



MEMORANDUM

DATE: June 11, 2009

TO: The Montgomery County Planning Board

VIA: John Carter, Chief *JC*
Scott Whipple, Historic Preservation Supervisor *SN*
Urban Design and Preservation Division

FROM: Clare Lise Kelly, Research and Designation Coordinator *CLK*
Historic Preservation Section
Urban Design and Preservation Division

SUBJECT: Resolution of Adoption of Amendment to the *Master Plan for
Historic Preservation: Wild Acres, 5400 Grosvenor Lane, #30/15*

RECOMMENDATION

Adopt the resolution for transmittal to the full Commission.

DISCUSSION

Attached for your review is a copy of the Montgomery County Council's resolution approving the designation of Wild Acres, resource #30/15 on the *Master Plan for Historic Preservation*. The Council's approved resolution supports the Planning Board's recommendations to designate this resource. While the Planning Board had recommended an environmental setting of five acres including the mansion and garage and a discontiguous setting of 10 feet around the caretaker's cottage, the Council designed one 8.9-acre setting that includes all three buildings. The Council also included language addressing the existing special exception, repair of caretaker's cottage, and new construction.

In addition, a draft resolution of adoption by the full Commission is attached for your review.

Resolution No.: 16-915
Introduced: March 31, 2009
Adopted: March 31, 2009

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Wild Acres (Grosvenor Estate) 5400 Grosvenor Lane, Bethesda, Resource #30/15

1. On September 10, 2008 the Montgomery County Planning Board transmitted the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Wild Acres (Grosvenor Estate) 5400 Grosvenor Lane, Bethesda, Resource #30/15 (hereafter referred to as the Amendment) to the Council.
2. The Amendment recommended the inclusion of the Wild Acres Estate (Resource #30/15 - mansion, garage, and caretaker's cottage) in the Master Plan for Historic Preservation. The Planning Board recommended a 5-acre environmental setting, as well as an area 10 feet from each side of the caretaker's cottage.
3. On November 12, 2008 the County Executive expressed support for this Amendment, but urged the Council to designate a 16.1-acre environmental setting as recommended by the Historic Preservation Commission (HPC).
4. On January 13, 2009 the Council held a public hearing on the Amendment. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On March 16, 2009 the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Amendment.
6. On March 24, 2009 the County Council reviewed the Amendment and the recommendations of the Planning, Housing, and Economic Development Committee and agreed that the documentation of the building's history, the scholarship on the Country Estate period in the County, and the passage of time makes the inclusion of Wild Acres in the Master Plan for Historic Preservation in the public interest.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Amendment to the Master Plan for Historic Preservation: Wild Acres is approved with revisions. Council revisions to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Wild Acres are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 1, paragraph 1: This Amendment [considers the designation of] designates one resource to the Master Plan for Historic Preservation. [If designated the] The resource [would] will be protected by the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Page 1, third bullet: • The Tudor Revival style mansion house and coordinating garage, as well as the rustic Craftsman style of the caretaker's cottage possess distinct characteristics of these architectural styles. The three buildings were designed by Arthur Heaton, an accomplished local architect who was prolific in the early 20th century. [Heaton designed all three of the resources in this nomination.]

Page 1, fourth bullet: [• The resource possesses high artistic value for the siting of mansion, carriage house, and caretaker's cottage in a natural setting, and for the sweeping vistas to the north and south.]

Page 1, fifth bullet: • The resource is located on parcel P065 (Tax ID 0042430). The [recommended] environmental setting includes that mansion house, garage (carriage house) and caretaker's cottage. The setting boundary [around the mansion and garage is five acres. The setting around the caretaker's cottage extends ten feet from each side of the structure] is approximately 8.9 acres as indicated on the map on page 4. Significant to the setting are the vistas looking north and south from the main residence. The setting excludes the master planned right of way for Grosvenor Lane.

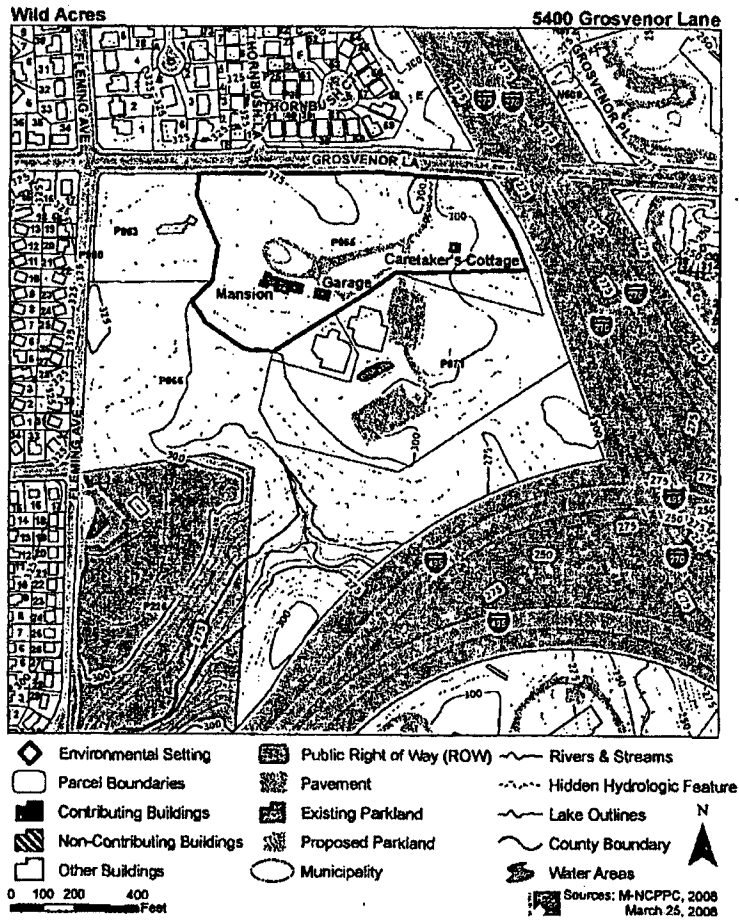
Page 1, after the 5th bullet, starting a new paragraph: The Historic Preservation Commission must not require a historic work permit for any land disturbance or building permits within the setting boundary that are required to complete the approved Renewable Natural Resources Foundation special exception on the property or, consistent with Chapter 24A-6(b), to repair the May 2008 tree damage to the Caretaker's Cottage with compatible materials (repairs only; expansion or façade changes are subject to Historic Preservation Commission review). The approval of historic area work permits by the Historic Preservation Commission for new buildings and structures in the environmental setting are allowed in a manner that is respectful of the historic buildings.

The following criteria apply to Wild Acres (the numbering reflects the criteria in Chapter 24A):

- 1a. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the County for representing the country estates that once lined Rockville Pike in the early 20th century.
- 1c. It is identified with a person or a group of persons who influenced society because it was the home of Gilbert Grosvenor, Editor of the National Geographic Magazine and President of the National Geographic Society.
- 1d. It exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities by representing a country estate.
- 2a. It embodies the distinctive characteristics of a type, period, or method of construction by representing the Tudor Revival Style mansion house and coordinating garage as well as the rustic craftsman style of the caretaker's cottage.

Page 3, caption under the second picture: Caretaker's [House] Cottage

Page 4: Replace the map of the environmental setting with the following map:



General

The text is to be revised, as necessary, to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Master Plan for Historic Preservation: Wild Acres.

This is a correct copy of Council action.

Linda M. Lauer
Linda M. Lauer, Clerk of the Council



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

MCPB No. 09-57
M-NCPPC No. 09-13

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on May 29, 2008, regarding the Public Hearing Draft of a proposed amendment to the *Master Plan for Historic Preservation: Wild Acres (Grosvenor Estate)*, 5400 Grosvenor Lane, Bethesda, Resource #30/15; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

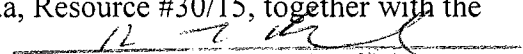
WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, approved the Planning Board Draft of the proposed amendment, and forwarded it on September 10, 2008, to the Montgomery County Executive and to the Montgomery County Council; and

WHEREAS, the Montgomery County Executive reviewed the Planning Board Draft of the proposed Amendment to the *Master Plan for Historic Preservation: Wild Acres* presented those comments to the Montgomery County Council on November 12, 2008, 2008; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on January 13, 2009, wherein testimony was received concerning the Planning Board Draft of the proposed amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County on March 31, 2009 revised and approved the Planning Board Draft of the proposed amendment by Resolution No.16-915; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the *Master Plan for Historic Preservation: Wild Acres (Grosvenor Estate)*, 5400 Grosvenor Lane, Bethesda, Resource #30/15, together with the


Approved for legal sufficiency
M-NCPPC Office of General Counsel

General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the Montgomery County Council in the attached Resolution No. 16-915; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.