



MEMORANDUM

DATE: July 14, 2011

TO: The Montgomery County Planning Board

VIA: Mary Dolan, Acting Chief *MD*  
Scott Whipple, Historic Preservation Supervisor *SN*  
Functional Planning Division

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

SUBJECT: Resolution of Adoption of Amendment to the *Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery*

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RECOMMENDATION

Adopt the resolution for transmittal to the full Commission.

DISCUSSION

Attached for your review are the Montgomery County Council's resolutions approving the designation of one historic district and two individual sites on the *Master Plan for Historic Preservation*. Taken in separate actions on October 26, 2010 and June 28, 2011, the resolutions approved by the Council support the Planning Board's recommendations to designate these resources, being the Greenwich Forest Historic District, the Bureau of Animal Industry Building (Norwood Recreation Building) and Higgins Family Cemetery. The Council has included design guidelines for the Greenwich Forest Historic District developed by the community in cooperation with Council and HPC staff.

A draft resolution of adoption by the full Commission is attached for your review.

Resolution No.: 16-1541  
Introduced: October 26, 2010  
Adopted: October 26, 2010

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

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By: District Council

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**SUBJECT:** Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Bureau of Animal Industry Building and Higgins Family Cemetery

**Background**

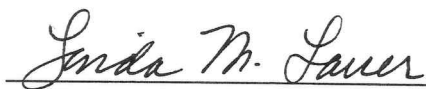
1. On April 27, 2010 the Montgomery County Planning Board transmitted to the Council the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery. The amendments recommended including one historic district and two individual historic sites in the Master Plan for Historic Preservation.
2. The Amendments recommended included:
  - Greenwich Forest Historic District #35/165
  - Bureau of Animal Industry Building #35/119
  - Higgins Family Cemetery #30/25
3. On June 16, 2010 the Executive submitted comments on the Planning Board Draft Amendment. He fully supported the inclusion of the Bureau of Animal Industry Building and the Higgins Family Cemetery in the Master Plan for Historic Preservation.
4. On September 28, 2010 the Council held a public hearing on the amendments. All public hearing testimony favored the historic designation of the Bureau of Animal Industry Building #35/119 and Higgins Family Cemetery #30/25.
5. On October 18, 2010 the Planning, Housing, and Economic Development Committee held a worksession the Bureau of Animal Industry Building and the Higgins Family Cemetery and recommended approval of those amendments. The Committee made no recommendations regarding the Greenwich Forest Historic District; the Council is taking no action regarding the nomination of Greenwich Forest Historic District by the approval of this resolution.
6. On October 26, 2010 the Council reviewed the amendments and the recommendations of the Planning, Housing, and Economic Development Committee.

**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: Bureau of Animal Industry Building #35/119 and Higgins Family Cemetery #30/25 is approved.

This is a correct copy of Council action.

  
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Linda M. Lauer, Clerk of the Council

Resolution No.: 17-187  
Introduced: June 28, 2011  
Adopted: June 28, 2011

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

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By: District Council

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**SUBJECT:** Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District

**Background**

1. On April 27, 2010, the Montgomery County Planning Board transmitted to the Council the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery. The amendments recommended including one historic district and two individual historic sites in the Master Plan for Historic Preservation.
2. The Amendments recommended included:
  - Greenwich Forest Historic District #35/165
  - Bureau of Animal Industry Building #35/119
  - Higgins Family Cemetery #30/25
3. On June 16, 2010, the Executive submitted comments on the Planning Board Draft Amendment. He supported the amendments as proposed by the Planning Board.
4. On September 28, 2010, the Council held a public hearing on the amendments. All public hearing testimony favored the historic designation of the Bureau of Animal Industry Building #35/119 and Higgins Family Cemetery #30/25. Testimony was offered in favor of and in opposition to the designation of the Greenwich Forest Historic District.
5. On October 18, 2010, the Planning, Housing, and Economic Development Committee held a worksession regarding the Bureau of Animal Industry Building and the Higgins Family Cemetery, and recommended approval of those amendments.

6. On October 26, 2010, the Council reviewed the amendments and the recommendations of the Planning, Housing, and Economic Development Committee, and agreed with the Planning, Housing, and Economic Development Committee's recommendations.
7. On June 13, 2011, the Planning, Housing, and Economic Development Committee held a worksession regarding the Greenwich Forest Historic District, and recommended approval of the proposed Master Plan Amendment with revisions to exclude 2 properties from the district and to include district specific design guidelines; however, the Committee's recommendation to exclude 2 properties changed after learning that the recommendation to exclude the 2 properties would jeopardize state tax credits for the remainder of the district.
8. On June 28, 2011, the Council reviewed the amendments and the recommendations of the Planning, Housing, and Economic Development Committee and agreed with the Planning, Housing, and Economic Development Committee's recommendations.

### 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: Greenwich Forest Historic District is approved with revisions. Council revisions to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District are identified below.

Map on page 7: change 5505 York Lane to 8001 Overhill Road and add the building footprint of a non-contributing building

After page 7: add the following:

### *Greenwich Forest Historic District Guidelines*

The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter the decision-making body) for reviewing work permits within the Greenwich Forest Historic District. (Italicized terms are defined in section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of Montgomery County Historic Resources Preservation law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

The residents of the Greenwich Forest Historic District may submit to the County Council requests for amendments to these guidelines, if two-thirds of the households in the district approve the amendment, with each household casting one vote approve the amendment.

## A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for *work permits*. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

- A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.
- A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric:
  - a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
  - b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
  - c. High quality building materials and high level of craftsmanship.
- A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

- A4. A *contributing house* may not be torn down and replaced unless there is significant/extensive damage that would create an undue hardship to preserve the original structure (see D2). Extreme damage like this may be the result of a fallen tree, fire, flood, other natural disaster, or accident.
- A5. A *non-contributing house* may be torn down and replaced as long as the *replacement* house replicates the *architectural style* of its predecessor or the style of one of the contributing houses in Greenwich Forest (see Appendix 2).

## B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

- B1. Most of the houses in the Greenwich Forest Historic District are designated “*contributing*” because they contribute to the architectural and historic nature of the district. *Contributing structures* are shown in the map of the districts. These Guidelines are more specific for *contributing structures*.
- B2. Other houses in the district are designated *non-contributing* either because (1) they were built more recently than *contributing houses* with other *architectural styles* (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. *Non-contributing structures* are shown on the map of the District. The Guidelines provide greater flexibility for owners of *non-contributing houses*.
- B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.
- B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less *visible from the public rights-of-way* in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

Appendix 1 summarizes how these Guidelines apply the different *levels of review* to *contributing and non-contributing properties*.

## DEFINITIONS

**In these guidelines, the following terms have the meanings indicated:**

*Addition* means any permanent extension to an existing house.

**Architectural styles** means the range of styles represented by the **contributing houses** in the Greenwich Forest Historic District. As a point of reference, the **architectural styles** of the **contributing houses** are illustrated in “Greenwich Forest: Three Quarters of a Century” and the Visual Guidelines to Greenwich Forest. See Appendix 3 for a list of the **architectural styles** of the **contributing houses** present in the proposed Greenwich Forest Historic District.

**Contributing house, property or structure** means a house and associated structures and lot that were part of the Cafritz development era of Greenwich Forest (1929-49; see map, Appendix 1). Individual structures on a property can be **contributing** or **non-contributing**, and these are shown in different colors in Appendix 1. If the main house on a property is **contributing**, the entire property is considered **contributing**. These properties contribute to the integrated fabric of the neighborhood.

**Decision-making body** means the Historic Preservation Commission which has the authority to accept, reject, or modify applications for **work permits** in the Greenwich Forest Historic District.

**Demolition** (also known as ‘tear-down’) means the removal of more than 50% of the existing perimeter walls or any significant alteration of the original front elevation.

**Front elevation** or **façade** means the view of the main portion of a house, not including side porches, from the public right-of-way facing the front door.

**Greenwich Forest Triangle** means the triangular park at the intersection of Hampden Lane and Overhill Road.

**Levels of review** means the nature of review applicable to a proposed modification. The three levels of review are:

- **Limited scrutiny** is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, **scale, spacing and placement** of surrounding houses and the impact of the proposed change on the streetscape.
- **Moderate scrutiny** is a higher level of review than **limited scrutiny** and adds consideration of the preservation of the property to the requirements of **limited scrutiny**. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure’s existing architectural designs.
- **Strict scrutiny** is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the



requirements of the *limited* and *moderate scrutiny* levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

***Non-contributing house, property or structure*** means a house and its associated lot and structures that were constructed after 1949 (see map). If the main house on a property is ***non-contributing***, the entire property is ***non-contributing***. The term also means a house that was constructed during the period of historic significance (1929-1949) but either: (1) did not follow one of the main ***architectural styles*** used during the Cafritz era; or (2) no longer retains sufficient integrity because substantial alterations or additions render it unrepresentative of the original period.

***Replacement*** means the construction of a new house following any allowable ***demolition***.

***Scale, spacing, and placement*** means the overall appearance of a house relative to adjacent houses and as part of the streetscape as viewed from the public right-of-way in front of the house. It reflects the footprint and height of the house and its position on the property.

***Work permit*** means a historic area work permit required for all modifications to houses and property within the Greenwich Forest Historic District.

***Visible from public right-of-way*** means the portions of a house that are part of the streetscape viewed facing the ***front elevation***.

#### D. MAJOR GUIDELINES

- D1. **Changes to architectural style:** Changes to the ***façades*** of ***contributing houses*** and additions thereto are permitted if the new ***front elevation***: (1) is consistent with a style of another ***contributing house*** (see Appendix 3); and (2) is suitable to and does not significantly alter the original outline, shape and scale of the original structure.
- D2. **Demolition:** ***Demolition*** and ***replacement*** of ***contributing houses*** is prohibited, except in cases of catastrophic damage by natural causes or accidents that would cause an undue hardship to repair the house. ***Demolition*** of ***non-contributing houses*** is acceptable under any circumstances, but any ***replacement*** structure must follow the Guidelines specified below.
- D3. **Replacement:** A ***contributing house*** that is demolished due to catastrophic damage by natural causes or accidents may be replaced by a house that is consistent with: (1) the height of the ridge line of the original house, and (2) the ***architectural style*** of a ***contributing house***. ***Additions*** that are consistent with these Guidelines can be included in the construction of a ***replacement*** house. ***Non-contributing houses*** that are demolished may be replaced with a house having an ***architectural style*** and scale that is consistent with its predecessor or with a house that is compatible in ***architectural style*** and scale with a ***contributing house*** (see Principles and Appendix 3).

D4. **Additions:** Additions to *contributing* and *non-contributing houses* are allowed. The style of an *addition* must be compatible and in keeping with the prevailing styles of that house. The style of the *addition* must be compatible with the style of the original house, unless the owner wishes to change the *architectural style* of both the house and addition to another style of a *contributing house* in Greenwich Forest (see Changes to *architectural style*, below). *Additions to contributing houses* must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side *additions to contributing houses* are allowed, but the limits of the original *façade* must be demarcated by stepping back the front plane of the addition and by a change in the addition's roofline. Rear *additions to contributing houses* are allowed within limitations on height and setbacks (see D5).

D5. **Guidelines on dimensions:** The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by: placing an addition toward the back of a property; placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house); or by screening additions with plantings. The total of the two side lot setbacks must be at least 18', with no less than 7' on one side. Rear lot setbacks must be at least 25', though decks no higher than 3' from the ground may extend to an 11' setback.

The elevation of the main or predominant ridgeline(s) of a *contributing house* as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridge line.

D6. **Subdivision of lots:** Greenwich Forest is zoned R-90. The Historic Preservation Commission must oppose subdivisions which propose lots smaller than 9,000 square feet or the construction of a second house on a single lot.

#### GUIDELINES FOR SPECIFIC ELEMENTS

D7. **Building materials:** Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the

homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

- D8. **Driveways and parking areas:** Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.
- D9. **Fences and walls:** Fences were not part of the original Greenwich Forest streetscape. No front yard fences have been added since then, though some homeowners have added backyard fences and/or fences along side yard property lines. To preserve the uninterrupted green space adjacent to the public right-of-way, front fences are not allowed. To enable the creation of enclosed yards for residents, fences up to 6'6" tall are permitted in back and side yards. In the case of side yards, fences may extend up to just behind the front plane of the house, preserving at least a 3' setback from the facade. Fence style and material should be in keeping with the architectural style of the house and the forest surroundings. Properties confronting Wilson Lane merit special consideration due to heavy traffic volumes. Construction of fences or walls is permitted on these properties, with review, in order to help ensure the safety and privacy of residents and the safety of drivers and neighbors. The decision-making body is directed to show flexibility in reviewing applications for work permits for such fences and walls.
- D10. **Porches:** The addition of front porches is permitted if they are compatible with the architectural style of the house. Enclosures of existing side and rear porches have occurred throughout Greenwich Forest and they are permitted, subject to the decision-making body's review of the work permit, to ensure that they are compatibly designed.
- D11. **Runoff control:** Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.
- D12. **Satellite dishes** visible from the public right-of-way are not permitted. Satellite dishes that are placed so that they are not visible from the public right-of-way are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.
- D13. **Skylights** on forward-facing roof surfaces are not permitted. Skylights on non-forward-facing roof surfaces are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.
- D14. **Solar panels** are not permitted on forward-facing roof surfaces. Solar panels on non-forward-facing areas are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way. Solar panels on non-

forward-facing roof surfaces should be of a type that blends with the existing materials, such as solar shingles rather than large solar panels.

- D15. **Tree removal:** The preservation of the large mature trees in Greenwich Forest is a high priority of these guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore.) Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

- D16. **Walkways and patios:** Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces (see Principle 1).
- D17. **Windows, dormers, & doors:** Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

**Appendix 1A. Levels of Review Applicable to Contributing Properties**

	<b>Work Permit Required?</b>	<b>Limited scrutiny</b>	<b>Moderate Scrutiny</b>	<b>Strict Scrutiny</b>
Additions	Yes		Rear additions and non-forward-facing portions of side additions	Front-facing portions of additions that extend beyond the sides of the existing structure
Replacement of houses	Yes			X
Changes to architectural style	Yes			X
Guidelines on dimensions	Yes			X
Building materials	Yes		X	
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes		X	
Porches	Yes		If not visible from right-of-way	If visible from right-of-way
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	No for replacement or minor reconfiguration	Review of runoff control only		
Windows, dormers, and doors	Yes	If not visible from right-of-way		If visible from right-of-way
Interior modifications	No			
Routine maintenance	No			

**Appendix 1B. Levels of Review Applicable to Non-contributing Properties**

	<b>Work Permit Required?</b>	<b>Limited scrutiny</b>	<b>Moderate Scrutiny</b>	<b>Strict Scrutiny</b>
Additions	Yes	X		
Replacement of houses	Yes		X	
Changes to architectural style	Yes	X		
Guidelines on dimensions	Yes			X
Building materials	Yes	X		
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes.		X	
Porches	Yes	If not visible from right-of-way	If visible from right-of-way	
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	Not for Replacement or minor reconfiguration Yes for new installations	Review of runoff control only		
Windows, dormers, and doors	Yes	X		
Interior modifications	No			
Routine maintenance	No			

## **Appendix 2. Architectural Styles Represented by Contributing Houses in the Greenwich Forest Historic District**

In Greenwich Forest, most of the houses are designed in Colonial Revival and Tudor Revival styles of architecture, with two houses, one demolished, designed in French Eclectic architecture. All of these houses share common materials, such as slate roofs, and an attention to scale, proportion, and architectural detail that unifies the distinctly different architectural styles. These styles also complement each other through thematic elements, such as dormers breaking the gutter line. The revival styles found in Greenwich Forest were part of a national movement which revived pure examples of European and colonial architecture.

### **Colonial Revival:**

The Colonial Revival houses in Greenwich Forest fall into different subcategories. These include Dutch Colonial, Cape Cod, Williamsburg Colonial, Georgian, Neoclassical, and several houses originally advertised as "Pennsylvania Farmhouses."

In these styles the houses are symmetrical, side gabled, three bays wide, with chimneys - in all but one case - located on the exterior ends of the houses, front doors accented with pediments and porticos, entries at the center or side, porches attached at the end as side wings, and details such as quoins, cornices, columns, and pilasters.

### **Tudor Revival:**

Tudor houses draw on the characteristics of late medieval English houses. The Tudor houses in Greenwich Forest have steeply pitched roofs, half-timbering, arched brackets and hand hewn posts ornamenting the front door porches, tall casement windows, diamond paned lights, decorative brickwork, and weatherboard in the upper gable ends, chimney pots, and front dormers.

### **French Eclectic:**

In Greenwich Forest this style is side gabled and distinguished by conical towers in the corner of the L shaped façade, large chimneys, casement windows, and shed dormers. The appearance brings to mind a house in Normandy, France.

Two additional resources provide information on the architecture of Greenwich Forest:

- "Greenwich Forest: Three Quarters of a Century" is a booklet that presents an introduction to the history and architecture of Greenwich Forest.
- Visual Guidelines to the architectural styles and streetscape were prepared by the Greenwich Forest Citizens Association. They were approved on 2 January 2007 as a component of a Voluntary Preservation Code.

### Appendix 3: Inventory of Houses in Greenwich Forest

#### INVENTORY

In the following inventory, all resources have been considered either contributing or non-contributing based upon their association with the criteria for designation in the Master Plan for Historic Preservation in Montgomery County and based upon the period of significance that extends from circa 1929, the construction of the first houses in the neighborhood, through 1950, which captures the last significant phase of development in Greenwich Forest and the end of the Cafritz association with the neighborhood. Therefore, non-contributing resources were constructed after 1950. Additionally, if the resource was constructed within the period of significance but no longer retains sufficient integrity due to alterations and/or additions, it cannot represent the period and areas of significance and has been deemed a non-contributing resource.

Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder	District Status
7800	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7801	Hampden Lane	Dwelling	Tudor Revival	1933	Alvin Aubinoe, Cafritz Company	C
7808	Hampden Lane	Dwelling	Colonial Revival	1964	Unknown	NC
7814	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7817	Hampden Lane	Dwelling	Dutch Colonial Revival	1935	Cafritz Construction Co.	C
7818	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7819	Hampden Lane	Dwelling	Tudor Revival	ca. 1935	Cafritz Construction Co.	C
7819	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7820	Hampden Lane	Dwelling	Other	2007	Unknown	NC
7821	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7824	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7827	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7828	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7830	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7831	Hampden Lane	Dwelling	Neoclassical	1936	Cafritz Construction Co.	C
7831	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7832	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7832	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
7834	Hampden Lane	Dwelling	Colonial Revival	ca. 1935	Cafritz Construction Co.	C
7835	Hampden Lane	Dwelling	Tudor Revival	1938	Cafritz Construction Co.	C
7836	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8000	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8004	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8009	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8012	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8013	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C

<sup>1</sup>The dates of construction for the resources were determined from information found in the *Washington Post* pertaining to the Greenwich Forest development which often described a Greenwich Forest model house or advertised an identifiable house for sale. In addition, dates of construction were determined from a study of historic maps and plats, as well as an assessment of the resources' architectural style and form. Although current Montgomery County tax records for the resources were checked, often their information and dates of construction were found to be contradictory to that seen in the *Washington Post* and in relevant historic maps and plats for the area; therefore, they were not included in the following inventory except for resources constructed towards the end of the twentieth century and in the early twenty-first century.



Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder	District Status
8016	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8016	Hampden Lane	Garage	Other	ca. 1980	Unknown	NC
8017	Hampden Lane	Dwelling	Colonial Revival/Tudor Revival	1939	Cafritz Construction Co.	C
8017	Hampden Lane	Outbuilding	Not visible		Unknown	NC
8020	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8020	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
8021	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8024	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8025	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8100	Hampden Lane	Dwelling	French Eclectic	1949	VTH Bien, architect; H.J. Korzendorfer, builder	C
8100	Hampden Lane	Shed	Not visible		Unknown	NC
5510	Lambeth Road	Dwelling	Other	2003	Unknown	NC
5511	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5537	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Outbuilding	Not visible		Unknown	NC
5602	Lambeth Road	Dwelling	Colonial Revival	1939	Royal Barry Willis, Cafritz Co.	C
5625	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5629	Lambeth Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
5633	Lambeth Road	Dwelling	Dutch Colonial Revival	1939	Cafritz Construction Co.	C
5633	Lambeth Road	Outbuilding	Not visible		Unknown	NC
5602	Midwood Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
5605	Midwood Road	Dwelling	Tudor Revival/ Colonial Revival	1936	Cafritz Construction Co.	NC
5606	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5609	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5615	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7803	Overhill Road	Dwelling	Tudor Revival	1937	Cafritz Construction Co.	C
7805	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7805	Overhill Road	Outbuilding	Not visible		Unknown	C
7815	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
7818	Overhill Road	Dwelling	Colonial Revival	ca. 1929	Unknown	C
7818	Overhill Road	Outbuilding	Not visible	ca. 1931	Unknown	C
7819	Overhill Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
7820	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7823	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7824	Overhill Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
7825	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7825	Overhill Road	Outbuilding	Not visible		Unknown	NC
7826	Overhill Road	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
7827	Overhill Road	Dwelling	Colonial Revival/ Tudor Revival	1936	Cafritz Construction Co.	C
8000	Overhill Road	Dwelling	Tudor Revival	1935	Alvin Aubinoe, Cafritz	C

Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder	District Status
					Company	
8001	Overhill Road	Dwelling	Other	2009	Unknown	NC
8003	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8003	Overhill Road	Outbuilding	Not visible		Unknown	NC
8000	Westover Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8004	Westover Road	Dwelling	Other	ca. 1997	Unknown	NC
8005	Westover Road	Dwelling	Tudor Revival	ca. 1945	Unknown	C
8008	Westover Road	Dwelling	Modern Movement	ca. 1979	Unknown	NC
8009	Westover Road	Dwelling	Modern Movement	ca. 1949	Unknown	C
8012	Westover Road	Dwelling	Colonial Revival	ca. 1945	Unknown	C
8013	Westover Road	Dwelling	Other	ca. 1950	Unknown	NC
5507	Wilson Lane	Dwelling	Tudor Revival	1933	Cafritz Construction Co.	C
5509	Wilson Lane	Dwelling	Other	2007	Unknown	NC
5602	York Lane	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
5604	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5605	York Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
5605	York Lane	Outbuilding	Not visible		Unknown	NC
5606	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5619	York Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
Intersection of Hampden Lane & Overhill Road		Park	Other	1928		C
Intersection of Hampden Lane & Overhill Road		Sign	Other	ca. 1933	Cafritz Construction Co.	C

**C = Contributing Resource**

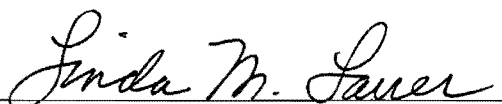
**NC = Non-contributing Resource**

Delete pages 13 through 16 (Appendix: Greenwich Forest Historic District Inventory)

**General**

All pictures included in the Plan are to be revised, where appropriate, to reflect District Council changes to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District. Maps should be revised, where necessary, to conform to District Council actions. 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: Greenwich Forest; Animal Industry; Higgins Cemetery.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council



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

MCPB No. 11-55

**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 September 24, 2009, regarding the Public Hearing Draft of a proposed amendment to the *Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery*; 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 April 27, 2010, 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; and submitted those comments to the Montgomery County Council on June 16, 2010; 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 September 28, 2010, 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 October 26, 2010 and June 28, 2011 revised and approved the Planning Board Draft of the proposed amendment by Resolution Nos.16-1541 and 17-187; 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: Greenwich Forest; Animal Industry; Higgins Cemetery*, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the

Montgomery County Council in the attached Resolution Nos.16-1541 and 17-187; 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.

\* \* \* \* \*