

**SUBMISSIONS TO THE
HISTORIC
PRESERVATION
COMMISSION**

**WILD ACRES
5400 Grosvenor Lane**

Mr. Jef Fuller
Chairperson of the Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Fuller,

We are a residents in the area where the Nations School has petitioned to build it full-scale educational center.

I fully support the nomination of Wild Acres Grosvenor Estate, Resource #30-15, for designation on the Master Plan for Historic Preservation. I am adamantly opposed to the Nations School being built due to its overwhelming volume of student body and the complete lack of infrastructure to handle same.

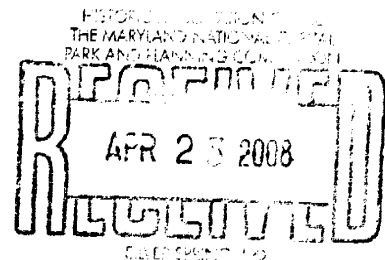
It is my understanding that the Commission's recommendation will be based on criteria set forth in Chapter 24A-3 of the Montgomery County Code. In its review, I am hopeful that the Planning Board, County Executive and the County Council in its evaluation of this precious resource will conclude in favor of this nomination. To lose this resource would be a tragic and sad occurrence that, most importantly, could never be reversed once implemented. The Grosvenor Mansion is an elegant hallmark structure that remains central to our neighborhood's prominent evolution over the last century. Please help us preserve this local treasure.

Thank you.

Sincerely,

Leo - Eileen Dimond

Leo and Eileen Dimond
5817 Greenlawn Drive
Bethesda, Md. 20814



April 19, 2008
10233 Farnham Drive
Bethesda, MD. 20814

Jef Fuller
Chair, Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Fuller,

I have lived in Wildwood Manor, Bethesda, for 12 years. My two daughters and I have enjoyed the tranquil, leafy surroundings, and appreciate the very-human scale and old-fashioned charm of our neighborhood.

One of the loveliest sights of our immediate neighborhood is the Grosvenor Mansion. In summer, nearly shrouded by a lovely screen of greenery, you can't see much but a glimpse of old splendor. Even that, though, has enriched our lives: When they were little, my daughters used to imagine that some marvelous king or queen might live in such a grand old place. When you take a walk around the grounds, or in winter, when the bushes lose their leaves, you can get a much more complete picture of the place, with all its old-world architectural details, and lovely sprawling lawns. Its calm and grace are a welcome respite in a busy week.

What a treasure to have right in our own neighborhood! The fact that the mansion has been preserved as it is, and the fact that the grounds and plantings have been left natural – instead of being seen as one more valuable plot to be developed – is something I have been most grateful for.

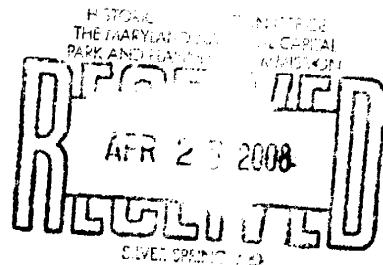
Valuing the mansion and grounds as I do, I would like to express my wholehearted support for making sure the Wild Acres/Grosvenor Estate (Resource #30-15, I'm told) is preserved as a resource of historic value.

In a day when far too many parcels of land are seen only as moneymakers to be razed and crowded with new, overly large buildings, this land and its graceful old home stand as a symbol of something we all need in our lives (and our neighborhoods).

Please vote to protect Wild Acres/Grosvenor Estate by including it in the historic register!

Best regards,

Catherine Gewertz



Jack M. Feldman

10312 Thornbush Lane
Bethesda, Maryland 20814
(H) 301-897-2818
(C) 301-704-4800

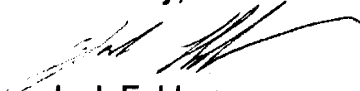
April 19, 2008

J. Fuller
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

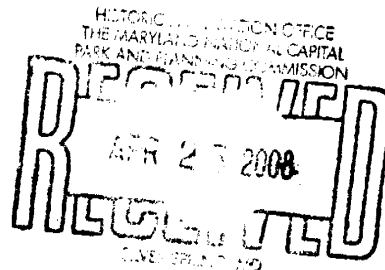
Dear Mr. Fuller:

I support the nomination of the Grosvenor Mansion (a.k.a. Wild Acres) and surrounding buildings, for designation on the Master Plan for Historic Preservation.

Sincerely,



Jack Feldman



April 18, 2008

To: Jed Fuller, Chrmn.
Historic Preservation Commission
3787 Georgia Avenue
Silver Spring, MD 20910

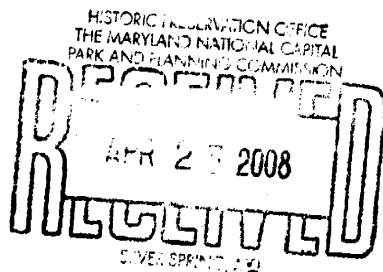
Re: Support for the nomination of the Grosvenor Mansion (WILDACRES -
Resource # 3015)
and surrounding buildings in Bethesda, MD to the
Historic Register

Dear Sir:

As property owners of 9901 Dickens Ave, Bethesda, MD,
we are writing you today to ^{kindly} request / ^{greatly} express our support for
the nomination of WILD ACRES (Grosvenor Estate) in Bethesda, MD -
Resource # 30-15, for designation on the Master Plan for
Historic Preservation.

Thank you,
R. & A. Bethke, II

RONALD A. BETHKE, II &
ANNABELLA A. BETHKE



J.F. Fuller
Department of Historic Preservation
2701 Kenyon Ave.
Salisbury, MD 21801
Dr. Don Wright Fuller,

April 19, 2008

I am writing to express my strong
support for nominating Wild Area otherwise
known as the Brunsman Estate (Records #30-15)
to be designated on the Master Plan for
Historic Preservation.

Thank you for your consideration.

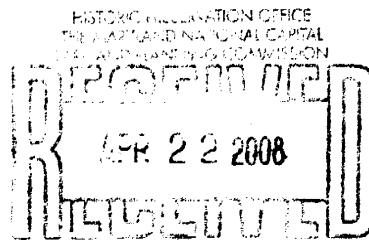
Sincerely,

Patricia Robson

3921 Edward Ave.

Bethesda, MD
20814

301/791-5552





5908 Grosvenor Lane
Bethesda, Maryland 20814
April 18, 2008

Jef Fuller, Chairperson
Historic Preservation Commission
of Montgomery County
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Fuller:

I am writing to express my strong support for the nomination of Wild Acres, the estate of Gilbert Grosvenor of the National Geographic Society, Resource # 30-15, for designation on the Master Plan for Historic Preservation.

Wild Acres – including the Grosvenor mansion, associated buildings, and their wooded setting – is an important part of the heritage of Montgomery County and of our neighborhood. Wild Acres contains significant historic, cultural, and natural resources. It is a wonderful example of the early 20th century suburban estates of prominent publishers and editors, and it deserves to be protected and preserved.

Sincerely,

Ann Bowker

April 19, 2008

Jeff Fuller
Chairperson of the Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Wild Acres, Resource #30/15, 5400 Grosvenor Lane, Bethesda on Historic Register

Dear Mr. Fuller,

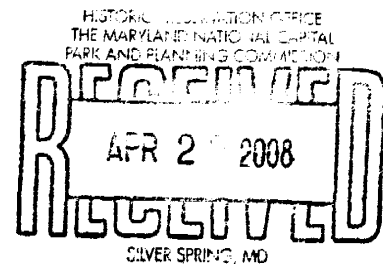
It is my understanding that the Grosvenor Mansion and surrounding buildings have been nominated for the Historic Register. I am writing to express my support of the Wild Acres Designation on the Master Plan for Historic Preservation.

Thank you in advance for your attention to this important matter.

Sincerely,



Dr. Robert L. Ingram
5903 Jarvis Lane
Bethesda, MD 20814
Phone: 301-530-0130



4/19/08

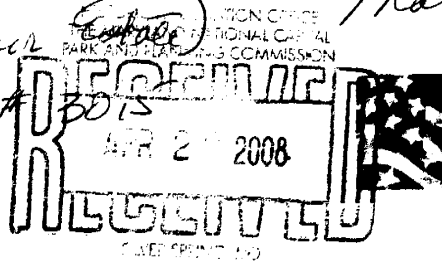
Please consider the zoning on
the Grosvenor Estate. The Nation
Academy makes no sense in
our area. We have the French
School in our backyard and the
German School on Bradley Blvd.

Grosvenor Lane would be the
only entrance to the complex
and traffic problems, particularly
in the morning hours would be a
problem.

Peachers and high school
students would also cause
parking problems in our neighborhood.

Wild Acres
(Grosvenor Estate)

Resource # 2015



Mary Ann Fake

Mrs. Mary Ann Fake
9910 Dickens Ave
Bethesda, MD 20814

April 18, 2008

Jef Fuller
Chairperson, Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Subj: Grosvenor "Wild Acres" estate (Resource #30-15)

Dear Mr. Fuller,

I am writing to voice my enthusiastic support to place the Grosvenor Mansion, its carriage house, and the other buildings associated with the Grosvenor "Wild Acres" estate (Resource #30-15) on the Master Plan for Historic Preservation.

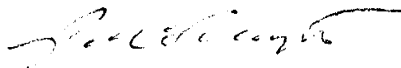
The Wild Acres estate has national significance—it was the home of Gilbert Grosvenor, the first editor of *National Geographic*, president of the National Geographic Society for 55 years, and cousin of President William Howard Taft. Grosvenor lived in the mansion with his wife Elsie Bell, the daughter of Alexander Graham Bell. These individuals were personages of importance, not only to Montgomery County, but also to our nation. The mansion itself is a lovely 1920s Tudor-style building. The carriage house, caretaker's house, and silo are also well worth protecting—as are the massive trees that surround these buildings.

The property has other historical importance as well. According to a 1991 *Bethesda Gazette* article, records of the property date back to the 1600s. The article also mentions a colonial stone boundary marker located in the woods surrounding the house.

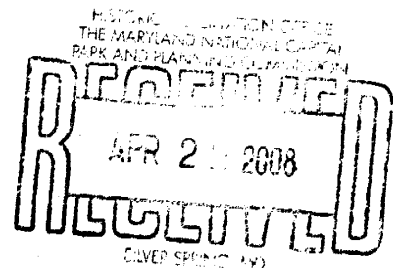
I urge the Commission to help protect the Grosvenor "Wild Acres" estate by adding it to the Master Plan for Historic Preservation.

Many thanks for this opportunity to voice my support.

Sincerely,



Patricia Davenport
10012 Fleming Avenue
Bethesda, Maryland 20814



Friday, April 18, 2008

Brian and Gaby Chidichimo
9910 Edward Ave
Bethesda, MD 20814
Tel: 301/564-4024

Mr. Jeff Fuller
Chairperson of the Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910.

Re: Grosvenor Estate

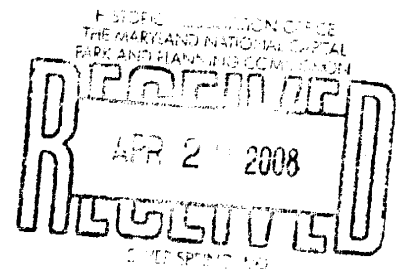
Dear Mr. Fuller,

We strongly support the nomination of
Wild Acres (Grosvenor Estate), Resource #30-15,
for designation on the Master Plan for Historic Preservation.

Thank you



Brian and Gaby Chidichimo



Grosvenor Homeowner's Association

c/o James M. Meister, 5509 Thornbush Court, Bethesda, MD 20814-2156
301-530-6552; grosvenor@aol.com

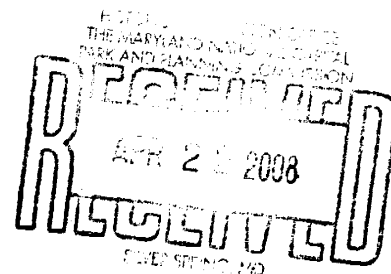
April 18, 2008

J. Fuller
Chairperson of the Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Fuller:

The Grosvenor Homeowners Association strongly supports the nomination of the Grosvenor Mansion (Wild Acres) and surrounding buildings, Resource #30-15, for designation on the Master Plan for Historic Preservation.


James M. Meister
President, Grosvenor Homeowners Association



Apr. 19 '08

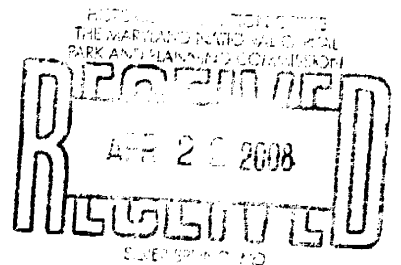
Jeff Fuller, Chairperson
Historic Preservation
Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Mr. Fuller:

I ~~strongly~~ ^{strongly} support the nomination of Wild
Acres, Grosvenor Estate, Resource #30-15
for designation on the Master Plan
for Historic Preservation.

Sincerely,

Jrene Elliott
10014 Fleming Ave.
Bethesda, MD 20814
301-530-8591



Birgit C. An der Lan, Ph.D.

9923 Dickens Avenue
Bethesda MD 20814-2105
Home (301) 493-4541
Work (301) 215-8975

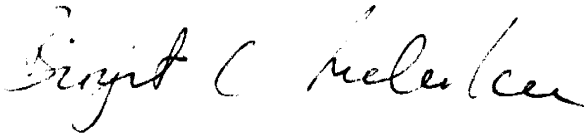
April 18, 2008

Jef Fuller
Chairperson of the Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

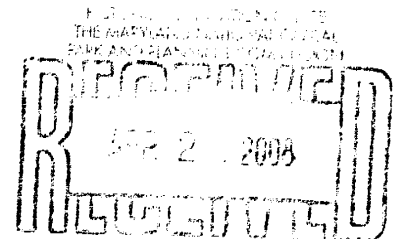
Dear Mr Fuller:

With this letter I would like to express my support for the nomination of Wild Acres (Grosvenor Estate), Resource #30-15, for designation on the Master Plan for Historic Preservation.

Sincerely,



Birgit C. An der Lan





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@ A O L . C O M

Subject:

Letters of Support for Wild Acres HP Designation



Notes:

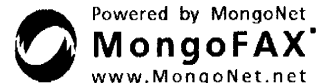
Attached are letters of support for the Wild Acres Nomination from local neighborhood associations. Thanks!

Cheryl Leahy
(301) 370-2484

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**Wildwood Manor Citizens Association
Bethesda, Maryland**

April 22, 2008

Mr. Jef Fuller
Chairperson
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: **Wild Acres (Grosvenor Estate), Resource #30-15**

Dear Mr. Fuller,

On behalf of The Wildwood Manor Citizens Association I would like to express our support for the nomination of Wild Acres (the Grosvenor Estate) for designation on the Master Plan for Historic Preservation.

We understand the Commission's recommendation is based on criteria set forth in Chapter 24A-3 of the Montgomery County Code. We have looked at those documents and agree that this property meets the criteria set forth by the code.

As neighbors, many of whom have lived here since the 1950's and earlier, we are well aware of the rich cultural and social significance of the property. Many neighbors tell stories of meeting Gilbert Grosvenor and sharing his love of birds and the environment.

The manor house is an excellent example of the Tudor Revival period from the early 20th century. We are disappointed the current owners fought to have the property excluded from the Historic Register in the early 1980's and have watched as the property has deteriorated over the years. We feel this is the perfect time to designate the property as historic.

Thank you for your consideration.

Sincerely,



Cheryl Leahy
President

Wildwood Manor Citizens Association
(Representing over 600 homes in the Wildwood Manor Community)
10425 Snow Point Drive
Bethesda, MD 20814

Fleming Park Community Association
Bethesda, Maryland

Mr. Jef Fuller, Chairperson
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

April 21, 2008

Re: Wild Acres (Grosvenor Estate), Resource 30/15, Nomination for Designation on
Master Plan for Historic Preservation

Dear Chairperson Fuller:

On behalf of the Fleming Park Community Association, this letter expresses our support of the nomination of Wild Acres (Grosvenor Estate), Resource 30/15, for designation on the Master Plan for Historic Preservation.

The Fleming Park Community Association represents the approximately 470 homes that lie immediately west of Wild Acres. Our geographical limits extend from Fleming Avenue on the east to Old Georgetown Road on the west, and from Grosvenor Lane on the north to the I-495 Beltway on the south. Our membership is very active, with over 50 members attending each of our recent meetings, and others contributing through a lively list serve.

As neighbors of Wild Acres, the membership of the Association is especially pleased by the nomination of this outstanding resource, and the Staff's favorable recommendation. Our members have enjoyed the historic Grosvenor Mansion, carriage house, and caretaker's house for many years. A quiet stroll through the grounds is a lovely way to show off the historic site to out-of-town visitors, listen to the birds, or simply let the children work off a little enthusiasm. We would be delighted by the designation of this unique resource on the Master Plan, and urge the Commission to accept the recommendation of your able Staff.

Thank you very much for your consideration.

Sincerely,



Michael Diehl, President
9902 Broad Street
Bethesda, MD 20814
301.530.1782 home
301.807.7828 cell

April 18, 2008

Mr. Jeff Fuller, Chairman
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Wild Acres Historic Designation

Dear Mr. Fuller,

I am a homeowner living on Grosvenor Lane in Bethesda. My family has lived in the area for several generations. In fact, my grandfather (Maurice Leahy) came from Ireland in the early 1900's and made his way to Bethesda where he was employed by Mr. Grosvenor as the head caretaker for the entire Grosvenor Estate. He lived with his wife and eight children in the caretaker's cottage on the property for many years.

My father, Ed Leahy, was born in that house and raised there until he joined the Army to fight in World War II. His father died while he was at war and when he returned to Bethesda he built a small cottage on Grosvenor Lane. At that time Grosvenor was a dirt road. He, in turn, raised his family there and before his death he was very proud of the fact that he lived on Grosvenor Lane his entire life! After college I, in turn, purchased a home on Grosvenor Lane and I'm now proud to say I have lived my entire life on Grosvenor Lane as well!

My father told many stories of growing up on that property, the most memorable that of shining Alexander Graham Bell's shoes for a penny. Mr. Bell would come to visit his daughter and son-in-law and it always caused great excitement among the kids. Many people passed through there in the course of Ed's childhood, but Alexander Graham Bell was truly the biggest thrill of them all. I guess it would be akin to one of my children meeting the man who invented the iPod!

Ed also spoke of Gilbert Grosvenor and his love of birds. As a young boy Ed was throwing rocks at birds on the property (as young boys do) and was caught red-handed by Mr. Grosvenor. The next day Mr. Grosvenor appeared with a book about birds for Ed. The gesture touched my father, the eighth child of an Irish

- 2 -

immigrant who had few resources and certainly no books! It instilled a life-long love of birds in my father and even in his dying days he was concerned with feeding the birds in his yard.

I understand there are many reasons the property qualifies for historic designation according to Montgomery County Code, but I hope the board looks beyond the "code" to the rich social history of the land and structures on the property. It saddens me to watch as Bethesda is paved over, but Montgomery County has a unique opportunity to preserve a piece of history. Once the opportunity passes it is gone forever. For this reason I encourage you to designate Wild Acres as a historic property.

Sincerely



Debra Leahy O'Reagan
5808 Grosvenor Lane
Bethesda, MD 20814

Joan Hurley
9800 Broad Street
Bethesda, MD 20814

April 20, 2008

Jef Fuller
Chairperson
The Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Fuller:

I support the designation of Wild Acres (Grosvenor Mansion and surrounding outbuildings) Resource #30-15 as an historic preservation site. The reason for this is that this property is an outstanding example of mid 1920's building. It is unique in our neighborhood and was owned by Gilbert Grosvenor, the founder of the *National Geographic Magazine*.

There is no other property in our neighborhood that is so historic and wonderful. We would be denying our history as a county if we do not designate this as historic property.

I have lived in the same house in Bethesda since 1968. I appreciate your considering this matter.

Sincerely,



Joan Hurley

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Stephen Linder	5900 Jarvis Lane Bethesda	Bethesda, MD 20814
2	Michael X	5804 Jarvis Lane Bethesda	Bethesda, MD 20814
3	Sam Zedek	5804 Jarvis Lane	Bethesda, MD 20814
4	Robert Tappan	5805 Jarvis Lane Bethesda	Bethesda, MD 20814
5	John Tappan	5805 Jarvis Lane	Bethesda, MD 20814
6	Ruth McNamee	5813 Jarvis Lane Bethesda	Bethesda, MD 20814
7	Victor Wheeler	5901 Jarvis Lane	Bethesda, MD 20814
8	Evan Tappan	5901 Jarvis Lane	Bethesda, MD 20814
9	Heather Passon	5904 Jarvis Lane	Bethesda, MD 20814
10	Alexander Perna	5904 Jarvis Lane	Bethesda, MD 20814
11	C. L. H. SPECTOR	5911 JARVIS	Bethesda, MD 20814
12	HOWARD SPECTOR	5911 JARVIS LANE	Bethesda, MD 20814
13	John Tappan	5805 Jarvis Lane	Bethesda, MD 20814
14	Michael Tappan	5905 Jarvis Lane	Bethesda, MD 20814
15	R. J. Tappan	5905 Jarvis Lane	Bethesda, MD 20814
16	John Pappas	5806 Jarvis Lane	Bethesda, MD 20814
17	Suzanne Pappas	5806 Jarvis Lane	Bethesda, MD 20814
18	Michael	5906 Newmarket Rd.	Bethesda, MD 20814
19	Simon Strong	5805 JARVIS LANE	Bethesda, MD 20814
20			Bethesda, MD 20814
21			Bethesda, MD 20814
22			Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Devon Smith	10001 Edward Ave	Bethesda, MD 20814
2	Ron Smith	10001 Edward Ave	Bethesda, MD 20814
3	MARC MERCURIO	10003 Edward Ave	Bethesda, MD 20814
4	Reshelle Allen	10003 Edward Ave	Bethesda, MD 20814
5	Raymond Reyes	10007 Edward Ave	Bethesda, MD 20814
6	Vincent Rossi	10011 EDWARD AVE	Bethesda, MD 20814
7	Shafiq Doshi	10011 Edward Ave	Bethesda, MD 20814
8	Christina	10013 Edward Ave	Bethesda, MD 20814
9	Vanessa	10013 Edward Ave	Bethesda, MD 20814
10	James Smith	10013 Edward Ave	Bethesda, MD 20814
11	Michelle Miller	10017 Edward Ave	Bethesda, MD 20814
12	MARCOLOPIL	10017 EDWARD AVE	Bethesda, MD 20814
13	CAROL, IVANNE	10102 EDWARD AVE	Bethesda, MD 20814
14	IVAN CARSEN	10104 EDWARD AVE	Bethesda, MD 20814
15	Connie Purdie	10103 Edward Ave	Bethesda, MD 20814
16	Helen Sabzevari	10105 Edward Ave	Bethesda, MD 20814
17	Susan Garabedian	10010 Edward Ave	Bethesda, MD 20814
18	Jessie Montgomery	10108 Edward Ave	Bethesda, MD 20814
19	Sandip Srinivasan	5404 Grosvenor Ln	Bethesda, MD 20814
20	Vishal Srinivasan	5404 Grosvenor Ln	Bethesda, MD 20814
21	Mary Chae	10109 Edward Ave	Bethesda, MD 20814
22	Prithvi Mehdy	10101 Edward Ave	Bethesda, MD 20814
23	Anne Swindle	4910 Fleming Ave	Bethesda, MD 20814
24	Dalton Woodard	10015 Edward Ave	Bethesda, MD 20814
25	Michael Montgomery	10016 Edward Ave	Bethesda, MD 20814

James Purdie

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>
1	Sutler RA.	9910 Hurst Street
2	A.O. Connerly	9909 Hurst St
3	C. P. Connerly	9900 Hurst St
4	Jase Connerly	9906 Hurst St
5		Bethesda, MD 20814
6		Bethesda, MD 20814
7		Bethesda, MD 20814
8		Bethesda, MD 20814
9		Bethesda, MD 20814
10		Bethesda, MD 20814
11		Bethesda, MD 20814
12		Bethesda, MD 20814
13		Bethesda, MD 20814
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23		Bethesda, MD 20814
24		Bethesda, MD 20814
25		Bethesda, MD 20814

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	<i>[Signature]</i>	9300 Old Georgetown Rd.	Bethesda, MD 20814
2	<i>[Signature]</i>	5715 Kingswood Ct.	Bethesda, MD 20814
3	<i>[Signature]</i>	38 Wood Lane, Rockville, MD	Bethesda, MD 20814
4	<i>[Signature]</i>	9300 Old Georgetown Road	Bethesda, MD 20814
5	<i>[Signature]</i>	5715 Kingswood Ct.	Bethesda, MD 20814
6	<i>[Signature]</i>	5608 Lone Oak Dr.	Bethesda, MD 20814
7	<i>[Signature]</i>	5410 Glenwood Road	Bethesda, MD 20814
8	<i>[Signature]</i>	9905 Avenue Farm Dr.	Bethesda, MD 20814
9	<i>[Signature]</i>	10420 Rockville Pike, #101, Rockville	Bethesda, MD 20814
10	<i>[Signature]</i>	5713 Kingswood Court, Bethesda, MD	Bethesda, MD 20814
11	<i>[Signature]</i>	5719 Kingswood Ct.	Bethesda, MD 20814
12	<i>[Signature]</i>	" " "	Bethesda, MD 20814
13	<i>[Signature]</i>	5717 Kingswood Ct., Bethesda, MD	Bethesda, MD 20814
14			Bethesda, MD 20814
15			Bethesda, MD 20814
16			Bethesda, MD 20814
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25			Bethesda, MD 20814

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20852

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Susan Higgins	9910 Dickens Ave.	Bethesda, MD 20814
2	Brenda Jaffer	9910 Dickens Ave	Bethesda, MD 20814
3	Pat Take	9910 Dickens Ave	Bethesda, MD 20814
4	Janie Glano	9910 Dickens Ave	Bethesda, MD 20814
5	William J. Martin	9915 Dickens Ave	Bethesda, MD 20814
6	Roger G. Martin	9915 Dickens Ave.	Bethesda, MD 20814
7	Flora M. Mudd	9913 Oakmont AVE	Bethesda, MD 20814
8	Akiba Gaspin	9909 Dickens Ave.	Bethesda, MD 20814
9	Anthony Gaspin	9909 Dickens Ave.	Bethesda, MD 20814
10	Ryan Tey	9906 Dickens Ave	Bethesda, MD 20814
11	Maria M. M. M.	9908 Dickens Ave.	Bethesda, MD 20814
12	Steven Kaplan	9908 Dickens Ave.	Bethesda, MD 20814
13	Andrew Coelho	9904 Dickens Ave.	Bethesda, MD 20814
14	Amanda Coelho	9904 Dickens Avenue	Bethesda, MD 20814
15	Lizandra Legarda	5711 Kingswood Court	Bethesda, MD 20814
16	Scott Leggett	5711 Kingswood Court	Bethesda, MD 20814
17	Xavier Brock	10,006 Broad Street	Bethesda, MD 20814
18	Hedda Brock	10,006 Broad Street	Bethesda, MD 20814
19			Bethesda, MD 20814
20			Bethesda, MD 20814
21			Bethesda, MD 20814
22			Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

Petition

To nominate Wild Acres Estate for Historic Preservation

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	<u>Name</u>	<u>Address</u>	
1	Arlene K. Polangin	9806 Broad St.	Bethesda, MD 20814
2	Brian Chidichino	9910 Edward ave	Bethesda, MD 20814
3	Gabriele Chidichino	9910 Edward Ave	Bethesda, MD 20814
4	Elizabeth Gorman	10100 Edward Ave	Bethesda, MD 20814
5	Jane M. McCab	10101 Edward	Bethesda, MD 20814
6	Cornelia Sarvey	9907 Hurst St	Bethesda, MD 20814
7	Caroline Jones	9912 Dickens Ave	Bethesda, MD 20814
8	Deborah Feldman	5803 Greenlan Drive	Bethesda, MD 20814
9	Dan McMillan	5807 Greenlan Dr	Bethesda, MD 20814
10	Ann Scheele	9917 Dickens Ave	Bethesda, MD 20814
11	Patrick Scheele	9917 Dickens Ave	Bethesda, MD 20814
12	Thomas J. Carroll	9914 DICKENS AVE	Bethesda, MD 20814
13	Mary J. Pilonis	9915 Dickens Ave	Bethesda, MD 20814
14	Erin J. Sullivan	9912 Fleming Ave	Bethesda, MD 20814
15	John GALLIVAN	9912 Fleming Ave 20814	Bethesda, MD 20814
16	Elke Jordan	10114 Fleming Ave 20814	Bethesda, MD 20814
17			Bethesda, MD 20814
18			Bethesda, MD 20814
19			Bethesda, MD 20814
20			Bethesda, MD 20814
21			Bethesda, MD 20814
22			Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

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To nominate Wild Acres Estate for Historic Preservation

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	<u>Name</u>	<u>Address</u>	
1	Lynne Ego	5903 Jarvis Lane	Bethesda, MD 20814
2	Birgit Lindell	9923 Dickens Ave	Bethesda, MD 20814
3	Wesley Chan	5908 JARVIS LANE	Bethesda, MD 20814
4	Wesley Chan	5908 Jarvis Lane	Bethesda, MD 20814
5	Wesley Chan	5705 Lone Oak Drive	Bethesda, MD 20814
6	Elliott Freeman	5705 Lone Oak Drive	Bethesda, MD 20814
7	Wesley Chan	5705 Greenlawn Drive	Bethesda, MD 20814
8	Trene Elliott	10014 Fleming Ave	Bethesda, MD 20814
9	Antonia Robson	9921 Edward Ave	Bethesda, MD 20814
10			Bethesda, MD 20814
11	David Wind	7102 Dickens Ave	Bethesda, MD 20814
12	John Spallan	5803 Greenlawn Drive	Bethesda, MD 20814
13	John Spallan	9902 Broad Street	Bethesda, MD 20814
14			Bethesda, MD 20814
15			Bethesda, MD 20814
16			Bethesda, MD 20814
17			Bethesda, MD 20814
18			Bethesda, MD 20814
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23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

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To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Adam Kocier	9918 Dickens Ave	Bethesda, MD 20814
2	John Kocier	9918 Dickens Ave	Bethesda, MD 20814
3	Carl Zeman	9925 Dickens Ave	Bethesda, MD 20814
4	John Kocier	9918 DICKENS AVE	Bethesda, MD 20814
5	ROSE C. KENSFERRANA	9921 DICKENS AVE.	Bethesda, MD 20814
6	William Krambach	9923 Dickens Ave	Bethesda, MD 20814
7	Max Chumba	9923 Dickens Ave	Bethesda, MD 20814
8	K. Stumm-Rain	9926 Dickens Ave	Bethesda, MD 20814
9	James Krambach	9914 DICKENS AVE	Bethesda, MD 20814
10	Carroll Murphy	9914 Dickens Ave	Bethesda, MD 20814
11	Michael Krambach	9914 Dickens Ave	Bethesda, MD 20814
12	John Krambach	9919 Dickens Ave	Bethesda, MD 20814
13	Anita Bennett	9919 Dickens Avenue	Bethesda, MD 20814
14	Anna Krambach	9914 Dickens Ave	Bethesda, MD 20814
15	Henry Krambach	9924 Fleming Ave.	Bethesda, MD 20814
16	H.C. Krambach	9924 Fleming Ave.	Bethesda, MD 20814
17	Hilda Krambach	9928 Fleming Ave	Bethesda, MD 20814
18	Michael Krambach	9223 M... St	Bethesda, MD 20814
19	Paula Schuler	10322 Thornbush Ln	Bethesda, MD 20814
20	Mark Schuler	10522 Thornbush Ln	Bethesda, MD 20814
21			Bethesda, MD 20814
22			Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

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To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	JENNIFER FRED MILES	9925 EDWARD AVE	Bethesda, MD 20814
2	FRED MILES	9925 EDWARD AVE	Bethesda, MD 20814
3	RICHARD HSJ	9913 EDWARD AVE	Bethesda, MD 20814
4	ROBB [unclear]	9914 EDWARD AVE	Bethesda, MD 20814
5	CONRAD BOCK	9916 EDWARD AVE	Bethesda, MD 20814
6	Mac McCord	9920 Edward Ave	Bethesda, MD 20814
7	Angy McCord	"	Bethesda, MD 20814
8	Carrie Zisman	9906 Edward Ave	Bethesda, MD 20814
9	Matt Zisman	9906 Edward Ave	Bethesda, MD 20814
10	[unclear]	[unclear]	Bethesda, MD 20814
11	Kath DeBow	9916 Edward Ave	Bethesda, MD 20814
12	EST [unclear]	10108 Flung Av.	Bethesda, MD 20814
13	[unclear]	11748 Featherman Ct	Bethesda, MD 20814
14	Jill Kaplan	11300 Cleopatra Terrace	Bethesda, MD 20814
15	Al Klein	45320 Fairfield Dr.	Bethesda, MD 20814
16	[unclear]	44 [unclear]	Bethesda, MD 20814
17	J. Perry	11 Spring Hill Ct Potomac 20854	Bethesda, MD 20814
18	J. Dartnick	203 Cambridge Lane Rockville 20852	Bethesda, MD 20814
19	A. Hahn	4409 Highland Ave Bethesda, Md	Bethesda, MD 20814
20	[unclear]	3321 Highland Ave no. 114	Bethesda, MD 20814
21	E. Arizona	5408 Kensington Rd. 20814	Bethesda, MD 20814
22	[unclear]	6025 Southport Dr.	Bethesda, MD 20814
23	Juanita Flick	17121 Woodside Dr Chevy, MD 20832	Bethesda, MD 20814
24	Angie L. [unclear]	10304 Rockville Pike #202 Rockville 20852	Bethesda, MD 20814
25	James Stevens	10300 Rockville Pike #202 Rockville 20852	Bethesda, MD 20814

Petition

To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	JOHN SHADA	5805 LONE OAK DR.	Bethesda, MD 20814
2	WILL HAFEEZ	5803 Lone Oak Dr.	Bethesda, MD 20814
3	Rohit Hafeez	5803 Lone Oak Dr.	Bethesda, MD 20814
4	David Garrett	5800 Lone Oak Dr	Bethesda, MD 20814
5	ROBERT LEE	5804 LONE OAK DR.	Bethesda, MD 20814
6	SPILY LEE	5804 LONE OAK DR.	Bethesda, MD 20814
7	Geoff P. Funn	5806 Lone Oak Dr	Bethesda, MD 20814
8	Cathleen P. Funn	5806 Lone Oak Dr	Bethesda, MD 20814
9	Michelle Andrews	5808 Lone Oak Dr	Bethesda, MD 20814
10	James Andrews	5808 Lone Oak Dr	Bethesda, MD 20814
11	Mark K. Smith	5814 LONE OAK DR.	Bethesda, MD 20814
12	Anna K. Smith	5814 LONE OAK DR.	Bethesda, MD 20814
13	Jeff Blum	5822 Lone Oak Dr	Bethesda, MD 20814
14	Miss Blum	5822 Lone Oak Dr	Bethesda, MD 20814
15	David Friedman	5910 Lone Oak Dr.	Bethesda, MD 20814
16	Gene Friedman	5910 Lone Oak Dr.	Bethesda, MD 20814
17	JACOB LEBWITZ	5911 LONE OAK DR.	Bethesda, MD 20814
18	CANDACE RIDING	5911 " " "	Bethesda, MD 20814
19	Farrukh Naranji	5909 Lone Oak Dr	Bethesda, MD 20814
20	Harshika Naranji		Bethesda, MD 20814
21	Lee Ann Tucker	5907 Lone Oak Dr, Bethesda	Bethesda, MD 20814
22	Elizabeth Wiles	5917 Lone Oak Dr Bethesda	Bethesda, MD 20814
23	Robert W. Williams	5915 Lone Oak Dr Bethesda	Bethesda, MD 20814
24	Finis Williams	5913 Lone Oak Dr	Bethesda, MD 20814
25	Robert Marks	5813 Lone Oak Dr Bethesda	Bethesda, MD 20814

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To nominate Wild Acres Estate for Historic Preservation

"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Josephine Morland	4408 Chalk Hill Rd	Bethesda, MD 20814
2	Mick Juliano	4902 EDWARD AVE	Bethesda, MD 20814
3	John James Juliano	4902 EDWARD AVE.	Bethesda, MD 20814
4	Randy Kyma	4909 Fleming Ave	Bethesda, MD 20814
5	Paula Queen	10431 Hills Ridge Dr. Takoma	Bethesda, MD 20854
6			Bethesda, MD 20814
7	Edward	815 Thayer Ave	Bethesda, MD 20814
8	Christina Be...	7005 White ... Pl	Bethesda, MD 20814
9	M. W. ...	4448 Greenwood Terrace	Bethesda, MD 20814
10	Jerrill ...	14709 Flintstone Pl	Bethesda, MD 20814
11	Merrill Polasko	13400 Crispin Way	Bethesda, MD 20814
12	Paul ...	113 W. Montgomery	Bethesda, MD 20814
13	Paul ...	9734 W. ... Rd	Bethesda, MD 20814
14	Amber ...	1112 Spotswood Dr. Silver Spring	Bethesda, MD 20814
15	William ...	1112 Spotswood Dr. Silver Spring	Bethesda, MD 20814
16	Shirley ...	14401 Woodcrest Dr. Rockville	Bethesda, MD 20814
17	William ...	14492 Broadwood Ter.	Bethesda, MD 20814
18	R. ...	5721 G. ... Ln	Bethesda, MD 20814
19	NAK FRANKLUND	18909 PINEY POINT PL	Bethesda, MD 20814
20	MARIA ...	11619 Dunwoody ...	Bethesda, MD 20814
21	Carole ...	14505 ... Dr	Bethesda, MD 20814
22	Bill ...	9807 ...	Bethesda, MD 20814
23	William ...	9807 ...	Bethesda, MD 20814
24	J. ...	9800 ...	Bethesda, MD 20814
25	J. A. ...	9800 ...	Bethesda, MD 20814

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MD 20853
Rockville MD
20853
GERMANTOWN
MD
S.S.M.P.
B.F.H.M.P.
20814

Petition

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"I/We support the nomination of the Wild Acres estate, including the mansion, garage and gardener's cottage, for inclusion in the Montgomery County Master Plan for Historic Preservation."

	<u>Name</u>	<u>Address</u>	
1	Cathy White	5716 Greenlawn Dr	Bethesda, MD 20814
2	Robert White	5716 Greenlawn Dr	Bethesda, MD 20814
3	Theresa White	5716 Greenlawn Dr.	Bethesda, MD 20814
4	Melinda Willis	5704 Greenlawn Dr	Bethesda, MD 20814
5	213 Cragston	5708 Greenlawn Dr	Bethesda, MD 20814
6	Quentin Lippman	5708 Greenlawn Dr.	Bethesda, MD 20814
7	M. Knight	5818 Greenlawn Dr.	Bethesda, MD 20814
8	5822 Greenlawn	5822 Greenlawn Dr.	Bethesda, MD 20814
9	R. A. Bethke	9901 Dickens Ave.	Bethesda, MD 20814
10	Jeci Villegas	10002 Fleming Ave	Bethesda, MD 20814
11	Edgardo Mosquera	10002 Fleming Ave	Bethesda, MD 20814
12	Sebastian Mosquera	10002 Fleming Ave	Bethesda, MD 20814
13	Anna Sanchez	10002 Fleming Ave	Bethesda, MD 20814
14	Robert Bennett	10002 Fleming Ave	Bethesda, MD 20814
15	JL	10422 Snow Point Dr.	Bethesda, MD 20814
16	Betsy Knight	10300 Cheshire Terrace	Bethesda, MD 20814
17	Estrella Colon	9921 Edward Ave.	Bethesda, MD 20814
18	Kristen M. Marshall	5604 Love Oak Dr	Bethesda, MD 20814
19	Ann McCormick	5807 Greenlawn Dr	Bethesda, MD 20814
20	Robert C. Marshall	5604 Love Oak Dr	Bethesda, MD 20814
21	Mark Wallace	10006 Fleming Ave	Bethesda, MD 20814
22	Dennis Calderon	10006 Fleming Ave	Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

Lone Oak - Old George town → Brandy

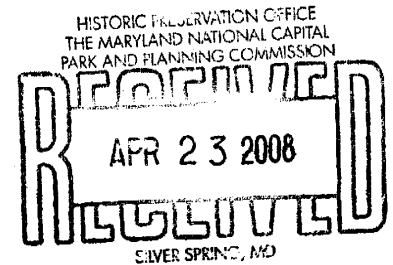
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To nominate Wild Acres Estate for Historic Preservation

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	<u>Name</u>	<u>Address</u>	
1	Stephen Marks	5807 Lone Oak Dr	Bethesda, MD 20814
2	Janna Marks	5807 Lone Oak Dr	Bethesda, MD 20814
3	Anne Engel	5809 Lone Oak	Bethesda, MD 20814
4	Jimi Engel	5809 Lone Oak	Bethesda, MD 20814
5	LINDA Thompson	5811 Lone Oak	Bethesda, MD 20814
6	Melvin Thompson	5811 Lone Oak	Bethesda, MD 20814
7			Bethesda, MD 20814
8			Bethesda, MD 20814
9			Bethesda, MD 20814
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18			Bethesda, MD 20814
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20			Bethesda, MD 20814
21			Bethesda, MD 20814
22			Bethesda, MD 20814
23			Bethesda, MD 20814
24			Bethesda, MD 20814
25			Bethesda, MD 20814

Beth L. Savage
5900 Kingswood Road
Bethesda, Maryland 20814



April 23, 2008

Historic Preservation Commissioners:

Re: Public Hearing Draft Amendment to the Master Plan for Historic Preservation: #30/15 Wild Acres (Grosvenor Estate), 5400 Grosvenor Lane

The nomination submitted to the Commission on March 20, 2008, for Wild Acres, the Gilbert H. Grosvenor Estate, clearly demonstrates the historic and architectural significance of the property in accordance with the criteria codified in Section 24A-3 of the Historic Preservation Ordinance for designating a site on the *Master Plan*. The estate is important as a relatively rare surviving inter-war era suburban estate built by a significant individual. The property retains the c.1913 caretaker's house, the architecturally distinguished 1928 Tudor Revival-style mansion house, the original garage and a significant amount of historically associated acreage to convey the property's semi-rural historic immediate environment.

The historical and architectural significance of the property has been established for a considerable period of time including the following:

- Estate appears in Roger Brook Farquhar, Jr.'s *Old Homes and History of Montgomery County, Maryland* in 1962
- Included as a potential historic property when included in the *Locational Atlas and Index of Historic Sites*, published in 1976
- Surveyed and documented as significant by Sugarloaf Regional Trails for the Maryland Historical Trust, 1978
- Determined eligible for the National Register of Historic Places for its historical and architectural significance under National Register criteria A (events), B (significant individuals) and C (architecture) by the Federal Highway Administration and the Maryland Historical Trust, 2000
- Historic significance highlighted in an undated manuscript *Wild Acres: A Self-Guided Tour*, prepared by Carol J. McKernon for the Society of American Foresters

The Mansion House, Garage and Caretaker's House constitute a notable ensemble of buildings designed by prolific local master architect Arthur B. Heaton:

- Heaton served as Supervisory architect of the Washington Cathedral, as Associate Architect for George Washington University (GWU), and he also did major work for the prolific real estate developer Shannon & Luchs, designing more than 500 residences for the Georgetown neighborhood of Burleith and the nationally acclaimed Park and Shop planned neighborhood shopping center in the Cleveland Park neighborhood of Washington, DC
- Heaton is known for a host of buildings as varied as luxury apartment houses, institutional and religious edifices, firehouses and such buildings as the now demolished Capital Garage, one of the earliest commercial automobile parking garages in

Washington. Heaton's work is most often expressed in a variety of eclectic academic revival architectural styles.

- Heaton was a founder of the Washington Building Congress and active in the Washington Board of Trade. He served as President of the Washington Chapter of the American Institute of Architects (AIA) in 1935.
- Heaton was honored as a Fellow of the AIA, one of the highest honors an American architect can be afforded by his/her peers.
- Heaton was well known to Gilbert Grosvenor from social connections to GWU and the Cosmos Club. He had designed a building for the National Geographic complex and would complete a second in 1932.

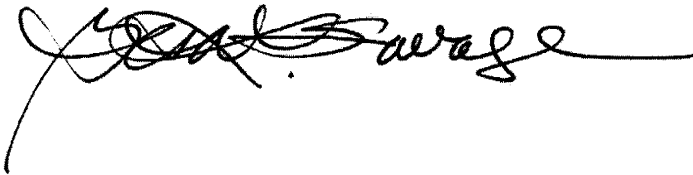
The Historic Integrity of the property:

The historic resources of the property—the mansion house, garage and caretaker's house—contribute to the historic and architectural importance of the property and retain a high degree of historic integrity of location, setting, design, materials, workmanship, feeling and association. These resources combined with their intact immediate historic acreage convey the property's significance as a relatively rare Tudor Revival style country estate designed by a master architect and built between the wars in outlying Montgomery County for a prominent Washington family. Although the extent of the estate's historic acreage has been diminished substantially by the construction of Interstate highways 270 and 495, the sale of a parcel for Fleming Park and another portion for the construction of two modern office buildings, the acreage encompassed by this nomination retains sufficient integrity to convey the estate's historic semi-rural, suburban character. (Although located outside the boundaries of this nomination, the two new office buildings on an adjacent parcel have been sensitively sited and compatibly detailed, thus not detracting significantly from the immediate historic environment of the house. In addition, some of the estate's additional historic acreage has recently been designated as Legacy Open Space.)

Fore the aforementioned reasons, I urge the Commission to support this amendment of the *Master Plan* .

Thank you in advance for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J. A. Savage". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Brief Architectural History Analysis

By

William Lebovich

The former Grosvenor house is architecturally significant as an early twentieth century example of Tudor style domestic architecture done by a prominent D.C. architect, Arthur Heaton.

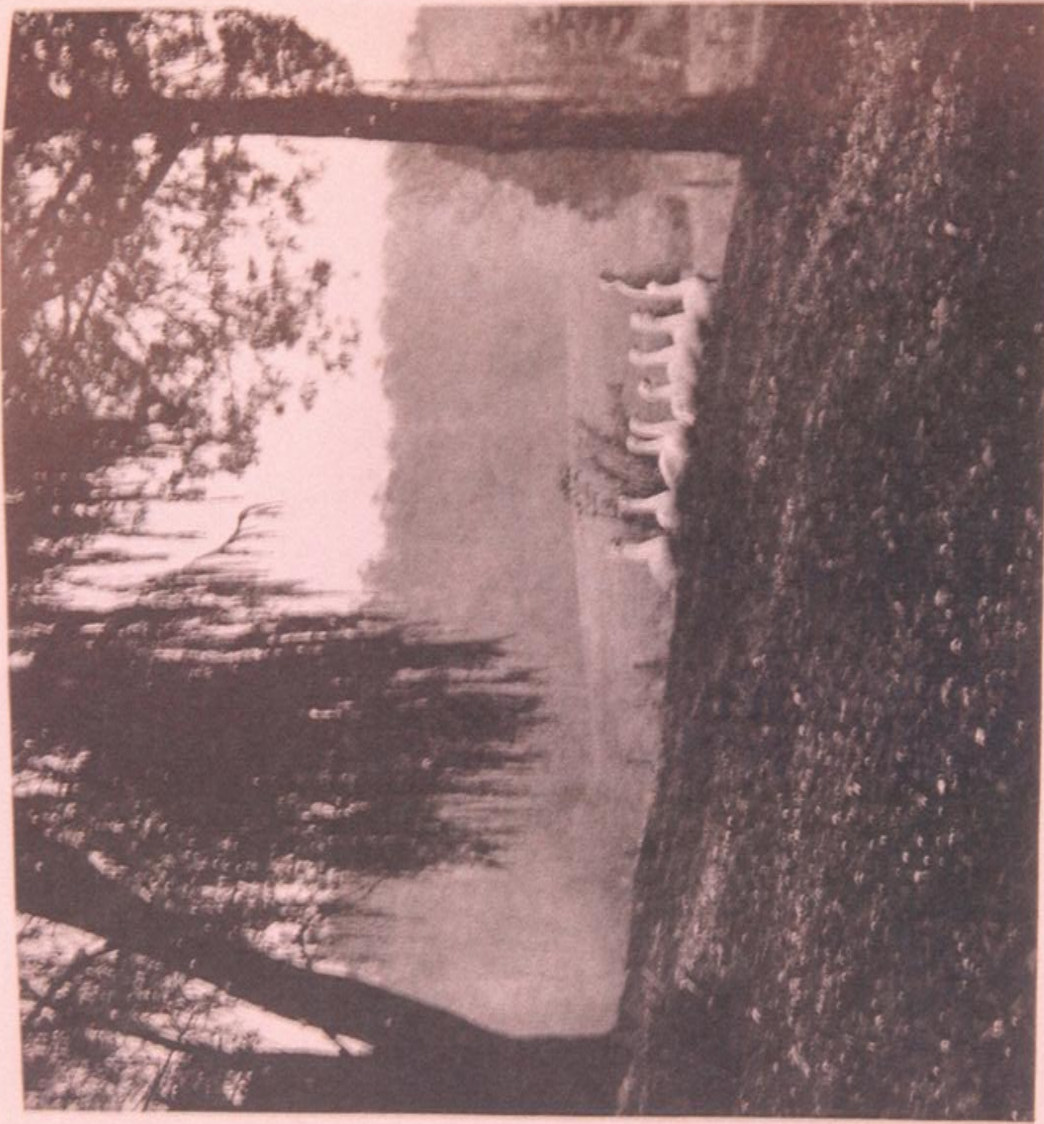
In addition, as the Grosvenors were prominent, arguably of national importance, the house also has significance for its historical associations with the family. This association is limited to the exterior and immediate manicured grounds as the interior is startlingly different than when they lived there. The Grosvenors removed their furnishings when they sold it, and the new owner drastically altered the interior by a renovation that included paneling every surface, even the ceilings. (The addition of large skylights to the house is unfortunate.)

When the Grosvenors bought this farm in the early 20th century, it was slightly more than a hundred acres and extended quite far south, towards the estates that became the campus of N.I.H. The sale of land and the construction of the beltway have reduced the remaining acreage to less than 40 % of the original farmlands. Not only does the remaining acreage bear no resemblance to what the Grosvenors purchased in terms of size, **but much more importantly**, the remaining land, except for the grounds immediately around the house and perhaps the land north of the house, bears no resemblance to how the land looked when the Grosvenors owned it. No remnants of the open, rolling fields, farm fields, or

the cultivated fields visible in early photographs survives. Instead, much of the remaining acreage has reverted to forest. There is not, therefore, any survival of the historical associations or visual resemblance to how the Grosvernors treated the fields or how they looked during the family's residency. The setting has been further and substantially compromised by the fairly recent erection of a complex of relatively large, contemporary office buildings immediately southeast of the house, and the building of a county park, with asphalt playing surface, southwest of the house, also on land once part of the Grosvenor holdings.

To respect the significance of the house and its former owners, without creating a false sense of the historical setting, it is necessary to define the boundaries as the immediate surroundings of the house which retain sufficient physical integrity to convey the (1) house's architectural significance, (2) its historical association with the Grosvenors and (3) how the family used the house and its manicured grounds.

April 16, 2008



Photograph by Gilbert Grosvenor

A COUNTRYSIDE IN MARYLAND

Wild Acres, the author's country home in Montgomery County, Maryland, is credited by the U. S. Department of Agriculture as having the densest bird population anywhere recorded, 175 pairs of 24 different species nesting in five acres adjacent to the house.

hand's most celebrated frontiersman, near Rockies from their eastern base. For Cumberland.

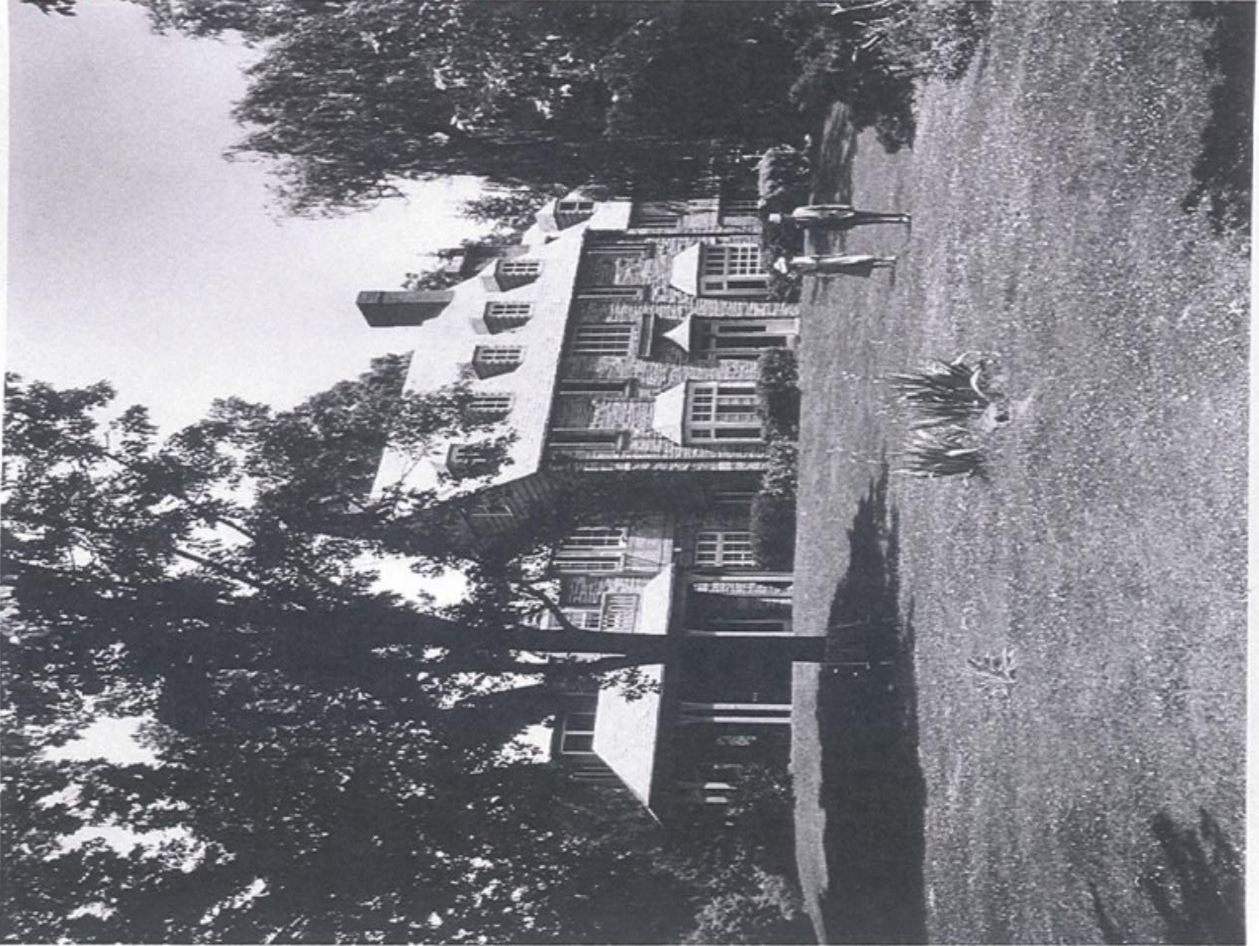


THE "BLOODY LA

It was only after leaving their dead piled lower built by the United States of courage and are a National heritage

gently to drive the traffic from the Ohio route. Railroads were his day, and he turned busily to the problem westward. It finally

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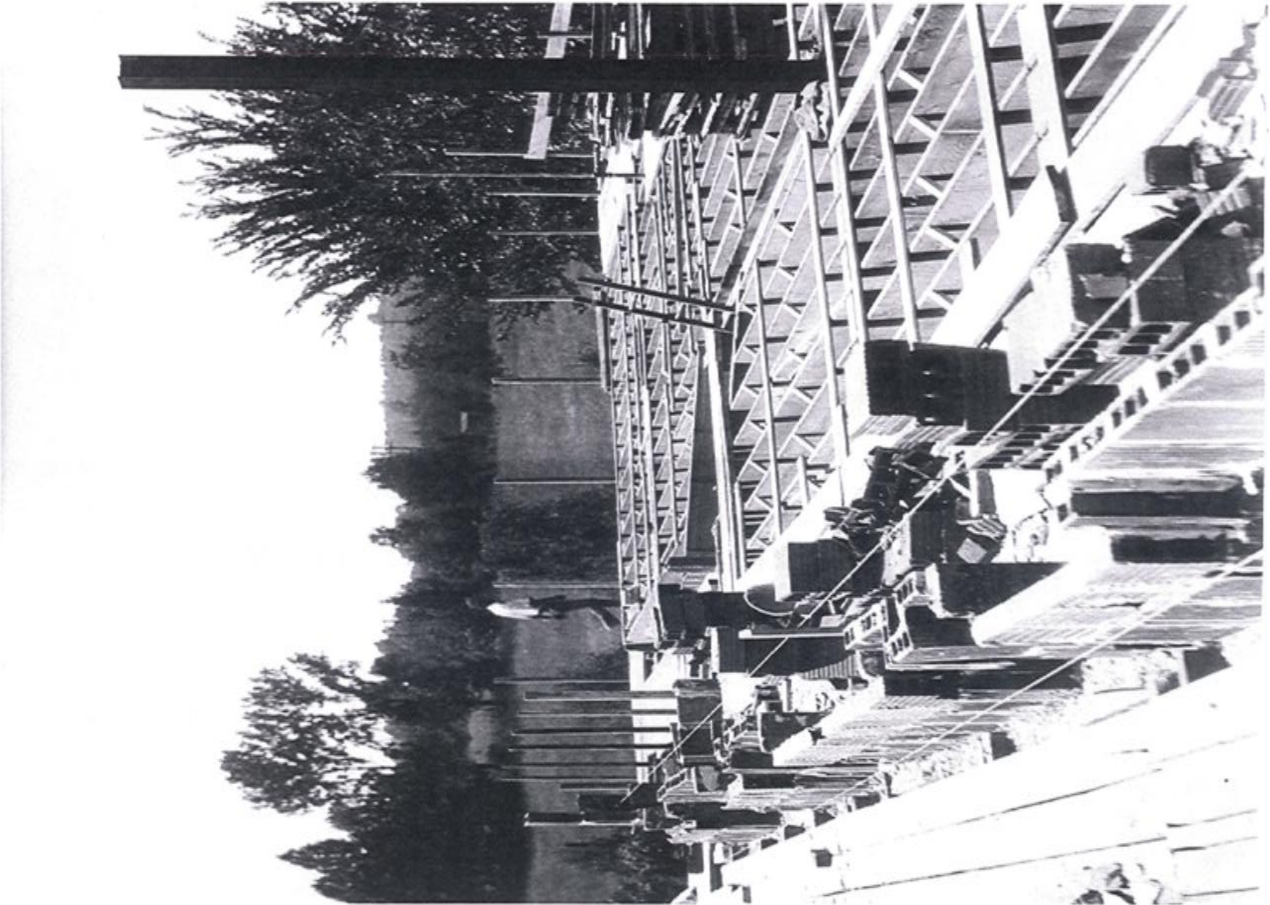


View from Pond



Recent

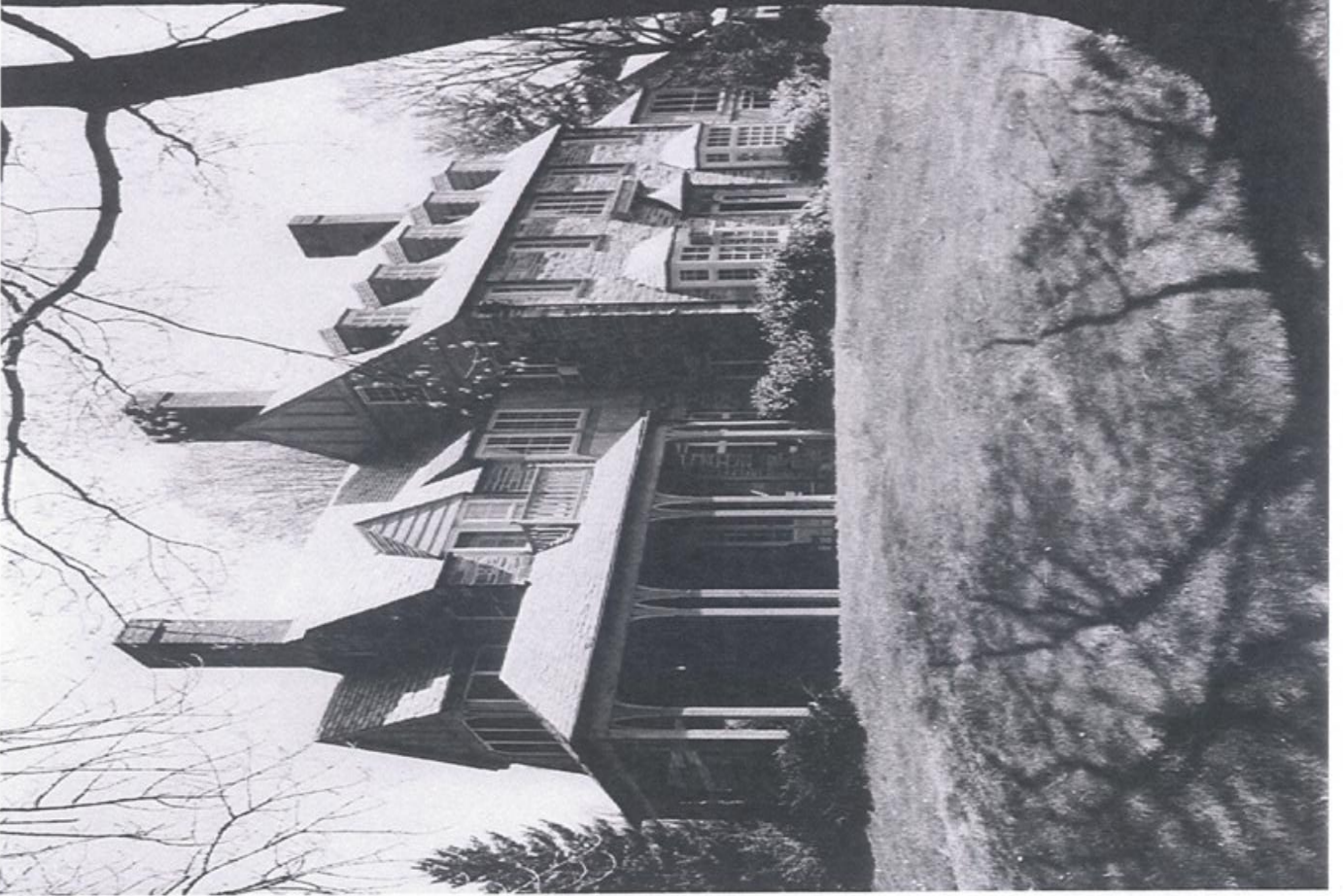
Eastward View



Recent



View from back of the House



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Front Drive Way



Recent

Older



View from Back of House



Recent

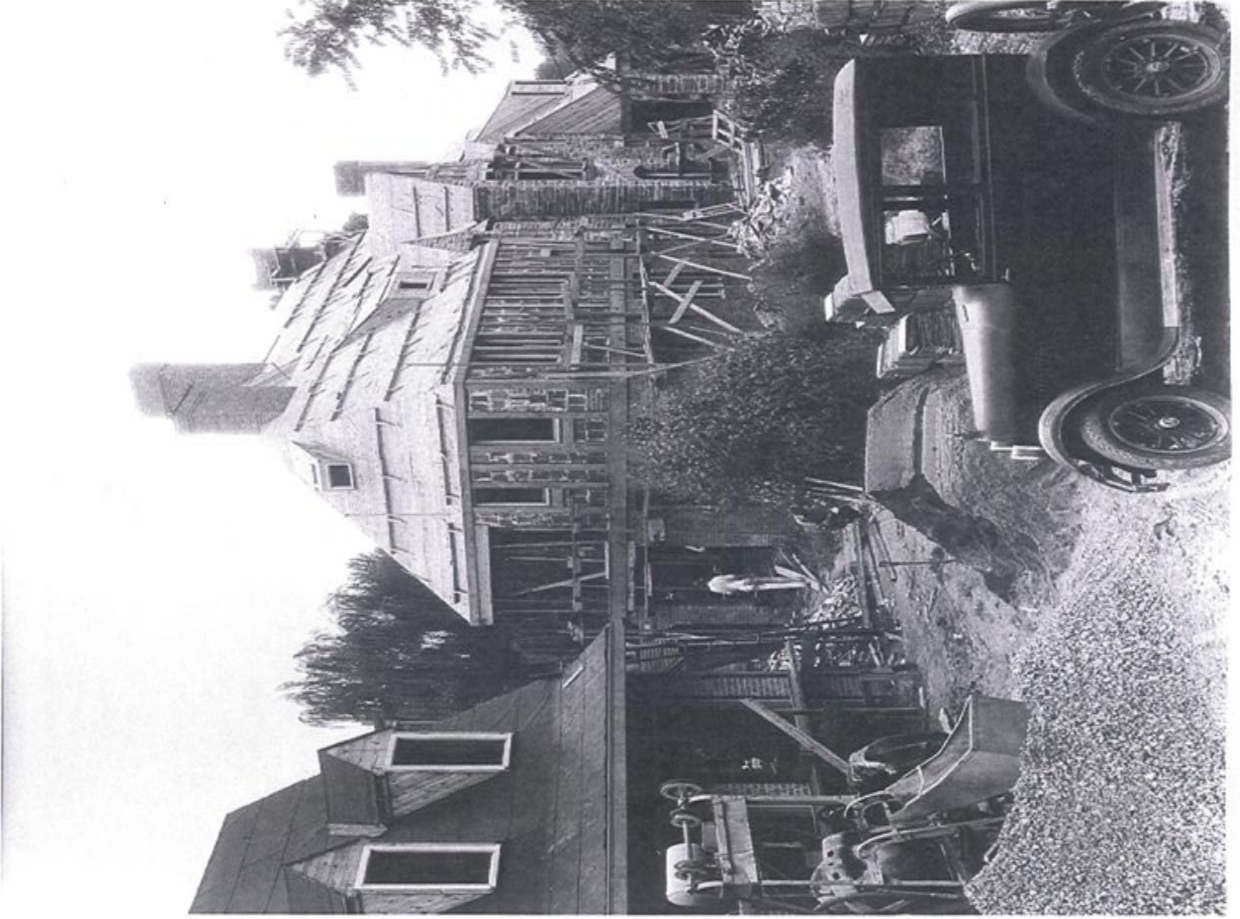
The new house nearly ready for occupancy with the original 100-year old farm house at the left.
© National Geographic Society

West end Porch



The Chief Justice and Mrs. Taft with other Trustees of the National Geographic Society and friends distinguished in diplomatic and public life, gathered to honor Mrs. Taft's natal day, June, 1929, at Wild Acres, the Maryland home of the President of the Society.
© National Geographic Society

Older



View of Carriage House



Recent

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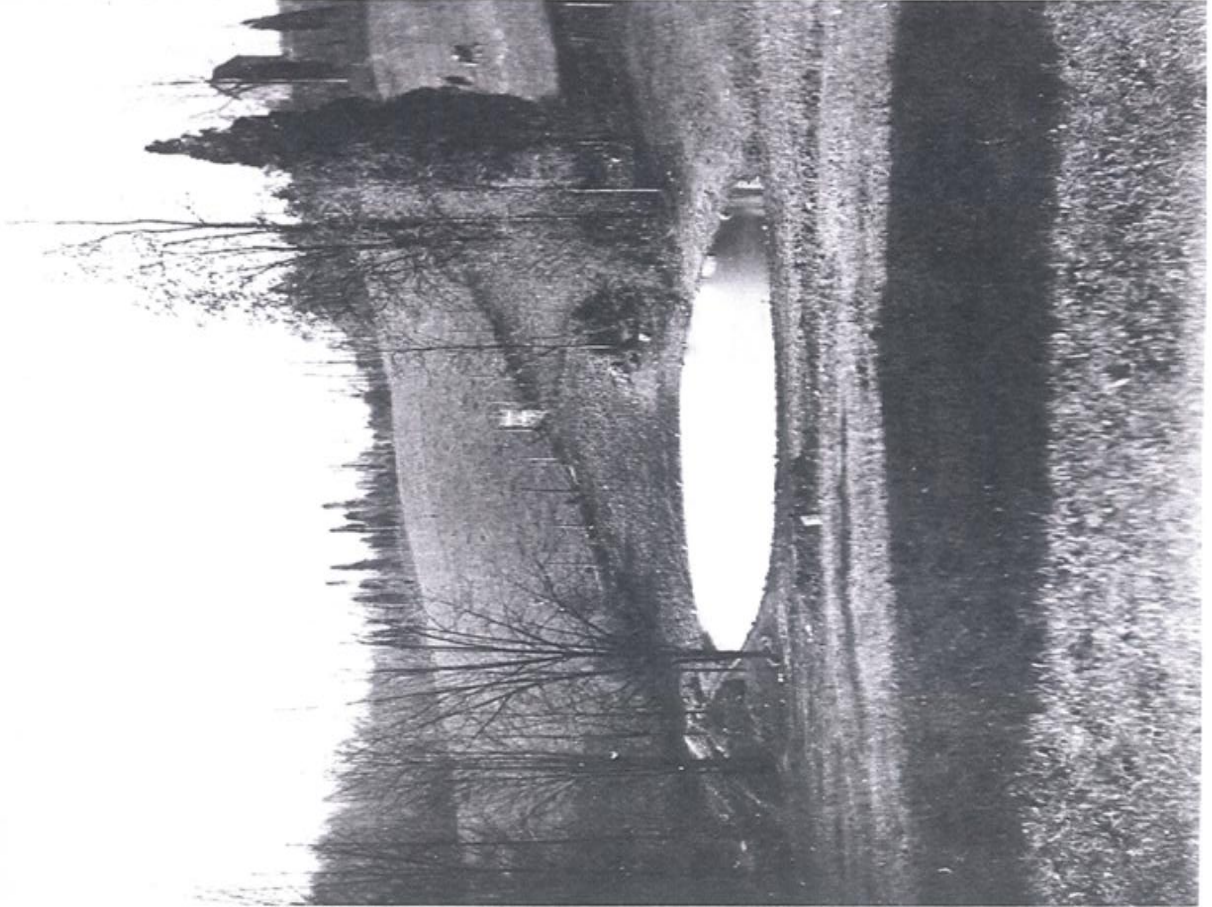
View from Pond



Recent

Older

Vista from the garage looking southwest over the pond to the pastures of Wild Acres.
© National Geographic Society



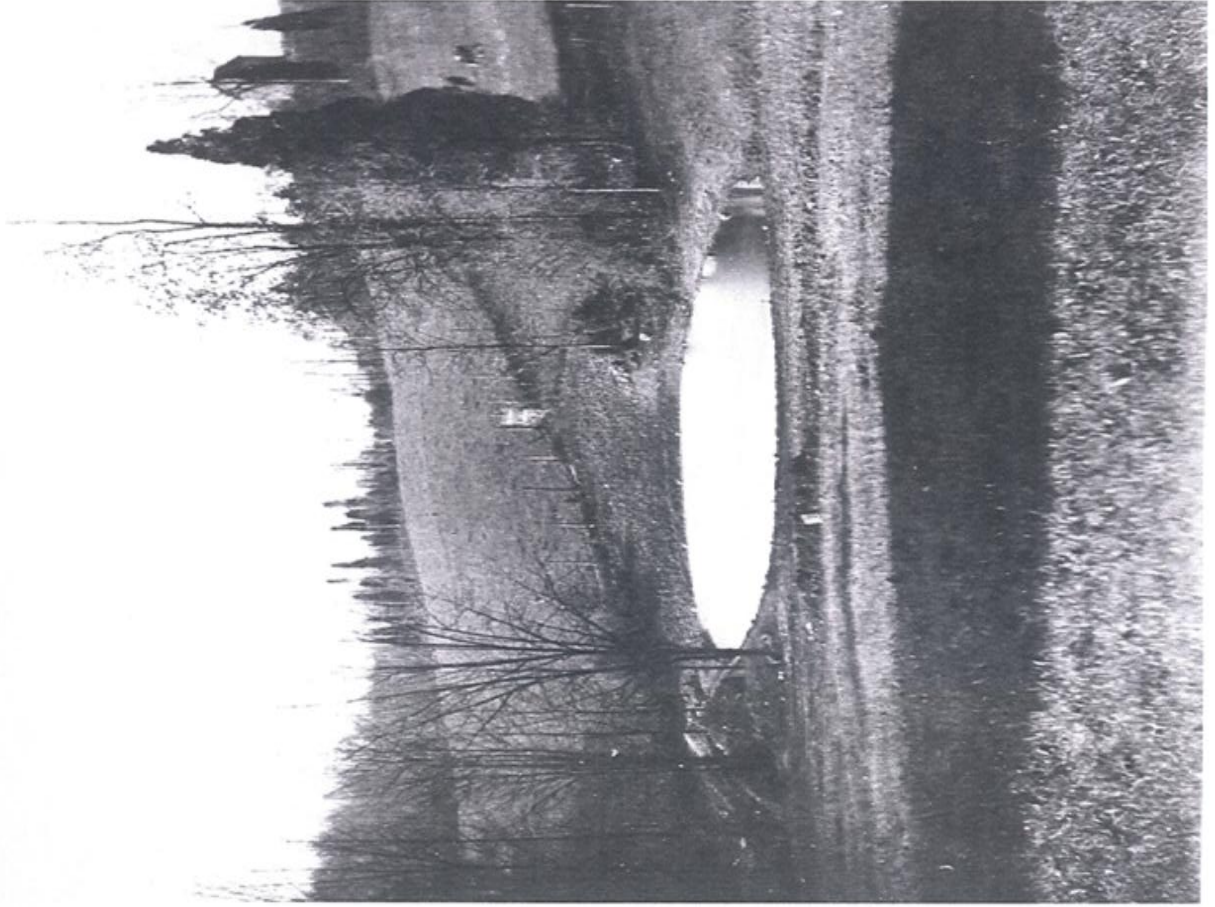
View towards Pond



Recent

Older

Vista from the garage looking southwest over the pond to the pastures of Wild Acres.
© National Geographic Society

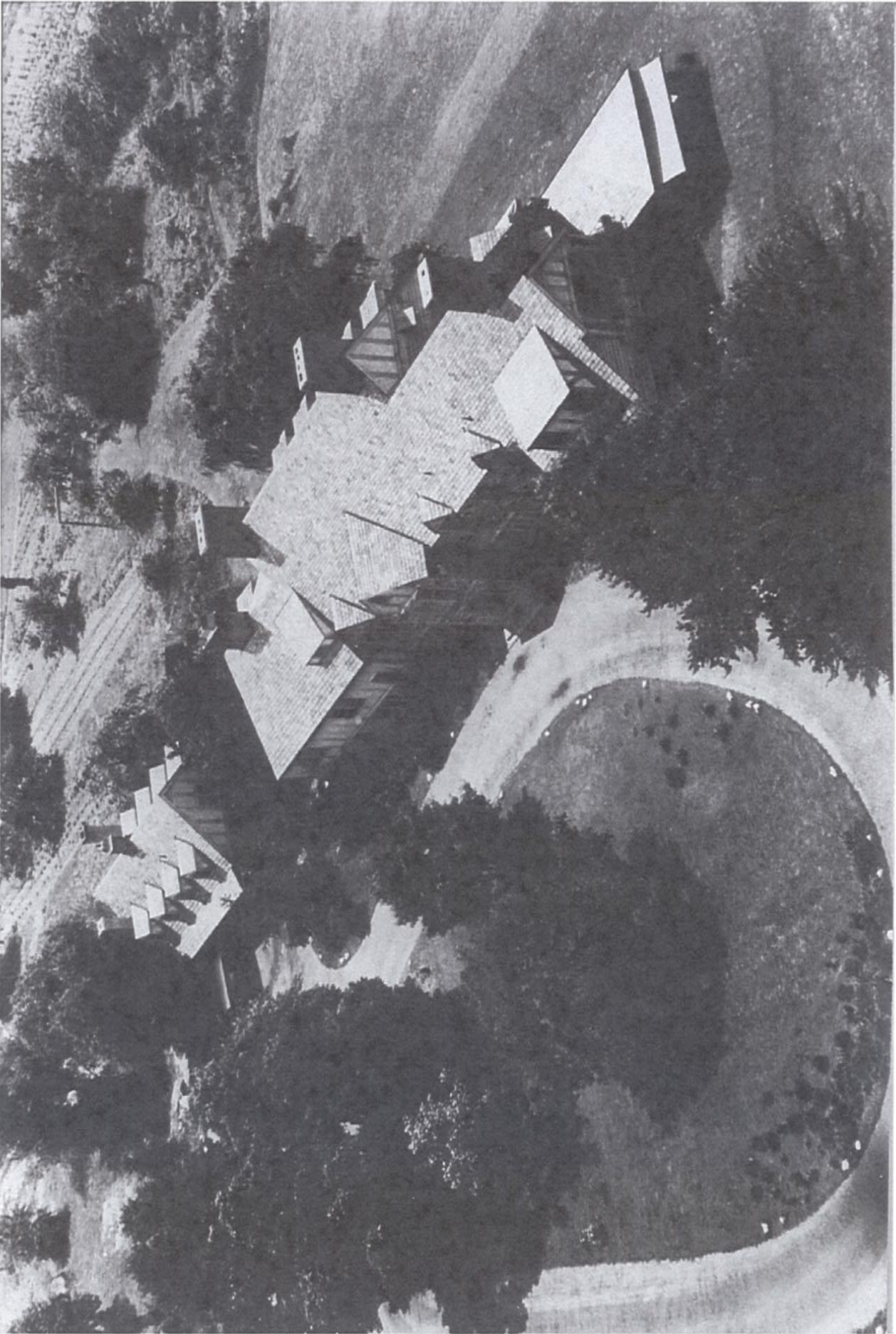


View towards Pond



Recent

Aerial View



Main Entrance and Parking Lot



LINOWES |
AND BLOCHER LLP
ATTORNEYS AT LAW

April 23, 2008

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Hand Delivered with Hearing Testimony

Mr. Jef Fuller
Chairman
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Re: Public Hearing Draft Amendment to the *Master Plan for Historic Preservation #30/15*
Wild Acres (Grosvenor Estate), 5400 Grosvenor Lane

Dear Mr. Fuller and Members of the Historic Preservation Commission:

On behalf of the Renewable Natural Resources Foundation (“RNRF”), the owner of the existing special exception use on the above-referenced site (the “Property”), we respectfully request that the Historic Preservation Commission (“HPC”) include relevant information regarding the existing special exception approvals and the 1992 North Bethesda Garrett Park Master Plan (the “North Bethesda Master Plan”) recommendations in its consideration of the designation before you today. RNRF supports the position of the owner of the Property, the Society of American Foresters (“SAF”), and the contract purchaser, the Nations Academy, to respect the significance of the Grosvenor house and its former notable owners, but to define the boundaries to only the immediate surroundings of the house. Such a defined boundary is consistent with the historical association with the Grosvenor family and the architecture of the house, and is also consistent with the existing approvals for the development of the property for the RNRF use granted by the Montgomery County Board of Appeals (the “Board of Appeals”) and with the recognition of the development approvals by the Planning Board and County Council in the North Bethesda Master Plan.

As stated in Staff Report, the Board of Appeals originally approved the RNRF special exception use in 1973 for 300,000 square feet of office uses on the Property. However, additional relevant information in the special exception approval and a copy of the current

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approved Special Exception Site Plan (the "Site Plan", approved pursuant to the Board of Appeals opinion dated March 21, 1990) are not referenced and should be included as part of the HPC consideration. As you will note from a review of the Site Plan attached hereto as Exhibit "A", the RNRf special exception approval includes removal of the caretaker's house and the addition of almost 100,000 square feet of new non-profit office development and associated parking in the area that is included in the recommendation for a historic setting. This future office development for the RNRf use, referred to as Phase II, was specifically approved by the Board of Appeals by opinion dated March 13, 1991. Further, in 1992, the Planning Board and Council confirmed the RNRf special exception approvals, and specifically supported the expansion, in the North Bethesda Master Plan. The North Bethesda Master Plan excerpts are attached as Exhibit "B". Although the North Bethesda Master Plan excerpts reference the Grosvenor house and the original estate, neither the house nor the Property were designated as historic resources.

All of the opinions issued by the Board of Appeals over the past 35 years for various modifications to the RNRf special exception are relevant to your consideration; however, the opinion dated January 31, 1974, attached hereto as Exhibit "C", is particularly pertinent because it specifically references the conversion of the Grosvenor house to office uses and indicated that the office use was not objectionable to the Wildwood Citizens Association. Additionally, the 1974 opinion noted that the original special exception plans included a new office building in the same location as the house in the later phase of the RNRf development. Therefore, it was "not certain at the time whether the mansion will ultimately be removed." As indicated by the Site Plan and in the Staff Report, RNRf and SAF did subsequently decide to keep the Grosvenor house and incorporate it into the campus of non-profit office buildings. It is important to note that this decision by RNRf and SAF to keep the Grosvenor house was voluntary and was not requested by the community, not recommended by the Planning Board or its Staff, and was not a requirement of the Board of Appeals. Further, it did not alter the nature of the approval of the additional modern office buildings and parking lots on the Property.

Thank you for the consideration of this additional information in your deliberations on the nomination and recommendation before you today. As demonstrated by the approved special exception Site Plan for additional non-profit office buildings and parking on the Property and the confirmation and support of this approval in the North Bethesda Master Plan, the recommendation to include a setting of the entire Property, and not just the former Grosvenor house, is inconsistent with existing government development approvals for the Property. Further, RNRf and SAF, as well as Nations Academy's proposal as contract purchaser, have voluntarily maintained the Grosvenor house as part of the campus and we hope that such efforts

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will be recognized and encouraged by the HPC and that collaborative efforts can be made to effectively preserve the house without detrimental impacts to existing or proposed uses on the Property.

Very truly yours,

LINOWES AND BLOCHER LLP

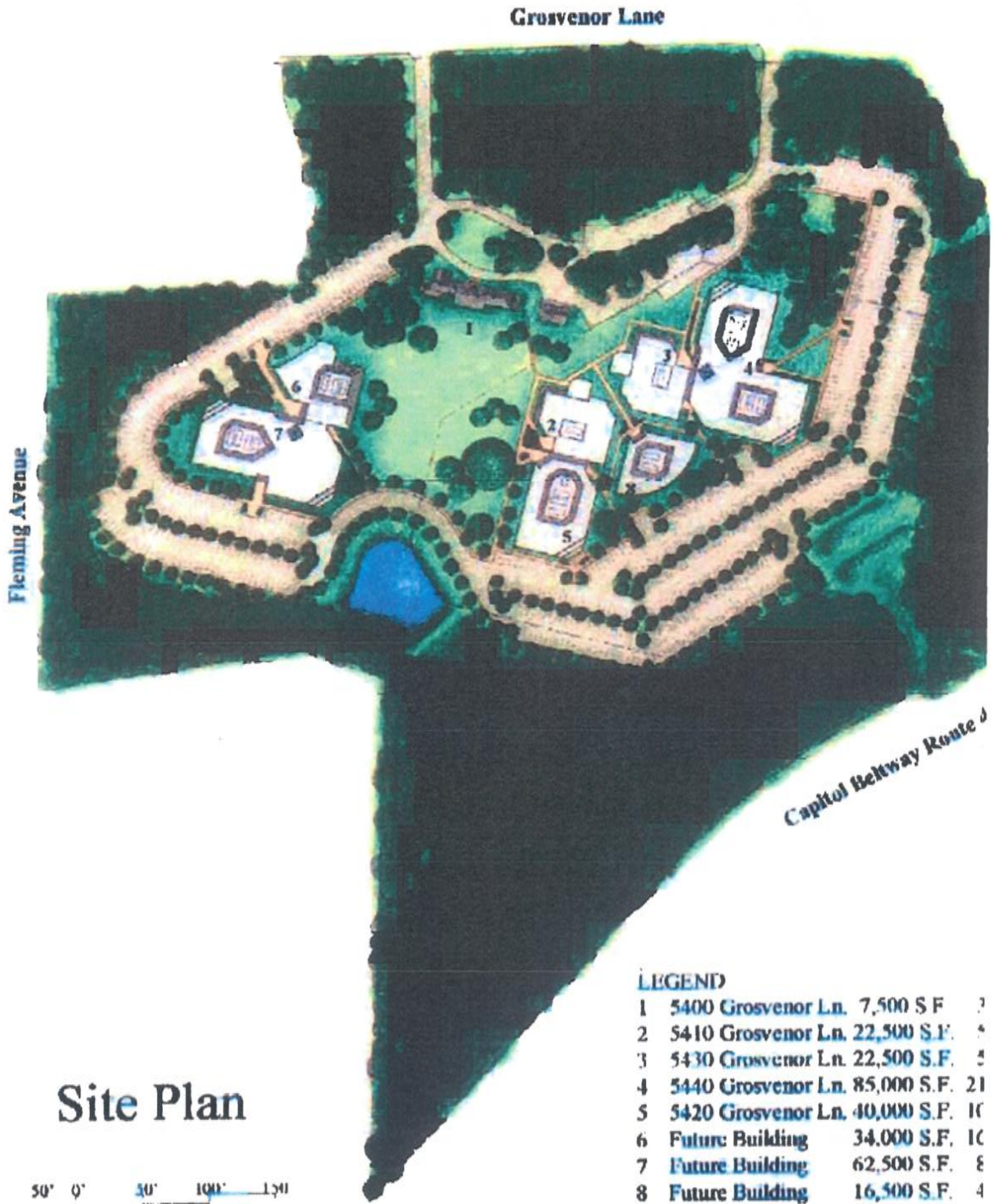

Anne C. Martin

Attachments

L&B 991679v1/04003.0024

RENEWABLE NATURAL RESOURCES CENTER

Bethesda, Maryland



approved
& adopted
1992

NORTH BETHESDA GARRETT PARK



The property has approximately 700 feet of frontage along Democracy Boulevard and 204 feet of frontage along Old Georgetown Road. The site is partially wooded with some very large specimen oak trees.

Uses considered for this site included a park, residential townhouse, commercial townhouse, and retail. The location of the property adjacent to a major intersection, the proximity to a single-family subdivision, special exception and retail uses, the shallow depth of the site, and the possibility of additional right-of-way on Democracy Boulevard were all considered. The property was considered unsuitable for single-family detached homes, while the provision of park facilities and additional retail facilities was considered more appropriate within Rock Spring Park. Accordingly, this Plan confirms the existing R-60 zoning on this property. The property is suitable for development under the R-60 (Cluster) option, with access from Bells Mill Road.

19. RENEWABLE NATURAL RESOURCES FOUNDATION

This property extends to 35.4 acres and is located south of Grosvenor Lane and in between I-495 and I-270. The existing zoning is R-90.

The property owned by the Renewable Natural Resources Foundation and the Society of American Foresters is part of the original 100-acre family estate of the late Dr. Gilbert H. Grosvenor, former president of the National Geographic Society. The estate remained intact until purchase of 40 acres by the State Highway Administration for the I-495/I-270 interchange; the balance went to the Pooks Hill Marriott, Grosvenor Mews townhouses, and the Renewable Natural Resources Foundation, which conveyed a portion to M-NCPPC for Fleming Park.

In 1973, the Board of Appeals granted the petition of the Foundation to operate a scientific society headquarters as a special exception use in the R-90 Zone. The ultimate size of the project was anticipated to be 300,000 square feet, to be developed in three phases. The first two phases, totaling 283,000 square feet of offices, were approved in the 1973 opinion, which included a requirement for review of Phase 1 by the Board before work was begun on Phase 2. A second review of Phases 1 and 2 took place in 1980.

To date, the original Grosvenor mansion has been renovated for use as the Gifford Pinchot Forestry Building, and two office buildings have been constructed (1981 and 1987). The FAR of the existing 44,000 square feet is .02, and the FAR of the final plan will be 0.19, in 2- to 3-story buildings. Ultimate development under the Foundation's approved comprehensive site plan for the entire property will provide 300,000 square feet of office space, including a 16,500 square foot conference and common-services facility, housed in seven buildings. The office structures plus surface parking will occupy 10 acres of the 35.

This Plan supports the planned expansion of the Renewable Natural Resources Foundation and the Society of American Foresters as a special exception approved by the Board of Appeals in the existing R-90 Zone.

COUNTY BOARD OF APPEALS
For
MONTGOMERY COUNTY

Case No. S-257

REGARDING AN AMENDMENT TO THE
PETITION OF RENEWABLE NATURAL RESOURCES FOUNDATION
(Hearing held January 31, 1974)

AMENDMENT TO THE OPINION OF THE BOARD

This proceeding is on a request by petitioners for modification of the Special Exception to allow use of the Grosvenor Mansion for offices prior to and during the construction phases of the proposed project, and for certain other modifications of the Board's original opinion as set forth in this opinion. The petitioners were granted a Special Exception on November 21, 1973, to construct scientific society headquarters at 5500 Grosvenor Lane, Bethesda, Maryland.

Decision: Requested modifications and permission to use mansion granted.

Due to the substantial modifications requested, the Board re-opened this case to consider the requested amendment and modifications in a public hearing. No one appeared to oppose the proposed modifications or proposed use of the mansion.

Petitioners stated that during the original hearing on plans for construction of the Foundation's proposed headquarters building, to be undertaken in three phases, no mention was made of the immediate plans to use the existing mansion for office space by a limited number of the Societies associated with the Foundation.

Condition No. 1 of the Board's Opinion states:

"Before any construction is begun, or the site is occupied as a headquarters for the Foundation or any member Society, petitioner shall submit to the Board of Appeals for its approval complete architectural plans, specifications, exterior design, as well as site plan showing exits and entrances, driveways, parking layout, etc., for phases one and two." The petitioners wish the foregoing condition to be amended to allow some of the Societies to begin using the mansion before the construction plans are completed. Condition No. 2 states: "Before any work is begun on phase two, petitioner shall request the Board for a hearing date to review the special exception." The petitioners also requested that this condition be amended to clarify and define the purpose of such review.

EXHIBIT "C"

Petitioners stated that the use of the mansion had been discussed with the Wildwood Citizens Association both before and after the first hearing. A letter in the file from Mr. G. Masters, President of the Wildwood Citizens Association, states that the association has no objections to the early occupancy of the mansion.

Petitioners described the mansion as a large brick home built in 1929, and located approximately 100 yards south of Grosvenor Lane. The mansion is totally screened from all the roads. The petitioners have purchased and made settlement on the entire tract of land since the original hearing; they have also conveyed an area of 10 or 12 acres to the Park and Planning Commission for development of a park.

Petitioners propose to use the mansion and the adjacent garage-apartment for office space for 35 full time employees and 5 to 15 part time employees. Many of the professional leaders travel and would not be expected to occupy offices all the time. No external modifications to the mansion are proposed. The garage and apartment will require the removal of the garage doors and the filling of the door space with framed walls, windows, and a door.

The mansion will be modified to meet fire safety requirements of the Montgomery County building code, including provisions for safe egress, illuminated exit lights, and fire extinguishers. In addition to available public fire protection, two fire hydrants are located near the mansion and garage-apartment. A caretaker will live in a cottage near the entrance and will provide 24-hour surveillance.

Structural modifications in the mansion will include removal of certain partitions and elimination of two bathrooms, of kitchen fixtures in one of the two existing kitchens, and of the laundry equipment. The existing and proposed floor plans are illustrated on attachments to Exhibit No. 37 in the record.

The modification of the garage-apartment will include elimination of the kitchen in the upstairs apartment and conversion of both ground and upstairs space for office use. The present steam heating system will be converted to an airconditioning system for heating and cooling. A dropped ceiling will be installed in the ground floor area to conceal air ducts. Plans for the garage are also attached to Exhibit No. 37 in the record.

Sewage discharge from the site is estimated to be less than the discharge when the mansion was used as a residence by the Grosvenor family, their guests and employees. A witness for the petitioner, James Bryne, Engineer, stated that office use causes a sewage discharge of less than 25 gallons per person per day, whereas residential use

approximates 100 gallons per person per day. With office use for 35 full-time employees, the sewage discharge from the mansion and garage-apartment will be an estimated 875 gallons per day.

The proposed parking lot will be surfaced with porous gravel and no water run-off is anticipated. The parking will be located in cleared areas among existing trees on the grounds, and will accommodate 35 automobiles. Maximum capacity needed for employees is estimated to be 20 spaces. The additional spaces will be provided in order to accommodate visitors. It was estimated that 5 percent of the employees would reside near the site, that approximately 50 percent would come from the south and would use Grosvenor Lane, and that the others would come from Old Georgetown Road.

The proposed hours for the offices would be staggered from 7 a.m. to 7 p.m. The petitioners expect a decrease in number of cars when the Metro is constructed and have agreed to supply a shuttle bus between the Metro station and the subject site.

The petitioners propose that the mansion will remain and be used during construction of all of phases 1 and 2, but that the proposed plan would locate the building to be constructed during phase 3 on approximately the same site as the mansion. However, it was pointed out that phase 3 is planned for 10 years in the future and petitioners are not certain at this time whether the mansion will ultimately be removed. In any event, they are requesting to use the mansion and garage for several years.

Based on the additional testimony and evidence presented for the record, the Board finds that the proposed use of the mansion and other modifications requested will not alter the findings of the Board contained in its original opinion. For this reason, the request to use the mansion and garage for office space in the immediate future preceding completion of construction plans, and the requested modifications to the Board's opinion are granted as follows:

1. The mansion and garage may be remodeled in accordance with the testimony and evidence presented with Exhibit 37 in the record, for office space use for 35 full time employees and up to 15 part time employees, with no more than 50 office employees working in these facilities at any one time.
2. On page 2, third full paragraph of the Board's opinion issued November 21, 1973, shall be deleted

and rewritten to read as follows: "The existing mansion will be retained and used by some of the Societies in the Foundation preceding and during construction of phases 1 and 2. A decision will be made prior to construction of phase 3 as to the ultimate use, if any, of the mansion. Petitioner anticipates that a portion of the first phase will be available for use by 1976."

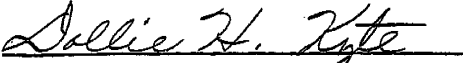
3. Condition No. 1, page 6 of the Board's original opinion, shall be amended to read: "Before any construction is begun, or any new structure is occupied as a headquarters for the Foundation or any member Society, petitioners shall submit to the Board of Appeals for its approval complete architectural plans, specifications, and exterior design, and a detailed site plan showing exits and entrances, driveways, parking layout, etc., for phases one and two."
4. Condition No. 2 shall be amended to read as follows: "Before any work is begun on phase two, petitioners shall request the Board for a hearing date to review the Special Exception relative to the traffic situation existing at that time."

The Board adopted the following Resolution:

"Be it Resolved by the County Board of Appeals for Montgomery County, Maryland, that the Opinion stated above be adopted as the Resolution required by law as its decision on the above-entitled petition."

The foregoing Resolution was proposed by Mrs. Beverly S. Pearson, Chairman, and concurred in by Mrs. Shirley S. Lynne, Mrs. Marjorie H. Sonnenfeldt, Mr. Sheldon P. Schuman and Mr. Joseph E. O'Brien, Jr.

I do hereby certify that the foregoing Minutes were officially entered in the Minute Book of the County Board of Appeals this 8th day of March, 1972.


Clerk to the Board