



Greenwich Forest Historic District Bureau of Animal Industry Building Higgins Family Cemetery

Amendment to the Master Plan for Historic Preservation



Montgomery County Planning Department

The Maryland-National Capital Park and Planning Commission

MontgomeryPlanning.org

Approved and Adopted September 2011

**Greenwich Forest Historic District, Bureau of Animal Industry Building, Higgins Family Cemetery
Amendment to the Master Plan for Historic Preservation**

Abstract

This document contains the text, with supporting illustrations, for an amendment to the *Master Plan for Historic Preservation in Montgomery County*; being also an amendment to the 1990 *Bethesda Chevy Chase Master Plan*, the 1992 *North Bethesda/Garrett Park Master Plan*, the 2009 *Twinbrook Sector Plan*, the 2005 *Countywide Bikeways Master Plan*, and the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*. This amendment designates one historic district and two individual sites to the Master Plan for Historic Preservation.

Source of copies:

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Online at MontgomeryPlanning.org/historic

Approved and Adopted
September 2011

**Greenwich Forest Historic District
Bureau of Animal Industry Building
Higgins Family Cemetery**

AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

Prepared by:



The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Department

CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Approved and Adopted Amendment the 1979 *Master Plan for Historic Preservation in Montgomery County*, as amended; the 1990 *Bethesda-Chevy Chase Master Plan*; the 1992 *North Bethesda-Garrett Park Master Plan*; the 2009 *Twinbrook Sector Plan*; the 2005 *Countywide Bikeways Master Plan*; and *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, 1964 as amended has been approved by the Montgomery County Council, sitting as the District Council, by Resolutions Nos. 16-1541 and 17-187 on October 26, 2010 and June 28, 2011, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 11-14 on September 21, 2011, after duly advertised public hearings pursuant to Article 28 of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Françoise M. Carrier
Chairman


Elizabeth M. Hewlett
Vice-Chairman


Joseph Zimmerman
Secretary-Treasurer



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

MCPB No. 11-55
M-NCPPC No. 11-14

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

MCPB No. 11-55
M-NCPPC No. 11-14

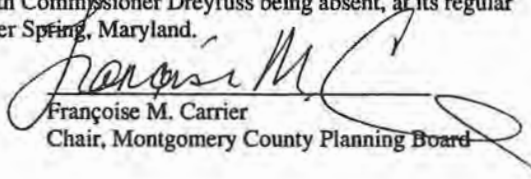
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Montgomery County Council in the attached Resolution Nos.16-1541 and 17-187; and

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.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wells-Harley, seconded by Commissioner Presley, with Commissioners Carrier, Wells-Harley, and Presley present and voting in favor, with Commissioner Anderson abstaining, and with Commissioner Dreyfuss being absent, at its regular meeting on Thursday, July 21, 2011, in Silver Spring, Maryland.


Françoise M. Carrier
Chair, Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution No. 11-14 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Wells-Harley, seconded by Commissioner Cavitt, with Commissioners Carrier, Hewlett, Bailey, Anderson, Dreyfuss, Washington, Presley, and Squire voting in favor of the motion, at its meeting held on Wednesday, September 21, 2011, in Silver Spring, Maryland.


Patricia Colihan Barney
Executive Director

The Master Plan for Historic Preservation

The Master Plan for Historic Preservation is a functional master plan with countywide application. The plan and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria apply, as stated in Section 24A 3 of the Historic Preservation Ordinance when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
 - b. represents the work of a master;
 - c. possesses high artistic values;
 - d. represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.
-

Implementing the Master Plan for Historic Preservation

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Montgomery County Preservation Ordinance, Chapter 24A of the County Code. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued under the provisions of the County's Preservation Ordinance, Section 24A 6.

In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the master plan amendment, the environmental setting for each site, as defined in Section 24A 2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment may provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development, by describing an appropriate area to preserve the integrity of the resource, and by identifying buildings and features associated with the site which should be protected as part of the setting. For a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A 6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In many cases, the parcels of land on which historic resources sit are also affected by other planned facilities in a master plan; this is particularly true with respect to transportation right-of-way. In general, when establishing an environmental setting boundary for a historic resource, the need for the ultimate transportation facility is also acknowledged, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. In certain specific cases, however, the master planned right-of-way directly affects an important contributing element to the historic resource. In such cases, the amendment addresses the specific conflicts existing at the site, and suggests alternatives and recommendations to assist in balancing preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Permitting Services and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains current information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants, and a low interest loan program.

The Process of Amending the Master Plan for Historic Preservation

The STAFF DRAFT PLAN is prepared for presentation to the Montgomery County Historic Preservation Commission. The Staff Draft reflects the recommendations of the Historic Preservation staff. The Historic Preservation Commission holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Staff Draft Plan as appropriate. When the Historic Preservation Commission's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN reflects the Historic Preservation Commission's recommendations for amending the Master Plan for Historic Preservation. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony, consider the analysis and recommendations provided by the Historic Preservation Commission and Historic Preservation staff, and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Planning Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, makes revisions to the Planning Board Draft according to its assessment of which resources and districts should be designated, then adopts a resolution approving the final amendment to the Master Plan for Historic Preservation.

After Council approval, the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

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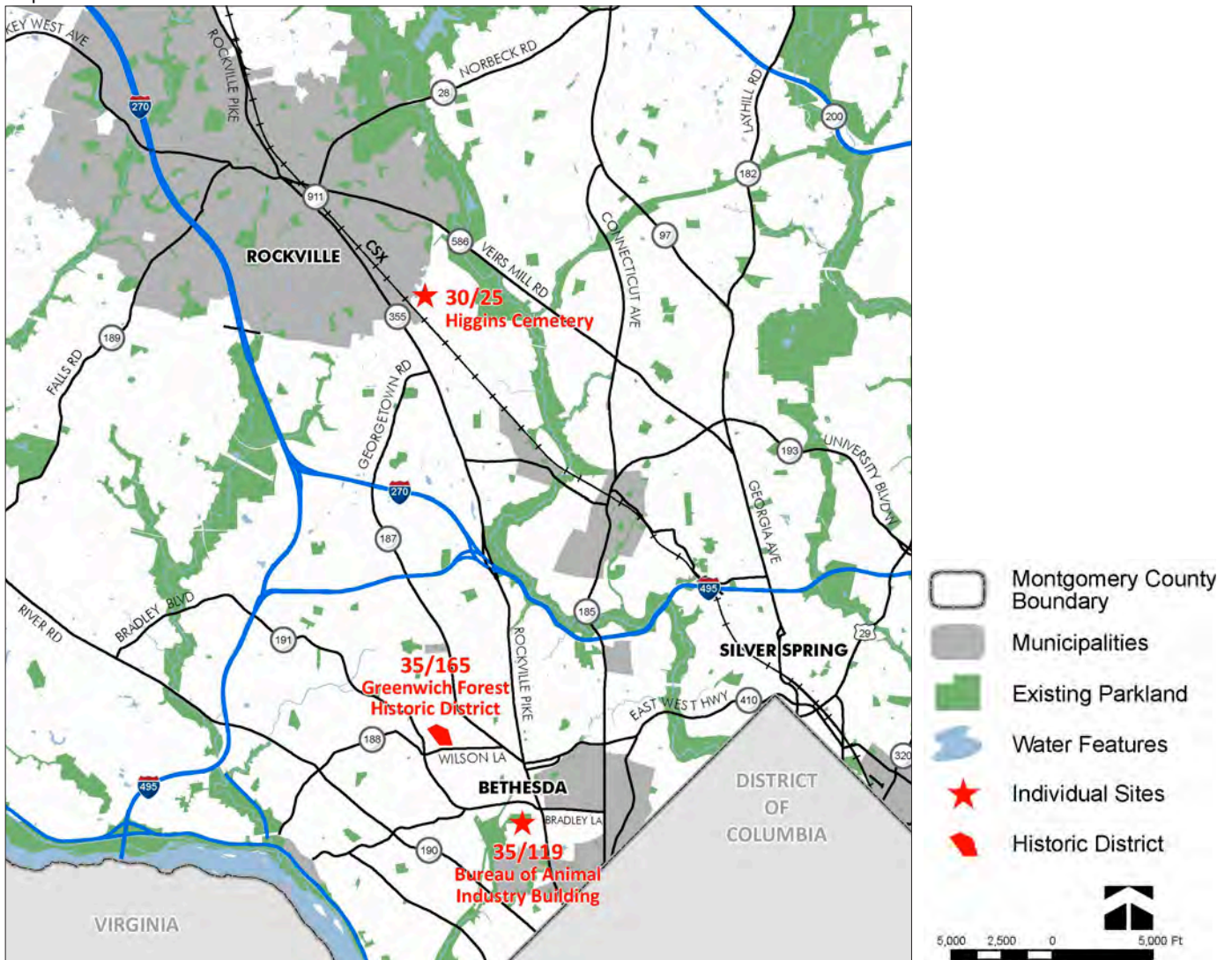
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Introduction

The purpose of the amendment is to designate three resources on the Master Plan for Historic Preservation in Montgomery County. The resources are currently identified on the Locational Atlas and Index of Historic Sites, per the Planning Board’s action on September 24, 2009.

Resource Number	Name and Address
35/165	Greenwich Forest Historic District Bounded by Wilson Lane, Hampden Lane, Overhill Road, and Lambeth Road in Bethesda
35/119	Bureau of Animal Industry Building (Norwood Park Recreation Building) 4715 Norwood Drive, Bethesda
30/25	Higgins Family Cemetery 5750 Arundel Avenue, Rockville

Map 1: Historic Resources



The Amendment

Greenwich Forest Historic District
Bureau of Animal Industry Building
Higgins Family Cemetery



Greenwich Forest Historic District, #35/165



The Greenwich Forest Historic District is a residential neighborhood characterized by Tudor Revival and Colonial Revival houses nestled on hilly streets with a mature tree canopy. The district is contained within the area bounded generally by Wilson Lane on the south, Huntington Parkway on the north, Aberdeen Road on the west, and Moorland Lane on the east. Greenwich Forest was largely developed by builder and developer Morris Cafritz between 1926 and 1949.



This historic district meets several criteria, having both historic and architectural significance.

(1) Historical and Cultural Significance

The historic resource:

- a) has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation
- Greenwich Forest, developed in the second quarter of the twentieth century, was conceived as a cohesive suburban neighborhood providing both excellent design and natural beauty. In both design and fruition, its overall appearance illustrates the ideal suburban life associated with residential design in the 1920s and 1930s when the quality of the natural environment of a house was becoming as important as its design. As a result, Greenwich Forest holds great value as a significant representation of the aesthetic development of twentieth century communities in the County and the State.
 - Located in an area where some of Washington, D.C.'s, wealthiest families historically owned large estates into the mid twentieth century, this particular tract of land was identified early on as having both a highly desirable location close to Washington, D.C., and the commercial core of Bethesda, and great natural beauty with high elevation, gently rolling hills and mature landscape. The fulfillment of its development promise, more than thirty years after its original purchase as an investment, documents the growth patterns of this area of Montgomery County and the impact of the automobile on the County's growth.
 - Greenwich Forest exemplifies a successful implementation of a superior development plan that integrated the design of roads, landscape, and architecture. With its emphasis on 1) idyllic landscapes, which included both new design and retention of existing topography and trees, 2) spacious lots, 3) control over location and orientation of houses to retain trees and topography, and 4) excellent architectural design, extraordinary attention to detail, and fine construction, Greenwich Forest presents a fully developed character that has endured to this day. This character has been emulated to various degrees in the surrounding areas, as well as in other parts of Montgomery County, and holds character, interest and value as a model of development for the County, State, and the Nation.
- c) is identified with a person or a group of persons who influenced society
- Greenwich Forest is directly identified with its developer, Morris Cafritz, whose name in the first half of the twentieth century was synonymous with quality design and construction and whose work as one of Washington's most prolific developers from the 1920s into the 1960s helped shape the growth of the Washington metropolitan area. As the product of the Cafritz Construction Company, Greenwich Forest is identified with Cafritz, his staff architects Alvin L. Aubinoe and Harry L. Edwards, and landscape architect John H. Small III. Cafritz, after going into business in 1920, quickly established a reputation for providing quality housing for a range of incomes and housing needs in Washington, D.C., and Maryland. His influence as a successful businessman and philanthropist was demonstrably enhanced through the social standing of his wife, Gwendolyn. Together, they gave the Cafritz name a cachet that drew people to both desire and appreciate his company's work.



- d) exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- Greenwich Forest developed during a time of great expansion in southern Montgomery County, which was the result of the growth of the federal government after World War I, in the New Deal era, and during World War II. These factors played a significant role in increasing the quality of design for subdivisions like Greenwich Forest in the southern portion of the County. Located just beyond the development of closer in Chevy Chase during the first two decades of the twentieth century, Greenwich Forest's success depended on the growing interest in and availability of the automobile. The automobile enabled residents to get to their jobs without living in a location that was served by public transportation. As new roads allowed faster travel between Washington, D.C., and its environs, the healthy, green suburbs of Montgomery County became a reasonable option for families of the 1920s and 1930s. Builder and developer Morris Cafritz capitalized on this new situation and went one step further by designing a neighborhood that was located in a tranquil, verdant landscape and was also convenient to work when commuting by automobile. The Cafritz Construction Company was critical in redefining economic and social traditions throughout the Washington metropolitan area, and Greenwich Forest served as the model. Although based on similar successful Washington, D.C., communities, Cafritz's Greenwich Forest changed the paradigm of suburban development in Montgomery County.

(2) Architectural and Design Significance

- a) embodies the distinctive characteristics of a type, period, or method of construction
- Greenwich Forest contains a significant collection of domestic resources that represent three general architectural styles and their various subsets: Colonial Revival, Tudor Revival, and French Eclectic, all of which were highly fashionable for residential suburban architecture in the second quarter of the twentieth century. The romantic interpretations of French and English architecture found in Greenwich Forest were particularly appropriate for the idyllic wooded landscape of the neighborhood.



- Embodying the distinctive characteristics of a planned residential suburb of the 1920s and 1930s, Greenwich Forest was designed in response to a growing interest across the nation in the possibility for improved life through the planning of suburban environments. In keeping with the concept of a fully planned environment (roads, landscape, architecture) with great attention to quality of design and construction, such communities as Shaker Heights, Ohio; Forest Hills, New York; Radburn, New Jersey; and Roland Park, Maryland illustrated a new American ideal that was highly sought. Greenwich Forest is a significant illustration of this movement as applied to Montgomery County.
- Greenwich Forest represents an approach to development that resulted in a unique combination of conformity and individualism. Through the application of architectural controls set by the developer, Greenwich Forest includes houses designed by the Cafritz Company architects as speculative ventures, houses designed by Cafritz Company staff architects for specific owners, and houses designed by others for owners who voluntarily agreed to allow the Cafritz Company to approve the designs. By establishing the framework, determining the lot sizes and shapes, controlling the siting, orientation, style, scale, materials, design, and details, the Cafritz Company created a unique neighborhood specifically designed for its setting that continues to present an exceptional example of the 1930s suburban ideal.
- The community embodies the highest standards of integrated landscape design for middle-class suburban communities of the 1920s and 1930s. It is this integration of infrastructure, landscape, and architecture that has resulted in the continued natural beauty and idyllic character of the neighborhood. The landscaping component, designed by J. H. Small & Sons, continues to illustrate the great care and expense taken in establishing the ambience of the setting, protecting grand trees of the area, careful siting of the houses, including deep front setbacks, to minimize tree removal, and the retention of natural topography, and demonstrates the lasting potential for such coordinated design.



c) possesses high artistic values

- The architecture of Greenwich Forest possesses high artistic value as a distinctive concentration of quality designs in an idyllic setting where custom designs are incorporated into a coordinated aesthetic. The siting, orientation, scale and proportions, materials, design, details, and construction techniques represent excellent and significant examples of the revival styles as presented in single-family, detached dwellings of the 1920s, 1930s, and 1940s.
- The landscape of Greenwich Forest possesses high artistic value as a presentation of an idyllic, woodland setting for a designed residential neighborhood. The design incorporated existing trees and topography, and added new features, trees and shrubbery while allowing the graceful insertion of 69 single-family detached dwellings.
- The high artistic value of design for both the houses and the landscape instituted by Morris Cafritz and so astutely fashioned by his staff designers has endured. Their foresight in meeting the homeowners' need for modern amenities and recreational living space, respect for historic architectural designs, love for mature planned landscapes while also accommodating their automobiles has notably minimized the need for additions and alterations, thereby preserving the striking beauty of Greenwich Forest.

d) represents a significant and distinguishable entity whose components may lack individual distinction

- The compositional whole of Greenwich Forest possesses high artistic value as a planned environment designed to serve a residential community of its time. The overall design creates a cohesive whole where a collection of built resources read as landscape comfortably nestled into the designed and natural setting, the topography undulates in an easy rhythm, winding roads create a connecting web, flowers, shrubs, and smaller trees ornament the streetscape, and the extensive canopy of mature trees is a character-defining feature. The architectural styles instituted collectively pay homage to historic French, English, and Colonial precedents, and although not identical in design, allow for a comprehensive study of American residential architecture from the second quarter of the twentieth century. Thus, as a whole, Greenwich Forest represents a significant and distinguishable entity, even though its components are more likely to be individually distinctive than not.



Historic District Design 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 with 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 the 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*.

C. 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” (Appendix 4) and the “Visual Guidelines to Greenwich Forest” (Appendix 5). 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 ridgeline 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 ridgeline.

- D6. *Subdivision of lots*: Greenwich Forest is zoned R-90. The Historic Preservation Commission must oppose subdivisions that 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, and 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.

Greenwich Forest Historic District Appendix

Appendix 1

Levels of Review Applicable to Contributing and Non-contributing Properties

Appendix 2

Architectural Styles Represented by Contributing Houses in the Greenwich Forest Historic District

Appendix 3

Inventory of Houses in Greenwich Forest

Appendix 4

Greenwich Forest: Three Quarters of a Century

Appendix 5

Visual Guidelines to Greenwich Forest

Appendix 1

Levels of Review Applicable to Contributing Properties

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
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			

continued **Appendix 1**

Levels of Review Applicable to Non-contributing Properties

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
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 ¹	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

¹The 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.

continued Appendix 3
Inventory of Houses in Greenwich Forest

Street Number	Street	Current Bldg Use	Style	Date ¹	Architect/Builder	District Status
8013	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
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

continued Appendix 3
Inventory of Houses in Greenwich Forest

Street Number	Street	Current Bldg Use	Style	Date ¹	Architect/Builder	District Status
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 Company	C
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

Greenwich Forest

Three Quarters of a Century



Greenwich Forest Citizens Association
Bethesda, MD
2006

Greenwich Forest Three Quarters of a Century



Text by Christine Parker
Photography and graphic design by Alison McBride

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The Greenwich Forest sign, at what was once the only entrance to the neighborhood, has its own stories to tell. From the beginning this is where neighbors gathered to sing Christmas carols and enjoy a visit from Santa. Although this plot of ground is commonly called “the triangle,” it has been named “Piazza de Luca” in honor of a beloved resident of Greenwich Forest who built the benches uphill from the sign. More recently, “the triangle” has become the meeting place for all neighborhood activities. Previously, the annual picnic was held behind the Aubinoe house on open space called Aubinoe Field. This land was also used as a neighborhood playground by generations of children.

There was once a pool of water in front of the illuminated sign that was fed by two fountains. Water flowed from the mouths of two frogs perched on the taller end pieces of the sign beneath the wrought iron hanging lanterns. The water was caught by lily pads under the frogs and then gently cascaded into the pool. Some residents remember that there were fish in the pond. Others remember the pool as a magnet for pranksters who enjoyed the sudsy results of pouring soap into the water. The pool, frogs, and lily pads are long gone, but replacement lanterns were found and installed a few years ago.

History

The natural beauty of Greenwich Forest makes a striking appeal to the visitor. This 100-acre tract, located between Wilson Lane and Old Georgetown Road, is richly wooded with glorious trees. Chestnut, oak, tulip poplar, dogwood and many other varieties cover the gently rolling contours of this development, affording charming vistas through the winding roadways following the topography of the land (1).

Seventy years later, this description of Greenwich Forest from 1936 still holds true. Tucked away just outside of downtown Bethesda, at the head of a valley leading down to the Potomac, the scenic quality of the neighborhood still gives Greenwich Forest a unique sense of place among the stately suburbs of Washington. The architecture is as important as the setting and deserves notice as well. Residents, visitors, and walkers take great pleasure in both the landscape and the charming architectural details.

The neighborhood's original builder was Morris Cafritz, a real estate magnate, civic leader, and major force in the growth of the Washington area over several decades. In *The Washington Century: Three Families and the Shaping of the Nation's Capital*, Cafritz is described as a man who "had a knack for seeing a need that was unmet, even unrecognized, and had a keen talent for timing" (2). When he began developing Greenwich Forest in 1931, Cafritz realized that the time had come when people would be willing to commute from leafy, country settings to jobs in the city. Greenwich Forest quickly became a phenomenon as thousands of interested home buyers flocked to his model homes that boasted the most up-to-date conveniences (3). It was virtually impossible to open *The Washington Post* in this period without coming across a news article about Greenwich Forest and a sophisticated, exquisitely laid out advertisement.

The kitchens and bathrooms of that day now seem quaint, but the environmental sensitivity and the architectural design remain exemplary. Mr. Cafritz insisted that the topography remain undisturbed in the building process, and he was determined that as many trees be saved as was possible in an effort to preserve the forested setting (3). The houses themselves are a living catalog of revival styles - English cottage, Tudor Revival, Williamsburg Colonial, New England saltbox, Dutch Colonial, and Pennsylvania Farmhouse and they were nestled into the rolling terrain to create a park-like environment in which scale and attention to detail achieved a distinctive and seamless appearance. People recall that Greenwich Forest was a pet project

for Cafritz, and that he liked nothing better than to take a leisurely ride around the neighborhood on a Sunday afternoon, often in the company of Alvin Aubinoe, a company architect who chose to live in the neighborhood.

In 1935 Harry L. Edwards joined the Cafritz Firm. Edwards had already made a name for himself in Washington designing apartment buildings. An article in *The Washington Post* announced his move to the company and his involvement in the Greenwich Forest project (4). Edwards and Aubinoe thereafter collaborated on many of the houses and Edwards' influence can be detected today.

During the late 1930s *Life Magazine* and *Architectural Forum* began a project to encourage the many renters, and home owners living in cramped, undistinguished houses, to purchase new, more elegant homes. The magazines chose four families with incomes ranging from \$2000 to \$10,000 to participate in the project. Two architects, one modernist and the other traditionalist, were assigned to each family to design their dream homes. The families, architects, and the architectural drawings and plans were profiled in the Sept. 26, 1938 issue of *Life* and the Nov. 1938 issue of *Architectural Forum*. The list of architects is a who's who of famous names. One family of moderate income had a choice of homes designed by Frank Lloyd Wright or Royal Barry Wills, an architect who was credited with single-handedly reviving colonial architecture and making it the most popular residential style of architecture (5). The family chose the Wills saltbox Colonial-style and the house was built for them in Edina, Minnesota.

The homes in the *Life Magazine* project were replicated as model houses across the United States. In 1938 the Cafritz Construction Company was chosen by *Life Magazine* and *Architectural Forum* to build a version of the *Life* model home in Greenwich Forest. *The Washington Post* announced this development in an article headlined "Man of Vision Chosen to Construct Life Model House in Nearby Maryland." The article describes Greenwich Forest as "a picturesque spot, literally carved out of nature. In it, the Cafritz architects, engineers and construction organization have built homes of famous designing" (6). *The Washington Post* cosponsored the house and a twelve page special section of the paper that described every possible aspect of the house and its construction. Five thousand people attended a ceremony that marked the formal opening of the house and an additional fifteen thousand potential home buyers visited the house over the next two weeks (3). The *Life* house is located at 5620 Lambeth Road where it stands today much as it was originally constructed. The house plans also appeared in *Better Houses for Budgeteers: Sketches and Plans by Royal Barry Wills* (7).

His influence can be seen in the design of houses built after 1938 in Greenwich Forest.

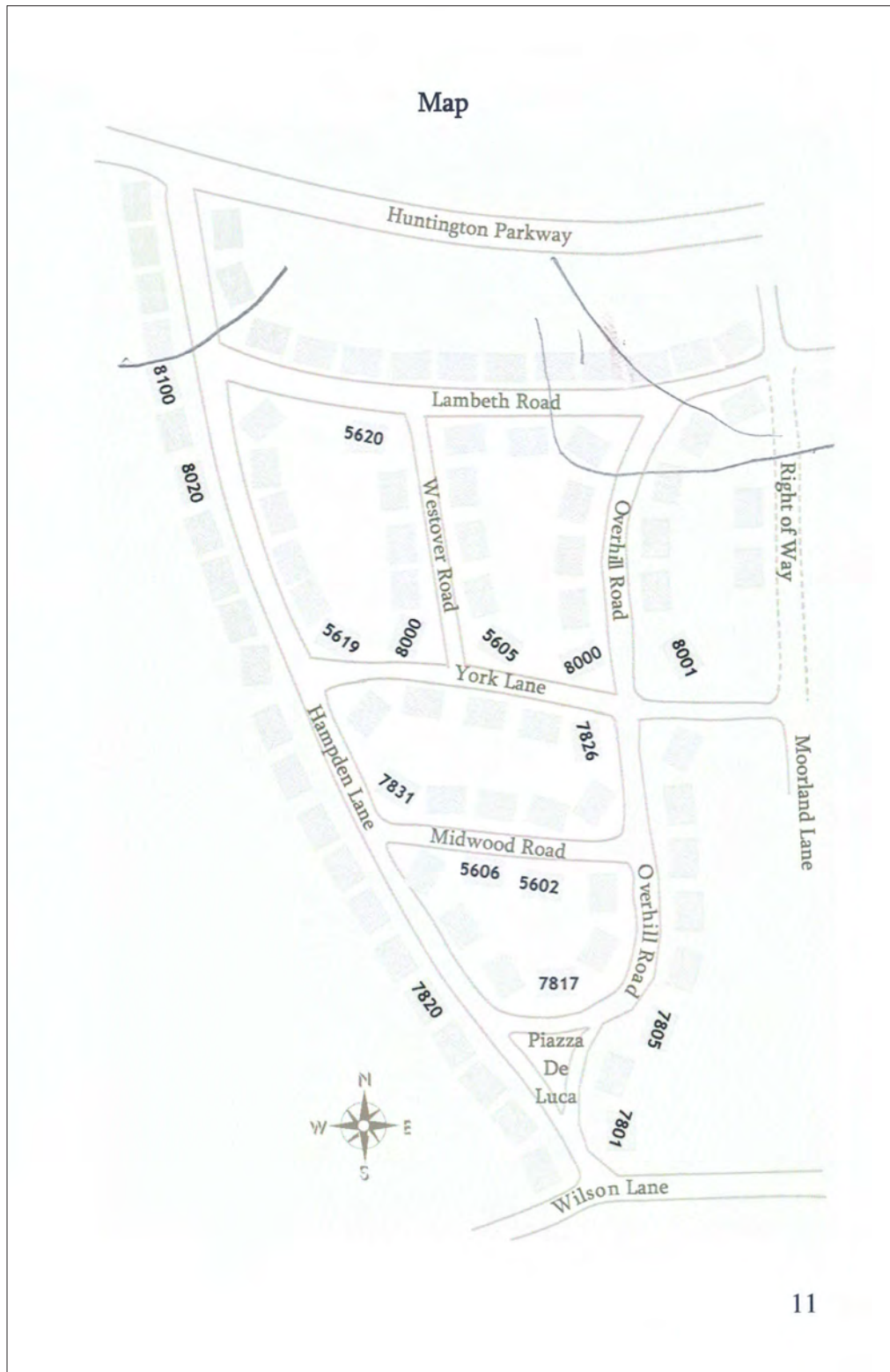
Greenwich Forest has had a citizen's association since 1937, and the handwritten minutes of the association provide a rich history of the neighborhood's activities over seventy years. The minutes describe how the initial residents, who referred to themselves as "the foresters," fought a corrupt county government to get the streets paved. The residents later bemoaned the brightness of new streetlights, and seriously discussed whether the power company might be persuaded to put lampshades over them. Before Hampden Lane was cut through to Huntington Parkway, they fretted that the dead end had become a lover's lane. They also helped to create the community fabric of Bethesda by working together to get the outmoded elementary school building replaced and supporting a new branch library. When the Cafritz Company decided to end its involvement in Greenwich Forest, the community association debated how they might make sure that any new houses conformed to neighborhood standards. They even considered buying and developing the vacant properties themselves.

The most significant of the houses constructed in Greenwich Forest following the Cafritz period is a French eclectic-style house located at 8100 Hampden Lane. It was constructed for Lt. Comdr. L.M. Harding upon his return from active duty in World War II. Harding made sketches of how he wanted his house to look in 1940 before the war interrupted his plans. He hired architect V.T.H. Bien to complete the designs and the builder, H. J. Korzendorfer to construct the house. When ground was broken in 1949, building materials were in short supply. The builder went to great lengths to find the timber, roof tiles, and other materials that were needed, and to locate artisans who had the skills to accomplish the exacting work. In 1950 the house won the highest award for residential architecture from the Bethesda Division of the Maryland chapter of the American Institute of Architects.

Greenwich Forest is not a time capsule. Three houses predate the Cafritz development, and homes not designed by Aubinoe, Edwards, Bien, or Wills were built on vacant properties in later years. Many original homes also have additions. Until very recently, the new homes have been designed to fit within the scale of Greenwich Forest and the additions made to older homes have preserved the original facades. The photographs that follow document the range of revival styles, the intact appearance of the original houses from the street, the park-like setting, and the many large trees that remain. It is

this tranquil setting, where scale and design combine to form a whole, that the neighborhood is determined to protect.





Houses



7801 Hampden Lane

The quaint charm of early English architecture is blended with the natural beauty of a secluded woodland setting... (8)

This house, at the entrance to Greenwich Forest was designed by Alvin Aubinoe. It was one of the first, if not the first of the model homes constructed by the Cafritz Company in the Greenwich Forest Project. The wall dormer, multi-paned casement windows, steeply sloped roofs, and eave lines of varying height identify this house as an example of Tudor Revival architecture. The two-story, stone clad, front entry tower with its diamond paned window give a distinctive appearance to the façade.

7801 Hampden won the Silver Star architectural award from the *Evening Star*, Washington's leading newspaper from 1852 to 1945 (8). The judges for the award included an architect, a home economist from the federal Agriculture Department, the president of the Washington Real Estate Board, a federal housing official, and a city planner from the National Capital Park and Planning Commission. The judging occurred over time as the judges followed the actual construction and examined the final result. An article on the front page of the real estate section said that "The high standards of building and planning followed in the creation of this residence were the guiding factors in its selection by *The Star's* committee of experts" (8).



7817 Hampden Lane

One of only two Dutch Colonial houses in the neighborhood, this house went on view in 1935. Although not the first model home built in Greenwich Forest, it was the first to draw publicity and crowds. An article in the *Washington Post* about this house summed up the appeal of all Greenwich Forest houses when it commented that “The daintiness of the home’s outlines surprise the visitors when they enter it and see the large space of its rooms” (9).

The steeply pitched gambrel roof identifies this house as a Dutch Colonial. The large, two story center gable housing the entrance is a significant variation from this style. The doorway pediment is a more common stylistic difference. The porch on the left front was enclosed without disturbing the pillars and graceful arches.

A former owner of this house is known as the shark lady. Dr. Eugenie Clark, an ichthyologist, taught at the University of Maryland and worked with *National Geographic*. She is famous for her studies of shark behavior.



7805 Overhill Road

Three houses in the neighborhood existed before the Cafritz Company developed Greenwich Forest. This house, constructed in 1926, predates the first house built in the Greenwich Forest project by seven years. It was called Oakenwold, and is one of only two neighborhood houses to be given a name. The house sits on one of the largest properties in Greenwich Forest and has the only driveway flanked by brick walls.

The massive chimney, steeply sloped cross gable, decorative half timbering, tall windows, and oriel under the gable at the right identify this house as a Tudor Revival (10). An oriel is a window that projects out from the wall, is usually supported by brackets, and does not extend to the ground.





7820 Hampden Lane

One of the nicer aspects of the original Greenwich Forest project is that houses of different size were able to comfortably co-exist because they shared the same scale and sense of proportion, and the lots provided ample space between the houses. This house is one of the smaller dwellings and it is the only house with this particular Tudor Revival design. The front of the house is layered to give it interest and depth. First there is the single-story gable entry bay, then the massive exterior-front chimney, next the brick main block, and finally the sides of the weatherboard-clad shed dormers.

The boldly carved swan's neck pediment over the front door, a feature more indicative of the Colonial Revival-style rather than the Tudor Revival-style, works well here. The diamond paned window above the front door, which is typical to the Tudor Revival-style of the house, also dresses up the façade.

This house was demolished in March 2006 despite efforts on the part of concerned residents to preserve it in some form.



7831 Hampden Lane

According to neighborhood stories, Mrs. Felix Stapleton, who with her husband originally owned this house, was an actress. She evidently enjoyed telling stories about her experiences on Broadway. A *Washington Post* article from 1939 about a play in production at the Chevy Chase Women's Club, mentions that "the properties are in care of Mrs. Felix Stapleton who had nine years of professional experience in the theatre" (11).

Although people in the neighborhood refer to this house as the Southern Colonial, *A Field Guide to American Houses* identifies the house design as a Neoclassical-style. It is the only example of this style in Greenwich Forest. The full-height entry porch supported by Greek Revival columns is one of the main characteristics of this type of architecture (10, p343). Originally the house had an open side porch with one story columns that is now enclosed with weatherboard siding. The roofline balustrade has been replaced with a simpler style of railing. A 1936 advertisement described this house as "The Perfect Home in a Perfect Setting" (12).



5606 Midwood Road

The style of this house is a free interpretation of Colonial period houses rather than a historically correct replica or adaptation (10, p326). The well-chosen elements have been harmoniously assembled in a way that makes this house an especially fine example of 1930s Colonial Revival architecture. Details that enhance the charm of the house include the wall dormers that interrupt the roofline, the broken pediment with urn above the front door, keystones and paneled aprons on the first-story windows of the façade, and a columned side porch. The nicely planted, curved flagstone walkway leading to the front door is a feature of almost all Greenwich Forest properties.





5602 Midwood Road

The most popular architectural style in Greenwich Forest is a Tudor Revival house of a specific type called the Cotswold Cottage. This lovely example on Midwood Road has all the elements that make the Greenwich Forest versions so charming. The front porch, inset under the bell-cast slope of the side gable roof, is supported by rough hewn posts and brackets. The symmetrical façade is marked by two front-gabled dormers and a wall dormer. The leaded glass casement window is topped by a heavy, rough hewn timbered lintel. An addition has been built on the rear of the house.



7826 Overhill Road

Two houses in Greenwich Forest were given names known to some long time residents. Georgian Rocks may not seem like a very apt name for a Colonial Williamsburg-inspired house, unless it is revealed that the owners who named the house were George and Roxanne or “George ‘n’ Rox.” If a name were given to this house today, it might be inspired by the beautiful old boxwood planted across the front.

This house was on the market at the same time as two other models, including the *Life* model home. An advertisement in *The Washington Post* from April 1939 featuring all three houses states that this house is an adaptation of a Williamsburg mansion. A later ad in June 1939 simply labels this house the “Old Williamsburg Mansion.” The ad indicates that prices for all three houses began at \$16,500 (13,14).

An addition at the left side of the house is angled back so that it does not detract from the main block. This gentle treatment makes it possible to see how well the 1938 structure recreates the feel of a colonial Williamsburg house. The brick walls, massive stepped end chimneys, and three small front-gabled dormers are Southern Colonial features (10, p107). The porch on the right side has been enclosed.



8000 Overhill Road

Perhaps because he lived here, older residents of Greenwich Forest remember Alvin Aubinoe, Sr. as the force that created Greenwich Forest. Also, as the manager of construction and architecture for the Cafritz Company that developed Greenwich Forest, Aubinoe was in a unique position to control what happened even though he did not design all of the houses. He was involved in so many political, social, civic, and business activities that it must have seemed he was everywhere. Eventually, Aubinoe left the Cafritz Company to start his own firm.

There is a story told by the architect's son that Aubinoe wanted to live on the highest ground in the neighborhood. His boss, Morris Cafritz, who was a bachelor at the time, decided he wanted this piece of land for his own house, giving Aubinoe a lot just below it. Aubinoe went ahead and built a Tudor Revival-style house for his family on the lower elevation. Cafritz then married a woman who would have nothing to do with living so far outside of Washington, D.C. He gave up the highest ground and asked Aubinoe to design an Art Deco-style house for him on Foxhall Rd (15).

The Aubinoes were very social and their house reflected this. There is a room for card playing and the wood paneling in the basement recreation room is carved with the initials of New Year's Eve guests. A mural in the dining room depicts their daily life. For many years, the annual Greenwich Forest picnic was held on property owned by the Aubinoes that was located directly behind their house.



8001 Overhill Road

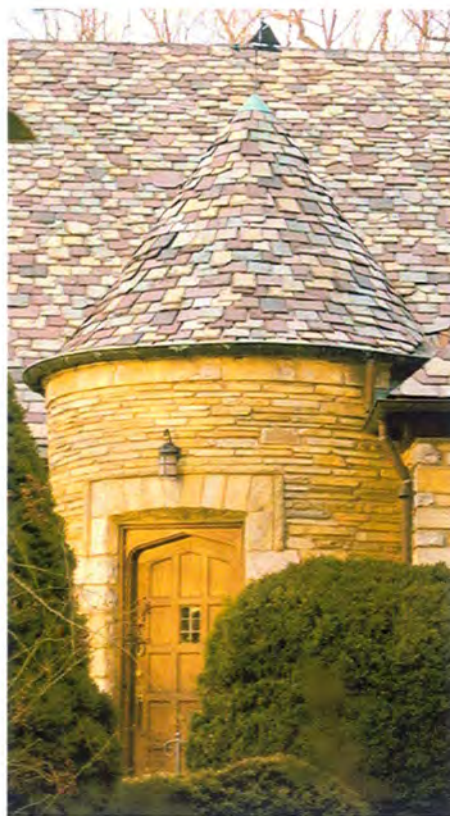
This French Eclectic-style house is one of three houses in Greenwich Forest with front entrance towers. The shape of the shed dormer to the left of the tower compliments the side-gabled roof that surrounds it, and the hipped dormer to the right of the tower, mimics the shape of the half-hipped roof on which it is perched. The diagonally glazed leaded glass casement window to the left of the door is a handsome detail. This style of window, which so beautifully catches and reflects sunlight, can be seen in other Greenwich Forest homes. A new addition was added to the left side in a way that does not detract from the house, and makes clear it is not part of the original structure.

In addition to the imposing façade of this house, the gardens and landscaping attract attention. The families who have lived in the house have always included a knowledgeable gardener. Dr. Frederick O. Coe, the first owner, is said to have been a hybridizer of azaleas and was a contributing writer to a horticultural magazine that eventually became *American Horticulture Magazine*. Many azaleas bloom throughout Greenwich Forest in the spring, but the azaleas at this address have the most unusual shades. An impressive array of flowering bulbs and perennials fill the borders along the street facing edges of the yard.

A letter dated May 8, 1995, written by the son of the original owner, is on file with the Montgomery County Historical Society (16). When he was a child, his parents lived in Battery Park, moving to the Greenwich Forest house when he was in college. In the letter he recalls his rambles through the

undeveloped land adjacent to Battery Park, part of which became the second section of the Greenwich Forest project. He writes:

The favorite walk for me was out to the old meadow, Then down a trail to a spring and a little stream that ran into the forest. The stream had crayfish, salamanders & box turtles to enjoy plus cardinal flower (Lobelia cardinalis) and a tall impatiens. Among the trees there were all sorts of woodland plants (hepatica, dutchmans breeches, several ferns and of course poison ivy). There was a large stand of redbud in one spot.





5605 York Lane

This house was listed for sale with three other Greenwich Forest model homes in a display ad in the *Washington Post* in June 1939. The other houses are a Williamsburg Colonial and a New England-style Colonial Revival house with saltbox roof. The ad calls this house a Pennsylvania Farmstead which is not a style but rather refers to the building's form and stone construction—both of which are characteristic of early houses found in northern Maryland and Pennsylvania. The exterior does bear some resemblance to the historic Benjamin Ring farmhouse located on the Brandywine Battlefield near Chadds Ford, Pennsylvania that was used by George Washington as a headquarters (17). The stonework, covered front entrance with triangular pediment, front slanting steep roofs, 6/6 double hung windows, and stepped back smaller portion of the house are features the houses have in common.

What is unusual about this and other Greenwich Forest houses is the wall dormer treatment. All the second story dormer windows interrupt the cornice of the roof. This dormer placement may derive from a southern variation of Colonial-style architecture. Certainly the way this dormer has been used in Greenwich Forest can be seen as a theme, repeated many times to add charm and character. Originally there were shutters on the first-story windows of this house which have been removed.



8000 Westover Road

Longtime residents of Greenwich Forest recall that an owner of this house, Harry Blunt, marked his birthday with an unusual celebration. He gathered friends and neighbors at his house and then led them on a march through his house, the house behind his at 5619 York Lane, and around the neighborhood, all the while playing the bagpipes. The march ended with everyone standing in a circle in Blunt's front yard where they were treated to shots of whiskey.

This house has many details of the Tudor Revival-style, such as the steeply sloped roof, a façade dominated by a prominent gable, and chimneys with patterned brickwork (10, p355). In a departure from most houses of this style, this and other Tudor Revival houses in Greenwich Forest have unpainted, wood wall cladding at the peak of the gable. The large leaded glass window and massive front chimney are distinctive features repeated in a number of houses in Greenwich Forest.



5619 York Lane

This house went on the market in 1938 fully furnished by The Peerless Furniture Company located on 7th Street in the District of Columbia. A *Washington Post* advertisement placed by Cafritz Company features a little insignia resembling a stamp of approval that states “THIS IS AN [ELECTRIC KITCHEN] HEALTH HOME.” The ad asks home buyers to “check for CONSTRUCTION—for ENVIRONMENT—for BEAUTY OF DESIGN AND APPOINTMENTS” (18).

The style of the house is Georgian Revival and based on a variant of Georgian architecture found in the middle colonies. The identifying features that can be seen here are the paired end chimneys, denticulated cornice, Tuscan columned portico, symmetrical window placement, brick quoins, and 8/8 double hung windows (10). A one-story screened porch has been replaced by a two-story elongated, semi-circular weatherboard clad addition that compliments the architecture of the original house. A garage, angled away from the main block, is nicely elaborated with pilasters.



8020 Hampden Lane

The three parts of this house bring to mind the big house, little house, wing or telescoping arrangement of Colonial architecture on the Eastern Shore. This feeling is reinforced by the typically southern chimney placement at the ends of the house, and the sweep of the roof on the back of the middle section (10). The house resembles other 20th Century houses on the Eastern shore that mimic the original 18th Century examples. The broad front overhang of the main roof is a departure from either Eastern Shore Colonial or Colonial Revival styles.

The interior of the house, with a dining room at the center opening onto a porch, and with features such as random width floors, tongue-and-groove paneling, and bold rail carvings at the bottom of the enclosed curving stairwell, is very similar to the interiors of houses designed by Royal Barry Wills, the architect of the Life model home. The small wing of the house originally was a garage entered from the back. It was extended and the chimney added when the space was converted to a study. A two car garage constructed behind the house violated neighborhood guidelines. At the time, residents were outraged over street facing garage doors and called the structure a "car barn."

The original owner of the house, William P. Allen, was a newspaper publisher. In 1969, he wrote an editorial about the Vietnam War and the activities of a local anti-war group, for his paper, the *Bethesda Tribune*. Two young men from Freedom House, an activist organization, went to Allen's office to demand a retraction. Allen later said they had a knife. Badly shaken, the encounter may have contributed to a fatal heart attack he suffered later that same day (10).



8100 Hampden Lane

Neighbors refer to this house as the French chateau. Past and present owners describe the house as being a Norman design. The tower, half timbering, window breaking the roof line, rough timbered door, casement windows, and steeply sloping roof, identify the house as having a French Eclectic-style with an asymmetrical façade (10, p387).

The exposed timbers were hewed out of old oak trees found by the builder in West Virginia. A crew of ship builders, who were found just for this job, used an adze, leaving marks that can still be detected. The builder could find only one artisan in the entire state who could roof the house with the handmade Ludovici tiles. The stairwell is an unusual curving design that required the artistry of a stair specialist, who took time from his new occupation as a preacher, to perfectly fit the stairs to the tower space. His work was rewarded when the staircase itself won an award.





5620 Lambeth Rd.

This house is the model home built as part of the *Life Magazine / Architectural Forum* program to promote home ownership, and the building of higher quality houses for families with moderate incomes. Work on the house began in the fall of 1938 and it opened to the public with great fanfare in February 1939. At an opening ceremony, Morris Cafritz held an enormous key, dubbed the “key to home ownership” (6). He used it to symbolically open the house in the presence of federal housing officials.

The Washington Post printed a special twelve page section of the newspaper on February 26, 1939 that exhaustively covered every possible aspect of the design, construction, and interior decoration of the *Life* home. Suppliers and vendors, from the Quiet May air conditioning company to Kyanize paints, seized the opportunity to advertise the selection of their products for the *Life* model home. Potomac Electric Power Company took out a full page ad headlined “You’ll find ‘a heap of living’ in this modern home” (19). The ad describes electricity as “the silent, cheap servant in command” and lists all the electric features of the *Life* home, including illuminated house numbers by the front door.

An article entitled “Modernized New Kitchens Charm Wives: Steps Reduced by Time-Savers in *Life Magazine* House” promised that if a housewife could have a cutting edge kitchen like the one in the *Life* home, she would never again “shudder every time she thinks about her kitchen” (20). A hostess from Westinghouse was on hand to demonstrate the kitchen appliances. Taking its cue from the major industrial powerhouses of the time when designing the kitchen, the company “borrowed methods of straight-

line production and time-saving machinery in order to produce the same amount of work in much less time” (20).

Lansburgh and Bros. Department Store, a major retailer in downtown D.C. and a Washington institution since its founding in 1863, furnished the model home. They hoped to create an environment that was livable and elegant. Their ad declared that “In our present day which calls for fast living and hard work, people desire to relax when the day is done” (21).

The original owner of the *Life* home quickly resold it because his wife thought it too small. A. Coleman Barrett, a hearings officer at the National War Labor Board, then purchased the house and it stayed in the family for two generations. The present owners have added on to the back of house, leaving the original façade intact.

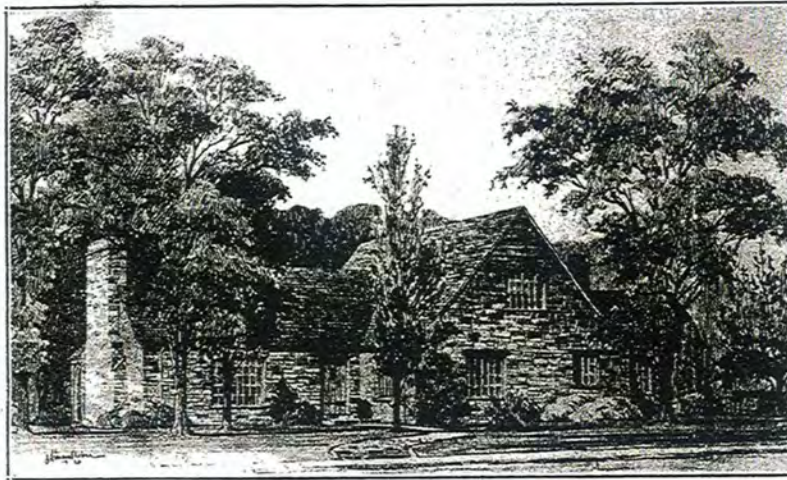
The architect of the house, Royal Barry Wills, became nationally known for redesigning and popularizing the Cape Cod-style house during the middle part of the 20th Century. The transom above the front door, with its single row of windows, and the weathervane on the roof are signature details, found on many houses designed by Wills. The large center chimney, a feature not found on any other houses in Greenwich Forest, is also typical of Wills’ work. The way the house hugs the landscape is a reason why Wills’ houses look like period, rather than revival houses, from a distance (5, p53). The house in Greenwich Forest was adapted from the *Life Magazine* design, perhaps in part because the original design had a street-facing garage, a feature which did not fit in with the aesthetic guidelines being used for the neighborhood when it was a Cafritz development.



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A drawing of a model home in the Cafritz Company sales
brochure for Greenwich Forest



ENGLISH FARM HOUSE

A DISTINCTIVE residence of the English farm house design of select Stoneyhurst quarry stone with Brittany English tile roof and timber roof supports, steel casement sash and white oak timbers on the porch, portraying the informality of a rustic home. Among its many attractive features are the timbered studio living room, 1½ stories in height, finished in English stucco and the congenial tap room. This home is completely insulated, has copper screens and weatherstripping, electric refrigerator, electric range and all modern equipment. There are 9 rooms, 3 baths and lavatory and 2-car garage.

BASEMENT

Recreation Room with fireplace and private Lava-

tory; Tap Room with bar, sink and range; Cellar with oil burner and laundry trays.

FIRST FLOOR

Entrance Hall with coat closet, Studio Living Room with fireplace and doors leading to Covered Porch; spacious Dining Room; bright Kitchen with service Pantry; Library with large closet; Bedroom with large closet; Bath with closet; 2-car Garage.

SECOND FLOOR

2 Bedrooms with wardrobe closets; large Bath with shower and closet; Service Chamber with 2 closets and Bath.

Cafritz Company ads placed in *The Washington Post* to
 advertise Greenwich Forest model homes



You will be astonished how little these superb
 Homes cost in Washington's fairyland—

Greenwich Forest

A community glamorously glorious in its natural beauty; rigidly exclusive in the character of its Homes and the protective restrictions, maintained by Cafritz control. Each Home is of unique design, superior construction and

elaborate in luxurious equipment—at prices that begin at \$16,500.

Nowhere can be found such a community of beautiful trees; nowhere such tranquil living.

Three Notable Homes Available

Life Magazine Home— Old Williamsburg Mansion— Penna. Farmstead
 5720 Lambeth Road 7204 Overhill Road 5705 York Lane

Furnished by Lansburgh & Bro.

Others of different type

You will sense the sincere homey atmosphere that pervades each of these Homes and provides the facilities for social entertaining. You will be buying for today, but making an outstanding

investment for the future—guaranteed by the superiority of the Cafritz Construction Company's planning and building. Lifetime Homes—that will be homes for a lifetime.

Open for inspection. All details as to price, the interesting terms upon which purchase can be made, may be had from our representative at the Life Magazine Home. You will find him ready to consider a trade with your present property if desired.

Drive out Wisconsin Avenue to Bank of Bethesda, left on Old Georgetown Road, three blocks to Wilson Lane, left to Greenwich Forest.

14th & K **CAFRTZ** DI. 9080

Builder of Washington's Finest Homes

The Home for a Family Who Demand
THE FINEST



7210 Hampden Lane

A FAMILY of discriminating taste will find every qualification they have desired in a home perfectly fulfilled in this Greenwich Forest residence. The quiet dignity of Colonial times marks its design. The modern conveniences and superb appointments such a family will demand have already been provided. The neighborhood in which this home is located is unexcelled in the Washington area.

This home has four bedrooms, two baths upstairs. Living room, dining room, den with bath on first floor. Basement recreation room, maid's quarters. Air conditioned. Priced at \$21,500, it represents one of the soundest values on today's market. Two other fine residences in Greenwich Forest will be on display today.

This Is An Electric Kitchen Health Home

Greenwich Forest

A RESTRICTED COMMUNITY BY GAFRITZ
 Owners, Architects and Builders.

To Reach: Drive out Wisconsin Ave. to Bethesda traffic light, left to Wilson Lane, left to Hampden Lane, and right to houses.
 Furnished by Peerless—Plans by F. A. North
 Decorated by Elizabeth Manley Wilson

You Should See
Greenwich Forest
 WILSON and HAMPDEN LANES



7316 HAMPDEN LANE

In the Heart of the Country Club Section

YOU can't imagine anything more beautiful than this smart Washington suburban community which has been hewn right out of the heart of nature. Every home is literally "set in the trees," surrounded by gorgeous "Dogwoods" in full bloom, really a picture of unsurpassed scenic beauty.

THIS IS AN
ELECTRIC KITCHEN
 HEALTH HOME


Built-in telephone conduit—no exposed wires.

This Exhibit Home Features 3 BEDROOMS, 2 FULL BATHS, LIVING ROOM 13x22, 1ST FLOOR LAVATORY, RECREATION ROOM and Maid's Room and Bath in Basement. Lot 80x140.

Out Wisconsin Ave. in Bank of Retreads, left on Old Georgetown Road 3 blocks to Wilson Lane, left to Greenwich Forest.

\$15,950 UP FURNISHED BY HECHT'S


Dls. 9080 **CAFritz** Wls. 5204



Greenwich Forest

The Smart Suburban Community, where virgin nature provides a gorgeous setting for homes of elegance and comfort.

Just Completed—Open for Your Inspection



**7309 HAMPDEN LANE
 ALSO SEE
 5705 MIDWOOD ROAD**

<p style="text-align: center;">Features</p> <p>4 bedrooms—3 baths. Maid's room in basement. Complete oil burner unit. 2-car garage.</p>	<p style="text-align: center;">Open Daily 'til 9 P. M.</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>THIS IS AN ELECTRIC KITCHEN HEALTH HOME</p> </div> <p style="text-align: center;"><i>Furnished & Draped by 'Peerless'</i></p>
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**DUE TO RISE IN CONSTRUCTION COSTS
 THESE HOUSES CANNOT BE DUPLICATED
 WITHIN \$1,000 OF THE PRESENT PRICE.**

Set back on a deep attractively landscaped lot, its natural beauty reflects the charm of this lovely home.

TO REACH: Only 20 minutes' drive from downtown Washington. Drive out Connecticut Ave. or Wisconsin Ave., to Bank of Bethesda, turn left on Old Georgetown Road to Wilson Lane (see directional signs), turn left on Wilson Lane 4 blocks to Greenwich Forest.

CAFRITZ CONSTRUCTION CO.
 Phone Wisconsin 5204
 Developers—Architects—Builders

We Will Design, Finance and Build to Suit Your Individual Requirements

Second Edition, March 2006

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Appendix 5
 Visual Guidelines to Greenwich Forest



INTRODUCTION

In the late 1930s, as Washington was rapidly expanding, a pair of visionaries – builder Morris Cafritz and architect Alvin Aubinoe – set their sights on creating something unique, a neighborhood they called Greenwich Forest. As newspapers and magazines described it back then, their plan was to design a neighborhood of houses of historic designs, set among a stately forest and into the Maryland hills. In the seventy years since, residents who have succeeded the original buyers have worked to preserve and enhance this unique neighborhood. These guidelines have been developed by the Greenwich Forest Citizens Association to capture the essence of what makes their community special, in the expectation that future owners, architects and builders will find them a valuable resource.

Population Growth in Montgomery County, MD

Effect of Development on Canopy Trees in Greenwich Forest

THE IDYLIC COUNTRY COMMUNITY

Greenwich Forest's houses were built with the idea that purchasers would be willing to drive from their jobs in the city to an idyllic enclave in the country, unlike the suburbs of an earlier era that were built at the end of trolley car lines. Today, this wooded country environment offers an interesting contrast to the newly urbanized center of downtown Bethesda. The original houses in Greenwich Forest were built in recognizable revival styles using combinations of brick, stone, and clapboard. The architectural details, in the capable hands of well-known architects, including Alvin Aubinoe, Sr., Harry L. Edwards, Royal Barry Wills, and others, lend a charm and distinctive sense of place. One of the houses was a Life Magazine model home. Two other original houses won the Silver Star architectural award sponsored by the Evening Star newspaper, and a third has won an award from a local chapter of the American Institute of Architects.



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Photo Lent by Frances L. Birch

HOUSES THAT RELATE TO ONE ANOTHER, AND TO NATURE

Greenwich Forest's historic houses were placed with the terrain and the dense tree canopy uppermost in mind. A park-like setting was the goal. Therefore, the houses were sited with a holistic approach to each other, the hills and the stately 150-year-old trees. The houses were rotated to relate gracefully to those on either side, as well as to the streets they are on. Over the more than 70 years since, the community has been sought after by buyers because residents have valued and preserved the graceful way each house relates to both its natural environment and its neighbors.



Photo Lent by Frances L. Birch



TREES AND GREEN SPACE

Look between and among Greenwich Forest's homes and you see the Forest's park-like setting, now 70 years after it was developed among existing mature trees. The houses were given gracious setbacks, and interesting configurations in the way they relate to those on either side. But foremost was the goal to take advantage of the trees that were then 100 years old. The colonial settlers cleared Greenwich Forest 300 years ago, but around the time of the Civil War, once wood did not need to be cut for fuel, their descendants let the natural growth return. We live among the heritage of self-seeded trees that started before the Civil War, and which the developers of Greenwich Forest carefully retained. No wonder Greenwich Forest's residents have always celebrated the forest around us. Today, the neighborhood association works to make sure tree preservation is a shared goal.



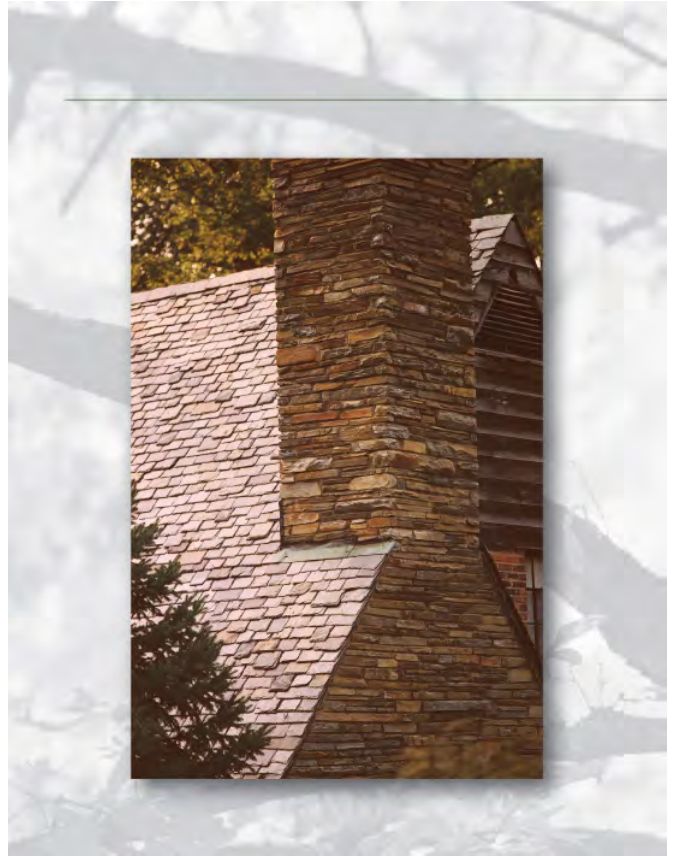
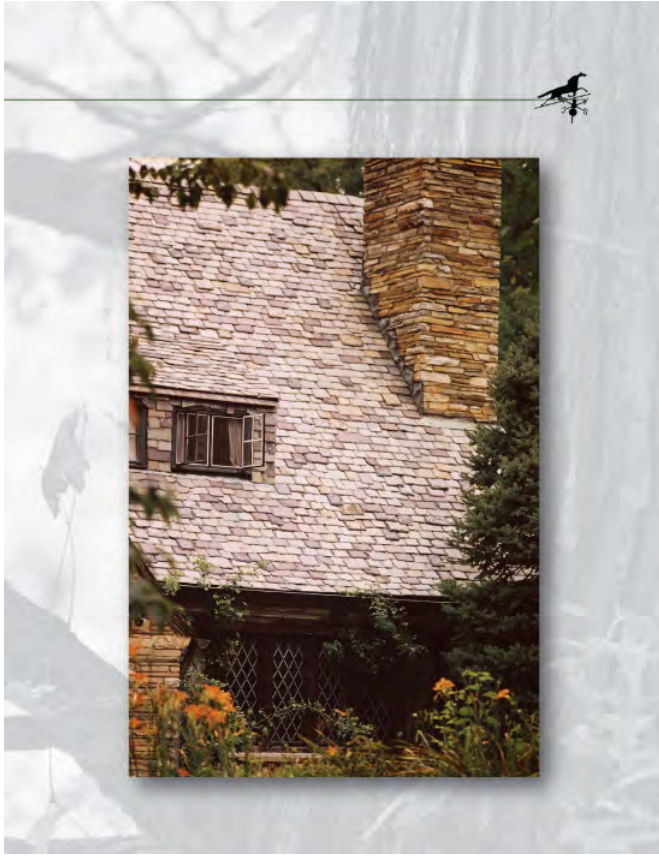


THE SHARED PALETTE

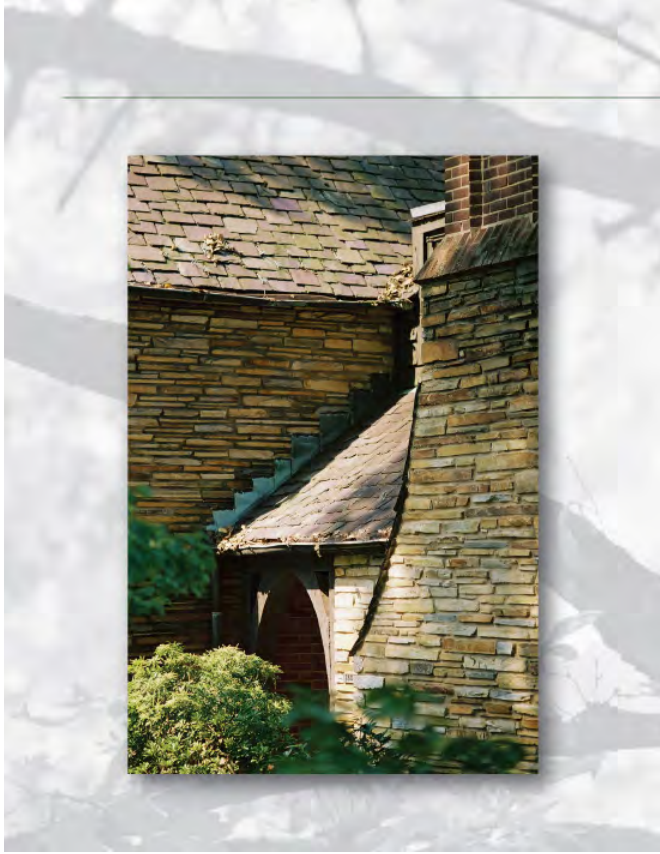
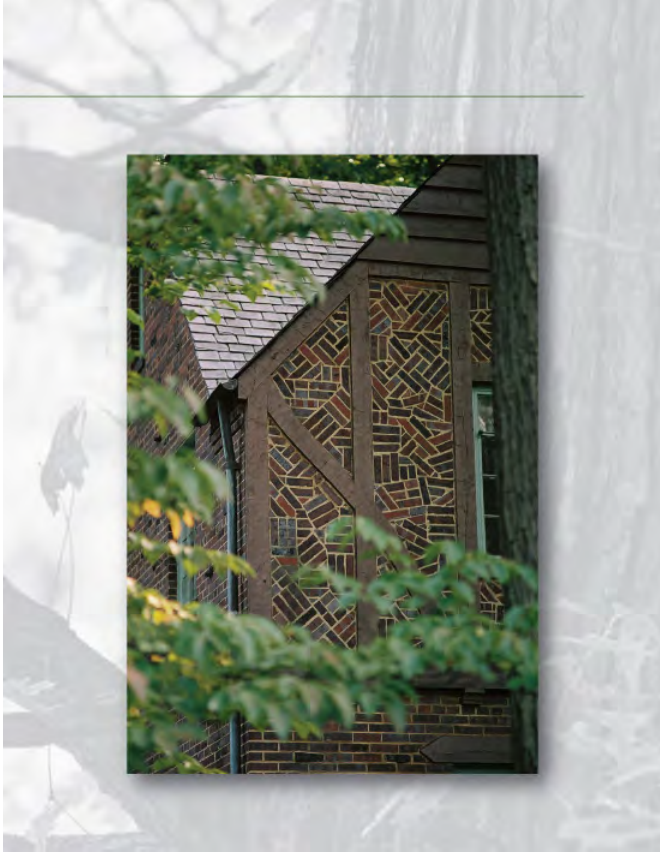
Developer Morris Cafritz's vision of blending a variety of homes based on historic designs worked because the interesting collection of architectural styles has in common a very intelligent use of indigenous materials. That shared palette makes each, whether it be a Tudor Revival, a Williamsburg Colonial, or a New England Saltbox, belong in the park-like setting. Over the 70 years, much care has been taken by homeowners to honor the shared palette of designs and materials.



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Visual Guidelines to Greenwich Forest



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Visual Guidelines to Greenwich Forest





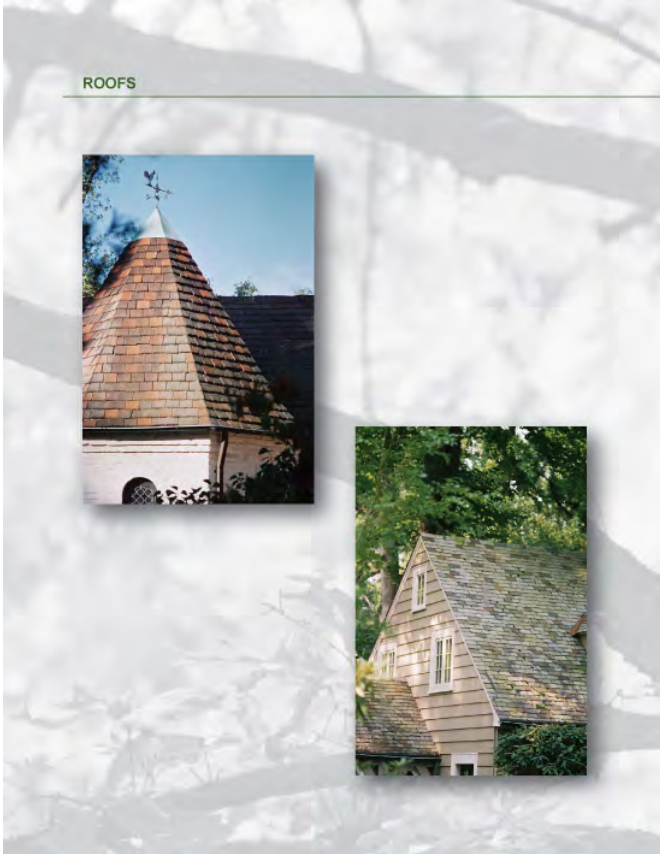
ARCHITECTURAL ELEMENTS

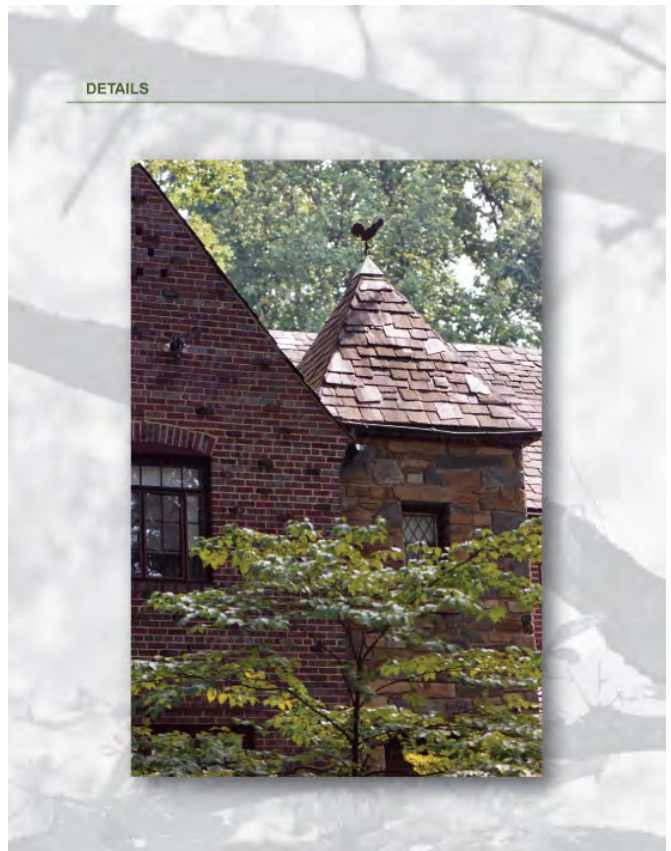
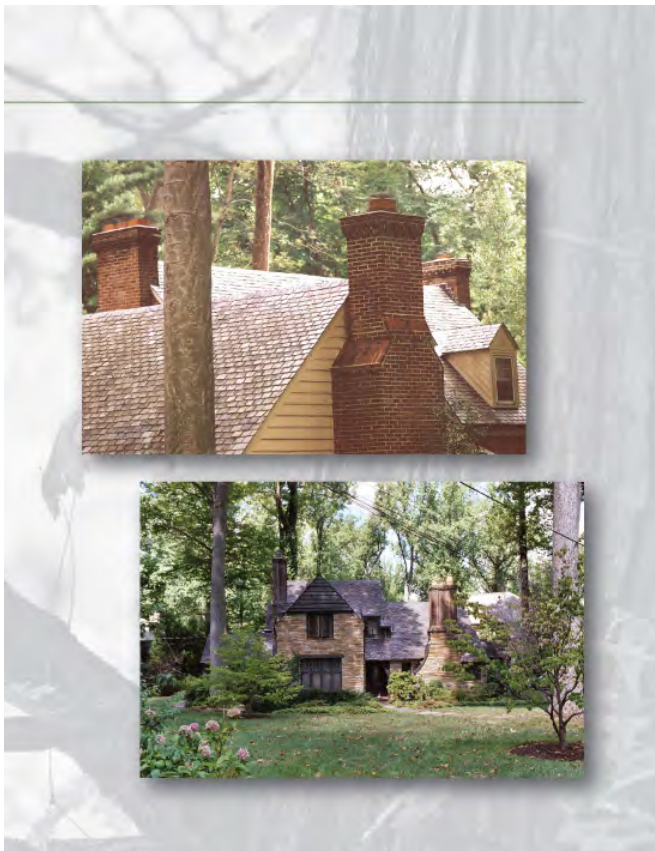
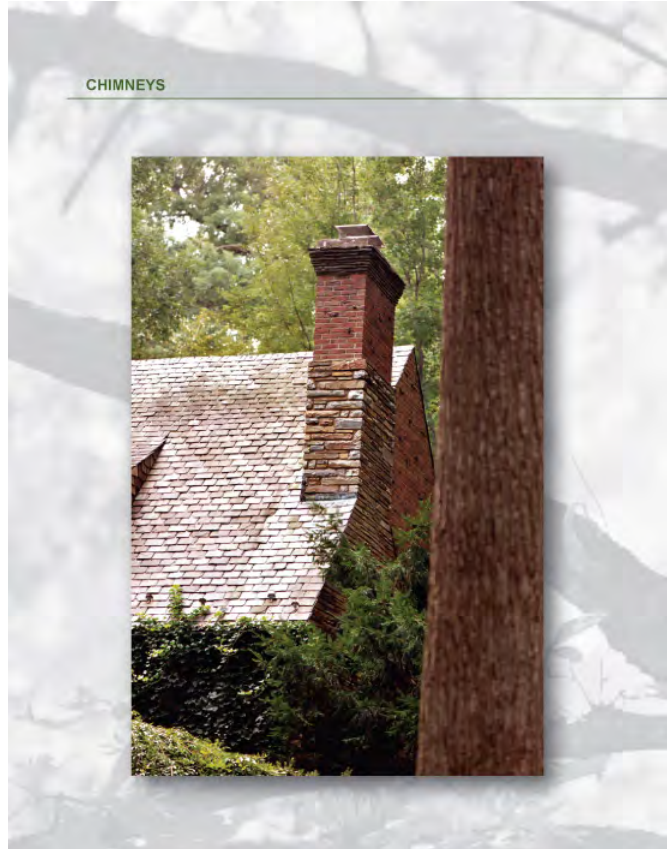
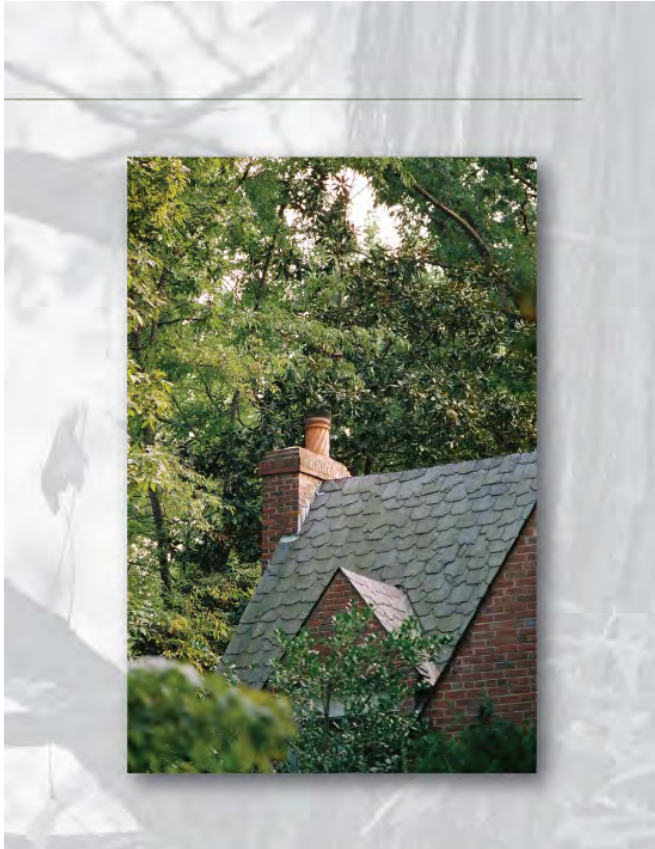
Greenwich Forest was conceived as a unique creation nestled in a forest in the Maryland countryside. Its uniqueness was not solely in its setting, though. Its planners set their sights on creating a neighborhood of charming houses that were not only different from the brick colonials and Cape Cods going up in pre-war Washington suburbs, but different from each other. Greenwich Forest stands out for the harmony in its mix of styles, all based on important American architectural precedents. The unity of those different styles was achieved because their designs share components -- doors, windows, chimneys, porches, dormers and roof lines -- that say "forest".



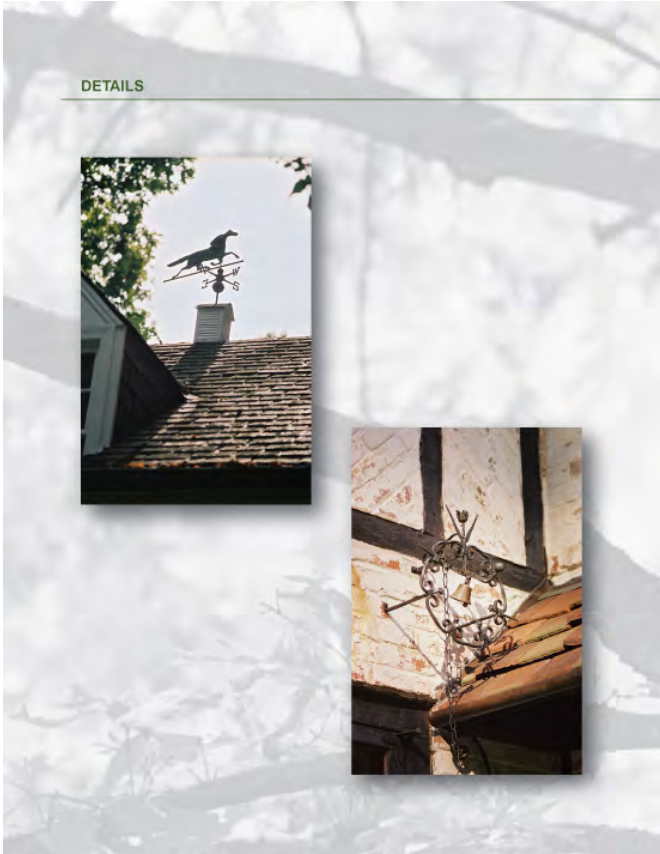
ROOFS







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Visual Guidelines to Greenwich Forest





DORMERS



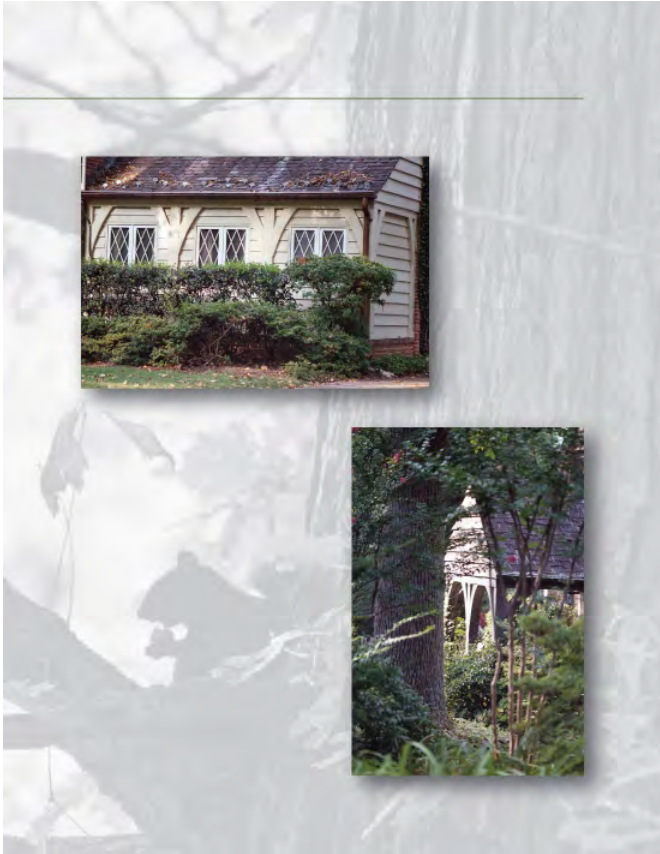
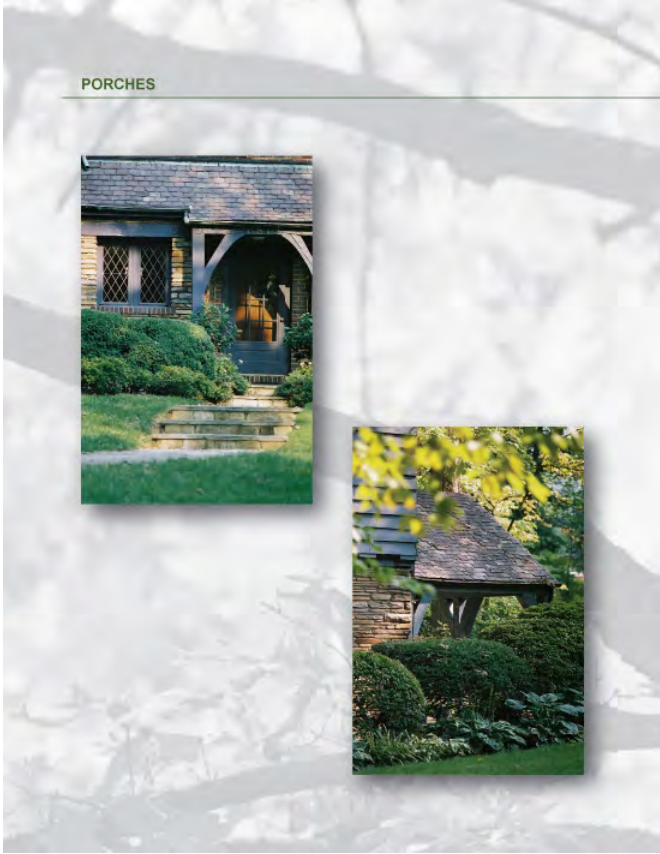
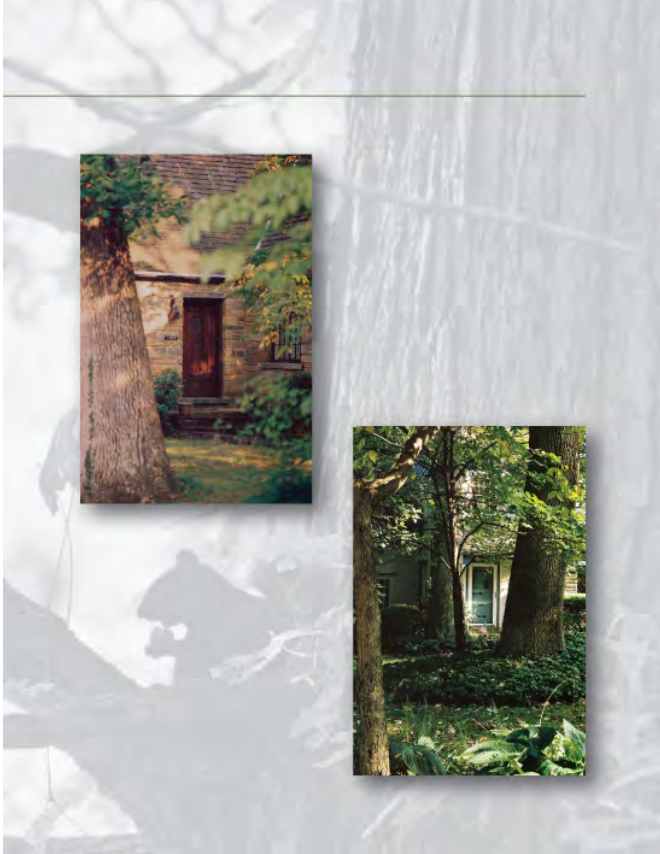
DORMERS







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Visual Guidelines to Greenwich Forest



continued Appendix 5
Visual Guidelines to Greenwich Forest



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**

By: District Council

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

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
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

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
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 ¹	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

¹The 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 ¹	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 ¹	Architect/Builder Company	District Status
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



Bureau of Animal Industry Building, #35/119

Norwood Local Park Recreation Building, 4715 Norwood Drive, Bethesda



The Bureau of Animal Industry Building, known as the Norwood Recreation Building, is located in the Norwood Local Park. Designed in the Renaissance Revival style, the building was constructed in two parts. The basement and first story were built in 1906. Due to budget constraints, the remainder of the building wasn't finished until 1909. The building housed the administrative headquarters and laboratories for the U.S. Department of Agriculture's Bureau of Animal Industry, which conducted research designed to advance animal husbandry.

The period of significance for the resource is 1906-1936. The nomination encompasses the historical and architectural significance of the federal Bureau of Animal Industry Building. The nomination does not address the history of the site after 1936 when it became a park resource. This Amendment recommends the park buildings in the Norwood Local Park be evaluated in the future as part of a comprehensive review of park buildings in the context of the history of the Parks Department.

The resource meets the following criteria:

(1) Historical and Cultural Significance

The historic resource:

- a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation

The Bureau of Animal Industry building is the sole surviving structure from the federal government's foremost agricultural experiment farm in the late-19th and early-20th centuries.

- d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities

During a time when the nation was still significantly rural and agrarian, the experiments conducted at the farm had a direct impact on millions of Americans whose livelihoods depended on agriculture. In the building and its surrounding pastures, government scientists conducted research into animal diseases and breeding, and made discoveries that improved the nation's animal stock.

(2) Architectural and Design Significance

The historic resource:

- e) represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Located in a largely residential area and serving as a community center, the brick Renaissance Revival office building is a local landmark. Since the building is little altered and the landscape around the building still remains largely undeveloped park land, the site retains its original bucolic character.

Environmental Setting

The recommended environmental setting is 1.65 acres (72,005 sq ft), as shown below. The setting includes the historic drive from Stratford Road alignment and contains mature trees west and north of the historic structure. The setting does not include playgrounds located north of the historic drive and west of the historic building.

Map 3: Bureau of Animal Industry Building, #35/119

4715 Norwood Drive



Higgins Family Cemetery, #30/25
5750 Arundel Avenue, Rockville



The Higgins Family Cemetery is located near the intersection of the B&O Railroad Line (now CSX line) and Twinbrook Parkway, near Rockville Pike (Route 355) and the Twinbrook Metro Station. Luraner Becraft (1744-1819) and her spouse James Higgins (1733-1816) settled on this land in the 1760s and presumably were the first buried here. For most of the 20th century, the cemetery was abandoned and vandalized, but in recent years, the resource has been rescued and protected by local preservationists and the Higgins Cemetery Historic Preservation Association, which includes family descendants.

The resource meets the following criteria:

(1) Historical and Cultural Significance



The historic resource:

- b) has character, interest, or value as a part of the development, heritage, or cultural characteristics of the County, State, or Nation

Associated with a prominent local family, the Higgins Family Cemetery survives as a reminder of the early settlements and farms that once lined the main road between Georgetown and Frederick, now known as Maryland Route 355 and the Rockville Pike.

- c) is identified with a person or group of person who influenced society

The cemetery includes the grave of Revolutionary War soldier James Higgins who served as a private in the Fifth Company of the Lower Battalion of the Montgomery County Militia. Also buried here are George and Luraner Higgins Knowles, who founded Knowles Station, which later became the Town of Kensington.

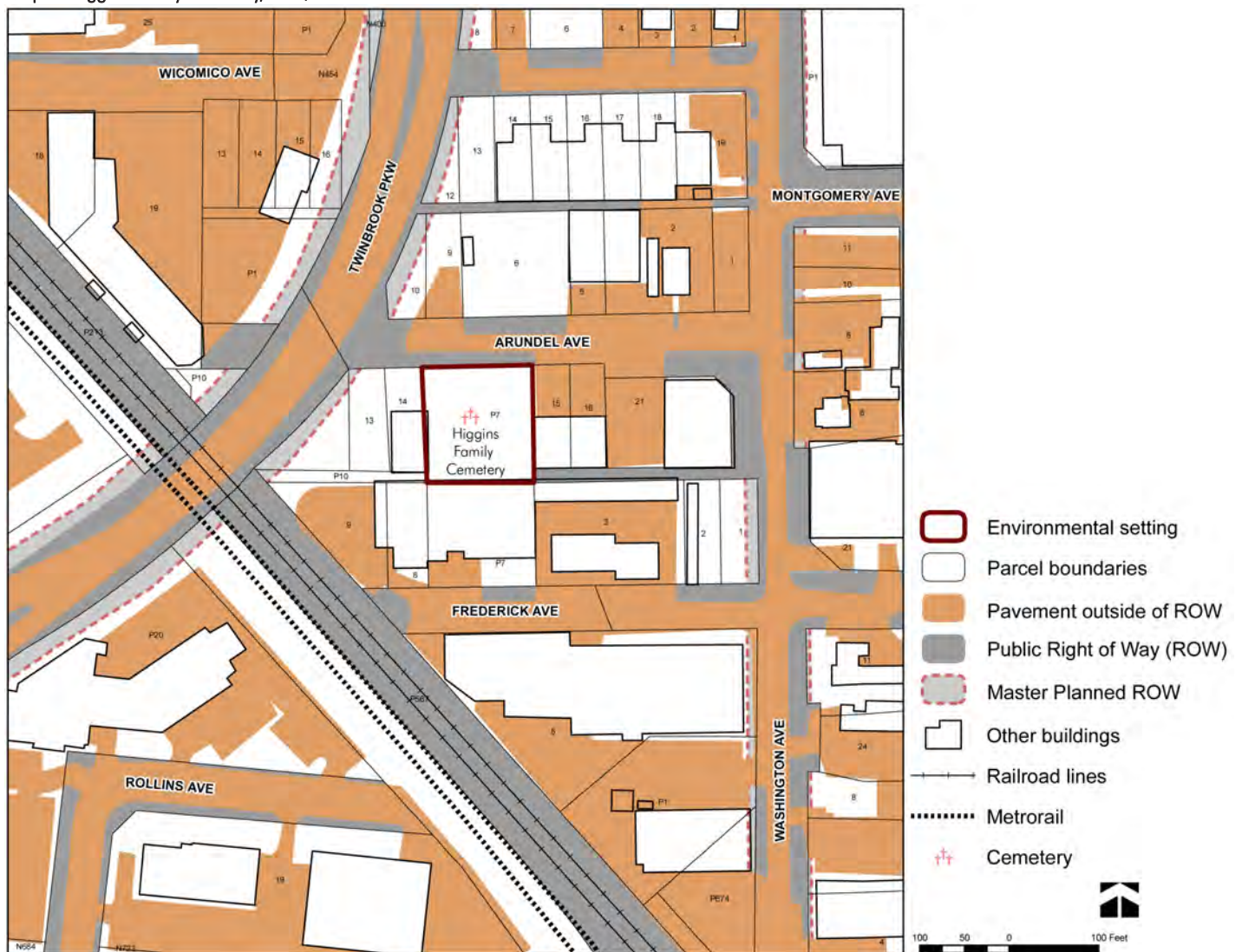
- d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- James and Luraner Becraft Higgins lived on the Higgins farm and raised their twelve children here. Following the Civil War, descendants raised a sandstone monument to their ancestors and reserved the cemetery land by deed. The cemetery includes at least eleven known burials. This part of the Higgins Farm was subdivided in 1891 as Spring Lake Park, with the cemetery plot reserved. Visions of grand houses near the railroad were not realized, and the area grew into a community with modest houses in the early 20th century, and then industrial-commercial later in the 20th century.

Environmental Setting

The recommended environmental setting is 14,400 square feet, being Part Lot 7, Block 6. The resource is in a TMX Zone, a mixed-used pedestrian environment calling for 8-10 foot sidewalks and street trees. The HPC and Planning Department will need to work with MCDOT to ensure compatibility of pedestrian facilities with the historic resource.

Map 4: Higgins Family Cemetery, #30/25

5750 Arundel Ave.



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**

By: District Council

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.

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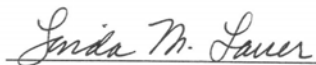
Resolution No.: 16-1541

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.



Linda M. Lauer, Clerk of the Council

Elected and Appointed Officials

County Council

Valerie Ervin, President
Roger Berliner, Vice-President
Phil Andrews
Marc Elrich
Nancy Floreen
George Leventhal
Nancy Navarro
Craig Rice
Hans Reimer

County Executive

Isiah Leggett

The Maryland-National Capital Park and Planning Commission

Françoise M. Carrier, Chairman
Elizabeth M. Hewlett, Vice Chairman

Commissioners

Montgomery County Planning Board
Françoise M. Carrier, Chairman
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Historic Preservation Commission

Thomas Jester, Acting Chairman
Leslie Miles, Acting Vice Chairman
Sandra Heiler
William Kirwan
Jorge Rodriguez
Craig Swift
Paul Treseder
M'Lisa Whitney
Joe Corotola
John Jessen

Approved and Adopted
September 2011

**Greenwich Forest Historic District
Bureau of Animal Industry Building
Higgins Family Cemetery**

AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

Montgomery County Planning Department
 The Maryland-National Capital Park and Planning Commission
MontgomeryPlanning.org

