



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #14
7/31/08

MEMORANDUM

DATE: July 24, 2008

TO: Montgomery County Planning Board

FROM: Clare Lise Kelly,
Research & Designation Coordinator
Historic Preservation,
Countywide Planning Division

VIA: Scott Whipple,
Historic Preservation Supervisor
Gwen Wright, Division Chief
Countywide Planning Division

SUBJECT: Planning Board Workesession on the Public Hearing Draft Amendment to the *Master Plan for Historic Preservation: #30/15 Wild Acres* (Grosvenor Estate), 5400 Grosvenor Lane, Bethesda



STAFF RECOMMENDATION

Designate Wild Acres, 5400 Grosvenor Lane, Resource #30/15, on the *Master Plan for Historic Preservation*.

BACKGROUND

On March 20, 2008, the Historic Preservation Commission (HPC) received a citizen nomination of Wild Acres for designation on the Master Plan for Historic Preservation. Wild Acres is owned by the Society of American Foresters (SAF). The HPC reviewed this nomination on April 23, 2008. Based on this review, the HPC has recommended that Wild Acres be designated on the *Master Plan*, finding that it meets criteria 1a, 1c, 1d, 2a, 2b, and 2c of Chapter 24A-3. The rationale for this recommendation is laid out in the Public Hearing Draft Amendment.

On May 29, 2008, the Planning Board held a public hearing on the Public Hearing Draft Amendment and took testimony from the nominator, the HPC, the owners, and interested citizens. At the conclusion of the public hearing, the Board held the record open until June 10, 2008, and asked staff to schedule a worksession on this topic.

DISCUSSION

At the May 29th public hearing, the Planning Board identified issues for staff to address for the worksession. The Board requested additional information on the following topics:

- Previous evaluation of Wild Acres in 1980
- Country estates, including how many have already been designated
- Compatibility with Area Master Plan, and existing and proposed special exceptions
- Environmental setting determination, implications, and viewshed

Previous Evaluation

Wild Acres was listed on the original 1976 Locational Atlas and Index of Historic Sites. At the request of Renewable Natural Resources Foundation (RNR) counsel Harry Lerch, the resource was evaluated in 1980 for historic designation, and found not suitable for inclusion in the Master Plan for Historic Preservation. The Board of Appeals had granted a special exception to RNR in 1973, providing for the development of the site. A timeline of key dates for special exception and historic evaluation was provided in the May 22 staff report.

The Board asked staff to provide more information about the previous evaluation of Wild Acres. Staff consulted the archives of the Historic Preservation Commission, the Planning Department, and the County Council.

The Historic Preservation Commission evaluated the resource on October 2, 1980. According to the approved minutes of the meeting:

“representatives of the Renewable Natural Resources Foundation (RNR) discussed the development plans for the site while paying particular emphasis on the immediacy of the pending development and RNR’s institutional sensitivity to the environment surrounding the estate. The Commission was urged to either not recommend placement or define the environmental setting in such a way as to not delay the development.”

Speaking in support of designation was Roy Gauzza. The minutes state that “Mr. Gauzza, a landscape historian, recommended placement citing the significance of the landscape as well as the estate as an example of an early 20th century Montgomery County estate.” Following the public hearing, the minutes state “Considerable questions and comments were discussed following which Mr. McConihe moved the HPC not recommend placement.” According to the minutes, the Commissioners voted 4-1-1 for the motion with one opposition and one abstention.

On November 20, 1980, the Planning Board reviewed an Amendment to the Master Plan for Historic Preservation for several potential historic sites, including Wild Acres. For Wild Acres, the approved minutes show that the Board voted “to close the record as to site #12, Wild Acres (Grosvenor Estate) with instructions to staff to review for building permit as quickly as possible.” The first of the two office buildings was constructed soon thereafter. Unfortunately archivists were not able to locate transcripts of any of these reviews. No official record exists establishing what deciding factors were in the minds of the decision-makers in 1980. Counsel for RNR submitted the oral history of Harry Lerch who participated in the Planning Board review.

We do know that Wild Acres was a mere 52 years old at the time. Harry Lerch, in his 1980 letter, stated that it was possible that Wild Acres met criterion 1c, “identified with a person or group of

persons who influence society.” He went on to state, “While the mansion certainly is an attractive building, it is neither very old, architecturally distinctive, nor possessing a high artistic value.” The resource is now 80 years old. The passage of time is significant in the evaluation of historic resources in order to have a sufficient perspective necessary to better determine issues such as architectural distinction or value.

In 1980, there were 61 resources designated on the Master Plan for Historic Preservation. Only five were built in the 20th century. None of them were Tudor Revival style architecture and none were designed by Arthur Heaton. Only two were country estates (a definition of country estates is provided in the following section).

Staff does not make it a practice to revisit resources that were on the Locational Atlas and have already gone through the evaluation process. It has been done before, as for example with the Little Tavern in Bethesda, which was removed from the Atlas in 1986, and re-evaluated and designated in 1992. The nomination of Wild Acres makes a compelling case for a new evaluation of Wild Acres, taking new factors and current scholarship into consideration. The nomination form, submitted by Julia Weller, summarizes recent research on Gilbert Grosvenor; architect Arthur Heaton, including his body of work and his relationship with Grosvenor; the National Geographic Society; and country estates.

Gilbert Grosvenor was a significant historical figure whose accomplishments include advancement of the field of photojournalism, global exploration, and expansion of the National Park system. Grosvenor and Heaton had a close working relationship. Heaton designed the original National Geographic Society building, at 1156 16th Street, NW, in 1912. Gilbert Grosvenor was obviously pleased with Heaton’s work. Four years after the completion of his residence, Grosvenor praised Heaton upon the occasion of expansion of the National Geographic Building: “Mr. Heaton is...a very efficient, artistic designer and unusually successful in securing good money expended in construction. He insists on and obtains first-class materials and also gets work done at reasonable and economical figures. Mr. Heaton has won many prizes in architectural designs for bank buildings, apartment houses, office buildings, etc.”¹ Heaton later designed an addition for National Geographic that contained Grosvenor’s offices in an executive and editorial suite. Grosvenor lived and worked in Heaton designed spaces.

In 2000, the Maryland Historical Trust has determined that Wild Acres is eligible for designation on the National Register under Criteria A, B, and C.

Country Estates

The Board asked for information about other country estates that have been designated, in order to better understand how many have already been protected under Chapter 24A, and to consider how much land has been preserved with the buildings as part of the environmental setting. For the purposes of comparison, country estates are defined here as grand residences, with substantial acreage, and that date from the early 20th century. The houses were often the second home of prominent Washingtonians.

There were a number of country estates in Montgomery County. Some have been lost and some have been preserved. (See Table, Appendix 2.) Of the ones that have been preserved, some have had larger settings than others. The most successful ones have settings that are a minimum of five acres.

¹ Letter from Gilbert Grosvenor, National Geographic Society Archives, cited in Isabel Hill, “Arthur Berthrong Heaton: A Washington Establishment Architect, 1977.

These include David Fairchild's In the Woods, Marwood, Woodend, and Strathmore Hall. Country estates with settings less than five acres, including Kentsdale and Headwaters are less successful, having been incorporated into subdivisions and resembling suburban residences rather than country estates.

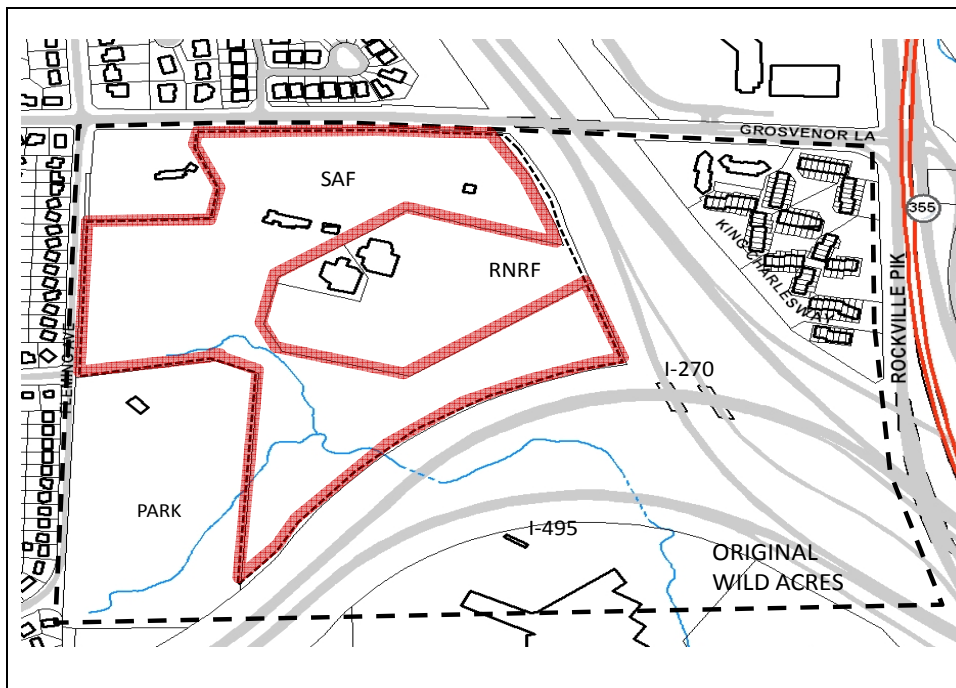
Planning Issues

Staff has reviewed the current Master Plan and relevant development plans for this site. The relevant issues are the following:

- Redevelopment potential of the property
- Existing approved special exception
- Proposed special exception
- Transportation Issues
- Legacy Open Space designation

Redevelopment Potential

The North Bethesda/Garrett Park Master Plan was approved and adopted in 1992. The plan identifies a 35.4 acre site as appropriate for redevelopment. This site includes the 26.4 acres owned by the Society of American Foresters, and the 10 acres owned by the Renewable Natural Resources Foundation. The property is zoned R-90.



The Society of American Forester owns the historic Wild Acres complex. RNRf owns adjacent office buildings.

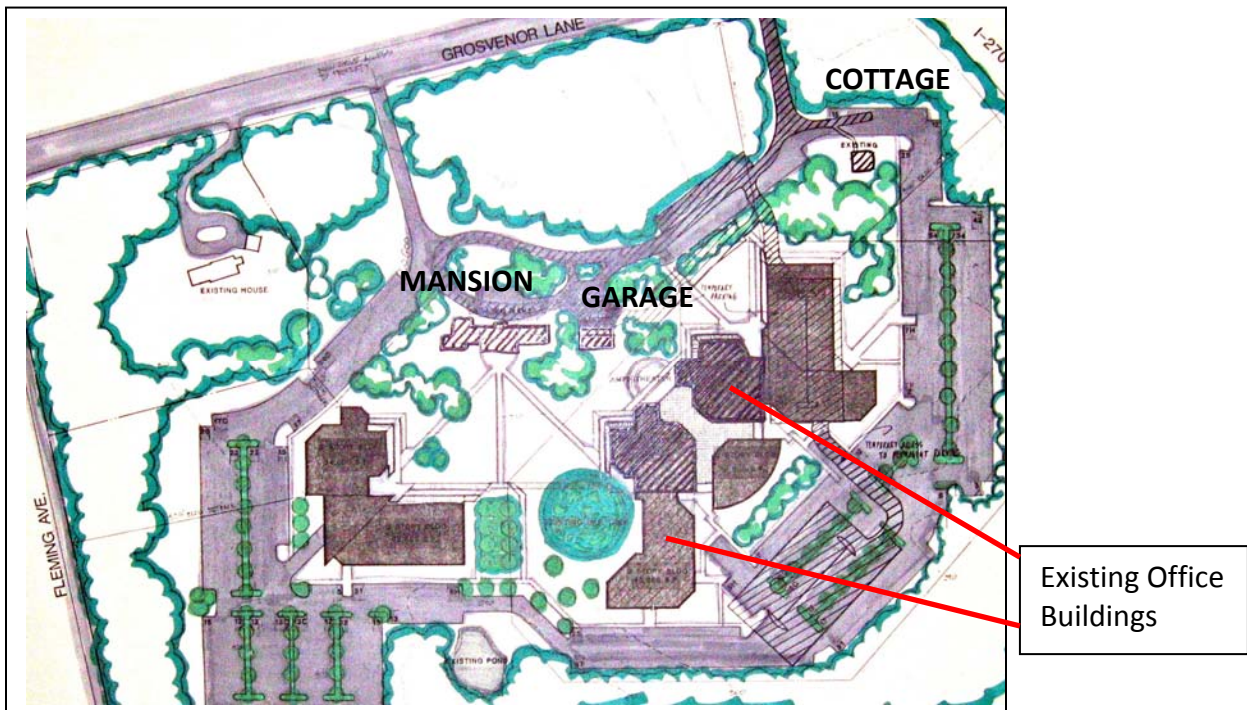
The designation of the historic resource does not preclude redevelopment. The environmental setting definition allows for new buildings and other alterations to be introduced into an environmental setting. The HPC regularly approves changes and new buildings within an environmental setting, as long as they are compatible with the historic resource. See discussion below on environmental settings.

Approved Special Exception

In 1973, the Board of Appeals granted the RNRf a special exception (S-257) for a scientific society headquarters. There were various conditions of approval, including that the petitioner submit plans for Phases 1 and 2 for the Board of Appeals’ review and that Phase 3 be the subject of a new special exception. Another condition was that “buildings shall not exceed the height of the existing mansion, nor exceed the height limitation of the zone.” The opinion also included a paragraph stating that “the existing mansion will be retained and used as headquarters for the Foundation during all phases of development...A decision would be made at the conclusion of the ultimate development as to ultimate use, if any, of the mansion.”

In 1974, the BOA amended its opinion to allow the petitioner to use the existing mansion and carriage house for offices and the existing cottage as a caretaker’s house, prior to submission of plans for new construction. The BOA also amended the opinion to state that “a decision will be made prior to the construction of phase 3 as to the ultimate use, if any, of the mansion.” Numerous BOA actions followed, including changing the special exception use category from “scientific society headquarters” (which was eliminated from the Zoning Ordinance) to “eleemosynary or philanthropic institution”, which was renamed “charitable or philanthropic institution” and whose standards were amended several times.

The initial site plan was approved in 1980, seven years after the first grant of approval, and modifications to the site plan were last granted in 1990, or eighteen years ago. The approved 1990 comprehensive site plan shows two phases of new construction totaling 283,000 square feet, in seven buildings. Three buildings are two stories each, and four are three stories each. The plan also shows the existing mansion, garage, and cottage, totaling 7,500 square feet. Overall, there are 290,500 square feet and 726 parking spaces. Only two new buildings were ever built – one in 1981 and one in 1987. They are located to the southeast of the mansion and garage, and are two of the three buildings approved for Phase 1.



Though the site plan for the existing special exception depicts the mansion house, garage, and caretaker's cottage, current terms do not ensure permanent retention of the historic buildings, because the 1974 amendments to the BOA's opinion noted above are still in force. Designation of the property would ensure that the historic buildings are protected under Chapter 24A, not only for the current special exception holder and its successors, but also for holders for any new special exception.

Current storm water management, wetlands protection, forest conservation, and zoning requirement changes make it highly unlikely that the applicant could build as depicted in the 1990 approved plans, including with respect to the two three-story buildings to the southwest of the existing mansion proposed in Phase 2. Any changes to the site plan required by other agencies as a result of these planning policies and laws trigger the need for review by the BOA. Further, any changes in the approved phasing – for example, constructing any Phase 2 buildings (including the two within the environmental setting preferred by staff) before completing all Phase 1 buildings, also would trigger the need for review by the BOA. Consequently, designation of the resource and the imposition of an environmental setting would not be the sole reason for the existing special exception holder to have to seek modifications.

Review of modifications to the existing special exception will be difficult, given the long history and number of governing documents in this case, the lack of detail in the record (as is typical of older special exception cases), the changes in special exception use category, the many changes in law and policy, and the likely confusion over which standards to apply. Consequently a new special exception application is preferable, and an environmental setting can be incorporated upfront in the design of its site plan and operations.

Proposed Special Exception

A contract purchaser, Nation's Academy, filed a petition for a new special exception for a private education institution, on April 21, 2008. Nation's Academy requested a postponement of the special exception review while the historic designation review is underway.

Historic designation of Wild Acres will not preclude this proposed use of the property. Nation's Academy has planned to preserve the mansion house from the initial site plan submitted to the Planning Department. Indeed, the Tudor Revival mansion house could serve as a focal point for the school, housing for example admissions or administrative offices, and meeting rooms. Suitable academic-related uses could also be found for the garage. The contract purchasers have also indicated a willingness to work with staff and the HPC in the design of an academic campus that is compatible with the historic resource.

Transportation Issues

Grosvenor Lane is identified as a Green Corridor. The Green Corridors policy is recommended to protect and enhance the residential character of the Planning Area. Green Corridors are defined as attractive transportation corridors that ensure the identity and integrity of residential areas and that strengthen community identity. The policy encourages maintenance and enhancement of vegetation along roadsides and in medians of major highway corridors. The Board of Appeals should require full adherence to certain guidelines for special exceptions in Green Corridors, including retaining existing green space and taking into account visibility of buildings to residents of nearby communities.

The historic designation of Wild Acres, with an environmental setting abutting Grosvenor Lane, would support the Green Corridor designation of this road. The historic Grosvenor mansion, garage, and caretaker's cottage are in keeping with the residential character of the neighborhood.

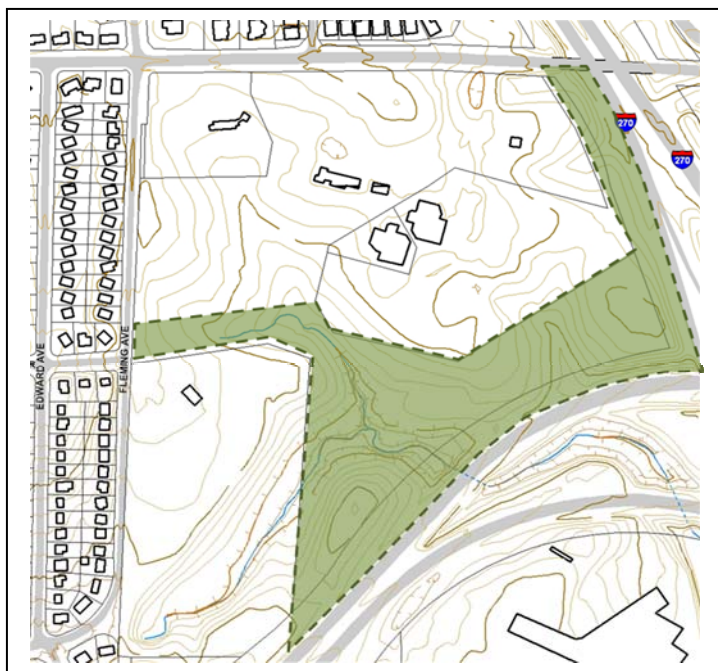
Historic designation of this setting would serve to protect mature trees within this setting and require review of new plantings which supports the Green Corridor designation.

The alignment for a section of the North Bethesda Bikeway Trail is located along the east side of Fleming Avenue between Grosvenor Lane and the northern limits of Fleming Park along the eastern border of Environmental Setting Option 1 (discussed below). This bike route is shown as a signed shared roadway in the 2005 Countywide Bikeways Functional Master Plan, as well as the 1992 North Bethesda-Garrett Park Master Plan, with a small segment of shared use path at the southern end in Fleming Park and extending toward the trail bridge over the I-270 spur. Fleming Avenue is a very narrow roadway however, with 16 feet of pavement for a two-way road with parking allowed on the west side. It has only a 45-foot-wide right-of-way, whereas the segment of Fleming Avenue closest to Grosvenor lane has a 60-foot-wide right-of-way, consistent with the County's standard for a Secondary Residential Road. During the Board's review of the Mandatory Referral for the North Bethesda Trail Bridge over I-270 several years ago, there was much public testimony that an off-road bikeway was preferred for Fleming Avenue. Transportation staff believes that a shared use path is preferable and that an additional 15 feet of right-of-way should be dedicated from this parcel for this purpose to help link the existing trail to Grosvenor Lane. In the event that option 1 is chosen, Historic Preservation staff believes that establishment of a the shared use path along the east side of Fleming Avenue is not incompatible with the western boundary of the historic setting and could enhance the environmental setting if designed and sited properly.

In each of the environmental setting options, the boundaries exclude the master planned rights of way for Grosvenor Lane and Fleming Avenue. More detailed maps will be provided at the worksession.

Legacy Open Space Designation

On January 17, 2008, the Planning Board reviewed the Wild Acres property under the Legacy Open Space program as a Natural Resources nomination. The Board approved designation of the southern forested portion of the property for protection through the special exception or development review process. Legacy open space dedication supports historic designation by preserving the natural character and setting of the property.



Legacy Open Space dedication on southern portion of SAF property

Environmental setting

The historic preservation ordinance, Chapter 24A-2, includes the following policy on defining an environmental setting:

The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located an historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Nothing in this definition precludes changes within an environmental setting. The environmental setting definition allows for new buildings and other alterations to be introduced into an environmental setting. The HPC regularly approves changes and new buildings within an environmental setting, as long as they are compatible with the historic resource. Some examples of larger buildings reviewed and approved by HPC within an environmental setting include the Music Hall at Strathmore, the residential tower above and behind the Bethesda Theatre, and the Round House Theater next to the AFI Silver Theatre.

Environmental Setting Options

The entire property that is the subject of the current and proposed special exceptions is 35.4 acres. This total includes parcels owned by RNRf upon which 1980s office buildings have been constructed. Staff has identified options for the environmental setting.

1. Public Hearing Draft Amendment Setting: The 16.1 acre setting shown in the Amendment recommended by the Historic Preservation Commission. This setting includes a historic pond site, the caretaker's cottage, and the historic approach to the mansion house. This setting encompasses the northern portion of the SAF parcel. The remainder of the parcel is subject to Legacy Open Space provisions. This setting is less than the 35.4 acres (all of SAF and RNRf parcels) recommended by the Maryland Historical Trust in their determination of National Register eligibility.



Option 1: 16.1 acre setting

2. **Owner Preference Setting:** The owner has stated a preference, in the event of designation, of a setting of 1.2 acres. This option includes the house and garage, but excludes the following: caretaker's cottage, all but a very limited number of specimen trees, and the viewsheds from and to the mansion.



Option 2: 1.2 acre setting

3. **Compromise Setting:** A reduction of the Draft Amendment setting is shown below. This setting includes five acres around the mansion house, garage, and viewsheds of the mansion, with a separate delineation around the caretaker's cottage. This option offers the option of relocation of the caretaker's cottage, where appropriate, and excludes land between the cottage and the garage. The setting includes a larger concentration of specimen trees, including a champion Chinese elm.



Option 3: 5 acre setting

Considerable testimony was presented at the public hearing from owners and related representatives regarding the hardship of designating the 16.1 acre setting proposed in the Draft Amendment. The holder of the special exception, RNRF, stated that the setting was in conflict with the approved site plan. The property owner, SAF, stated that much of the tree stand around the house as well as the forested area to the north are degraded by invasive species.

Staff has met with the owners and representatives in order to understand their concerns. Option 3 offers a compromise between the other two options. This option includes five acres around the mansion house and the garage, with the caretaker's cottage included in the designation with a separate but related setting. Staff proposes the following language: "The caretaker's cottage is designated with a 10-foot setting around the building. The structure may be relocated if appropriate, subject to the approval of the Historic Preservation Commission. The relocation should take into account proximity to current location, orientation to the road and historic approach to the house, and appropriate distance from new construction."

This setting preserves elements that contribute to the significance of Wild Acres, including the viewsheds, historic outbuildings, trees historically associated with the mansion, some of the topography that distinguishes the site, and a section of the original drive.

Option 3 is a compromise. A larger setting would include other historic features: the pond at the south of SAF property, additional significant trees, and the historic approach to the house. An even larger setting of 35 acres, encompassing the adjacent parcel with a barn and silo, as well as the modern office buildings, is recommended by the Maryland Historical Trust in their determination of National Register eligibility. In keeping with the practice of the preservation office, the Option 3 setting includes buildings and land owned by one entity, the Society of American Foresters.

On the other hand, the owners are recommending if the property were to be designated, that the boundary be tightly drawn around the house and garage to include approximately one acre of land. This setting, which includes little more than the two buildings does not provide enough historic context to convey the sense and feel of a country estate. A five-acre setting has been used successfully for other country estate properties.

Finally, the five-acre setting includes a concentration of significant and specimen trees, and a champion tree. These trees are located north, northwest, and southwest of the mansion.

Conclusion

Wild Acres meets six of criteria for historic designation listed in the Historic Preservation Ordinance. Staff recommends amending the *Master Plan for Historic Preservation* to include Wild Acres, with the Option 3 environmental setting of five acres plus the caretaker's cottage.

APPENDIX 1

RESPONSE TO TESTIMONY

Wild Acres Public Hearing May 29, 2008

Presenter	Testimony	Staff Response
Marc Bergoffen Counsel for owner, Society of American Foresters	Property owner supports limited historic designation. Opposes designation of the caretaker's cottage.	Staff recommends designation of the main house, garage, and caretaker's cottage. Staff has reduced its recommended setting by approximately two-thirds in response to concerns of the owner and other parties. Staff acknowledges that the amended setting is still larger than what the owners want, but find that this is the minimum needed to preserve the historic context.
William Lebovich, Consultant for owner	Finds house, garage and lawn are historically significant, especially west lawn where Taft party took place.	
Michael Gergen Society of American Foresters	Objects to designation of overgrown pond, deteriorated forest, and invasive species. May support designation if setting is constrained around the house and garage.	
Jody Kline Counsel for contract purchaser, Nation's Academy	Contract purchaser willing to work with staff on design of proposed school and on defining environmental setting.	
Kate Kuranda Consultant for contract purchaser	House and garage meet criteria 1c, 1d, 2a, 2b,2c. Resource does not meet criteria 1a since it has lost its character with construction of office buildings.	Staff finds that the caretaker's cottage is a contributing building to this resource, and the resource meets criterion 1a, for its historic significance, in addition to meeting criteria 1c, 1d, 2a, 2b, 2c. The office buildings are outside the recommended environmental setting and do not significantly impact the historic resource.
Ann Martin Counsel for RNRF Owner of existing special exception and adjacent property	Limit designation to house with a minimal setting. The 1980 staff report states current special exception design retains a view of the mansion so office workers could see the historic house.	Staff recommendation is consistent with National Park Service guidance on establishing historic setting. Preservation of little more than the footprint of the house does not convey the historic context of a country estate. Wild Acres was a 100+ acre estate. Staff is not recommending the entire parcel on which the historic buildings are located, but is recommending designation of an environmental setting that includes the house and garage, preserves vistas, and includes the caretaker's cottage on a noncontiguous environmental setting that allows for its relocation. Staff concurs that it is important to preserve views of the mansion as well as views from the mansion to the north and south.

Lynda Eckard, Resident	Supports designation	Staff concurs
Irene Elliot, Adjacent Property Owner	Supports designation	Staff concurs
Denis Calderone, Adjacent Property Owner	Supports designation of manor house, garage, caretaker's house and environmental setting	Staff concurs
Lisa Goenner, Fleming Park Community Assn	Supports designation	Staff concurs
Anne Bowker, Wildwood Manor Citizens Assn	Supports designation of mansion, garage, and caretaker's cottage, with staff recommended setting. Office buildings are out of line of sight of historic house and don't detract from historic setting.	Staff concurs
Wayne Goldstein, Montgomery Preservation Inc	Caretaker's cottage merits designation, despite recent damage which is limited. Grounds are in good condition and will take little maintenance to remove invasives and restore them.	Staff concurs

Appendix 2: Country Estates in Montgomery County, 1900-1931
Clare Lise Kelly

*MPHP-designated on the Master Plan for Historic Preservation

Historic Name	Address	City	Date	Status*	Owner	Occupation(s)	Architect	Setting	Added to MPHP
Strathmore	Rockville Pike	Rockville	1900; 1914	MPHP	Oyster, Capt James F	DC Commissioner	Clark, Appleton, Jr.; Charles Barton Keen	11 acres	9/1/1979
Stone Ridge	Wisconsin Ave	Bethesda	1904	Extant	Hamilton, Geo E	Dean, Georgetown Law Chair, Capital Traction			
Dudlea	Connecticut Ave	Chevy Chase	1909	MPHP	Morgan, Dr. James Dudley				
In the Woods	8922 Spring Valley Road	Chevy Chase	1910	MPHP	Fairchild, David		Dean, Edward Clarence	4.95 acres	9/1/1979
Arnolda	5721 Grosvenor Ln	Bethesda	c1912	Unknown	Wilson, Edwin Luther				
Wilkins Estate/Norwood	Veirs Mill Rd (Parklawn Cem)	Bethesda	c1917	MPHP	Wilkins, John F.	Publisher, <i>Washington Post</i>	Pope, John Russell		
Wall Estate	Old Georgetown Rd	Rockville	1918	Demolished/ Aquatic Ctr	Wall, Thomas G., Jr.	Washington Attorney			
Timberlawn	5700 Sugarbush Ln	Bethesda	1920s	Demolished/ Remvd Atlas	Edson, John Joy	Treasurer, <i>Natl Geographic</i>			
Glenview	603 Edmonston	Rockville	1926	Civic Ctr	James A Lyon	Army Surgeon	Lochie and Porter		
Tree Tops	9100 Rockville Pike	Bethesda	1926	Unknown	Wilson, Luke I		Heaton, Arthur B		
Pooks Hill	Rockville Pike	Bethesda	1927	Demo'd 1972/ Marriott Hotel	Thorpe, Merle	Ed/Publisher, <i>Business Week</i>			
Rossdhu Castle	Woodbine & Beech	Chevy Chase	1927	Demo'd	Calhoun, Clarence C & Daisy Breaux				
Headwaters	11 Shallow Brook Ct	Olney	1927	MPHP	Probert, Lionel C.	V.Pres C&O Railroad	Sears Roebuck Custom House	2.3 Acres	10/21/1980
Kentsdale	Hemswell Pl	Potomac	1928	MPHP	Kendall, Lyman & Elizabeth	Financier	Waggaman, Wolcott	1.7 ac	
Wild Acres	5400 Grosvenor Ln	Bethesda	1928	Remvd Atlas	Grosvenor, Gilbert	Pres/Ed, <i>Natl Geographic</i>	Heaton, Arthur B		
Woodend	8940 Jones Mill Rd	Chevy Chase	1928	MPHP	Wells, Chester & Marian Dixon	naval officer; heiress	Pope, John Russell	40.48 Acres	7/1984
Marwood	River Rd	Potomac	1931	MPHP	Martin, Samuel Klump III		Whelan, John J	13.12 ac mansion; 3.49 ac gatehse	1993
Peter Estate	NIH	Bethesda	1931	MPHP	Peter, George F	Chancellor, Natl Cathedral	Peter, Walter G	12.8 Acres	9/12/1990

