

Announcement

MEMORANDUM

July 23, 2010

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Announcement – Public Hearing Scheduled for the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery

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 Amendment recommends including one historic district and two individual historic sites in the Master Plan for Historic Preservation:

- Greenwich Forest Historic District #35/165
- Bureau of Animal Industry Building #35/119
- Higgins Family Cemetery #30/25

The Council will hold a public hearing on the Amendment on September 28, 2010 at 1:30 p.m. The Executive supports the inclusion of all three resources in the Master Plan for Historic Preservation.

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W & Zoning



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

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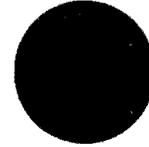
OFFICE OF THE CHAIRMAN

April 26, 2010

2010 APR 27 PM 1:43
RECEIVED
MONTGOMERY COUNTY
COUNCIL

The Honorable Nancy Floreen
President
Montgomery County Council
Stella B. Warner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

056356



Dear Ms. Floreen:

I am pleased to transmit to you the *Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery.*

This document proposes the inclusion of one historic district and two individual historic sites in the *Master Plan for Historic Preservation*. Each of the resources in this Amendment was nominated for historic designation by their owners or owner representatives. If designated, these properties would be protected under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

The Amendment is available online at www.planningboard.org/historic. Should you have any questions concerning this specific amendment, please do not hesitate to contact Clare Lise Kelly of our staff at 301-563-3402 or clare.kelly@mncppc-mc.org.

Sincerely,

Royce Hanson
Chairman

Enclosure

cc: The Honorable Isiah Leggett
Jeff Zyontz

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Planning Board Draft Amendment to the
Master Plan for Historic Preservation:
Greenwich Forest; Animal Industry; Higgins Cemetery



Maryland-National Capital Park and Planning Commission
April 2010

Planning Board Draft Amendment to the
Master Plan for Historic Preservation:
Greenwich Forest; Animal Industry; Higgins Cemetery

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*; 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 considers the nomination of 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
www.montgomeryplanning.org/historic

The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting, and amending or extending *The General Plan (On Wedges and Corridors) for the Physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*. The Commission operates in each county through Planning Boards appointed by the county government. The Boards are responsible for all local plans, zoning amendments, subdivision regulations, and administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Outreach and Media Relations Division, 301-495-4600 or TDD 301-495-1331.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The *Master Plan for Historic Preservation* 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 a 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, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply 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 Ordinance. 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 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 will 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. It is anticipated that 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 a 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 a 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 impacted by other planned facilities in the 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. However, in some specific cases, the master planned right-of-way directly impacts 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.

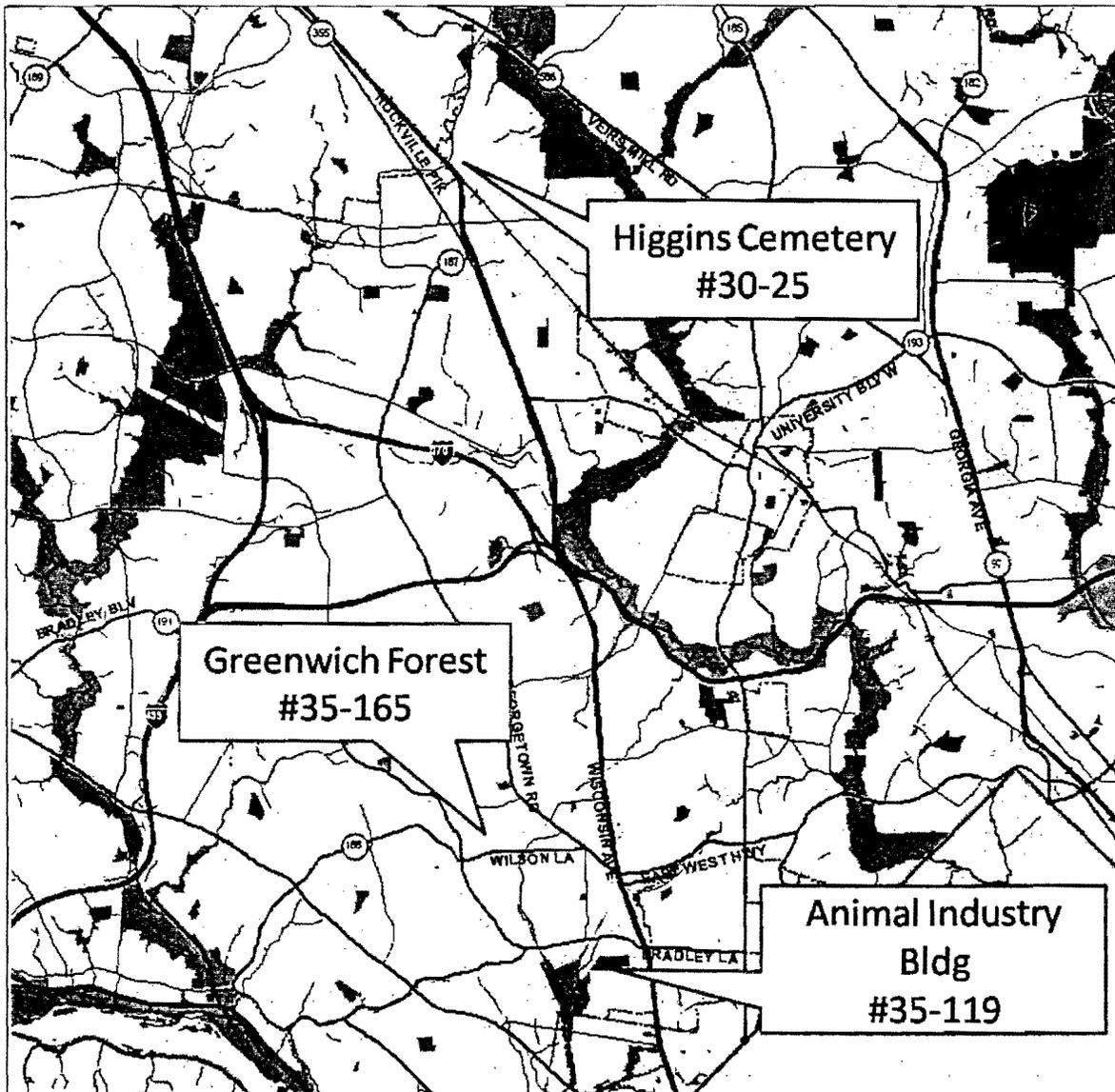
In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Housing and Community Affairs and the Historic Preservation Commission to prevent the demolition of historic buildings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

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order 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 low-interest loan program.

The Amendment

The purpose of this amendment is to designate three resources on the *Master Plan for Historic Preservation*. The resources are currently identified on the *Locational Atlas and Index of Historic Sites*.¹

<u>Resource #</u>	<u>Name and Address</u>
35/165	Greenwich Forest Historic District Bounded by Wilson Lane, Hampden Lane, Overhill Road, and Lambeth Road, Bethesda
35/119	Bureau of Animal Industry Building (Norwood Park Recreation Building) 4715 Norwood Drive, Bethesda
30/25	Higgins Family Cemetery 5720 Arundel Avenue, Rockville



¹Planning Board action, September 24, 2009

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

The historic resource:

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 features 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.



- Greenwich Forest's singular physical character is a neighborhood well known for its extraordinary landscape, finely designed and sited houses, and overall beauty. It is a planned environment that has retained its character from its original conception in the 1920s and for more than seventy years since the initiation of its development and it continues to be an extraordinary treasure for Montgomery County.

Historic District Boundaries

The boundaries of the proposed historic district are shown on the facing map. Wilson Lane (MD 188) is a master-planned arterial, A-83. While the minimum right of way varies, the ultimate pavement is not to exceed two lanes. Improvements recommended for Wilson Lane in the 1990 Bethesda-Chevy Chase Master Plan include a bicycle path, bus waiting areas, and other transit facilities. The Master Plan of Bikeways proposes Wilson Lane bike lanes BL-2 between MacArthur Blvd and Elmore Lane. Wilson Lane improvements at Hampden Lane would require Historic Preservation Commission review to ensure compatibility with the historic district. Lots within the historic district boundaries are zoned R-90.

GREENWICH FOREST HISTORIC DISTRICT BOUNDARIES, #35/165



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

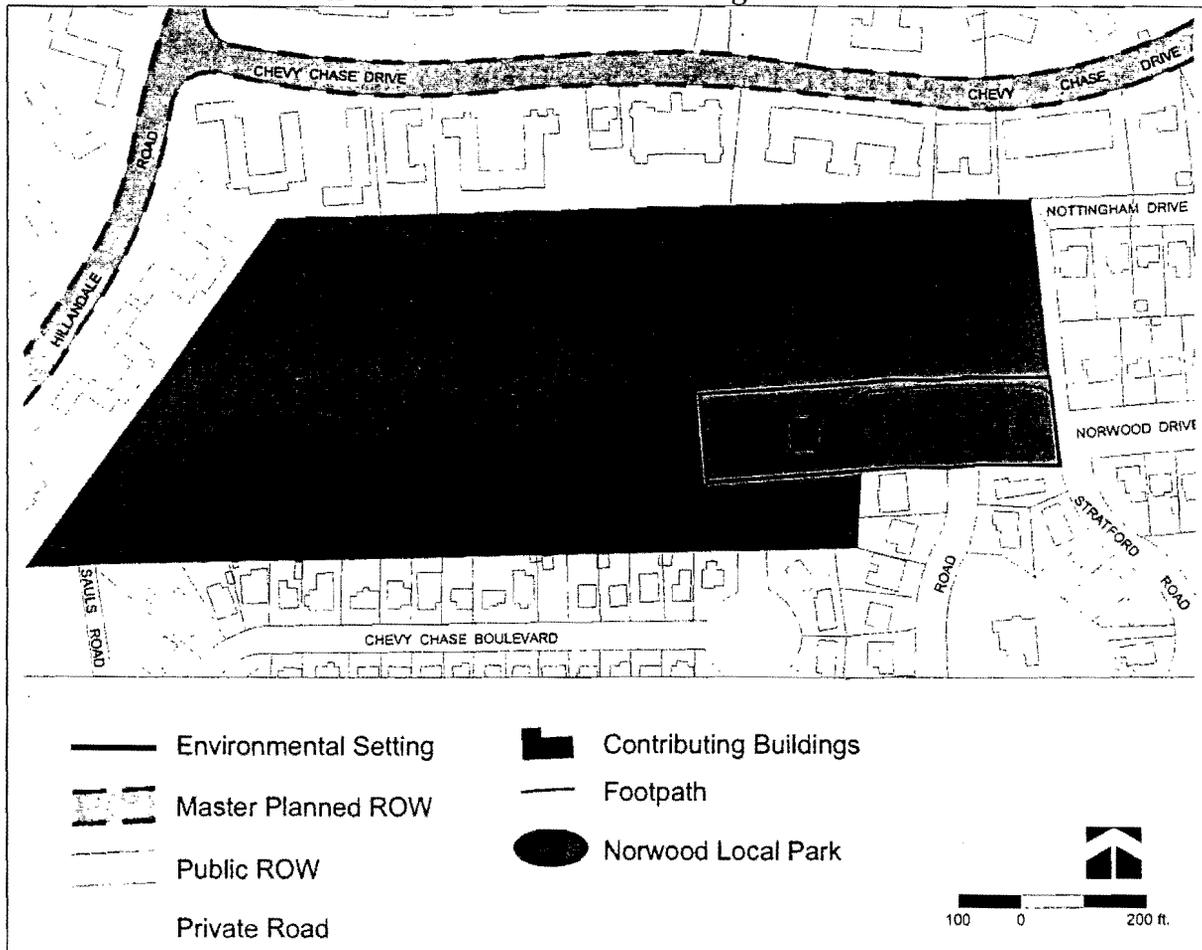
The historic resource:

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

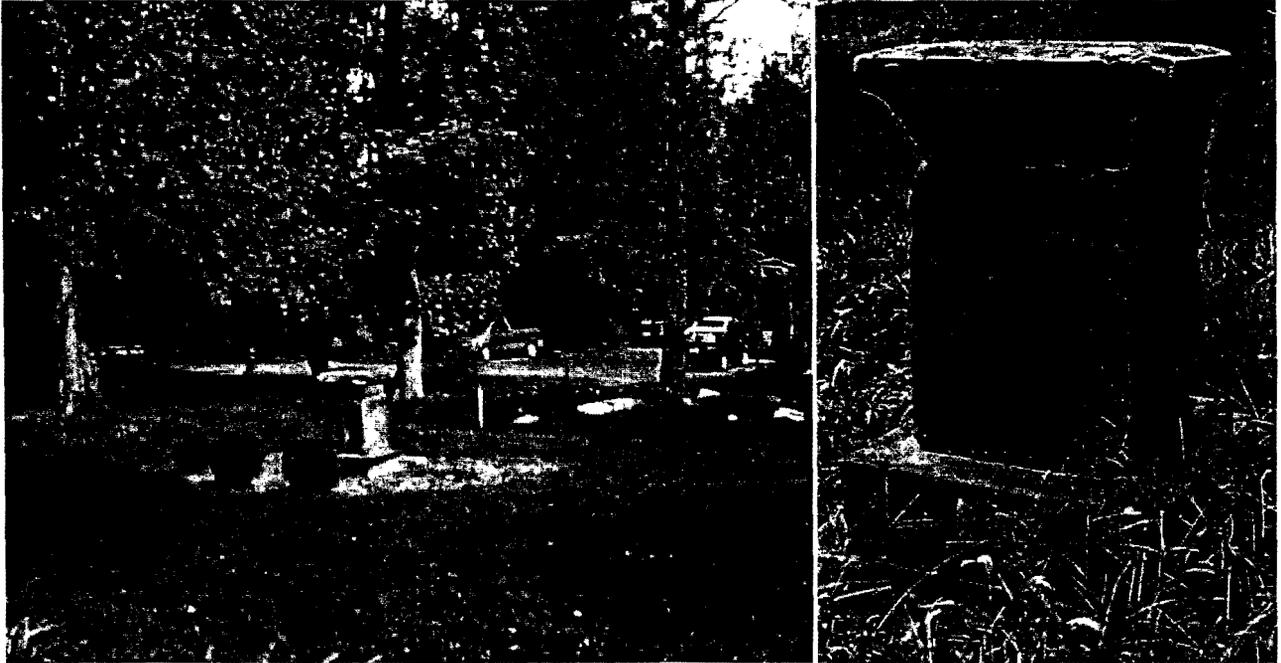
Located in a largely residential area and serving as a community center, the brick Renaissance Revival office building is a local landmark. Since the building is little altered and the landscape around the building still remains largely undeveloped park land, the site retains its original bucolic character.

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.



Higgins Family Cemetery, #30/25
5720 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 the Rockville Pike (Rt 355) and 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 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 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 a group of persons who influenced society**

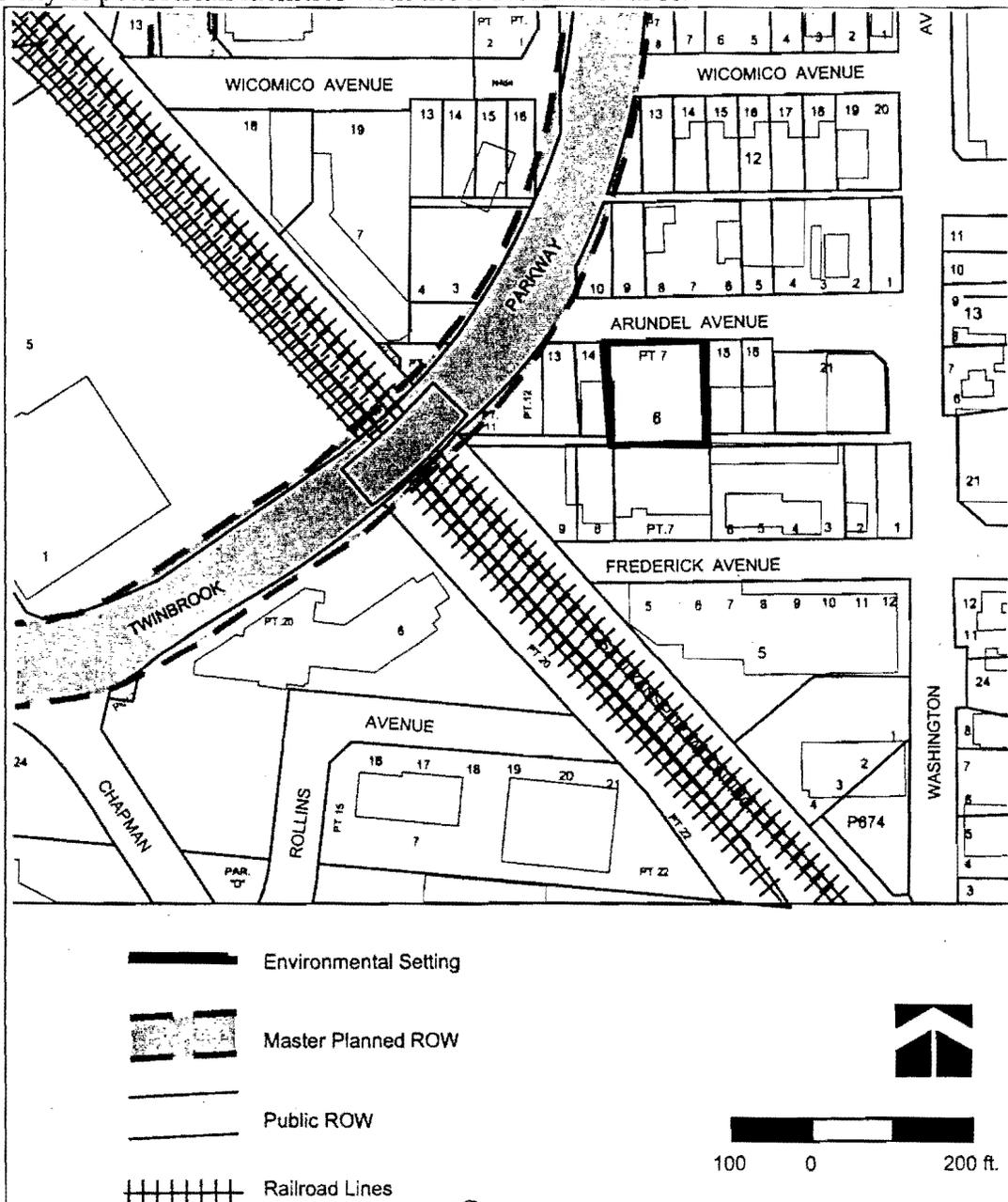
The cemetery includes the grave of Revolutionary War soldier James Higgins who served as a private in the Fifth Company of the Lower Battalion of the Montgomery County Militia. Also buried here are George and Luraner Higgins Knowles, who founded Knowles Station, which later became the Town of Kensington.

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.



**APPENDIX:
Greenwich Forest Historic District Inventory**

Street #	Historic Street #	Street	Date	Category	Notes	Architect/ Builder
7800	7100	Hampden Lane	1934	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 15 April 1934, R6. Sold in 1935 to a "government official" (Advertisement, "Residential Sale by C.H. Hillegeist Co.," <i>Washington Post</i> , 24 February 1935, R3.	Cafritz Construction Co.
7801	7101	Hampden Lane	1933	C	"Thousands See Cafritz Home In New Section," <i>Washington Post</i> , 30 July 1933, R1. One of first model homes to be constructed by Cafritz Co.; Won Silver Star architectural award from <i>Evening Star</i>	Alvin Aubinoe, Cafritz Company
7808	7108	Hampden Lane	1964	C	Montgomery County, Maryland Department of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Unknown
7814	7114	Hampden Lane	1934	C	Advertisement, "Exclusive Greenwich Forest Development," <i>Washington Post</i> , 21 October 1934, R5.; Advertisement, "Hillegeist Sale in Greenwich Forest," 18 November 1934, R6.	Cafritz Construction Co.
7817	7117	Hampden Lane	1935	C	"Hampden Lane Home Will Go On View Today," <i>Washington Post</i> , 24 November 1935, R1.; Advertisement, "Greenwich Forest," <i>Washington Post</i> , 24 November 1935, R2.	Cafritz Construction Co.
7818	7118	Hampden Lane	1934	C	Advertisement, "Exclusive Greenwich Forest Development," <i>Washington Post</i> , 21 October 1934, R5. Sold in 1934 to Commander and Mrs. J.B. Rutter	Cafritz Construction Co.
7819	7119	Hampden Lane	1935 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1935.	Cafritz Construction Co.
7820	7120	Hampden Lane	2007	NC	Replaced 1934 house built by Cafritz Constriction Co.	Unknown
7821	7121	Hampden Lane	1935	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 11 August 1935, R2.	Cafritz Construction Co.
7824	7124	Hampden Lane	1934	C	Advertisement, "Exclusive Greenwich Forest Development," <i>Washington Post</i> , 21 October 1934, R5.	Cafritz Construction Co.
7827	7127	Hampden Lane	1935	C		Cafritz Construction Co.
7828	7128	Hampden Lane	1935	C		Cafritz Construction Co.
7830	7130	Hampden Lane	1935	C	Advertisement, "Another Home Sale in Greenwich Forest," <i>Washington Post</i> , 8 December 1935, R4. Sold in 1935 to Dr. F. G. Wydda	Cafritz Construction Co.
7831	7201	Hampden Lane	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 24 May 1936, R2.	Cafritz Construction Co.
7832	7200	Hampden Lane	1935	C		Cafritz Construction Co.
7834	7134	Hampden Lane	1935 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1935.	Cafritz Construction Co.
7835	7209	Hampden Lane	1938	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 6 February 1938, R2.	Cafritz Construction Co.
7836	7210	Hampden Lane	1937	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 5 December 1937, R3.	Cafritz Construction Co.
8000	7300	Hampden Lane	1939	C		Cafritz Construction Co.
8004	7304	Hampden Lane	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8009	7309	Hampden Lane	1937	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 17 January 1937, R7.	Cafritz Construction Co.
8012	7312	Hampden Lane	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8013	7313	Hampden Lane	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8016	7316	Hampden Lane	1938	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 24 April 1938, R5.	Cafritz Construction Co.

Street #	Historic Street #	Street	Date	Category	Notes	Architect/Builder
8017	7317	Hampden Lane	1939	C	Advertisement, "Presentation and Sales of the City's New Homes..." <i>Washington Post</i> , 7 May 1939, R12. Sold in 1939 to Frederick G. Vosburg	Cafritz Construction Co.
8020	7320	Hampden Lane	1938	C	Advertisement, "Residential Presentation in Greenwich Forest," <i>Washington Post</i> , 17 April 1938, R6.	Cafritz Construction Co.
8021	7321	Hampden Lane	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8024	7324	Hampden Lane	1939	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 25 June 1939, R7.	Cafritz Construction Co.
8025	7325	Hampden Lane	1939	C	Advertisement, "Residential Sale in Greenwich Forest Reported," <i>Washington Post</i> , 17 September 1939, R4. Sold in 1939 to Mr. and Mrs. Madison Varn	Cafritz Construction Co.
8100		Hampden Lane	1949	C		VTH Bien, architect; HJ Korzendorfer, builder
5510	5610	Lambeth Road	2003	NC	Montgomery County, Maryland Dept of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Unknown
5511		Lambeth Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
5537	5737	Lambeth Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
5601	5741	Lambeth Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
5602	5702	Lambeth Road	1939	C	Advertisement, "A Key to Happy Home Ownership," <i>Washington Post</i> , 26 February 1939, L2. <i>Life Magazine</i> model house	Based on Royal Barry Wills design, Cafritz Co.
5625		Lambeth Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
5629		Lambeth Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
5633	5733	Lambeth Road	1939	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 12 November 1939, R5.	Cafritz Construction Co.
5602	5702	Midwood Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 15 March 1936, R7.	Cafritz Construction Co.
5605	5705	Midwood Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 31 May 1936, R7.	Cafritz Construction Co.
5606	5706	Midwood Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 19 April 1936, R8. Sold in 1936 to Mr. and Mrs. William F. Lane	Cafritz Construction Co.
5609	5709	Midwood Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 25 October 1936, R8. Sold in 1936 to E.L. Degner	Cafritz Construction Co.
5615	5715	Midwood Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 29 March 1936, R8. Sold in 1936 to Mr. and Mrs. Robert D. Reeder	Cafritz Construction Co.
7803	7103	Overhill Road	1937	C	Advertisement, "A New Home Sold in Greenwich Forest Community," <i>Washington Post</i> , 17 October 1937, R10. Sold in 1937 to Mr. and Mrs. C.C. Campbell	Cafritz Construction Co.
7805	7105	Overhill Road	1929 ca.	C		Unknown
7815	7115	Overhill Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
7818	7118	Overhill Road	1929 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1931. Outbuilding c1931	Unknown
7819	7119	Overhill Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 15 November 1936, R2. Sold in 1936 to Mr. and Mrs. Joseph V. Slavick	Cafritz Construction Co.
7820	7120	Overhill Road	1929 ca.	C		Unknown

Street #	Historic Street #	Street	Date	Category	Notes	Architect/Builder
7823	7123	Overhill Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 4 October 1936, R7.	Cafritz Construction Co.
7824	7200	Overhill Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 17 May 1936, R9.	Cafritz Construction Co.
7825	7201	Overhill Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 13 December 1936, R11.	Cafritz Construction Co.
7826	7204	Overhill Road	1938	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 9 October 1938, R6.	Cafritz Construction Co.
7827	7209	Overhill Road	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 1 November 1936, R5. Sold in 1936 to Dr. and Mrs. F. A. Martinez (Dr. Martinez was assistant professor of anatomy at Georgetown Medical School)	Cafritz Construction Co.
8000	7300	Overhill Road	1935	C		Alvin Aubinoe, Cafritz Company
[8001]	7301	Overhill Road	---	---	Historic house w/three lots, demolished 2009. See 5501 York Lane	Unknown
8003	7305	Overhill Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8000		Westover Road	1941 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1941.	Cafritz Construction Co.
8004		Westover Road	1997	NC	Montgomery County, Maryland Department of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Unknown
8005		Westover Road	1945 ca.	C		Unknown
8008		Westover Road	1979	NC	Montgomery County, Maryland Department of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Unknown
8009		Westover Road	1949 ca.	C	Klinge, Frank H.M. Atlas of Montgomery County, Maryland. Volume 1. Landsdale, PA: Frank H.M. Klinge Engineers and Publishers, 1949.	Unknown
8012		Westover Road	1945 ca.	C		Unknown
8013		Westover Road	1950 ca.	C		Unknown
5507	5647	Wilson Lane	1933	C	"Owner Builds Home to Meet Individual Idea," <i>Washington Post</i> , 24 September 1933, R2.; Advertisement, "Home Built by Cafritz in Greenwich Forest," <i>Washington Post</i> , 14 January 1934, R4.	Cafritz Construction Co.
5509		Wilson Lane	2007	NC	Montgomery County, Maryland Department of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Unknown
5501		York Lane	2010	NC	House built on site of 8001 Overhill (1 of 3 orig lots)	Sandy Spring Bldrs
5602	5702	York Lane	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 20 September 1936, R14. Sold in 1936 to Dr. W. C. Eells	Cafritz Construction Co.
5604	5704	York Lane	1936	C	Montgomery County, Maryland Department of Assessments and Taxation, Real Property Database, 2007 vw3.1.	Cafritz Construction Co.
5605	5705	York Lane	1938	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 30 October 1938, R5.	Cafritz Construction Co.
5606	5706	York Lane	1936	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 13 September 1936, R19. Sold in 1936 to George L. Meloney	Cafritz Construction Co.
5619	5719	York Lane	1937	C	Advertisement, "Greenwich Forest," <i>Washington Post</i> , 16 January 1938, R3. Sold in 1938 to "undisclosed purchaser", Advertisement, "Large Home Sold in Greenwich Forest Section," <i>Washington Post</i> , 5 June 1938, R4.	Cafritz Construction Co.
PARK, Intersection of Hampden Lane & Overhill Road			1928	C	Montgomery County Land Records, "Huntington Section 4," Plat 376, May 23, 1928.	
GREENWICH FOREST SIGN, Intersection of Hampden Lane & Overhill Road			1933 ca.	C		Cafritz Construction Co.

Categories

C = Contributing Resource NC = Non-contributing Resource

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.

Construction Dates

The dates of construction for the resources were determined from information found in the *Washington Post* pertaining to the Greenwich Forest development which often described a Greenwich Forest model house or advertised an identifiable house for sale. In addition, dates of construction were determined from a study of historic maps and plats, as well as an assessment of the resources' architectural style and form. Although current Montgomery County tax records for the resources were checked, often their information and dates of construction were found to be contradictory to that seen in the *Washington Post* and in relevant historic maps and plats for the area; therefore, they were not included the following inventory. (Source: EHT Traceries, July 2009)

Elected and Appointed Officials

County Council

Nancy Floreen, President
Valerie Ervin, Vice-President
Phil Andrews
Roger Berliner
Marc Elrich
Michael Knapp
George Leventhal
Nancy Navarro
Duchy Trachtenberg

County Executive

Isiah Leggett

The Maryland-National Capital Park and Planning Commission

Royce Hanson, Chairman
Samuel J. Parker, Jr., Vice Chairman

Commissioners

Montgomery County Planning Board
Royce Hanson, Chairman
Marye Wells-Harley, Vice Chairman
Joe Alfandre
Norman Dreyfuss
Amy Presley

Prince George's County Planning Board
Samuel J. Parker, Jr., Chairman
Sylvester Vaughns, Vice Chairman
Sarah Cavitt
Jesse Clark
John H. Squire

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

Planning Board Draft Amendment to the
Master Plan for Historic Preservation:
Greenwich Forest; Animal Industry; Higgins Cemetery
April 2010

Prepared by the Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

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OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

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MEMORANDUM

June 16, 2010

TO: Nancy Floreen, President
Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Planning Board Draft Amendment to the Master Plan for Historic Preservation:
Greenwich Forest; Animal Industry; Higgins Cemetery

Thank you for this opportunity to provide my comments on the *Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery*. I appreciate the hard work undertaken by the community, staff, the Historic Preservation Commission, and the Planning Board to preserve these important historic resources.

Greenwich Forest Historic District (#35-165)

I fully support the inclusion of a Greenwich Forest Historic District in the *Master Plan for Historic Preservation*. The character and significance of the local architecture as well as the connection to the Cafritz family make this a worthy addition and resource for future generations. I want to acknowledge my appreciation for the significant effort of the Greenwich Forest neighborhood in working with Historic Preservation staff to advance this proposal.

Bureau of Animal Industry Building (#35/119)

I support the inclusion of the Animal Industry Building located at Norwood Park. This building is a local landmark for the community and provides an important civic function as a polling location. I encourage the Parks Department to continue to work closely with the local community to maintain the use of this building to serve the needs of the community.

Nancy Floreen, Council President
June 16, 2010
Page 2 of 2

Higgins Family Cemetery (#30-25)

I support the inclusion of the Higgins Family Cemetery in the *Master Plan for Historic Preservation*. Peerless Rockville should be commended for their leadership in restoring and protecting this important and endangered historic resource. During the Planning Board review, County DOT identified the issue of compatibility of future streetscape with the cemetery. I thank the Planning Board for acknowledging the need for Planning and HPC staff to work with DOT to address this issue.

Again, thank you for the opportunity to provide these comments. If you have any questions, or need further information, please feel free to contact Bethesda-Chevy Chase Regional Services Center Director Ken Hartman, at 240-777-8206 or kenneth.hartman@montgomerycountymd.gov.