

Planning Board Submittals

Maryland Historical Trust

Paretzky, #832, 9-2-09

C.Waldmann, #832, 9-2-09

Bennett, #832, 9-2-09

J.Waldmann, #851, 9-8-09

Levy, #859, 9-10-09

Morccone, 8-19-09



Maryland Department of Planning
Maryland Historical Trust

Martin O'Malley
Governor

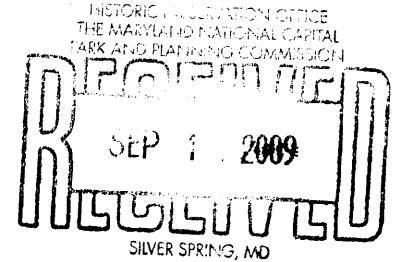
Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary

Matthew J. Power
Deputy Secretary

September 9, 2009

Mr. Scott Whipple
Historic Preservation Supervisor
M-NCPPC
1109 Spring St., Suite 801
Silver Spring, MD 20910



Re: Greenwich Forest Historic District (M: 35-165)

Dear Mr. Whipple:

Thank you for requesting my opinion on the potential eligibility of the Greenwich Forest Historic District for listing in the National Register of Historic Places. I have reviewed the draft Maryland Inventory of Historic Properties form you provided, and believe that the district meets National Register Criteria A and C as a well-preserved example of a type of suburban subdivision characteristic of the period in the region. With limited additional effort, this exemplary documentation could be developed into a formal National Register nomination which I trust would meet with success.

Very truly yours,

Peter E. Kurtze
Administrator, Evaluation and Registration
Maryland Historical Trust

MCP-CTRACK

From: Paretzky, Raymond [RParetzky@mwe.com]
Sent: Tuesday, September 01, 2009 10:59 AM
To: MCP-Chair
Subject: Sept. 24, 2009 hearing
Attachments: Voting Testimony2.pdf

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0832
SEP 02 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Please find attached my statement for the 9/24 hearing re Greenwich Forest. Thanks.

=====
Raymond Paretzky
Global Trade & Cross Border Strategies Practice Group
McDermott Will & Emery LLP
600 13th Street, N.W.
Washington, DC 20005-3096
Tel: 202-756-8619
Fax: 202-756-8087
email: rparetzky@mwe.com

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Testimony of Raymond Paretzky, Treasurer, GFCA

My name is Raymond Paretzky, and I am the Treasurer of the Greenwich Forest Citizens Association. I am speaking to attest to the efforts of the GFCA Board to be as inclusive as possible in the voting procedures for the historic district question, and in particular to address the issue of paying dues.

GFCA's By-Laws contain a longstanding clause requiring residents to pay dues if they wish to vote on neighborhood matters. According to the current version of this clause, all households "who have paid their dues for the then-current fiscal year (or, during the first three months of the fiscal year, for the preceding fiscal year), shall be deemed members of the Association, and shall be entitled to vote." Although there is some ambiguity in this text with regard to votes taking place at the beginning of the year, in order to ensure that no resident would be precluded from voting the GFCA Board ultimately adopted an expansive interpretation allowing households to vote if they paid dues for either the preceding fiscal year OR the current fiscal year.

In fact, the level of GFCA dues is very modest, and the money is well spent on neighborhood benefits. Dues were \$60 a year per household for many years through 2008, and the money was used principally for beautification and maintenance of the triangular park that sits at the entrance to the neighborhood, as well as on events such as the annual picnic. In 2009, the neighborhood voted to raise dues to \$75 a year in order to fund a tree program, under which the Association pays half the cost of trees planted by residents to replenish the canopy that is such a signature of our neighborhood.

I note that the Board has for many years had a policy of considering as paid up any resident who pays any amount of dues, even if less than the full amount. Indeed, in my time as treasurer, one resident living on a reduced income has regularly paid half dues of \$30. Another resident who was dissatisfied with her neighbors' views on a particular issue paid \$10 in dues in 2006 and \$5 in 2007, but was still considered paid up.

Finally, I am not aware of any Greenwich Forest resident that did not vote on the historic district question because of the dues requirement. Moreover, no ballots that were cast were rejected for non-payment of dues, or indeed for any reason at all.

MCP-CTRACK

From: Waldmann, Christine [WALDMANC@pepperlaw.com]
Sent: Monday, August 31, 2009 9:50 AM
To: MCP-Chair
Subject: Greenwich Forest

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SEP 02 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring MD 20910

Dear Mr. Hanson:

RE: Proposed Greenwich Forest Historic District

I strongly and enthusiastically support the designation of Greenwich Forest as an historic district. I lived there, on Midwood Road, for fifteen years, from pre-school through high school. Most of us in the neighborhood attended the local public schools.

The huge trees and hilly topography provided a wonderful setting for the houses which showed a variety of facades to the street and maintained their scale to each other and to the landscape. Many houses were landscaped with azaleas and dogwoods, making spring a truly beautiful time. The big trees provided fall color – along with the mountains of leaves to rake.

While I was growing up, the Aubinoes still owned the two lots behind their house and made it available for the annual pot luck picnic in the late spring. And on St. Andrew's day, a neighbor who lived in a house, since razed, on Westover Place invited the St. Andrew's Society to his home – the neighborhood was treated to the sound of bagpipes as the celebrants played the bagpipes and wound their way through the neighborhood – sometimes right through people's houses. There was Christmas caroling on the triangle as well as other occasions celebrated as a community.

Driving through Greenwich Forest on recent occasions, I have discovered to my dismay that the Coupard house on the corner of York and Overhill has been razed, and that there are a number of new oversized houses deserving of the label 'McMansions.' Despite this, Greenwich Forest has so far managed to retain its cohesiveness, character and charm.

Too often, the value of a neighborhood is determined by dollars or by the latest fad in homebuilding. Neighborhoods such as Greenwich Forest are worth much more than just money. The recognition that they are of value to our history and that they instill a sense of pride and community in their residents, past and present is important.

I urge you to vote favorably on a Greenwich Forest Historic District.

Sincerely,

Christine C. Waldmann, Esq.
4107 Harrison Street, NW
Washington, DC 20015

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7820 Overhill Road
Bethesda, MD 20814
September 1, 2009

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Hanson,

We are in favor of historic status for Greenwich Forest, and want our position to be on record for the Public Hearing On Historic Preservation on September 24, 2009.

We moved into Greenwich Forest thirty years ago because we wanted to live in this neighborhood of big trees and beautiful, older homes, with its friendly, inclusive neighborhood association. We love the history of this neighborhood and the way homeowners here have cared for their homes and their trees. We are truly grateful for the careful ways our neighbors have updated their homes, preserving the exterior style of their houses, and saving or enhancing trees and plantings. The whole neighborhood contributes significantly to the beauty and value of each home in it.

Now we find that we need historic status to preserve this neighborhood, to put a stop to the kind of construction by development companies which can only be described as "cut down the trees, destroy-the-old and put in new", construction which is trying to replace Greenwich Forest with new, huge, fill-the-lot houses.

Sincerely,

Betsy K. Bennett
David A. Bennett

Betsy K. Bennett

David A. Bennett

Coleman, Joyce

From: JWaldmann [jciw-centernet@erols.com]
Sent: Monday, September 07, 2009 5:42 PM
To: MCP-Chair
Subject: proposed Greenwich Forest Historic District

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0851
SEP 08 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

By email: mcp-chair@mncppc-mc.org

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring MD 20910

Dear Mr. Hanson:

RE: proposed Greenwich Forest Historic District

As a former resident of Greenwich Forest, I am an enthusiastic proponent of its being designated a historic district. I lived on Midwood Road for fifteen years while my daughter was growing up.

The landscape, the variation in house style, and the giant trees make Greenwich Forest an extraordinarily attractive neighborhood. The fact that until recently, there had been few changes to the houses - with the exception of the conversion of garages to living space - helped to retain scale and ambience.

The Greenwich Forest of the 1970s and early 1980s was a place that provided a pleasant environment for families and an opportunity to enjoy neighbors especially at the annual picnic on 'Aubinoe Field' and Christmas caroling on the triangle. Aubinoe Field, alas, is gone but perhaps the caroling on the triangle still occurs.

Occasionally I drive through Greenwich Forest and lament the losses - of Aubinoe Field, the house at the corner of York and Overhill hidden by its stupendous azalea hedge, the house on several lots on Westover Place that was the annual source of the sound of bagpipes. I equally lament the additions of McMansions on vacant lots, of additions that dwarf the original house and its neighbors. But much of the Greenwich Forest I knew remains and should be protected.

For some years now I have been involved in historic preservation in the Tenleytown/Friendship Heights section of Washington, DC. I believe strongly that preserving the built evidence of our history is important and can accommodate change and growth. I also believe that historic districts can provide stability and ensure that change happens in a way that protects value for the long term.

I strongly urge you to vote favorably on a Greenwich Forest Historic District.

Sincerely,

Jane Waldmann
5332 42nd Street, NW
Washington, DC 20015

MCP-CTRACK

From: Levy, Harold A. [harold.levy@bingham.com]
Sent: Thursday, September 10, 2009 11:41 AM
To: MCP-Chair
Subject: Greenwich Forest Citizens Association - Testimony
Attachments: GFCA - Testimony.DOC

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0859
SEP 10 2009

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I have registered on-line to speak at the September 24 hearing with regard to the application of the Greenwich Forest Citizens Association to have our neighborhood designated as a historic district. Attached is a copy of my testimony.

Harold A. Levy, Esq.
202/373-6682
202/373-6001 (FAX)
harold.levy@bingham.com

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**Testimony of Harold Levy
Vice President
Greenwich Forest Citizens Association**

**Before the Montgomery County Planning Board
September 24, 2009**

My name is Harold Levy. I am a Vice President of the Greenwich Forest Citizens Association. I am here to describe why and how the Association revised its Bylaws in 2006 to include the enhanced voting procedures that the Association recently followed in obtaining the approval of its Members to seek historic district designation for Greenwich Forest.

Prior to 2006, the Association's activities typically consisted of social events and other noncontroversial community activities. Accordingly, the By-laws of the Association that were in effect at that time did not provide any specific procedure for obtaining the approval of neighborhood residents for significant actions that the Board of Directors might take.

Although interest in historic district designation for Greenwich Forest goes back many years, the issue did not achieve critical mass until early 2006, with the growing threat of mansionization in our neighborhood. Because this issue raised important concerns regarding neighborhood preservation and the property rights of neighborhood residents, the Board recognized at that time that we needed to substantially revise our By-laws to provide for broad resident input. Following a series of meetings and extensive discussion over several months, in November 2006 the Association's Members approved a revised set of By-laws.

The revised By-laws incorporate the following features:

1. When the Board proposes to take an action that may have a major impact on either the rights and responsibilities of Association Members or their economic interests, the Board shall notify dues-paying Members by e-mail and hard-copy. In addition, neighborhood residents who are not dues-paying Members shall be notified of the proposed action and shall be given an opportunity to become Members and vote on the proposed action;
2. The notification shall describe the proposed action, briefly summarize the discussion of the proposed action at a meeting, if any, set forth the language of the proposed action, and state the deadline and procedures for voting;
3. Members shall have at least 20 days from the notification date in which to vote;
4. Members may vote by e-mail, hand delivery or regular mail; and
5. The proposed action must receive the approval of a "super majority" of at least two-thirds of those Members voting.

By following these procedures in the recent vote on whether to seek historic district designation, the Association's Board has ensured that all residents of the neighborhood had an ample opportunity to participate in approving or disapproving the historic district proposal and that the Board's actions faithfully reflect the consensus view of the community on this issue.

From: Steve Morcone[SMTP:STEVE@MORCONEFAMILY.COM]

Sent: Wednesday, August 19, 2009 2:39:53 PM

To: MCP-Historic

Subject: greenwich forest historic district

Dear Miss Kelly,

My wife and I have lived in Greenwich forest since 1999. We travel quite a bit and subsequently are not up to date with the historic designation. For the record we are not in favor of designating Greenwich Forest historic status. We do not recognize the GFCA as representative of the Greenwich Forest residents with respect to historic designation or any other legal rights.

Steve & Mary Morcone

7832 Hampden Ln.

Bethesda, Md. 20814

301-951-1109