

Montgomery County Planning Board  
29 May 2008

---

Grosvenor Estate  
(Wild Acres)

- R. Christopher Goodwin & Associates, Inc. retained by Nations Academy LLC (contract purchaser)
- Provide an Architectural Analysis of the Property applying the Montgomery County criteria for designation

# Grosvenor Estate

---

- The main house and garage are historically and architecturally significant  
Criteria (1) c., d. and (2) a., b., c.
  - association with Gilbert H. Grosvenor, editor in chief of the National Geographic from 1903-1954
  - Tudor Revival design by architect, Arthur Heaton (1875-1951)

# Main House



# Garage (Carriage House)



# Grosvenor Estate

---

- The overall property has lost the integrity necessary to represent the country estates that historically lined Rockville Pike (Criteria 1a)

# Grosvenor Estate

---

- The existing 26.43 acres parcel is a suburban office park incorporating an historic dwelling and
  - 2 major office buildings
  - 2 Paved parking lots
  - Realigned and expanded access roads with parking areas

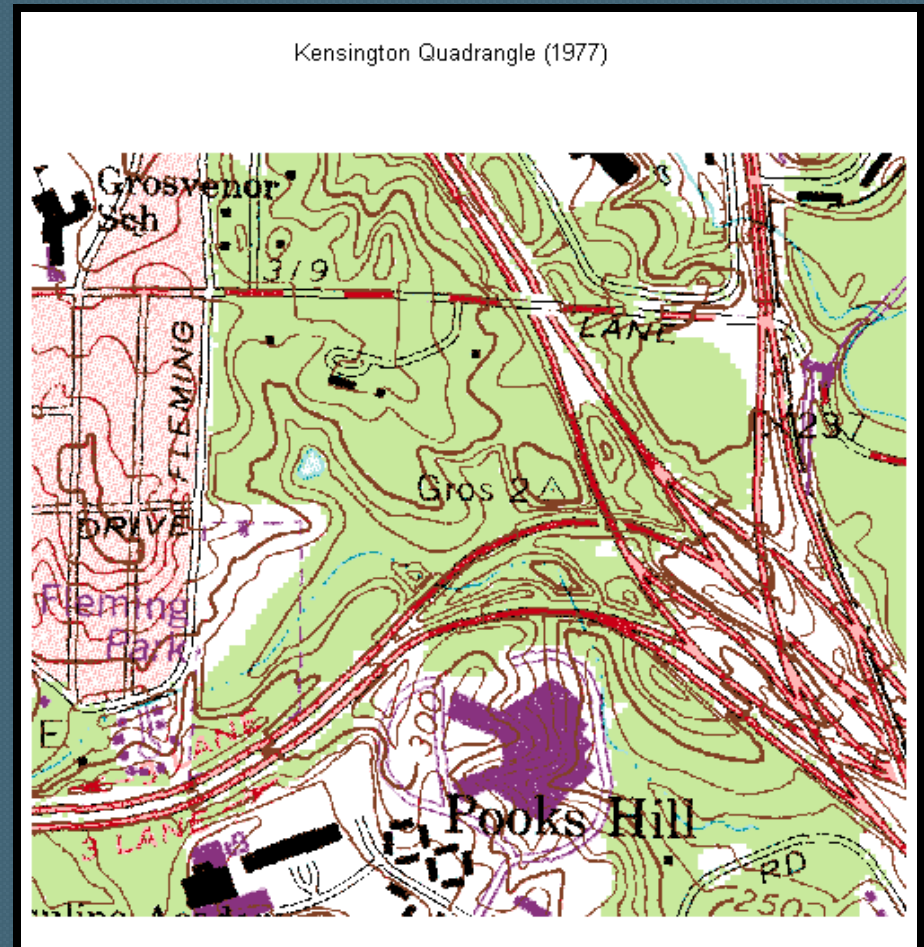
# Grosvenor Estate

---

- Staff report provides a chronology of the changes to the original estate over time
- These changes fall into two categories:
  1. Those that decreased the parcel from its edges with minor impact to the site;
  2. Interior changes that created the current office campus, which changed both the use and architectural character of the site as a whole.

# Grosvenor Estate

- <1981 the overall plan of the estate was intact
  - The main house dominated the site plan
  - Access roads were limited to a main drive
  - Spatial relationships between elements survived
  - Important landscape features, such as the pond were still evident





# Grosvenor Estate - 2006

- The 2 office buildings, parking lots, and access roads changed the historic character of the estate
  - The office complex became the focus of the site plan and overshadowed the main house



# 1981 Office Building



# 1981 Office Buildings



# 1981 Office Buildings

---



# View from Garage



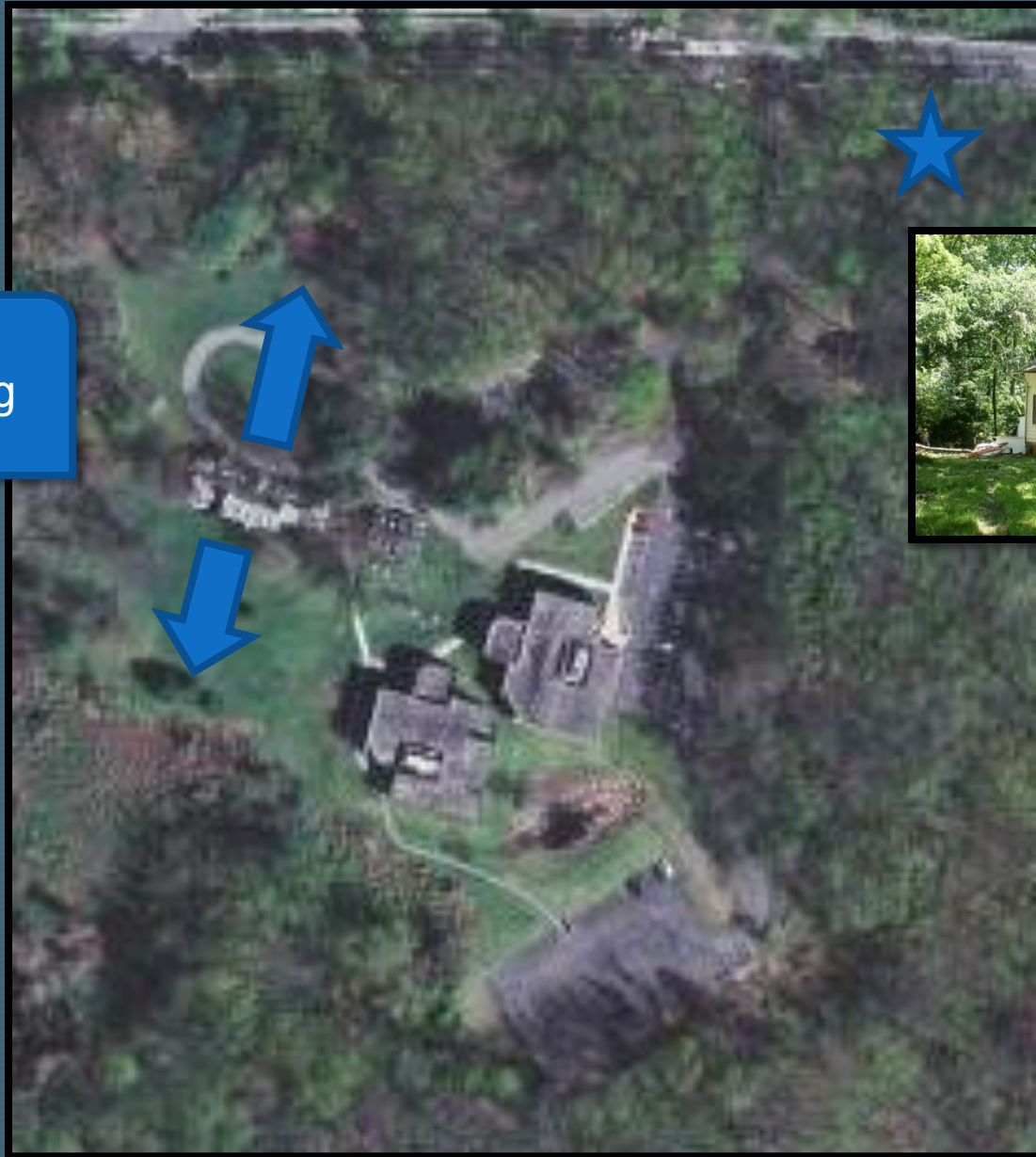
# View between Main House & Garage



# Access Road & Parking Area



Intact Setting





# Main House



# Main House Setting

---



# Main House - Setting

---



# Main House & Garage

---

- Meet the standard for historical and architectural significance established in the *Historic Preservation Ordinance*;
- 1980s Office Development has altered the architectural character of the original estate to a suburban office campus that incorporates a domestic complex with a substantially reduced setting.
- The appropriate environmental setting is the open space immediately to the front and rear of the domestic complex.