STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #30/15, Wild Acres
STYLE: Tudor Revival
DATE: 1928

Wild Acres is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society.

From the Amendment to the Master Plan for Historic Preservation:
• The Wild Acres estate was the home of Gilbert H. Grosvenor and Elise Bell Grosvenor. Gilbert Grosvenor, Editor of the National Geographic Magazine and President of the National Geographic Society, was a photojournalism pioneer and influential in the expansion of the National Park System.
• In 1902 the Grosvenors purchased a 104-acre parcel flanked by Rockville Pike on the east and the Rockville streetcar line to the west. Wild Acres is highly representative of the country estates that once lined Rockville Pike in the early 20th century.
• The Tudor Revival style mansion house and coordinating garage, as well as the rustic Craftsman style of the caretaker’s cottage possess distinct characteristics of these architectural styles. The three buildings were designed by Arthur Heaton, an accomplished local architect who was prolific in the early 20th century. Heaton designed all three of the resources in this nomination.
Fig. 1: The designated Master Plan Site with adjacent townhouse development.

Figure 2: Undated photo of Wild Acres.
BACKGROUND

The HPC held a Preliminary Consultation for the proposal on October 19, 2020. The HPC was supportive of the proposed redevelopment and the additional paving. Commissioners indicated their support for both of the proposed parking schemes, but a majority signaled a preference for ‘Option B.’

Several questions were raised about the proposed tree removal, the extent of tree removal and planting on the site, and the condition of the trees in the conservation easement to the north of the mansion. There was some confusion during the meeting regarding the extent of the subject property. The map below shows the limited boundaries of the parcel. All of the land surrounding the subject parcel, including the conservation easement to the north, is owned and maintained by the homeowners association for the surrounding townhouse development.

![Figure 3: Detail of the site showing the property boundaries.](image)

PROPOSAL

The applicants propose work in several areas including:

- Reconfiguration of the parking area and driveway loop;
- Tree removal; and
- Building repairs.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic

Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the Secretary of the Interior's Standards for Rehabilitation ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;
5. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

STAFF DISCUSSION

The subject property is preparing to undergo a whole site rehabilitation. The property’s new owner proposes to convert the historic house from its current use as office space to a medical treatment facility. To better serve the needs of the patients, the facility requires additional parking spaces (both ADA and regular parking spaces) immediately adjacent to the building, additional paved walkways at the entrance, as well as interior changes that are not subject to HPC review. Staff finds that this new use is appropriate for Wild Acres under Standard 1 as the required changes will not have a significant impact on the historic character of the house.
Parking Alterations
The largest impact on the property will be the introduction of new parking. After the preliminary consultation, the applicant selected what was presented as ‘Option B.’ This scheme will install ten regular head-in parking spaces and an additional three head-in handicap spaces. The proposal installs all of the parking spaces on the south side of the circle, closer to the building’s main entrance.

Staff finds that the additional parking spaces are necessary for the operation of Wild Acres and approval of the expanded parking can be supported under 24A-8(b)(2) and (3) and Standard 2. Additionally, the additional paving will allow for safe access to the site (24A-8(b)(4)) and will place the building back into service which should be supported under 24A-8(b)(6).

Tree Removal
The applicant has provided an arborist report that calls for the removal of two substantial trees. The first is a large evergreen that is located between the mansion and the carriage house. A codominant leader is when a tree has more than one main trunk that is similar in diameter. The problem with codominant leaders is that the union between the multiple leads has “bark inclusion” which causes the structure of the tree to be very weak. The arborist recommends removing this tree as it poses a potential hazard to both historic buildings. Staff notes this tree is located in the middle of the expanded parking area; and it will need to be removed to accommodate the expanded parking.

The second substantial tree is a large sugar maple on the west side of the mansion. It appears to be in good health but is causing damage to the patio and poses a potential threat to the house foundation. The arborist recommends removing this tree also. The arborist’s letter also identifies several dead poplar and evergreens near the east parking area and approximately 8-12 stumps. These dead trees and stumps do not require a HAWP for their removal.

Staff supports removing the two substantial trees primarily under 24A-8(b)(3) and (4) because both pose a threat to the historic buildings. As of this review, the applicant has not submitted a landscape plan, though the applicant has informed Staff that one will be available before the HPC hearing. Staff supports the removal of these trees, however, if the HPC does not agree with Staff’s findings, should either add a condition that removed trees be replaced one-for-one, verified by Staff, or to table consideration of the trees until the landscape plan is available for review.
Building Repairs
The applicant proposes to repair the exterior timbering and repair and/or replace in-kind where needed. The copper roofing, flashing, and gutters will be replaced in-kind, as will the slate roof. Because this work is all repair in-kind, it does not require a HAWP, however, any changes to the work as currently proposed will need to come back before the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3) and (4), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: ____________________________ E-mail: _________________________________
Address: __________________________ City: ________________ Zip: ____________
Daytime Phone: ________________ Tax Account No.: ________________

AGENT/CONTACT (if applicable):

Name: ____________________________ E-mail: _________________________________
Address: __________________________ City: ________________ Zip: ____________
Daytime Phone: ________________ Contractor Registration No.: ________________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property ______________

Is the Property Located within an Historic District? ☐ Yes/District Name __________________
☐ No/Individual Site Name __________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.? ) If YES, include information on these reviews as supplemental information. ☐ N/A

Building Number: ________________ Street: __________________________

Town/City: __________________________ Nearest Cross Street: __________________________

Lot: ________________ Block: ________________ Subdivision: _________ Parcel: _______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Solar ☐ Other: __________________________________

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

_________________________________________  September 18, 2020
Signature of owner or authorized agent  Date

For Staff only:
HAWP# __________ Date assigned ________

Yes/District Name __________________
☐ No/Individual Site Name __________________

☐ New exterior parking & maintenance
Wild Acres, also known as the Grosvenor Estate, is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society. Wild Acres is an excellent example of a Tudor Revival-style manor house constructed by a significant person during the suburban estate-building era of the early 20th century. The property retains such features as the main house, garage, historic approach to the house, and sweeping rear lawn. The property was originally owned by Dr. Gilbert Grosvenor, founder of the National Geographic Society. Gilbert Grosvenor and his wife Elise purchased the land in 1912 and spent summers on the property in an old farmhouse until the current house was constructed in 1928. The Grosvenors still held large social functions at Wild Acres, including a birthday party for Mrs. William Howard Taft. The property remained in the ownership of Gilbert Grosvenor until his death in 1966. Since 1975 the property has been home to a consortium of earth science organizations. The main house retains such character-defining features as a steeply pitched roof pierced by gables and dormers, bands of multiple-light casement windows, prominent chimneys, and false half-timbering. The stone exterior, wood shingle roof, and scale of the building distinguish this structure from other Tudor Revival-style residences constructed during the early 20th century.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10100 LAUREATE WAY
BETHESDA, MD 20814

Other contact Olmsted (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work The property has suffered from years of deferred maintenance. Hope Connections is proposing a complete interior renovation to support their mission and program. Exterior work will be limited to the addition of parking spots and maintenance and repair of the building exterior and grounds.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary McCusker</td>
<td>Scott Olmsted</td>
</tr>
<tr>
<td>President and CEO</td>
<td>RMJ Development Group</td>
</tr>
<tr>
<td>Hope Connections</td>
<td>1650 Tysons Boulevard Suite 820</td>
</tr>
<tr>
<td>10100 Laureates Way</td>
<td>McLean, VA 22102</td>
</tr>
<tr>
<td>Bethesda, MD 20814</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grosvenor Heights HOA Inc.</td>
</tr>
<tr>
<td>2120 16th Street NW</td>
</tr>
<tr>
<td>Suite 205</td>
</tr>
<tr>
<td>Washington, DC 20009</td>
</tr>
</tbody>
</table>
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Wild Acres, also known as the Grosvenor Estate, is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society. Wild Acres is an excellent example of a Tudor Revival-style manor house constructed by a significant person during the suburban estate-building era of the early 20th century. The property retains such features as the main house, garage, historic approach to the house, and sweeping rear lawn. The property was originally owned by Dr. Gilbert Grosvenor, founder of the National Geographic Society. Gilbert Grosvenor and his wife Elise purchased the land in 1912 and spent summers on the property in an old farmhouse until the current house was constructed in 1928. The Grosvenors still held large social functions at Wild Acres, including a birthday party for Mrs. William Howard Taft. The property remained in the ownership of Gilbert Grosvenor until his death in 1966. Since 1975 the property has been home to a consortium of earth science organizations. The main house retains such character-defining features as a steeply pitched roof pierced by gables and dormers, bands of multiple-light casement windows, prominent chimneys, and false half-timbering. The stone exterior, wood shingle roof, and scale of the building distinguish this structure from other Tudor Revival-style residences constructed during the early 20th century.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The mansion was last renovated in the 1970s when the property was purchased and occupied by the American Society of Foresters. Hope Connections for Cancer Support, a local nonprofit, purchased the property in 2020. This organization helps people with cancer and their loved ones deal with the emotional and physical impact of cancer through participation in FREE, professionally facilitated programs of emotional support, education, wellness, and hope. Hope Connections is proposing a complete interior renovation to support their mission and program. Exterior work will be limited to the addition of parking spots and maintenance and repair of the building exterior and grounds.
<table>
<thead>
<tr>
<th>Work Item 1: <strong>Addition of parking spaces and locations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>There is currently a main parking field to support both the main house and the carriage house located just as you drive onto the property. There are also parking spaces directly in front of the carriage house but none in front of the main house. The mission of Hope Connections requires additional parking space more proximate to the front entrance to the building.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>New parking areas and ADA ramp to be installed in front of the main house. Two parking configurations, A &amp; B, are being presented for consideration.</td>
</tr>
<tr>
<td>Existing paving areas in front of the carriage house to be repaired, resurfaced and re-stripped.</td>
</tr>
<tr>
<td>Attached please see Site and Landscape Plans Options A and B which illustrate scope, materials and work areas.</td>
</tr>
<tr>
<td>Photos of existing are attached.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 2: <strong>Landscape renovation and replacement</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>The property has suffered from years of deferred maintenance. There are several diseased and or damage trees that are recommended for removal. There are also a number of small trees and shrubs directly adjacent to the main house that need to be pruned back or removed in order to open the area up, improve site lines and allow natural lighting into the building.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>Overgrown landscaping will be cut back or removed from areas adjacent to the mansion. Dead or diseased trees will be removed, new plantings installed. See attached arborist report.</td>
</tr>
<tr>
<td>Attached Site and Landscape Plans Options A and B which illustrate scope, materials and work areas.</td>
</tr>
<tr>
<td>Attached Arborist report details recommenced tree work.</td>
</tr>
<tr>
<td>Photos of existing are attached.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 3: <strong>Exterior painting, decayed wood replacement, roofing</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>The property has suffered from years of deferred maintenance. The attention to address these conditions represents the new Owner's sustained commitment to the maintaining the historic value and condition of the property.</td>
</tr>
<tr>
<td><strong>Proposed Work:</strong></td>
</tr>
<tr>
<td>The entire exterior of the mansion will be repainted and damaged or decayed wood and trim will be repaired/replaced.</td>
</tr>
<tr>
<td>Copper roofing, gutters and flashing will be repaired and/or replaced with materials in kind.</td>
</tr>
<tr>
<td>Slate roofing will be repaired and/or replaced with materials in kind.</td>
</tr>
<tr>
<td>Materials are specified on architectural plans.</td>
</tr>
<tr>
<td>Photos of existing are attached.</td>
</tr>
</tbody>
</table>
The contract documents and specifications are the property of the Architect and shall not be reproduced without the written approval of the Architect.

HOPE CONNECTIONS OFFICE BUILDING

10100 LAUREATE WAY
BETHESDA, MD

PROJECT SUMMARY

This project consists of the interior remodels of the Historic Grosvenor Mansion that currently serves as the headquarters for a non-profit organization. Hope Connections for Cancer Support is renovating the building to provide additional space and minor structural changes to the home. Only minor partition changes and minor interior changes. Select mechanical systems are being updated to up to code as required.

VICINITY MAP

PROJECT TEAM

ARCHITECT
LEE DESIGN STUDIOS, LLC

6818 JACKSON AVE
FALLS CHURCH, VA 22042

RAFAEL@VECOENG.COM
301.634.7500

ONE@HOPECONECTIONSFORCANCER.ORG
703.328.0788
WWW.GREENWAYENG.COM

STRUCTURAL ENGINEER
TB D

MEP ENGINEER

GREENWAY ENGINEERING

4545 RESEARCH PLACE
JABOON, VIRGINIA 21247

703.268.7298
WWW.LEEDESIGNSTUDIO.COM

CIVIL ENGINEER

HORI COYNNIONS FOR CANCER SUPPORT

MARY MCCUSKER
301.634.7500
MATT@LEEDESIGN.STUDIO

OWNER

GENERAL NOTES

1. Contractor shall verify all dimensions in the field and notify the architect or owner promptly of any discrepancy between the contract documents and actual field conditions. All conflicts and discrepancies shall be brought to the attention of the architect.

2. The Contract drawings are preliminary and do not indicate all components and systems required for the complete installation. The contractor shall provide such items to complete the entire system and place in proper operation in accordance with the applicable codes, industry standards, and equipment manufacturer’s recommendations.

3. Structural components shall not be cut, drilled, or modified in any manner without the review and approval of the architect or structural engineer.

4. Drawings are an instrument of service and are not allowed to be reproduced without expressed permission of the architect.

5. All dimensions are to face of stud U.N.O.

6. All doors are to be placed on the center within the length of wall or 4” offset from framing U.N.O.

7. All interior walls are assumed to be Type 004A UNO.
September 13, 2020

Ms. Mary MuCusker, President
Scott Olmsted, PM
Hope Connections
10100 Laureate Way
Bethesda, MD 20814

Dear Ms. McCusker and Mr. Olmsted,

Below is a documented review related to tree conditions located on the Mansion grounds at 10100 Laureate Way, Bethesda, Maryland 20814. This tree & woody plant evaluation was conducted in order to assist the property owners to make informed decisions related to tree pruning, tree removal, stump removal, and overall Plant Health Care (PHC) decisions:

FIRST IMPRESSION

Many of the trees and woody plants within the property are in fair to poor condition. This is somewhat surprising as the Society of American Foresters were the former owners. There are variety of deciduous & evergreen trees that are in need of pruning, as well as, several dead standing trees or trees with multiple defects that pose a potential hazard. If they were to fail they could impact the carriage house, mansion, or cars parked on the parking lot as potential targets. There are also many stumps varying in sizes throughout that pose trip hazards and currently serve as nesting areas for termites and bees.

IMMEDIATE CONCERNS / MITIGATION

**Evergreen** - approximate 60ft. w/codominant leader & included bark located East of Mansion between Mansion & Carriage House (Removal recommended)

**Sugar Maple** – approximately 70ft. w/LP installed, in relatively good health & condition but too close to West side of Mansion, buckling patio & growing into structure foundation (Removal recommended)

**Variety** – multiple dead standing poplar & evergreens, approximately 8-10, located at far East Parking Area (Removal recommended)
GENERAL CONCERNS

*Stumps* – approximately 9-13 stumps near Mansion, Carriage house & throughout property (Removal recommended)

*IVY, INVASIVE, & WOODY PLANTS* – surrounding structures, gables, foundation, and growing on trees adjacent to South side of parking (Removal recommended)

SUMMARY

The historic mansion & carriage house where Gilbert Grosvenor and his family lived during the Summer months in the early 1900’s once hosted a variety of trees, shrubs, and woody plants throughout the almost nine acre property. As the property exchanged hands and structures were repurposed over the years, it is obvious that the care of the trees within the landscape began to diminish.

It is very encouraging that the present owners are interested in working to beautify the landscape and to restoring it more to its original form. Many local homeowners, sightseers, dog walkers, and nature lovers continue to frequent the property on a daily basis. And, although it may take some time and effort, removal of hazard trees, proper pruning and Plant Health Care mitigation will help to create a much more pleasing and overall safer environment for visitors and wildlife.

I have also included pictures as examples that may be used as needed. Please let me know if I may further assist you in any way.

Thank you,

Norman J. King, III CA MDLTE
Vice President, Owner DTS
Maryland Licensed Tree Expert #1246
ISA Certified Arborist #MA-3197A
NKing@DTSTree.com
Normanjkingiii@gmail.com
NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION.

CANOPY TREE OPTIONS

Quercus Nuttallii
NUTTALL OAK

Quercus shumardii (Native)
SHUMARD OAK

Acer x freemanii 'Jeffersred' (Hybrid)
AUTUMN BLAZE RED MAPLE

UNDERSTORY TREES

Cornus florida (Native Cultivar)
'DOBERMAN'

Chionanthus virginicus (Native)
AMERICAN FRINGE TREE

Understory Trees

Quercus shumardii
SHUMARD OAK

NUTTALL OAK

10100 LAUREATE WAY
BETHESDA, MD 20814

TREE PLANTING CONCEPT

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
301 K ST NW / JR@JRICHARDSONLA.COM

SCALE 1/16" = 1'-0"

DATE NOVEMBER 2020

CANOPY TREE OPTIONS

(6) LARGE CANOPY TREES

10100 LAUREATE WAY

WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

REVISIONS

TREE PLANTING CONCEPT

10100 LAUREATE WAY
BETHESDA, MD 20814

TREE PLANTING CONCEPT

WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

REVISIONS