant increase in the size of the force in an effort to restrain the Indians.¹⁸

Catherine Macomb and John Mason, Jr. were married in 1827. Of the ten children born to them, four (including Poinsett, presumably named after Joel Poinsett) had died in infancy or early childhood before Dunblane was purchased. For the Masons, as for Clement Smith, Dunblane was a country home, their primary residence being in Georgetown. John Mason, Jr. died in 1859. Catherine Macomb Mason lived another twenty-six years, dying in 1885.¹⁹

Thomas and Sally (Lyles) Marshall (1852-1858)

Dunblane's next owners, Thomas and Sallie (Sally) Marshall, presumably knew the property well. Sally Marshall was the daughter and only surviving child of the widow Arianna Jones Bruce Lyles, owner of The Rest, another large estate located just across the Frederick Road (Wisconsin Avenue). Arianna and her late husband had lived in Charles County, Maryland, at Broad Creek, location of the Lyles properties, Harmony Hall, Want Water, and Tent Landing. Dennis Lyles and the couple's two older children, and plus the two children from Dennis's first

¹⁶O.A. McMillion, *Cherokee Indian Removal: The Treaty of New Echota and General Winfield Scott*, Master's Thesis, Department of History, East Tennessee State University, May 2003, 56.

¹⁷William G. Bell, *Commanding Generals & Chiefs of Staff 1775-2005: Portraits & Biographic Sketches of the United States Army's Senior Officers*, (Washington, DC: Center for Military History, 2005) www.army.mil/cmh-pg/books.

¹⁸Major General Alexander Macomb November 3, 1814 3 Stat. 247, Office of the Clerk, U.S. House of Representatives, Congressional Gold Medal Recipients.

¹⁹Website for Gunston Hall, <http://www.gunstonhall.org/masonweb/p6.htm#i264>, accessed January 22, 2008

marriage, all died between 1826 and 1828, and Arianna was left with her infant daughter Sally.²⁰ Mrs. Lyles purchased The Rest in 1835, when Sally would have been seven years old.²¹ Arianna Lyles was related through her mother to the Jones family of Clean Drinking Manor in Chevy Chase, Maryland. The Rest's property abutted that of Clean Drinking.

Thomas Marshall, the fifth of that name in his family, also came from Charles County, Maryland. He was born at Marshall Hall, the family home in Virginia, and into a family intermarried with other families who bear familiar names such as Hanson, Dent, and Clagett. The Marshall property in Virginia grew wheat, corn, and tobacco. When it was divided in 1850, Thomas's share of the property included the mansion. This he sold, and he and his wife Sally moved out. The purchase of Dunblane was recorded in February 1852.²²

Like Dunblane's previous owner, Clement Smith, Thomas Marshall was an active churchman and, with W.D.C. Murdock, was one of the original vestrymen of St. Alban's Parish, the church attended by Tenleytown's Episcopalians before the establishment of St. Columba's. Marshall and Murdock were reelected in the following year. A May 1864 list of members includes Thomas Marshall.²³ Arianna Marshall, daughter of Thomas and Sally was confirmed by the bishop of the Diocese of Washington on July 9, 1871. "Arriana" Marshall, "Nannie" (Eleanor) Marshall, and Mrs. Lyles were among the communicants reported at the Convention in May 1880.²⁴ This Mrs. Lyles would have been Arianna Lyles of The Rest, grandmother of Arianna and Eleanor Marshall.

In 1855, just a few years after buying Dunblane, Sally Marshall died, bequeathing via a will written in 1847 at the age of eighteen all of her estate to "my dear husband Thomas." In 1858 the property, now approximately sixty-three acres, was sold by Thomas Marshall and his second wife, Sally's cousin Henrietta Lyles, to Harry Woodward Blunt. That the Marshalls, too, considered Dunblane a country home is reinforced by the fact that the deed of sale to Harry Blunt identifies them as "of Prince George's County and State of Maryland." Sally Lyles Marshall was buried in Oak Hill Cemetery, as were a son of Sally and Thomas, Thomas and his second wife.²⁵

Harry W(oodward) Blunt (1858-1869)

²⁰Gravestone inscriptions and funeral register, St. John's Cemetery, St. John's Episcopal Church, Fort Washington, Maryland. Joan M. Dixon, compiler, *National Intelligencer Newspaper Abstracts, 1827-1829*, 260.

²¹Charles D. McLean et ux Jane E. to Arianna J. Lyles, June 15, 1835, recorded January 28, 1837, Liber WB 63, folio 216, DC Archives. Jane E. McLean was the widow of Arianna's cousin Henry Love.

²²District of Columbia Land Records, Liber JAS36, p. 186, DC Archives.

²³St. Alban's Episcopal Church, Vestry Minutes, vol. 1, 8 and 14 recto.

²⁴St. Alban's Episcopal Church, Parish Register, Vol. 1, p.117 and 128.

²⁵Wesley E. Pippenger, *Oak Hill Cemetery, Georgetown, D.C.: Monument Inscriptions and Burial Data* (Washington, DC: Oak Hill Cemetery Preservation Foundation, 2006), 68.

Harry Woodward Blunt's purchase of the sixty-three acre Dunblane property for \$ 8,000 was recorded on February 10, 1858.²⁶ According to his obituary, Blunt was born in Montgomery County, Maryland, June 16, 1826, and at the age of sixteen arrived in Georgetown where he was first employed as a clerk. The obituary continued that he spent the Civil War years in Tenleytown "on what is now known as the Dunblane property."²⁷ Both the 1861 Boschke Map and the 1865 Defenses of Washington Map show the name "Blunt" where the Dunblane property is.

Harry Blunt was married to Marian Coolidge, daughter of Edmond Coolidge, Esquire, of the District of Columbia. At the time he purchased Dunblane the couple had two children. The 1860 census lists Harry Blunt as a farmer, with real estate valued at \$10,000, married with three children. Dunblane is very close to Forts Reno, Bayard, and Gaines, as well Mount Zion Methodist Episcopal (now Eldbrooke) Church and the Methodist Cemetery, where troops were camped, but no information has been uncovered to suggest that Dunblane was directly affected by trenching or troops. While residents still went about their business and visited each other, the following excerpts from the diary of Anne Forrest Green of Rosedale, just south of Tenleytown, make clear that the War and the presence of soldiers had an effect.

On Tuesday, August 6, 1861, Anne Green recorded that "All through the day regiments were going up shouting, shooting, and hurraing.... Two regiments are at Mrs. Loughborough's, one at Mrs. Lyles's, and God only knows at what moment they may be here!"²⁸ The Loughborough's estate, Grasslands, abutted Dunblane on the west side of the Georgetown-Frederick Road (Wisconsin Avenue). Arianna Lyles' The Rest is on the east side of the road.

On Friday, August 16, 1861, Mrs. Green wrote:

This morning while I was washing up the tea things Mrs. Barber and John came. She gave me such a deplorable account of my neighbor Mrs. Dyer that I determined...I would ride up and see her.... I set off on my visit, which if I could have understood it in all its bearings I should hardly have had courage to have attempted. The road was strewn with camps on both sides as well as in the fields. I was almost frightened to go through them, but when I reached Mrs. Dyers the scene was harrowing—all of her beautiful grove and but two trees were standing—she was ill in bed—her sister and daughter packing up to move, finding it impossible to remain longer on the place. Mrs. Blount was with them giving what comfort she could. There were, I suppose, not less than fifty soldiers lolling

26District of Columbia Land Records, Liber JAS149, p. 206, DC Archives.

27"Henry W. Blunt Dead," *The Washington Post*, January 14, 1901, p. 12.

28Anne Forrest Green Diary, 1861, typescript at Dunbarton House Archives, p. 50.

and moving around her doors—fortunately she had a guard detailed which protected her.... Everything about her was destroyed, the cornfield cut down and every particle of poultry gone, and they were just beginning to pull down her barn.²⁹

The Dyers' property occupied the site chosen for Fort Reno. It is possible that the "Mrs. Blount" referred to is Mrs. Blunt of Dunblane with a varied spelling.

The 1870 census for the Tenleytown section of the District of Columbia lists Harry Blunt, cement agent; his wife Marian, keeping house; and four children, two at school and two at home. But Harry Blunt had sold Dunblane in 1869 and Marian Blunt died on July 15, 1870.³⁰

According to Harry Blunt's obituary, he went to Arkansas for a few years, and then returned to The District of Columbia and began a thirty-year career managing the Potomac Cement Company, which he owned at the time of his death in 1901. He was reported to be one of the oldest residents of Georgetown, living at 3017 O Street, NW. Among his pallbearers was another Georgetown resident of some note, Herman Hollerith, who founded the company that became IBM. Harry Blunt was buried in a family cemetery next to his childhood home in Gaithersburg, Maryland.³¹

Richard W. Carter (1869-1883)

Richard Carter appears to have led a relatively quiet life. Born of Scottish immigrant parents, he was a lifelong resident of the District of Columbia. He was married to Sarah Gould Carter (so named in his January 1884 will, but listed as Susan G. Carter on the Dunblane deed of sale in 1883), and had four children living at the time of his death. The 1883 City Directory lists him as a "farmer," Georgetown Pike, Tennallytown, and his 1884 death certificate lists his occupation as "merchant." He died at his home at 724 12th Street NW.³²

In fact, Richard Carter's will and a newspaper article about it provide the only discovered glimpse into his life. The will describes one son as "unfortunate" and provides a sum to be invested for his care. With regard to his other son, the will states, "I give, devise, and bequeath unto my son Richard W. Carter ten dollars, with which I recommend him to purchase a family Bible." *The Washington Post* article reporting on the will, opines that since a representative of the younger Carter had requested notification before probate, a challenge was

²⁹Green Diary, p. 52.

³⁰Pippenger, Wesley E., Compiler, *The Georgetown Courier Marriage and Death Notices, Georgetown, DC November 18, 1865 to May 6, 1876*, (Westminster, MD: Willow Bend Books, 1968) p. 45.

³¹*Washington Post*, January 14, 1901, p. 12.

³²District of Columbia Certificate of Death # 40742, February 8, 1884, DC Archives.

likely to be filed.³³

William J. Thomson 1883-1888

The tract deeded to William Thomson (*sic*) was described as “three contiguous parcels,” two purchased by Richard Carter from Harry Blunt and a third from the abutting Grasslands estate. Over the years, small tracts had been bought and sold around the perimeter of the Dunblane estate. The core, however, remained intact. The deed of sale identifies William Thomson as being “of the U.S. Navy.”³⁴ The naval service record for William Judah Thomson indicates that he was born in the District of Columbia on April 23, 1841. He was appointed an acting assistant paymaster, United States Navy, in 1865, serving on the USS *Squando*, and in July of the following year was transferred to the Regular Service. From 1881-1884, he was on special duty with the Coast Survey, and from 1885-1887 was paymaster on the *Mohican*. It was during this tour, the *Mohican* having been directed to secure artifacts for the National Museum, that Thomson visited Easter Island in the South Pacific. Described as “an enlightened amateur,” Thomson collected much material, including a forty-eight verse recitation.³⁵ Years later a *Washington Post* article characterizes Paymaster Thomson as the “best American authority on the subject.”³⁶ Thomson, with the help of an old Easter Islander (whom he plied with drink, according to some accounts), was able to translate the writings on tablets that told the history of the islands.³⁷ In addition, a prehistoric stone image from Easter Island was taken by the *Mohican*’s crew for the Smithsonian.³⁸ Thomson was assigned to the Smithsonian from 1887-1888, after which time he was back at sea.³⁹

The City Directory for 1888 list Wm. J. Thompson, USN (*sic*), Tennallytown. He is also listed in the 1889 Directory.

There is no direct evidence that Navy Secretary Whitney, who occupied Grasslands, the abutting estate, was acquainted with William Thomson, USN, Dunblane’s owner at that time, but it would seem likely. And Paymaster’s Thomson’s sea duty from 1885-1887 would likely make Dunblane available for rental. By April 1890, Paymaster Thomson resided at The Hermitage in Montgomery County, Maryland.⁴⁰

33“Cut Off with Ten Dollars,” *Washington Post*, February 16, 1884, p.2.

34District of Columbia Land Records, Liber 1057, p. 388, DC Archives.

35Jacques B.M.Guy, *Rongorongo: The Easter Island Tablets*, website www.netaxs.com/~trance/rongo2.html. Accessed October 17, 2007.

36“To Solve the Mysteries of Easter Island,” *The Washington Post*, June 4, 1916, p. MT8.

37Ibid.

38“The News of the Capital,” *Washington Post*, January 16, 1887, p. 1.

39Lewis Hamersly, *The Records of Living Officers of the US Navy and Marine Corps*, www.books.google.com (Accessed September 16, 2007)

40“A Serious Accident to Mrs. Thomson,” *The Washington Post*, April 30, 1890., p. 4.

The Dumblane Hunt (1885-1892)

The pursuit of wild animals, including rabbits, wild boar, and deer, by men and dogs has been practiced for hundreds of years, and in Europe hounds have long been used in this endeavor. According to Carolyn Jones, the first pack of hunting dogs in the Colonies was owned by Robert Brooke of Prince George's County.⁴¹ George Washington rode to the hounds in Virginia, and in the early 1870s in The District of Columbia, a 14th Street grocer named Haskins often saddled up his cart horse and took his American hounds out once the deliveries had been completed.⁴²

Jones also writes that the hunt club provided an opportunity for those who didn't have their own dogs to enjoy the sport of fox-hunting, the first such club having been established near Philadelphia in 1766. By 1775 fox-hunting as a sport was established in the U.S., particularly in the Mid-Atlantic states of Pennsylvania, Maryland and Virginia. During the period from 1865 to 1906, a number of hunts were organized. A well-trained pack of hounds, bred for the qualities of "cry," sufficiently loud to be heard over the din of the horses and riders and "nose," to follow the fox's scent, was critical to the success of a Hunt.

Sources differ on who brought the first pack of English hounds to the Dumblane Hunt. Judith Helm writes that it was likely S. S. Howland in 1885.⁴³ *The Washington Post* credits George Eustis, "a keen sportsman and Washingtonian by birth."⁴⁴ Both men came from distinguished and wealthy families. Eustis was the grandson of William Wilson Corcoran, a noted philanthropist and founder of the Corcoran Gallery of Art.⁴⁵ An avid sportsman and prominent member of Society, George Eustis legally changed his name, and that of his second wife and their children, to Corcoran in order to perpetuate that name.

S(amuel) S. Howland, a New Yorker whose family roots were in New England, was descended from a line of successful shipbuilders and merchants, who had taken their places in New York society. Howland was a horse enthusiast, married to Frederika Belmont, daughter of August and Caroline Perry Belmont, and sister of August Belmont II. The elder Belmont was a Rothschild protégé (some would perhaps say a user of his connections) who was a huge financial success, and had the good fortune to marry Caroline Perry, daughter of Matthew Perry

⁴¹Carolyn Jones, "Fox Hunting in America," *American Heritage Magazine*, Vol. 24, Issue 6, October 1973, www.americanheritage.com. Accessed August 8, 2007.

⁴²"Hunting at Chevy Chase," *The Washington Post*, December 10, 1905, p. L8.

⁴³Judith Helm, *Tenleytown, DC*, 94.

⁴⁴"Hunting at Chevy Chase," *The Washington Post*, December 10, 1905, p. L8.

⁴⁵Corcoran philanthropy still benefits old Tenleytown at the Lisner-Louise-Dickson-Hurt Home in Friendship Heights. According to the Home's brochure, The Louise Home, a result of William Corcoran's concern for gentlewomen in financial need, having occupied various sites in the city, affiliated with the Lisner Home in 1976.

and niece of Commodore Oliver Hazard Perry, naval hero of the War of 1812. The Belmonts, father and son, were also horse enthusiasts, the well-known Belmont Stakes Horse Race having been named for August Belmont.⁴⁶

Samuel and Frederika Howland maintained several residences, one of which was a farm in the Genesee Valley, New York, where they built a large horse barn, and bred horses from approximately 1886 to 1901. The current owners, interviewed for an article by Bill Heller, said that Teddy Roosevelt was a frequent visitor, not unlikely since the families are related by marriage.⁴⁷ S. S. Howland was president of the Washington Jockey Club from 1898-1903, and a member of the Metropolitan Club in The District of Columbia. For a number of years, he maintained a residence in Washington at 1731 I Street NW.

John Lynham, in his history of the Chevy Chase Club, credits Arthur Herbert of the British Legation "with the introduction of the English foxhound and fashionable hunting to the Nation's Capital."⁴⁸ Whoever deserves credit for the introduction of English hounds, all three men were instrumental in the creation and continuation of the Dumblane Hunt.

George Eustis (later Corcoran) and S. S. Howland were encouraged in their Dumblane Hunt endeavors by William Collins Whitney who, like Howland, was a New Yorker with New England roots. It is logical to assume that they were acquainted. Whitney, a successful attorney, active in politics--and a horseman who was an ardent supporter of thoroughbred racing--was appointed Secretary of the Navy by Grover Cleveland and served in that capacity during President Cleveland's first term. In 1885 Whitney purchased Grasslands, the Loughborough Estate that abutted the Dunblane property. Secretary Whitney and his wife were sponsors of the Hunt, and Grasslands was frequently the site of Hunt breakfasts.

George Eustis was the first Master of the Dumblane Hunt, and Charles Briscoe, an Englishman was The Huntsman from 1885-1889. In September 1889, a certificate of incorporation for The Dumblane Club was recorded in the District of Columbia. The incorporators were Charles C. Glover, E. Francis Riggs, and J. Russell Soley. Eustis was succeeded as M.F.H. by Arthur Herbert, followed by S. S. Howland who, with others, brought the second pack of English hounds to the Hunt.⁴⁹ It was during this period that Tenleytown resident Bob Curran became kennelman and whip while still in his late teens. Curran followed the Hunt to Chevy Chase, serving as Huntsman and ultimately as Master of the Fox Hounds. The Master of the Hunt or Master of the Foxhounds (M.F.H.) was at the top of the hierarchy of Hunt organization. It was he who was in charge, arranging the course, getting necessary

⁴⁶"August Belmont," *Encyclopedia Britannica*, 15th ed.(Chicago: W. Benton Publ. 1977), Vol. 1, 960.

⁴⁷Bill Heller, "Genesee Valley Farm's Rich History," www.nybreeds.com/articles/heller3.html. Accessed August 10, 2007.

⁴⁸John M. Lynham, *The Chevy Chase Club: A History 1885 -1957*, (Chevy Chase, MD: The Chevy Chase Club, 1958) 5.

⁴⁹Samuel J. Henry, *The Old Days with Horse and Hound*, (Chevy Chase, MD) 9.

permissions from landowners across whose fields the Hunt would ride, settling disputes, deciding whether or not the weather was suitable and giving the signal to begin. The Huntsman was in charge of the hounds - and the horn used to signal them. During the season, the Hunt met twice a week. In 1890 a "pink coat" ball was given at Wormley's Hotel. By 1891, financial troubles had begun and the Hunt's future was a subject for comment in the *Washington Post*.⁵⁰ By the fall of 1891, the Hunt had given up Dumblane, and S.S. Howland, who would in 1892 be elected President and Master of the Foxhounds, rented Grasslands, thereby providing a site for the club. Club members at that time included Walker Blaine, Joseph H. Bradley, H. Rozier Dulaney, Charles C. Glover, and Arthur Herbert of the British Legation.⁵¹

The Dumblane Club and Hunt were prominent in the society amusements of their day. During hunt season, there were numerous reports of the events and lists of the prominent people taking part or observing: "Dumblane Club Races, A Day of Splendid Sport Enjoyed by a Fine Assemblage, Prominent People at Ivy City." "S.S.Howland, accompanied by Secretary Blaine and the Misses Blaine, drove to the track in his tally-ho coach..... some of the best known society people....among them were.... Senators Beck, Eustis, ...: the Turkish minister..."⁵² The clubhouse was apparently a destination in itself: "That evening Walker Blaine and [A. Loudon Snowden, ex-director of the Philadelphia mint] drove out to the Dumblane club-house together..."⁵³ The twenty-four hounds that were received from England by the Dumblane Club last Tuesday had their first run in this country Saturday afternoon, and the members of the club are jubilant over the fine showing made by the dogs.... Those who participated in the chase were Messrs. Dick and Bob Wallach...Montgomery Blair...[and] Colonel Biddle....⁵⁴ In 1891 as part of the Washington Kennel Club Show, the Dumblane Hunt Club's pack of fox-hounds participated in an indoor exhibition of a drag.^{55 56}

By the end of 1892, however, Howland had left the Dunblane Hunt and Grasslands. The departure of S.S. Howland necessitated finding new leadership and a new home for the Hunt. In 1892 the Chevy Chase Club was organized, and the Dumblane Club, which had many of the same members, was merged with Chevy Chase.

Still standing as a reminder of the Dumblane Hunt is the Dunblane Oak, a focal point for Hunt gatherings, now on the grounds of "Under Oak," part of the original Dunblane estate. Under Oak has been owned since 1941 by the Wiley Buchanans.

⁵⁰Lynham, *The Chevy Chase Club*, 5, quoting *The Washington Post*, April 12, 1891.

⁵¹Lynham, *The Chevy Chase Club*, p.5.

⁵²"Dumblane Club Races," *Washington Post*, May 25, 1889, p.1.

⁵³"In the Hotel Lobbies," *Washington Post*, July 13, 1889, p. 4.

⁵⁴"Two Fox Hounds," *Washington Post*, December 16, 1889, p. 3.

⁵⁵"The Coming Dog Show," *Washington Post*, March 8, 1891, p. 10.

⁵⁶In a drag, instead of chasing a live fox, a fox pelt or fox scented item is dragged along the course in advance. The hounds then are introduced to the scent and follow it as they would a live fox.

Anastasia Patten and Heirs (1888-1894)

Anastasia Patten, widow of Edmund Patten, who had made a fortune in the Gold Rush, was among the earliest westerners, excluding those who came in some official role, to come east in the hope of achieving a place in society. Both Pattens were born in Ireland, and when Edmund died in 1872 Anastasia took their five daughters to Europe for several years. The older girls attended a convent school in Paris. She returned to the United States, arriving in 1884 in Washington, where her younger daughters were enrolled at Georgetown Visitation School. Kathryn Jacob describes Anastasia Patten as “adamantly Catholic.”⁵⁷ The grand house (since razed) that she built at the corner of Massachusetts Avenue and 21st Street NW was referred to as the Irish legation, and she was known for her Sunday afternoon teas.⁵⁸ That she was exceedingly well connected is evidenced by the list of guests at the 1887 wedding of her daughter, Catharine Augusta to John Milton Glover, Congressman from St. Louis, Missouri. *The Washington Post* report began, “The most brilliant private social event of the season in this city, when the wealth, social position and surroundings of the parties are concerned, was the wedding last evening of John Milton Glover...and Miss Catharine Augusta Patten. Those bidden to the ceremony and reception included the most prominent and best-known people in this city, St. Louis, New York and other center of population.”⁵⁹ Fourteen years later, Edythe Patten would marry General Corbin in another grand social event on a date set so that President McKinley could attend.⁶⁰

Later that same year, 1887, Anastasia Patten purchased Dunblane, now just over sixty-one acres, from William and Jessie Thomson. Like Clement Smith in the beginning of the nineteenth century, she was a buyer and seller of property across the city: Georgetown College Villa (where McLean Gardens is today; lots on R Street between 17th Street and New Hampshire Avenue; Belair Heights; and Trinidad.⁶¹ As the Hunt was still in operation, and there being no evidence that the Pattens ever lived at Dunblane, one assumes that rental of the property continued.

Anastasia Patten died while vacationing in Maine in September 1888. The *Washington Post* commented, “Mrs. Patten owned considerable property in this city and realized a large sum from investments in suburban real estate on Massachusetts Avenue extended.” Her pall

⁵⁷Kathryn Allamong Jacob, *Capital Elites: High Society in Washington after the Civil War*, (Washington, DC and London: Smithsonian Institution Press, 1995) 185.

⁵⁸Ibid.

⁵⁹“Society at a Wedding: The Glover-Patten Marriage a Brilliant Event,” *Washington Post*, February 22, 1887 p.2.

⁶⁰“President to Attend,” *The Washington Post*, p. 21.

⁶¹“Beyond the City Limits,” *Washington Post*, May 2, 1887, p.2. “Sales of Real Estate,” *Washington Post*, July 15, 1887, p.2. “Real Estate Sales,” *Washington Post*, November 2, 1887, p.3. “Real Estate Transfers,” *Washington Post*, July 30, 1888. p. 6.

bearers were generals and senators. Her will, with the exception of a few bequests, left her estate to her five daughters.^{62 63}

Anastasia Patten's will and estate were cause for litigation. As guardian for her daughters, she had not maintained clear records of expenditures on their behalf, making it difficult to sort out what assets were part of her estate and what had come to the daughters from their father. In addition, Augusta Patten Glover, with her husband, sued the estate. Her unmarried sisters claimed that the funds released to her on the eve of her marriage constituted her share of the estate. Almost a decade after Anastasia Patten's death, the United States Supreme Court decided in favor of the unmarried sisters.⁶⁴

By this time, the Dunblane Hunt was long gone from its Tenleytown home. According to Helm, the property was rented until it was sold to the Sisters of Providence. Helm cites an interview with Mary Chappell Robey during which Mrs. Robey says that her parents' wedding reception was held at Dunblane in 1889.⁶⁵

Frank H. G. White (1894-1897)

In November of 1894, Anastasia Patten's unmarried daughters and heirs sold Dunblane for \$5,000 in cash and secured promissory notes to Frank H. G. White, who is listed in the 1896 City Directory as maintaining a real estate office on 14th Street and a residence on Woodley Lane Road. Frank White immediately signed an indenture of trust on the property with Thomas Waggaman and Henry Davis as trustees for \$145,000, to be paid semi-annually, in increasing annual amounts, with interest at 5% per annum, payments to be completed by January 1, 1900. The Patten sisters again found themselves involved in a suit, as Mr. White wished to complete the contract and found that three of the sisters were away from the city!⁶⁶ In February 1896, White subdivided the Dunblane property and part of lot 11 of the Loughborough Estate into blocks, naming his subdivision Grasslands and Dunblane.⁶⁷ In January 1897, Frank H. G. White committed suicide. His wife was "unable to assign any motive for her husband's act."⁶⁸

62 "The Death of Mrs. Patten," *The Washington Post*, September 13, 1888, p. 6, C.4. "Mrs. Patten's Funeral," *Washington Post*, September 16, 1888, p.7.

63 Last Will and Testament of Mrs. Anastatia (sic) Patten, December 3, 1879, DC Archives.

64 *Glover v. Patten*, 165 U.S. 394, 1897. National Archives, RG21.

<http://supreme.justia.com/us/165/394.html> Accessed August 15, 2007.

65 Helm, *Tenleytown, D.C.*, 95.

66 "Dunblane and Friendship," *Washington Post*, November 1, 1894, p. 2.

67 County Book 10, p. 21. DC Office of the Surveyor.

68 "Funeral of Frank White, the Suicide," *Washington Post*, January 23, 1897, p. 8.

Waggaman et al., Trs., and American Security and Trust Co., Tr. (1897-1905)

The death of Frank White appears to have put a halt to the development and sale of most of the Grasslands and Dunblane subdivision. A *Washington Post* article in December 1900, reports a fire at Dunblane and that the occupant was Richard W. Ricketts.⁶⁹ The required payments to the Patten sisters were not made by the trustees and, once again, the sisters were involved in a suit, filed in March 1900 in Equity Court. A 1903 decree in the Supreme Court of the District of Columbia awarded the Pattens \$132,000, with 4% annual interest from May 1897, plus an additional sum for taxes. Waggaman et al. were granted an opportunity to sell the property and proceeds were to be paid to American Security for the Pattens' and promissory note holders' benefit. If none of the property was sold by July 1, 1904, ownership would revert to the Pattens.⁷⁰ In June 1905, American Security and Trust Co. conveyed to the Patten sisters blocks 3 through 7, 11, 12, 13, 15 through 21, parts of blocks 9 and 10, and parcels A, B, C of the subdivision.

Mary, Josephine and Helen Patten and Edythe Patten Corbin (1905-1906)

The Patten sisters required most of the Dunblane land as recompense for non-payment by mortgage holders Thomas Waggaman et al. of the sale to Frank H. G. White.⁷¹

Patrick J. Brennan (1906)

In March of 1906 the Patten sisters sold Block 7 of Grasslands and Dunblane to Patrick J. Brennan for \$27,470.40. Just a week later, Patrick J. and Marion G. Brennan deeded the property to the Sisters of Providence of St. Mary's of the Woods. Both deeds were recorded on March 28, 1906.⁷² The "adamantly Catholic" Anastasia Patten would no doubt have approved.

Sisters of Providence of St. Mary's of the Woods (1906-1986)

The Sisters of Providence, a Congregation whose home is in Indiana, had been involved in women's education since Americans began the move west. The Sisters had been asked by St.

⁶⁹"Kept the Fire Department Busy," *Washington Post*, December 17, 1900, p. 2

⁷⁰"After Long Litigation: Final Decree Entered in the Patten-Waggaman Trust Deed Suit," *Washington Post*, July 4, 1903, p. 4.

⁷¹District of Columbia Land Records, Liber 2920, p. 126-131, DC Archives.

⁷²District of Columbia Land Records, Liber 2947, p. 208-111, DC Archives.

Ann's pastor in 1902 to teach at St. Ann's school and to acquire land nearby for an academy. Cardinal Gibbons wanted a "select school for girls." Immaculata Seminary and Junior College was the result, and from 1906 on, the history of Dunblane is tied to that of Immaculata.⁷³ Brennan Construction Company, owned by Patrick J. Brennan who had acquired the land from the Pattens, built Immaculata, on block 8 just east of block 7 purchased in 1906. Immaculata opened to girls of all ages in September 1905. For the first few years, all grades were taught in the new Immaculata building, but about 1914, the elementary grades moved to what was then called Dumblane Hall. The 1914-1915 brochure describing Immaculata's offerings includes the following:

DUMBLANE HALL

In order to afford the younger pupils of The Immaculata special advantages, Dumblane Hall, an old mansion of historical interest, located on the crest of Mount Marian, has been entirely remodeled and fitted up for the exclusive use of the Preparatory Department.

A homelike living room, cheerful recreation-halls and class-rooms, bright, airy dormitories, and individual bed rooms, thoroughly appointed lavatories and lockers, are among the attractive features of the new department. Large sunny verandas and extensive playgrounds, equipped for outdoor games, are also noteworthy.⁷⁴

In 1935 a wing was added to Dunblane. By 1973, elementary school parents felt that additional space was needed and a one story wing was built in 1974. Initially, both resident and day students were accepted, but by 1961 both the high school and elementary school accepted only day students. By 1978, financial difficulties were becoming apparent and the college closed. Part of the Immaculata building was leased to American University and in the early 1980s American University indicated an interest in acquiring the property. In 1984, the Sisters resolved to sell the property. Once again the Dunblane property was the subject of a lawsuit filed by Save Immaculata/Dunblane (SID) an organization comprised of parents and others. SID's effort failed. Classes continued through the 1985-86 school year and the school was officially closed on June 3, 1986. In December 1986, the property was sold to American University.⁷⁵

⁷³Informal history, Archives, Sisters of Providence of Saint Mary's of the Woods.

⁷⁴*The Immaculata Seminary*, descriptive brochure, 1914-15, p.6, Vertical files, Washingtoniana Collection, Martin Luther King Library.

⁷⁵DC Recorder of Deeds, Document # 8600051483, Roll 211, Frame 465. www.waml.landata.com Accessed 12/7/2007.

American University 1906-present

Since becoming part of American University, Dunblane has housed classrooms, faculty and administrative offices on the first floor and faculty offices on the second floor.

ARCHITECT AND BUILDER

No information has been located that would definitively identify either architect or builder.

DESCRIPTION OF THE PROPERTY

The original and principal core of Dunblane is a two-story, three-bay cube-like dwelling constructed in the early to mid-19th century and executed in a Greek Revival-style of architecture. It is set upon a raised foundation, has brick walls clad with a smooth stucco finish, and is covered with a pyramidal hipped roof, capped with a central cupola. Photographic evidence dating to the 1930s shows a small chimney located to the east of the cupola, now no longer extant. Several large additions append the original core, including most notably a similarly scaled and treated two-story, three-bay block covered with a hipped roof which abuts the east side wall and is recessed from the south front of the original core. On the west side, a two-story rear wing was added to the main block in 1935, while another low-lying and rambling single-story addition, further enlarged in the building in the mid-1970s.

Based upon archival research, it appears that the dwelling was constructed between 1818 and 1839. Clement Smith, a merchant of Georgetown, purchased the original parcel of “unimproved” land in 1818; when Smith died in 1839 and the property was sold to Catherine Macomb and John Mason, Jr., it was described as “improved.” According to oral tradition, the house was originally constructed of stone, and the stucco applied later.

The front façade of the main block of the house, facing south, is rather austere and is divided into three bays with a wider entry bay and two equal window bays, likely reflecting the interior side-passage, room-behind-room plan. The first story consists of a side entry door with single windows to either side, while the second story has three single windows. All of the windows have original stone sills, 6/6 double-hung wood replacement sash set within plain wood window trim with no lintels or shutters.

The entry is the most character-defining element of the façade and features a robust and relatively plain Greek Revival-style engaged architrave surround. Simple columns with simple

caps that are neither Tuscan nor Doric, support a wide and plain frieze board which is in turn surmounted by a projecting cornice visually bolstered by wood modillions. The cornice, divided into four classically inspired parts, includes a plain bed moulding at the bottom, a narrow soffit and a cavetto fascia board on-center, and a boxed crown molding at the cap. Much of the door surround is possibly a reproduction, including the pilasters, frieze and cornice, however historically accurate the final effect may be. A single, six-paneled "cross and bible" wood replacement door is centered within the door surround with sidelights to either side and a single-light transom above. The original paneled entry sides and top have been obscured somewhat by the construction of a new door jamb which intrudes on the extant wood paneling.

A photo from the Sisters of Providence Archives, probably from the late 1970s, shows heavy paneled double doors, which may have been the original doors; however, the photo is not clear enough to distinguish other details of the door.

The east elevation of the main block has a two-story projecting wing attached to it. This wing, likely dating to the mid to late 19th century, is similarly massed with a roofline simply extending off that of the main roof.

The south elevation of this east wing is three bays wide with a single-story hipped-roof porch extending the full width of the wing. Photographs taken in the 1930s indicate the same or similar porch, minus the existing railing. It is not clear, whether the porch was an original feature of this wing, or whether it was added at a later date.

The first story currently includes a central entry door flanked by single windows, and the second story features three single, rectangular windows with replacement sash. In historic photos, the door is a side-entry and appears to the far left, where there is now a window. The current door, located on-center, was originally a window that was enlarged in order to create the present entry. Historic photos also indicate that the historic window openings on the second story were segmentally arched and filled with 2/2 double-hung sash.

The east elevation of the wing has three small windows on the upper floor and three larger, elongated windows below. Photographs taken in the 1930's show only one small window in the center on the upper floor and two small windows and a door on the lower level. The fenestration on the lower level includes three windows that were elongated at some point, as early photo documentation of this façade indicates that the window to the far right of the façade was a door. The head of the former window was raised at some point, bringing all three windows onto the same plane. All of the window openings currently have replacement

windows with stone sills. All six windows on this façade are presented along the same plane on each level, but they are not evenly spaced, with the two windows at the far right of greater distance apart than the other two windows on each floor.

A smaller one-story addition projects from the rear, or north, elevation of the wing. It has two small, non-descript windows on its east façade. This area appears to be used as a storage shed.

Another lean-to type addition projects from the west façade of this shed type structure, very poorly made and added probably within the last few decades. It is not indicated on earlier photos although the one story addition is clearly visible. There is one metal, utilitarian door centered on the north façade of the lean-to.

The north elevation includes the north elevation of the main block and side wing, both of which are flush with each other, along with a 1930s, two-story block-like addition. This north, rear elevation is a mishmash of open-sided metal dog-leg staircases with roofs abutting the 1930s addition, which were clearly added to comply with emergency egress guidelines.

The second story of the north elevation has four windows irregularly spaced across it. There are two newer door openings, with the same metal doors as used at the lean-to, for the stair entrances. It is very difficult to identify the original bay openings, and many may, in fact, be later cut-in windows. A single window is located at the half story between the first and second floors just to the left of the emergency exterior stair. Its odd position on this façade may indicate one of the original window openings as it does read as part of the original structure from behind. Four windows and one door are located on the ground floor.

Clearly alluding to the geometric form and stylistic elements of the original structure, the 1930's addition is set back from the front of the original building and projects outward from its northwest corner. In plan, the addition resembles an L shape with the horizontal bar projecting along the north end of the building and the vertical member directly attached to the original structure. The simple three part stepped up cornice is carried onto this addition in a band approximately two feet below the flat roofline. This banding encircles the entire addition and provides for a decent unifying element.

On the north façade of the addition, there are two small windows on the upper story and four elongated windows on the lower story. The two smaller windows are centered above the four lower windows.

There are two parts to the west elevation of the 1930s addition, the projecting horizontal member to the L plan shape and the vertical portion. On the west side of the horizontal L section there are two small windows on the upper story situated close together and centered on this façade. The west elevation of the vertical section of the L has the same fenestration layout as the north façade: two smaller windows on the upper floor, with four elongated lower story windows. This portion of the addition is directly attached to the main structure. The three part stepped up banding is carried around on this façade as well.

The south façade of the 1930s addition is set back from the main original structure. This façade has two windows on the upper floor and it is partially obscured by the 1974 addition's entrance which intrudes on its front.

Connected to the 1930's L shaped addition is a utilitarian 1974 addition, which makes no attempt to harken back to the days of the original gracious architecture. It is connected to the addition by a corridor with an aluminum-clad roof. The entrance leads directly into the main room of the one level addition, and appears to accommodate one, possibly two, classrooms. There is one main entrance to this addition, located on the south elevation of the building. The north elevation has two additional exit doors.

The entire structure, except for the most recent addition, is clad in stucco with yellow and beige tints. The 1974 classroom addition is clad in pre-cast concrete panels, which have a rough finish similar to stucco. The condition of the stucco is poor on every façade of the building.

Although the original Dunblane has been altered through numerous additions accommodating the former dwelling's various uses through its history, the building's original cube-like massing and its Greek Revival-style form and entry surround detailing are intact. The 20th-century additions, though insensitive, are appended to the original block, providing the opportunity through their removal, to reclaim the aesthetic integrity of a rare-surviving Greek Revival-style house in Washington, D.C.

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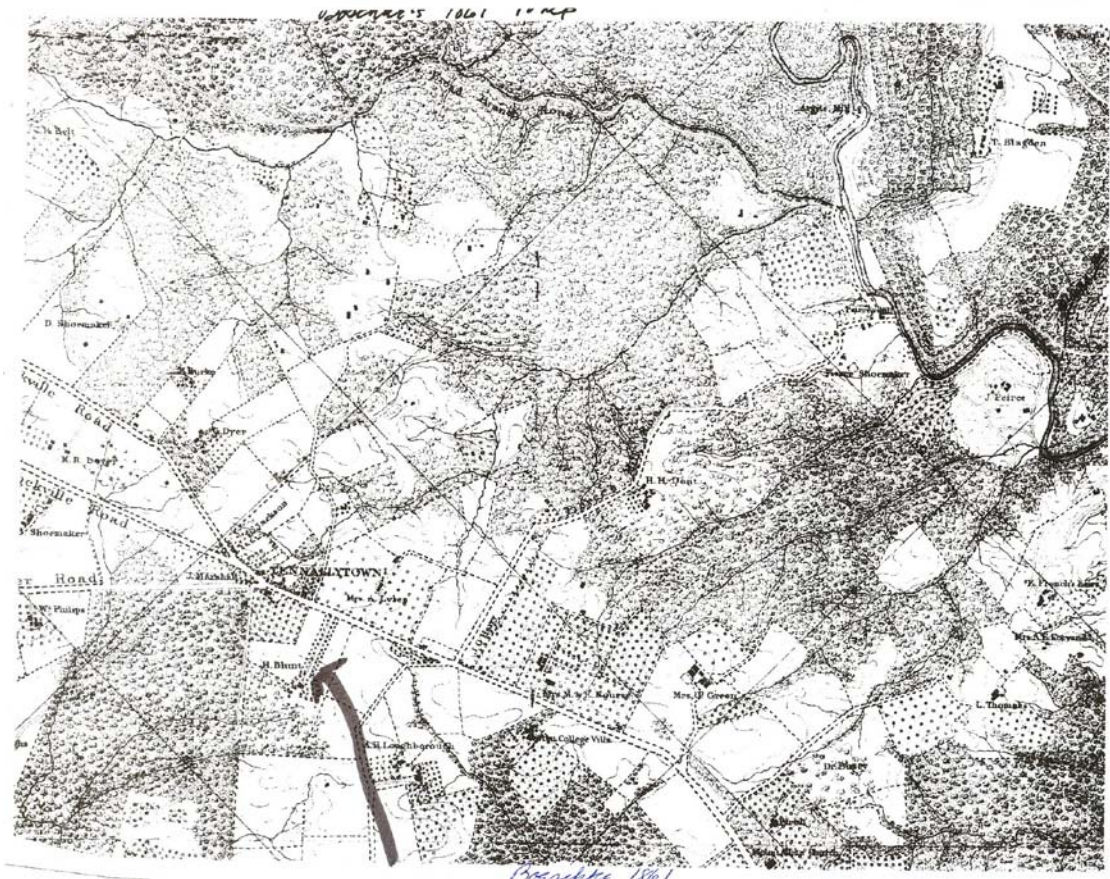
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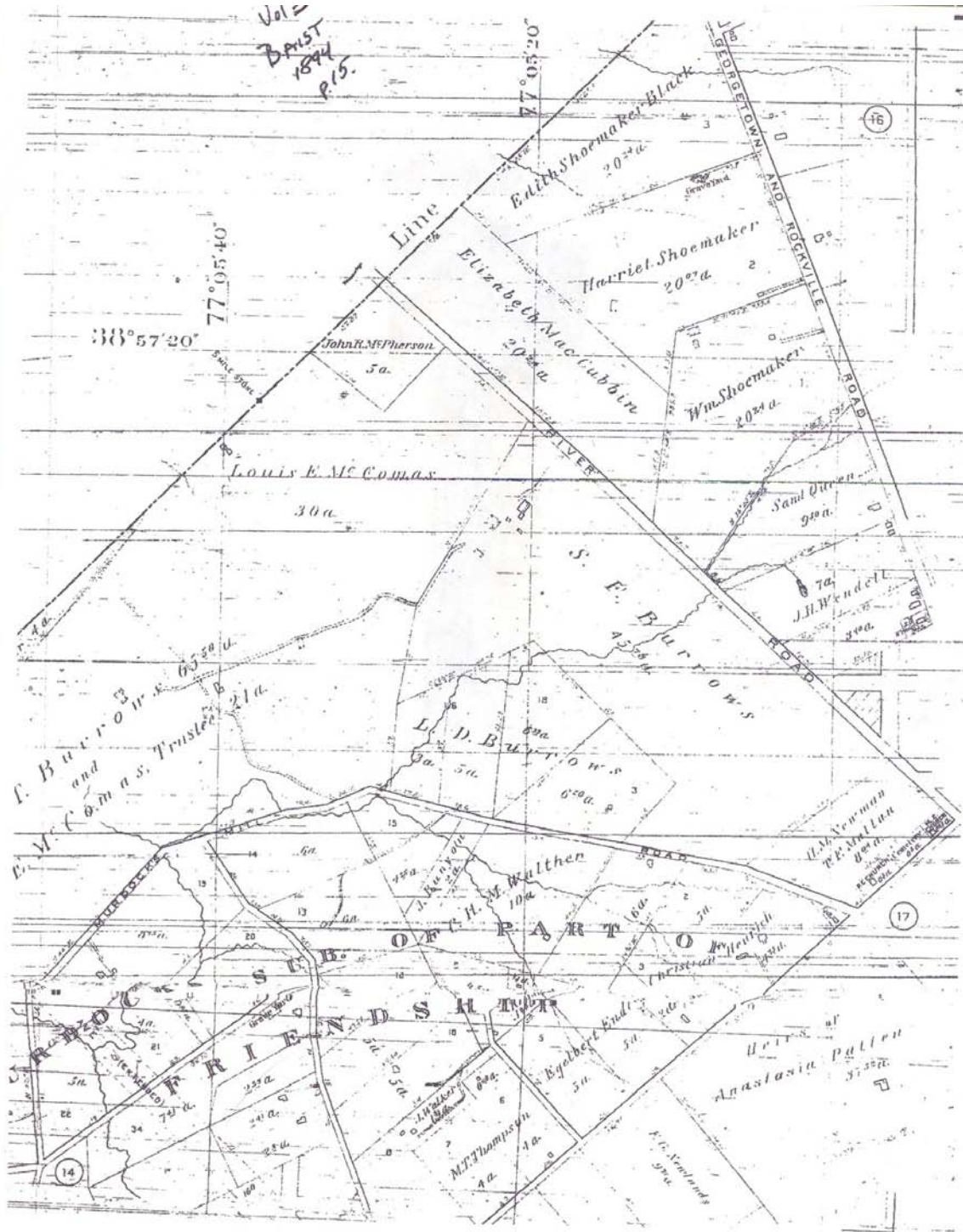
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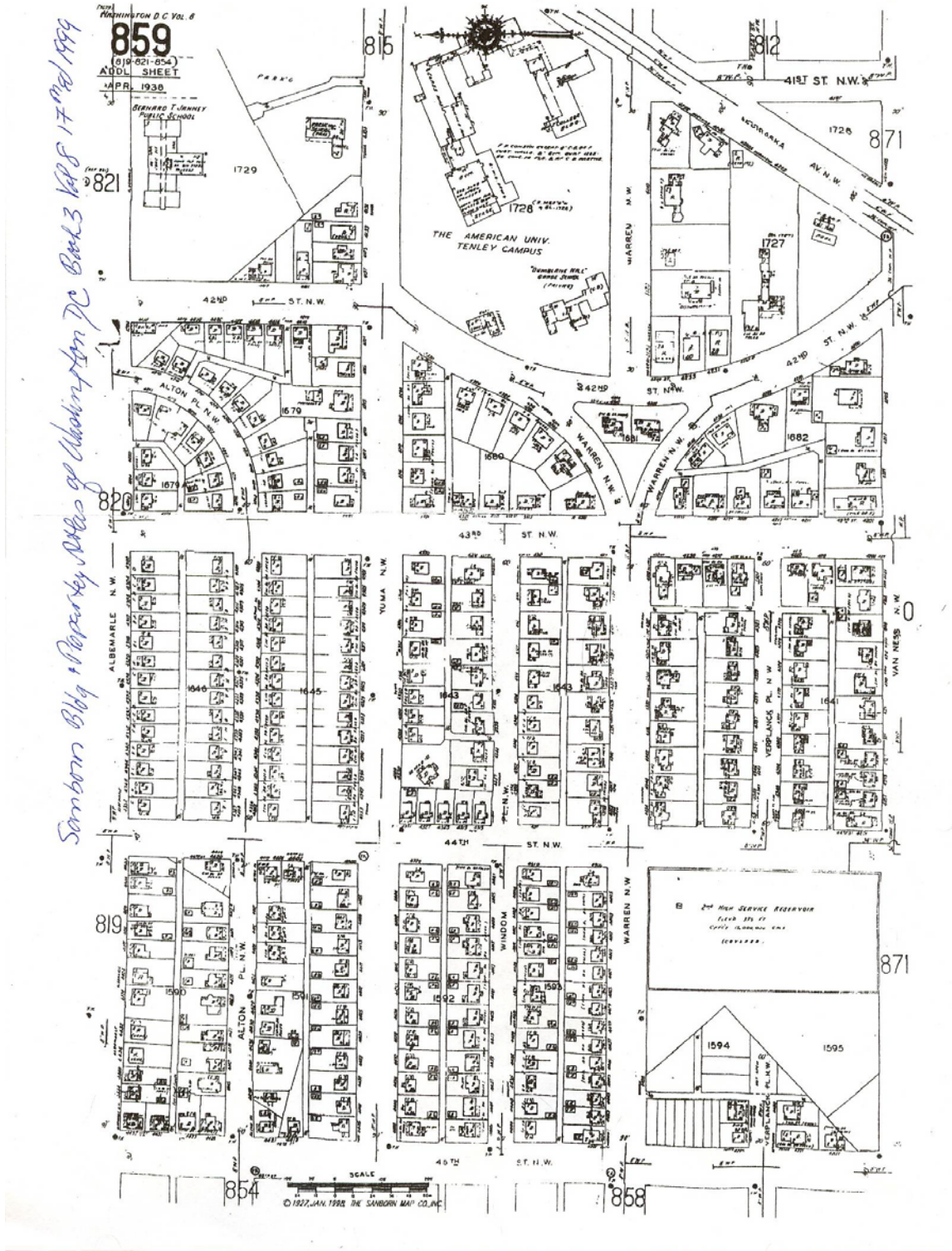
DUNBLANE - MAPS

1. Boeschke 1861





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DUNBLANE



c/o Ariotto

South elevation looking north



c/o Berk

South elevation – 1975 one story addition



c/o Berk

South and east elevations



North elevation looking south



North and west elevations – 1935 addition



Detail – door, south elevation



from 1926-27 Immaculata Seminary brochure



c/o Archives, Sisters of Providence of St. Mary's of the Woods

South elevation, sometime after 1974