

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. M:35-70

1. Name of Property (Indicate preferred name)

historic Campbell House

and/or common

2. Location

street & number 7201 Brookville Road ___ not for publication

city, town Chevy Chase ___ vicinity of

state Maryland county Montgomery

3. Classification

Category	Ownership	Present Use	
<input type="checkbox"/> district)	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object		<input type="checkbox"/> government	<input type="checkbox"/> scientific
		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name James H. 3rd & V.C. Johnson

street & number 7201 Brookville Road telephone no:

city, town Chevy Chase state and zip code Maryland 20815

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse Tax Map and Parcel HN352: P488

city, town Rockville state Maryland Liber and Folio 05057/0231

6. Primary Location of Additional Data

- Individually Listed in the National Register
- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register
- Recorded by HABS/HAER
- HSR or Research report at MHT
- Other:

7. Description

Survey No. M:35-70

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count:

See attached

CONTINUATION SHEET

M:35/70 Campbell House (c1907)
7201 Brookville Road
Section 7:2

Campbell House, a commodious frame dwelling, is located on an ample 6/10 acre lot at the northeast corner of Brookville Road and E. Thornapple Street, in the Village of Chevy Chase, Section 5. Built c1907, the residence is stylistically transitional exhibiting Queen Anne and Craftsman influence. The 2-1/2-story, four-bay structure is covered with artificial siding and protected by a asphalt shingled hipped roof with broad eaves and hipped dormers. The solid massing of the house is subdued by a double-story projecting window bay and a wrap-around porch with paired columns set on rusticated concrete block piers.

The west elevation, facing Brookville Road, is divided into unequal bays consisting on the first floor of the double-story projecting window bay and its windows, a central entry and a secondary door next to it. The second story includes the windows of the projecting bay and three, single windows. The double-story bay is polygonal and extends from ground level to the soffit of the roof eaves. It is defined by 3/1 windows on each plane wall on both the first and second stories. The central entry has a wide door opening with diamond-paned sidelights, while the secondary door, leading from the living room onto the porch, has narrow, wood double doors. The second story windows are all 3/1, as are the windows of the hipped dormers.

The house has a high level of integrity, despite the addition of artificial siding.

8. Significance

Survey No. M:35-70

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1900-	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian	
	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater	
	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation	
	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)	
		<input type="checkbox"/> invention			

Specific dates	c. 1907	Builder/Architect
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check: Applicable Criteria:	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D		
and/or Applicable Exceptions:	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> F

Level of Significance: national state local

HISTORICAL CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s): Architecture and Community Planning

Resource Type: Individual

Category: Residential

Historic Environment: Suburban

Historic Function(s) and Use(s): Residential

Known Design Source:

CONTINUATION SHEET

M:35/70 Campbell House
7201 Brookville Road
Section 8:2

The Campbell House is a fine example of a spacious suburban residence representing a transitional historical period, between the Victorian and the early Modern era. The house exhibits the picturesque features and commodious massing of the former, with the horizontal lines and Craftsman details and materials of the latter. Located on Brookville Road, an important early thoroughfare, the Campbell House property was developed by heirs of the No Gain estate.

The house at 7201 Brookville Road was built by Sarah Louise Campbell and Emma L. Johns, who bought a 2.8 acre parcel of land in July 1905 from Isabella and William R. Griffith. The house was completed in 1907 when it was assessed at \$5,000. Household furnishings were valued at \$500. While Emma Johns died in 1909, Sarah Campbell, resided here for more than 20 years. A Pennsylvania native and employee of the Treasury Department, Campbell employed a servant to do general housework and supplemented her income by renting rooms to boarders.¹

The Campbell House is located on part of the No Gain estate. Isabella Griffith inherited from her sister Mary Griffith Anderson Woodward property including the No Gain farmhouse (7121 Brookville Road). where she and her husband/cousin William R. Griffith, lived in the, which Isabella had, subdivided three spacious lots on Brookville Road north of Thornapple Street, before selling the rest of their property to Harry Martin.²

Sarah Campbell continued to live at this residence into at least the late 1920s when she was in her 80s. In her later years, she was joined by Thomas T. and Florence Bradley and their family. In 1923 Sarah sold the northern part of the property fronting on Brookville Road, and the house at 7203 was built. The same year she legally conveyed her own house, now on 1.4 acres, to Florence Bradley whose family continued to lived here into the 1930s.³

¹Deed 184:225. U.S. Census of 1910 and 1920. A Louise J. Campbell is listed at this address with Sarah Louise Campbell in Caldwell Directories of 1911 and 1915. Tax assessment records, 1905-1918.

²In 1895 No Gain was divided among the heirs of Mary Florence Griffith Anderson Woodward, with her sister Isabella receiving Lot 2, 63.75 acres including the No Gain farmhouse. 1895 plat of the Estate of the Late John Hopkins Anderson. William LeoGrande, No Gain manuscript, 1997, p.14.

³Deed 340:177. 1927 Directory. 1931 Klingé Atlas. Thomas T. Bradley was a lawyer, according to the 1927 Polk's Directory. What connection if any he had to the prominent Abraham Bradley family of Chevy Chase, descendants of whom were also active in the legal profession, is unknown. Proctor, *Washington Past and Present* (1932). Interview with Clyde Norman, owner of 7203 Brookville Road, 11-1997.

CONTINUATION SHEET

M:35/70 Campbell House
7201 Brookville Road
Section 8:3

Into the 1940s, the property continued to stretch along Thornapple Street to the head of Chestnut Street. By this time it was owned by Jennie R. Bogley. The back of the property was then subdivided. Now located on over half an acre of land, the Campbell House has been owned by James H. Johnson III and V. C. Johnson since 1977.⁴

⁴The property consists of 25,620 square feet, or 0.6 acres. Klingé Real Estate Atlas, 1941. Deed 340:177.

CONTINUATION SHEET

M:35/70 Campbell House (c1905)
7201 Brookville Road



9. Major Bibliographical References

Survey No. M: 35-70

See attached

10. Geographical Data

Acreeage of nominated property _____ 25,620 Sq. Ft _____

Quadrangle name _____

Quadrangle scale _____

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title

organization Clare Lise Cavicchi, Historic Preservation Planner

date

street & number Maryland National Capital Park and Planning Commission

telephone

1/98

city or town 8787 Georgia Avenue

state

301-563-3400

Silver Spring

Maryland 20910-3760

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

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

return to:

Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

CONTINUATION SHEET

M:35/70 Campbell House
7201 Brookville Road.
Section 9:2

BIBLIOGRAPHY

Primary Sources:

Census, U. S. 1910 and 1920.

Directories:

Boyd, *Washington City Directory*, 1905.

Caldwell, S. D. *Directory of Bethesda District* (Bethesda, Md), 1911 and 1915.

Nelson, Justus C. *Nelson's Suburban Directory* (Washington, D.C.), 1912-1913.

Polk, R. L. *Polk's Washington Suburban Directory* (Washington, D.C.) 1927-1928.

Equity Records, Montgomery County Courthouse, Rockville, Maryland.

Fisher, Thos. J. *Chevy Chase for Homes*. Washington, D.C.: Thos. J. Fisher & C., 1916.

Land Records, Montgomery County Courthouse, Rockville, Maryland. Deeds, Plats.

Maps:

Caldwell, S.D. *Map of Bethesda District*, 1915

Deets and Maddox, *Real Estate Atlas*, 1917.

Hopkins, G.M. *Northern Virginia and Bethesda*, 1894.

Kline *Real Estate Atlas*, 1931 and 1941.

Maryland Geological Survey Map, Bethesda & Vicinity, 1910.

Sanborn Fire Insurance Maps, 1916, 1927, 1927-1928.

Proctor, John Clagett. *Washington, Past and Present: A History*. Including Biographical Sketches of Prominent Citizens. New York: Lewis Publishing Company, 1930.

Tax Assessment Records Election District 7, Vols 1898-1906, 1907-1910, 1910-1918.
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Secondary Sources:

George, Mary Roselle. "Developer Influence in the Suburbanization of Washington, D.C.: Francis G. Newlands and Chevy Chase." M.A. Thesis, University of Maryland, 1989.

LeoGrande, William M. *"No Gain: "Portrait of a Yeoman Family Farm in Montgomery County, Maryland.* Manuscript on file, Chevy Chase Historical Society, 1997.

CONTINUATION SHEET

M:35/70 Campbell House (c1905)
7201 Brookville Road
Section 9:3

Offutt, William. *Bethesda: A Social History of the Area Through World War II*. Bethesda, Md: The Innovation Game, 1995.

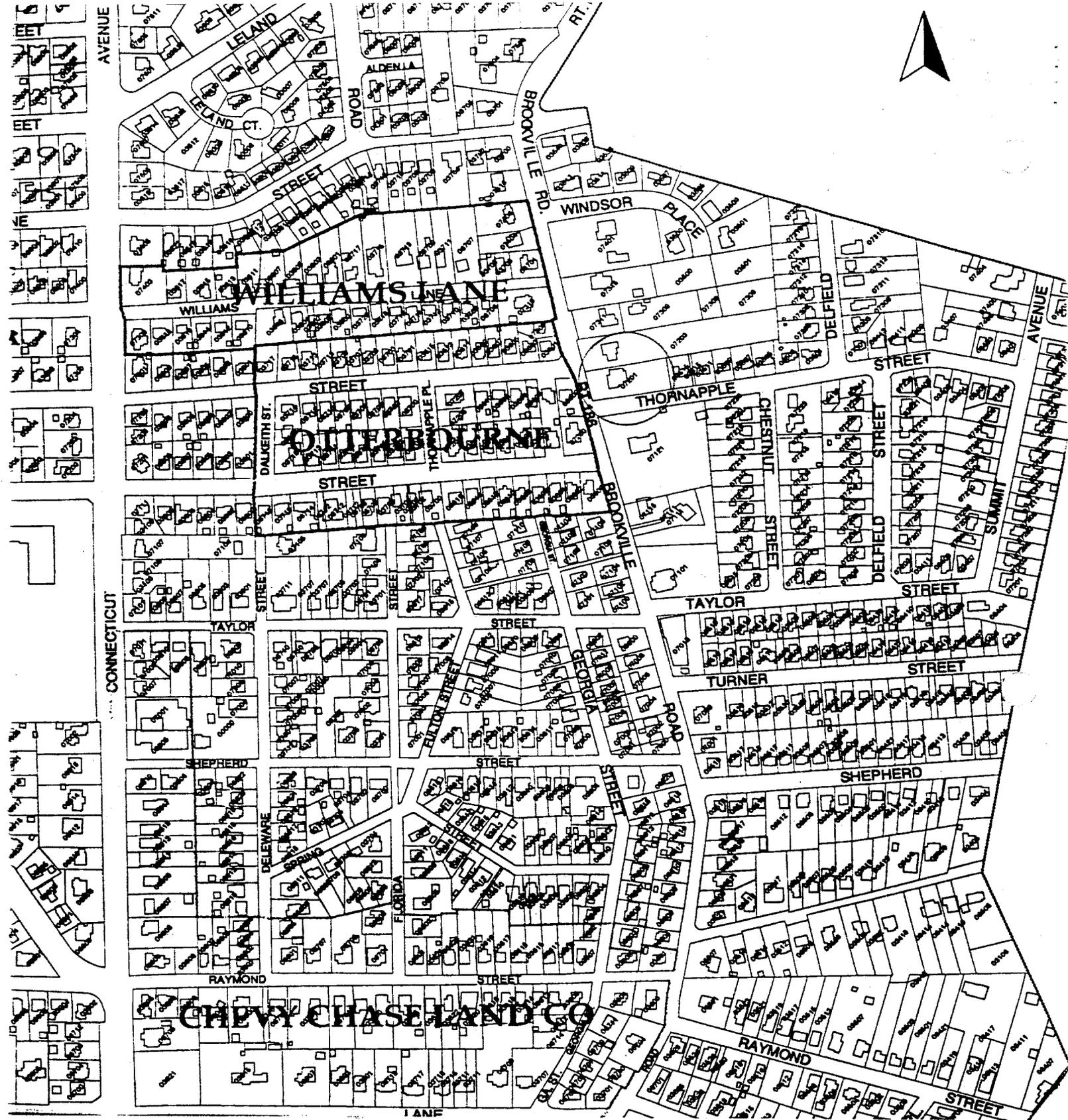
Wright, Gwen; William B. Bushong; and Clare Lise Cavicchi; "Chevy Chase, Maryland, Survey District: Survey Report: Phase Two," Montgomery County Historic Preservation Commission, June 1997.

CONTINUATION SHEET

M:35/70 Campbell House (c1905)
7201 Brookville Road



MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES SURVEY FORM
LOCATIONAL MAP



**MARYLAND HISTORICAL TRUST
 STATE HISTORIC SITES SURVEY FORM
 LOCATIONAL MAP**

SURVEY NO.: M:35-70
PROPERTY NAME: Campbell House
TOWN: Chevy Chase
COUNTY: MONTGOMERY