

May 29, 2008

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Hand Delivered with Hearing Testimony

The Honorable Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
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 Chairman Hanson and Members of the Planning Board:

On behalf of the Renewable Natural Resources Foundation (“RNRF”), the owner of the existing special exception use on the above-referenced site (the “Property”) and the owner of the adjacent property, we respectfully request that the Planning Board limit the designation of historic preservation on the Property to the former Grosvenor home and only the immediate surroundings of the house, as requested by the owner of the Property, the Society of American Foresters (“SAF”), and the contract purchaser, the Nations Academy. Such a limited and defined boundary is consistent with: 1) the Historic Preservation criteria in Section 24A-3 of the Code with respect to the historical association with the Grosvenor family and the architecture of the house; 2) the intent of the Grosvenor family in its previous development applications; 3) the existing approvals for the full development of the Property for the RNRF use, which was reviewed and recommended for approval by the Planning Board and its Staff, and reviewed and granted by the Board of Appeals in 1973, and continuously reapproved over the past 35 years; and 4) the specific recommendations for the Property by the Planning Board and County Council in the 1992 North Bethesda Garrett Park Master Plan (the “North Bethesda Master Plan”). Further, a limited designation is consistent with previous recommendations by the Planning Board and Council for large acreage properties.

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. However, a review of the current

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approved Special Exception Site Plan (the "Site Plan", last modified and approved pursuant to the Board of Appeals opinion dated March 21, 1990) and the history of the approvals should also be included in your consideration. As indicated on the Site Plan, 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 southwest area of the Property that is included in the current recommendation for a historic setting.

All of the opinions issued by the Board of Appeals over the past 35 years (based on recommendations for approval by the Planning Board Staff) for the approval of the RNRF special exception and the Site Plan demonstrate the continuing government approval and consensus that the Property is not historic, nor should the approved development be limited by any "setting". The opinion of the Board of Appeals dated January 31, 1974 (the "1974 Opinion") 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." The opinion issued by the Board of Appeals dated September 23, 1980 references the reapproval of the Board of Appeals (pursuant to the recommendations of the Planning Board Staff) of the RNRF development with driveways and office buildings in locations proximate to the former Grosvenor house (within 90 to 100 feet). The future office development for the additional buildings and parking areas for the RNRF use, referred to as Phase II, was specifically approved by the Board of Appeals by opinion dated March 13, 1991. Further, the Board of Appeals (and Planning Board Staff) continued to review and approve (with the support of the community) minor modifications to the RNRF special exception in 1999 and 2004.

It is important to note that the continuous decision by RNRF and SAF to keep the Grosvenor house and to incorporate the Grosvenor house into the campus of non-profit office buildings in the 1990 Site Plan was voluntary because it was consistent with the RNRF and SAF mission and design principles. The preservation of the former Grosvenor house was not requested by the community, not recommended as a condition of approval by the Planning Board or its Staff, and was not a requirement of the Board of Appeals. Further, the decision to keep the structure did not alter the nature of the RNRF special exception approval of the additional modern office buildings and parking lots on the Property.

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Another item to note in the history of the Property, is that before RNRF purchased the Property (along with the current RNRF property and Fleming Park, all combined the "Grosvenor Property"), in the early 1970's, the Grosvenor family had initially sought a zoning reclassification of the Grosvenor Property for multi-family development, similar to the multi-family zoning on the Grosvenor's properties to the east of US 70. Pursuant to the illustrative site plan that the Grosvenor family submitted as part of the zoning applications for the Grosvenor Property to the R-20 and the R-T zones (Case Nos. F-491 and F-492) in 1969, the Grosvenor family had similarly only preserved the house, and had proposed driveways, townhomes and apartment buildings within the area now recommended to remain open as a "vista".

In addition to the continuous Planning Board and Board of Appeals recognition of the RNRF special exception over the past 35 years, the Planning Board and Council confirmed of the RNRF special exception approvals, and specifically supported the expansion, in the 1992 North Bethesda Master Plan. It is significant to note that the North Bethesda Master Plan specifically references the Grosvenor house and the original estate; however, neither the house nor the Property or any setting were recommended to be designated as historic resources. The recommendations in the North Bethesda Master Plan support the approved development in the existing RNRF special exception, which includes office buildings and driveways in the setting now recommended by Staff for designation.

Lastly, the limited designation is consistent with the current Staff recommendation for a setting of less than the 26.43 acre Property. Such a limited designation or setting is consistent with numerous other recommendations for large acreage parcels, particularly those that may not be further reduced to a single structure by subdivision.

Thank you for the consideration of our request to limit the designation that is before you today. As demonstrated by the approved RNRF 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 limit the designation to the former Grosvenor house, and immediate setting is consistent with the long-established 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 will be recognized and encouraged by the Planning Board and that collaborative efforts can be made to effectively preserve the house without detrimental impacts to existing or proposed uses on the Property.

We have attached a copy of our hearing presentation for your convenience.

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Very truly yours,

LINOWES AND BLOCHER LLP


Anne C. Martin

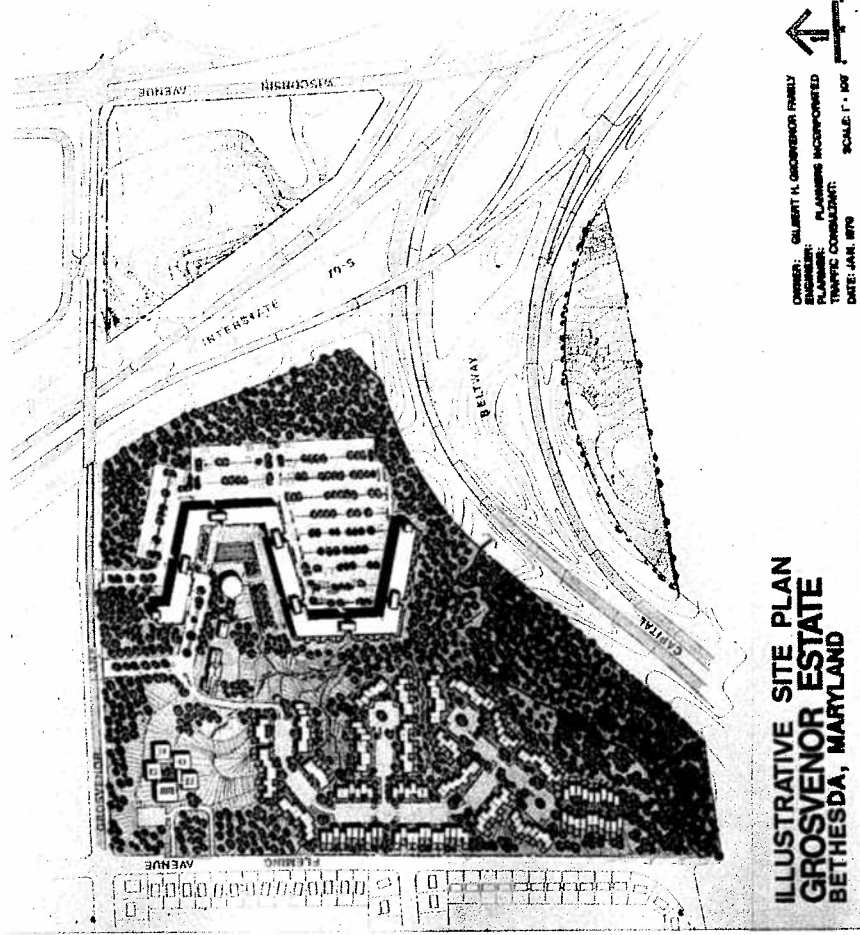
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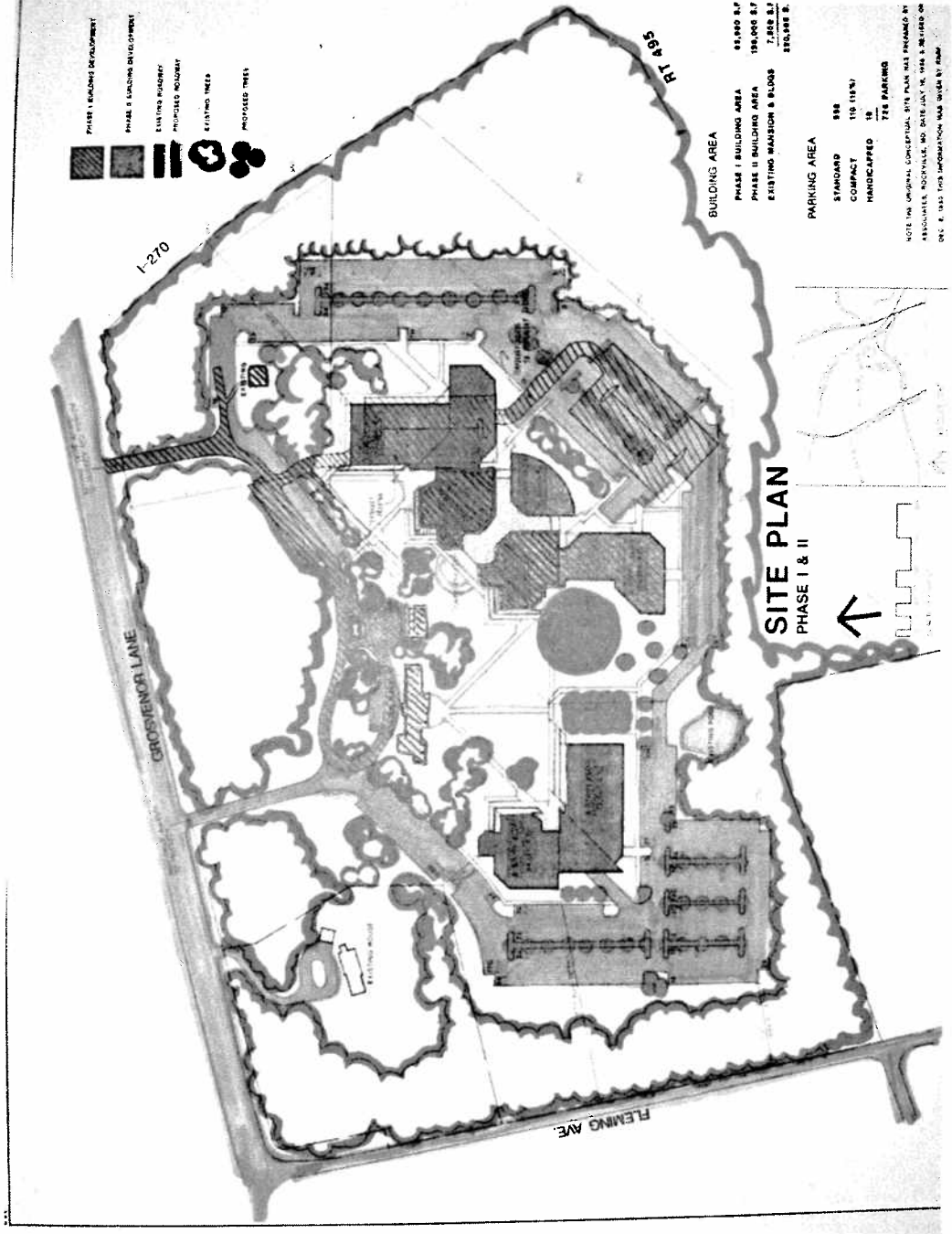


- Renewable Natural Resources Foundation (RNRF) – Special Exception owner since 1973 (and current adjacent property owner)
- Historic designation limited to Grosvenor house and a minimal setting is consistent with:
 - §24A Criteria for historical association of Grosvenor family and the house;
 - Previous Zoning Applications submitted by Grosvenor family in 1969;
 - Planning Board and Board of Appeals Review and Approval of RNRF Special Exception Site Plan (1973, 1974, 1980, 1990, 1991, 1999, 2004); and
 - Specific Planning Board and Council recommendations for the Property in 1992 North Bethesda Garrett Park Master Plan

Grosvenor rezoning applications 1969-
Limited "setting" around mansion; "caretakers house" not preserved



Approved RNRF Special Exception Site Plan: Limited "setting" around mansion; "caretakers house" not preserved



- -
Board of Appeals approval for RNRF Special Exception
1973 Opinion Excerpt

Case No. S-257

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program will include office buildings in a clustered court-like arrangement, none to be higher than three stories. The Center would become the national headquarters of each of the member societies; as the various buildings become completed for the society their offices would be located at the Center.

Each Society has a number of requirements which are common to all and in order to conserve space and minimize the duplication of similar functions, a central services facility is planned, i.e., conference and seminar facilities, a library, a public information center, food service and the central administration offices. Supervision of the Center will be the responsibility of the directors.

The Center would also include an arboratum, ponds and nature trails. The member societies would use the grounds of the Center as an outdoor laboratory for research on improving environmental quality. Petitioner was of the opinion that by sharing equipment and facilities the Societies would be able to carry out their tasks more effectively and economically.

The existing mansion will be retained and used as headquarters for the Foundation during all phases of development. Petitioner anticipated that the first phase of development would be open to the public by January, 1976. A decision would be made at the conclusion of the ultimate development as to ultimate use, if any, of the mansion.

Petitioner anticipates that the ultimate size of the project is to be approximately 300,000 square feet of office space; the first phase is anticipated to include 102,000 gross square feet, to be constructed over a five year period; the second phase would be for approximately 181,000 square feet constructed over the next five years; and the ultimate third phase would take place over the following ten years. The Foundation anticipates that it would take 20 years to complete the entire project.

The architect supplied information that rather than plan the development of the site to its maximum, he had been urged to underdevelop the property. Approximately 12 acres of the tract is anticipated to be purchased by the Park Department for a park site. Acquisition of the 12 acres would reduce the area of the application to 35 acres. Although access would be available on both Fleming Avenue and Grosvenor Lane, petitioner proposes to enter the site via Grosvenor Lane only. The Master Plan for the North Bethesda Garrett Park Planning Area classifies Grosvenor Lane as a primary street with a proposed 70-foot right-of-way and a 36-foot wide pavement with curbs, gutters and sidewalks. The current Montgomery Capital Improvement program does not propose further improvement of Grosvenor Lane.

Board of Appeals approval for RNRF Special Exception - 1974 Opinion Excerpt

Case NO. S-257

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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

Board of Appeals approval for RNRF Special Exception- 1980 Opinion Excerpt

COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

COUNTY OFFICE BUILDING
ROCKVILLE, MARYLAND 20820

Case No. S-257

Telephone
Area Code 301
279-1228

PETITION OF RENEWABLE NATURAL RESOURCES FOUNDATION

RESOLUTION TO REOPEN THE RECORD TO RECEIVE ADDITIONAL MATERIAL (Resolution adopted September 23, 1980)

The Board received a letter dated July 21, 1980, from Harry W. Lerch, attorney for the special exception holder, with attached plans, specifications, exterior design and a detailed site plan showing exits and entrances, driveways, parking layout, etc., for Phases one and two. Upon receipt of the foregoing letter, the Board submitted the plans to the staff of the Maryland National Capital Park and Planning Commission (M-NCPPC) for review and recommendation. The Board received a memorandum dated September 11, 1980, from the Development Review Division, M-NCPPC, stating that "... the technical staff has reviewed architectural plans submitted on behalf of the applicant and the compliance of these plans with the conditions of the Board of Appeals' Opinion ...

Therefore, the letter dated July 21, 1980, shall become Exhibit No. 41(a), and the plans shall become Exhibit No. 42(a)-(e), consisting of site plan for Phase I and II, floor plans for building I, Phase I, elevations for building I, Phase I, and Exhibit No. 43, aerial photograph with overlay. The M-NCPPC memorandum dated September 11, 1980, shall become Exhibit No. 46.

BE IT RESOLVED by the County Board of Appeals for Montgomery County, that the Maryland-National Capital Park & Planning Commission having reviewed the material submitted by the special exception holder and finding the plans to be in compliance with the conditions of the Board of Appeals' conditions, the plans shall be and hereby are approved and shall become part of the record, subject to the following condition:

The special exception holder shall provide for 726 parking spaces on its site plan, as noted by the M-NCPPC staff recommendation, page 5, of Exhibit No. 46, said revised site plan to be submitted for the record.

The foregoing Resolution was proposed by Marjorie H. Sonnenfeldt, Chairman, and concurred in by Doris Lipschitz, Shirley S. Lynne, Joseph E. O'Brien, Jr., and Wallace I. Babcock.

Board of Appeals approval for RNRF Special Exception - 1990 Opinion Excerpt

Case No. S-257-A

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Concerning the Foundation's request to eliminate the condition requiring a shuttle bus, Mr. Day stated that the employees working at RNRF unfortunately do not use public transportation. Mr. Day explained that the space is occupied by many different environmental organizations and that work hours are very irregular, which makes the use of public transportation or carpools infeasible for most persons. Another complication is the fact that while the Grosvenor Metro station is convenient to this location, most persons working on this site do not live in proximity to a metro station or even bus transportation. Mr. Day submitted the results of a questionnaire (Ex. 11) which shows that 2/3 of the people working at RNRF drive their private vehicle and would not use public transportation even if there was a cost attached to the parking and public transportation was subsidized.

Denis Canavan, Development Review Division, MNCPPC confirmed his written report (Ex. 5) which recommended approval of the new site plan, but disapproval of the deletion of condition #6. He stated that he and Alex Hekimian had met with petitioner but could not come to an agreement. Mr. Hekimian, Transportation Division, MNCPPC, submitted a memorandum (Ex. 12), stating new conditions in lieu of condition #6. Mr. Metz stated that these new conditions, which included subsidies for employees using public transportation and subsidies for a vanpool, were not acceptable and in view of the results of the above cited questionnaire seemed meaningless.

Staff then agreed to analyze the potential cost of a subsidy program and submit a memo (Ex. 12).

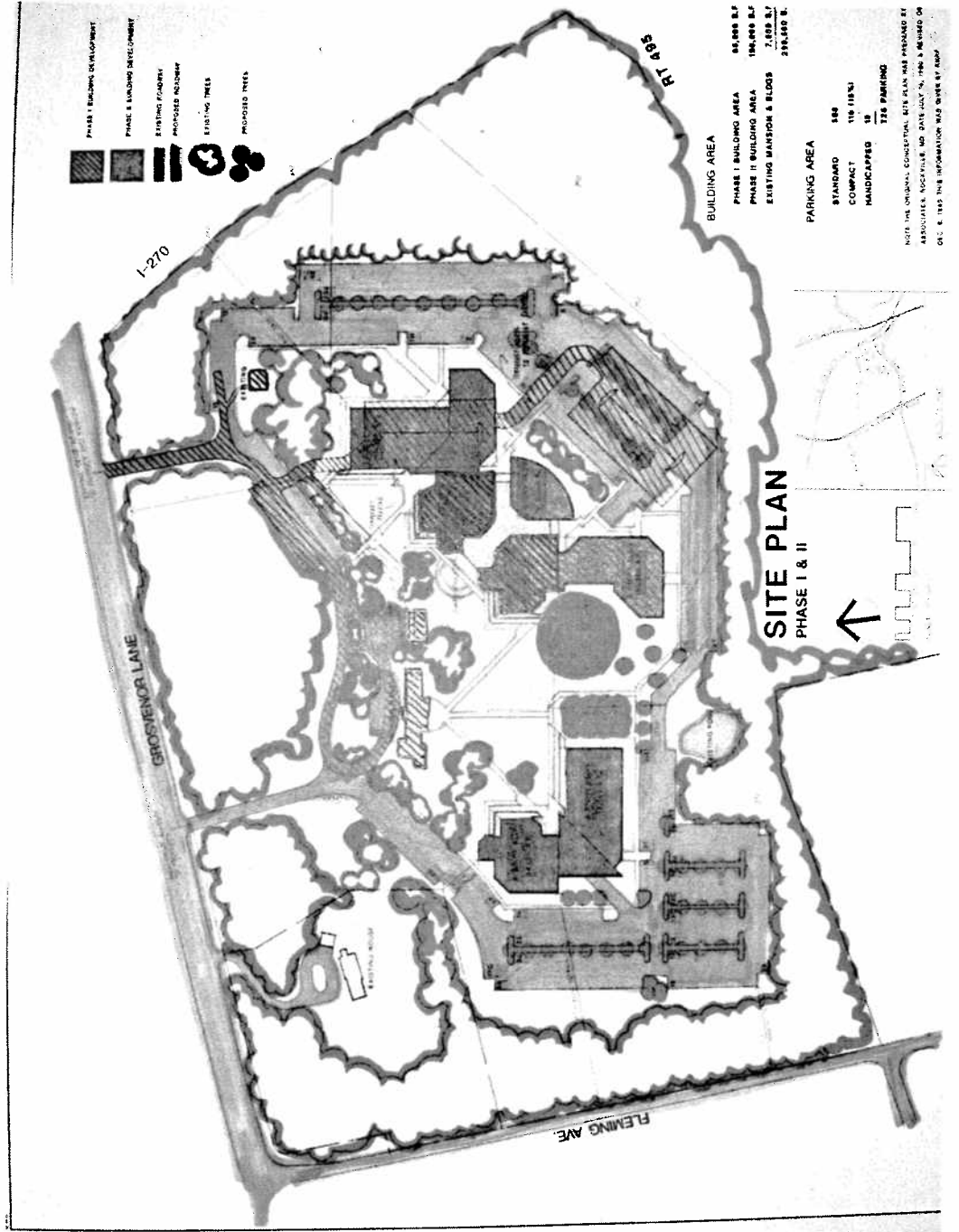
FINDINGS OF THE BOARD

The Board carefully analyzed the oral testimony as well as the written submissions by staff and by petitioner. There is no disagreement about the changes in the site plan and the Board is pleased that petitioner changed the configuration of the buildings in order to save a 300-year-old oak tree. Concerning condition #6, the Board finds that the compromise suggested by petitioner that implementation of the condition be delayed until occupancy of Building IV is acceptable. The Board is anxious to see the Ride-On bus service a successful undertaking and in order to encourage employees of RNRF to use this service, RNRF must install a bus shelter.

The requested modification is hereby granted to petitioner only, subject to the following conditions:

1. Construction must be in conformance with the new site plan (Ex. 4(b)).
2. Petitioner is bound by all the conditions of the original grant, except condition #6.
3. At the time of occupancy of Building IV - 170,000 square feet - petitioner must provide a shuttle bus service between RNRF and the Grosvenor Metro station during the hours of operation of the center.

- Board of Appeals approvals of Minor Modifications to RNRF Special Exception (and review by Planning Board Staff) in 1991, 1999, and 2004;
- Historic Designation for Grosvenor mansion or Property never raised



1992 North Bethesda/Garrett Park Master Plan

- * Specific support of approved ultimate RNRNF development;
- * No recommendation for historic designation

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.

Limited Designation –
Consistent with Staff recommendation of less than the full parcel;
Consistent with historic designation recommendations for other parcels
and/or larger acreage parcels:

NAME: MT. ZION CHURCH AND CEMETERY (ATLAS #30/18)

ADDRESS: 10200 Old Georgetown Road

HISTORY/DESCRIPTION: This church on a hill above Old Georgetown Road was built in 1910 and remodeled in 1950. It houses one of the earliest Baptist congregations in the County. The cemetery associated with the church has been in continuous use since 1864, and contains plots of local families including the Magruders, Veirs, Beanes, Darcys and Rileys. The structure is covered in white pebble dash, with a brick addition. Known as The Church in the Wildwood, its name is reflected in the nearby late-20th century Wildwood Shopping Center and Wildwood Manor Subdivision.

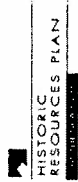
CURRENT USE: Church and cemetery.

PLANNING ISSUES: The widening of Old Georgetown Road has altered the once rural setting of the church and resulted in a high retaining wall which would be visually improved with planning.

PLAN RECOMMENDATION: Designate only the Mt. Zion Cemetery on the Master Plan for Historic Preservation. Remove the Mt. Zion Church structure and other related buildings located on the site from the Locational Atlas.

ENVIRONMENTAL SETTING: Cemetery parcel only.

Limited Designation consistent with historic designation recommendations for larger acreage parcels



NAME: MADONNA OF THE TRAILS SCULPTURE (#35/14-2)

ADDRESS: Located next to the Bethesda Post Office, 7400 Wisconsin Avenue

HISTORY/DESCRIPTION: This sculpture, Madonna of the Trails, depicts a pioneer woman and her children. It was erected on Wisconsin Avenue in 1929 by the Daughters of the American Revolution (DAR) as one of 12 such sculptures across the country marking the route taken by settlers to the West. It commemorates this country's pioneer women and their role in the country's westward expansion. The sculpture was moved during the construction of the Bethesda Metro Center from its place on the corner south of the Bethesda Post Office to its new location north of the Post Office.

CURRENT USE: Public art/commemorative sculpture

PLANNING ISSUES: The sculpture is part of the Bethesda Metro Center's site plan enforcement agreement. This agreement specifies that the DAR will maintain the sculpture and the Bethesda Metro Center developer will maintain the site. It is located in a CBD-3 Zone.

STATUS: On Master Plan for Historic Preservation.

ENVIRONMENTAL SETTING: Sculpture only



Limited Designation consistent with historic designation recommendations for larger acreage parcels

NAME: SMOKEHOUSE (ATLAS #30/4)

ADDRESS: 12012 Old Bridge Road

HISTORY / DESCRIPTION: Possibly built in the late 18th century, this hand-hewn log smokehouse has been researched and restored by the current owner. It may be the last remnant of an early plantation or estate - possibly the Magruder or Riley plantation.

CURRENT USE: The smokehouse sits in the rear yard of a modern house in the Old Farm subdivision.

PLANNING ISSUES: None

PLAN RECOMMENDATION: On Locational Atlas and recommended for designation on the Master Plan.

ENVIRONMENTAL SETTING: Entire parcel, excluding existing 20th century house.

Limited Designation consistent with historic designation recommendations for other properties

NAME: WILSON'S STORE AND POST OFFICE (BETHESDA COMMUNITY PAINT AND HARDWARE STORE) (#35/14-7)

ADDRESS: 7250 Wisconsin Avenue

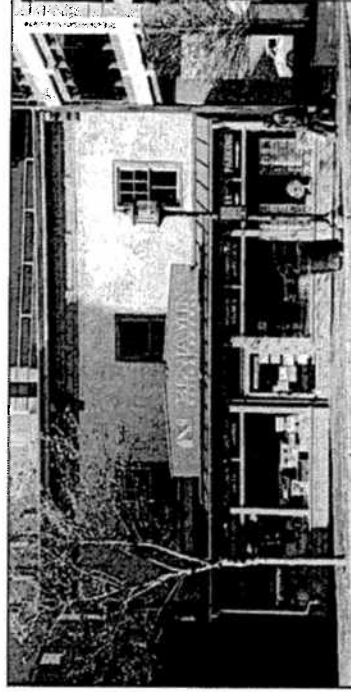
HISTORY/DESCRIPTION: This site is the only remaining commercial structure from Bethesda's early crossroads history. The two-story frame store was built in 1890, on the site of the original Rockville Pike toll booth, and is a good example of turn-of-the-century rural village commercial architecture. Originally the community's general store and post office, this property became a popular hardware store for several generations of Bethesda families in the 20th century. The store building was relocated 50 feet to the south and restored for retail use in 1988 as part of the Apex Building's optional method development.

CURRENT USE: Retail store

PLANNING ISSUES: This site retains its landmark status. It is zoned CBD-2.

STATUS: On Master Plan for Historic Preservation.

ENVIRONMENTAL SETTING: The footprint of the building.



Limited Designation consistent with historic designation recommendations for other properties:

NAME: TUDOR STYLE SHOPPING COMPLEX (#35/14-8)

ADDRESS: 7003-7029 Wisconsin Avenue and 4606 Leland Avenue

HISTORY/DESCRIPTION: This one-and-a-half-story succo and frame shopping complex was designed in the Neo-Tudor half-timbered style popular in both commercial and domestic architecture in the early 20th century. The complex was built in 1926-27 on an 18,665-square-foot parcel by residential developers of the era, Monroe and Robert Bates Warren. It was constructed as a neighborhood shopping center with store bays adjacent to the sidewalk and a strong pedestrian orientation, predating the Automobile Era development. The complex is one of three Tudor style shopping centers remaining in the County. There are nine small owner-occupied businesses in this complex, excluding the later two-story business on the south end.

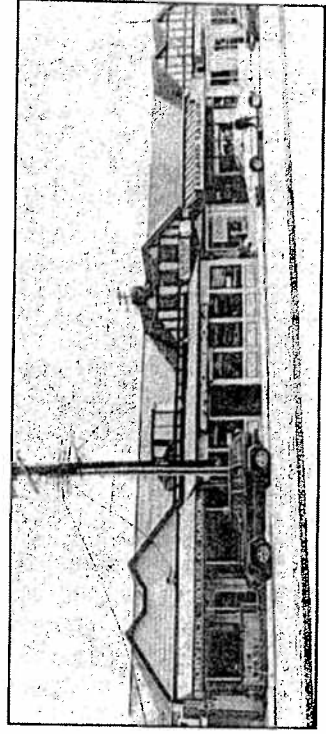
CURRENT USE: Retail shops

PLANNING ISSUES: The site is zoned CBD-1. Either standard or optional method redevelopment providing residential use in addition to existing retail would be allowed. Because the shops are in separate ownership, optional method redevelopment would require assemblage among the owners as well as with the adjacent site to meet the 22,000-square-foot site requirement.

HPC RECOMMENDATION: Designate on the Master Plan for Historic Preservation. Meets ordinance criteria 1(A) as a unique neighborhood commercial development that predates automobile shopping centers; 1(D) for representing a builder-planned amenity which helped encourage the sale of homes in the Leland area; 2(A) for its Tudor Style design; and 2(E) as an established and familiar visual feature. The recommended setting would be the entire parcel of shops at 7003-7029 Wisconsin Avenue and 4606 Leland Avenue, excluding the two-story, southernmost shop at 7001 Wisconsin Avenue.

PLAN ACTION: Remove from the Locational Atlas, because of substantial alterations to the facades of the various shops, and because the property does not clearly meet the criteria of the Historic Preservation Ordinance.

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Limited Designation consistent with historic designation recommendations for other properties:

NAME: MRS. WITHERS' HOUSE (#35/14-13)

ADDRESS: 7740 Old Georgetown Road

HISTORY/DESCRIPTION: Leslie W. Beall, one of the first grocers in the Bethesda area, built this two-and-a-half story, frame, American Four Square style house with Colonial Revival features and a tile roof in 1925. Mrs. Withers is Leslie Beall's daughter. She leased the property in 1986 for 99 years to the developers of the site with the specification that the house was to be incorporated in the design of any new development. It is now part of the Chevy Chase Garden Plaza, which covers the entire block at the corner of Arlington and Old Georgetown Roads.

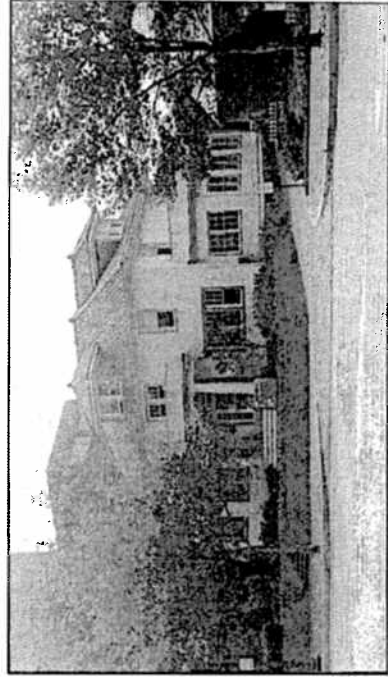
CURRENT USE: Antique store

PLANNING ISSUES: The site is zoned CBD-1. Preservation of the house was part of the optional method agreement when the site was redeveloped.

HPC RECOMMENDATION: Designate on the Master Plan for Historic Preservation. Meets ordinance criteria 1(A) and 1(D) as a reflection of the residential character of the Bethesda CBD in the early 20th century-which has been largely lost in recent years; 2(A) as a characteristic and distinctive style of residential architecture popular in the first quarter of the 20th century; and 2(E) as an established and familiar visual feature of the Bethesda community, now incorporated into a new development. **The environmental setting would be the footprint of the structure only.**

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PLAN ACTION: Designate on the Master Plan for Historic Preservation, under the same criteria and with the same environmental setting as noted by the HPC.



BETHESDA CBD - Approved & Adopted July 1994

Limited Designation consistent with historic designation recommendations for larger acreage parcels:

Although Londonderry may not warrant historic designation, it is a relatively attractive structure which is located at an important intersection. This Plan suggests that some adaptive reuse of the house—as a restaurant or inn, for example—could be appropriate. The retention of Londonderry as part of the retail center is encouraged.

#19/5 Neelsville Presbyterian Church 20701 Frederick Road

This Plan concurs in the HPC's recommendation to designate this fine example of Gothic Revival design on the *Master Plan*. The Neelsville Presbyterian Church was built in 1877 with a sympathetic addition to the structure in 1929. Not only is this church significant for its place in the development of Presbyterianism in Montgomery County, but it is also unique architecturally. Gothic Revival detailing is evident in the steeply pitched roof, the arched windows, and the ornamental bargeboard in the front gable area. Of particular interest are the wooden buttresses which align both sections of the church building. Although these buttresses do not in all likelihood provide structural support to the building, they are a unique interpretation of a Gothic—and, usually, stone—design element in a wooden medium. In addition to the architectural and historical significance of the church, it is also important as a well-known landmark along Frederick Road.

The HPC recommended an environmental setting for this site of 2.5 acres, including the cemetery. This Plan recommends a reduced environmental setting of approximately 1.7 acres, a map of which is included in this appendix.

The widening of Route 355 will have no impact on the historic church or cemetery since they are set well back from the right-of-way. There are a number of residential developments planned for the portion of Germantown east of I-270. This proposed development will significantly change the existing character of this area. Thus, this Plan feels that the protection of Neelsville Presbyterian Church, through its designation as a landmark site and as a reminder of Germantown's past, is all the more important.

#19/6-1 Thundie Farmhouse 11200 Neelsville Church Road

The Thundie Farmhouse is a turn-of-the-century rural vernacular dwelling that has undergone considerable alterations, including the addition of aluminum siding and new bay and eek windows. These alterations have had a negative impact on the historical integrity of the house and it is not recommended for historic designation.

#19/6-2 Briggs Farmhouse 11301 Neelsville Church Road

This structure is an early-20th Century, wooden American Foursquare house. It is a good example of

the style and is relatively unaltered, except for a large addition to the rear of the house. It is very well-maintained.

After careful analysis of this resource—taking into account the departmental impact of the addition and the proliferation of wooden American Foursquares in other parts of the county—this Plan has not recommended the Briggs Farmhouse for historic designation.

#19/7 Watkins Mill Site Watkins Mill Road

According to the 1974 research, only a shallow section of the race is visible and the mill building burned years ago. This is not one of the better mill sites in the County. This Plan finds this site does not warrant historic designation.

#19/8 Ward (E.G.) Log House Route 355

This resource was removed from the *Location of Al-*

ias in 1964.

#19/9 Rickett's Cemetery End of Rambling Road

Rickett's cemetery is an old family burial ground, but no structure is associated with it. No further concise history is referenced in the research. This resource is not recommended for placement on the *Master Plan for Historic Preservation*.

#19/10 Waring Viaduct B&O Railroad near Waring Station Road

This triple-arched viaduct over Great Seneca Creek is recommended for placement on the *Master Plan*. It was constructed in 1906 and is an excellent example of this type of bridge. This viaduct was built to replace an earlier wood trestle bridge as a result of the straightening and double tracking of the line between Germantown and Gaithersburg. It is important for its association with the B&O Railroad, the construction of which was instrumental in the development of Montgomery County.

The environmental setting for this resource should include only the footprint of the viaduct structure. There are no significant planning issues related to this historic resource.

#19/11 Waring-Crawford Farm 19100 Waring Station Road

This Plan recommends the Waring-Crawford Farm for placement on the *Master Plan*. This is a particularly distinguished farmhouse with a number of unique architectural features: the front facade bay, the two-story tower with pyramidal roof, and the turned column posts with decorative brackets. Like many farms in the area, the Waring-Crawford house started as a log and frame structure and evolved into a more architecturally sophisticated residence. The original portion of the property was probably built in 1881.

The original environmental setting recommended by the HPC was the 84.88 acre parcel. Since the HPC's evaluation, this parcel has been subdivided and devel-

Limited Designation consistent with historic designation recommendations for larger acreage parcels:

- #1924 Saydenfking Barn #2 MD 118 at Ruffin Road
 The Park Historian reports that this barn "disappeared" 4-5 years ago. It is not recommended for historic designation.
- #1925 Germantown Baptist Church 17640 Ruffin Road
 This church is a 1996 replacement of the original 19th century church and meets none of the Ordinance criteria. It is not recommended for *Master Plan* designation.
- #1926 C.T. Lesman House 17600 Ruffin Road
 The Lesman House was built in 1867, with an addition built around 1895 by Christian Lesman, one of the early settlers of Old Germantown. The house is a good example of a rural vernacular farmhouse, but has been substantially altered by several major new additions. These additions have changed the basic form of the house and, for this reason, this Plan is not recommending the C.T. Lesman House for *Master Plan* designation.
- #1927 John H. Gasaway Farm 17200 Ruffin Road
 This Plan recommends the Gasaway Farm for historic designation. This structure, built in 1872, is an unusual Victorian farmhouse with many fine decorative elements. Two two-story gabled sections are joined by a two-story galleried center section in an "H" plan. Some of the interesting architectural features include bracketed porch posts, scalloped bargeboards, and elaborate window treatments on the north facade. In addition to its architectural interest, the house is important for its association with John Hanson Gasaway. Mr. Gasaway was a leading citizen in the western part of the county in the 19th Century. He was president of Montgomery County Agricultural Society and operated a successful grain and fertilizer store in Germantown.
- The environmental setting is the entire parcel of 6.95 acres, including the house, the bank barn, the corn crib, the fireplace, the windmill, and the slave quarters. There are no potential land use or transportation conflicts associated with this property.
- #1933 Cider Barrel 20410 Frederick Road
 This Plan recommends the Cider Barrel for placement on the *Master Plan*. This distinctive roadside landmark was built in 1926 as a retail outlet for Andrew Baker's agricultural products, primarily cider and fresh apples. The Cider Barrel has been well-known in the county for many years—the 1920's was a boom period when touring the countryside in private automobiles became a popular pastime and the Cider Barrel was always a favorite place to visit. It remains a successful business today. The structure is significant for its association with Andrew Baker, who was a prominent Germantown entrepreneur and who spearheaded the move to build the Germantown Bank in 1922, serving as one of its first trustees. The Cider Barrel was noted as a unique structure in the HPC's recent survey of 20th Century historic sites. "No examples of auto-related signature architecture have been found in the County except for the Cider Barrel on Frederick Road, north of Gaithersburg."
 The environmental setting is the footprints of the Cider Barrel and adjacent fruit stand, including the sign for the Cider Barrel.
- The widening of Route 355 may have a detrimental impact on this historic resource.
- Miscellaneous Cemeteries
 Citizens in Germantown have pointed out several old cemeteries: the Old Methodist Church cemetery on Chappert Road, the Mueser cemetery near Wild Manley, and the Arnold cemetery. None of these sites have structures associated with them.
- It has been a general policy to not designate cemeteries which are not associated with a building of some sort and which are not noteworthy or unusual. This Plan reaffirms this policy, but notes that each cemetery should continue to be evaluated on a case-by-case basis.
- Although this Plan does not recommend the designation of the Germantown cemeteries mentioned above, they should be taken into consideration and State laws governing cemeteries should be followed if new development will affect the plots.



- Historic designation limited to Grosvenor house and a minimal setting only is consistent with:
 - §24A Criteria for historical association of Grosvenor family and the house;
 - Previous Zoning Applications submitted by Grosvenor family in 1969;
 - RNRFF Special Exception Recommendations and Approvals by the Planning Board and the Board of Appeals for the RNRFF use and development (1973, 1974, 1980, 1990, 1991, 1999, 2004);
 - Specific Planning Board and Council recommendations for the Property in 1992 North Bethesda Garrett Park Master Plan; and
 - Limited nature (less than property boundary) of designation recommended by Staff; and with the Planning Board and Council designations for numerous other historic sites, particularly of large acreage