

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|--|-----------------------|--------------|
| Address: | 8940 Jones Mill Rd., Chevy Chase | Meeting Date: | 9/5//2018 |
| Resource: | Master Plan Site #35/12 (Woodend) | Report Date: | 8/29/2018 |
| Applicant: | Audubon Naturalist Society (Amy Ritsko-Warren, Agent) | Public Notice: | 8/22/2018 |
| Review: | HAWP | Tax Credit: | No |
| Case Number: | 35/12-18B | Staff: | Michael Kyne |
| PROPOSAL: | Hardscape and other alterations | | |

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
 STYLE: Georgian Revival
 DATE: 1927

PROPOSAL:

The applicants propose the following work items at the subject property:

- Extend the existing cattle grates at the Jones Mill Road entrance, adding 7' of width.
- Extend the existing non-historic at-grade patio at the south side of the historic mansion, adding two 13.5' long x 30" wide sections at the southernmost edge of the patio.
- Replace two existing non-historic wooden nature trail entryways (6'-4" tall x 3'-7" wide) with two powder coated metal archways (10' tall x 4' wide) in the same locations. The proposed archways will match four archways at other locations on the subject property, which were previously approved by the HPC in 2015.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) 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 insure 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; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) 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*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - 88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lisa.alexander@audubon.org Contact Person: Lisa Alexander
Daytime Phone No.: 301.652.9188 x14
Tax Account No.: 530233715
Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301.652.9188
Address: 8940 Jones Mill Road, Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

PART ONE: PROPERTY INFORMATION

House Number: 8940 Street: Jones Mill Road
Town/City: Chevy Chase Nearest Cross Street: Woodhollow Drive
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: WFS 101 398 CLEAN

PART TWO: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimator: \$ 60,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART THREE: UTILITIES AND SERVICES

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE-RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/assessment

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

Signature of owner or authorized agent _____ Date _____

Approved: _____ for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 8/15/18
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Eds 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Written Description of Project

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.

Woodend Sanctuary, Headquarters of the Audubon Naturalist Society

Woodend Sanctuary in Chevy Chase, Maryland is headquarters of the Audubon Naturalist Society (ANS). The ANS mission is to *“inspire residents of the Washington, DC region to appreciate, understand and protect their natural environment through outdoor experiences, education and advocacy.”* In 1967, Mrs. Marion Wells donated Woodend Sanctuary to ANS and the organization made the move to Chevy Chase where we dramatically expanded our local mission work in conservation and nature education.

Historic Significance

The Audubon Naturalist Society headquarters at Woodend Sanctuary is a historically significant site listed on the National Historic Register, and on Montgomery County’s Master Plan for Historic Preservation.

The estate was formerly the home of Captain and Mrs. Chester Wells. It was designed by John Russell Pope, leading American architect of the early 20th century whose classically inspired works include the Jefferson Memorial, the West Wing of the National Gallery of Art, and Constitution Hall in Washington, DC. Built in 1927, Woodend mansion is an admired example of Georgian Revival architecture, known for symmetry and geometric proportions.

Looking Forward

In October of 2016, the Audubon Naturalist Society unveiled a 50-year Master Plan to guide the stewardship and renovation of Woodend Sanctuary. The Master Plan set the vision; **“Historic Woodend Sanctuary is Washington’s oasis of sustainable, healthy natural habitats – welcoming and inspiring all people to enjoy, learn about and protect our shared environment.”** Our new Master Plan puts the Woodend buildings and grounds front and center, as integral tools to achieving our education and conservation goals.

Audubon Naturalist Society aims to improve the visitor experience and increase the opportunities for people of all ages and abilities in Montgomery County and the greater DC metro region to enjoy time in nature. We plan to accomplish this goal by creating special places within Woodend Nature Sanctuary to attract, inspire and refresh visitors. We have named this project **Nature for All**.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
 - 1) **Extend Cattle Grates (permanent)** – Add seven feet to the width of the cattle grates at the two vehicular entrances to Woodend to deter deer from leaping over existing grates.
 - 2) **Patio Extension (permanent)** – Create a small extension to the existing patio footprint to accommodate new tent supports.
 - 3) **Small Archway placement (permanent)** – Use HPC approved archway design to replace rotting arbors that mark the entrances to the Blair Native Plant garden. This is a new location for the archways that were previously approved for other locations.

1) Extend Cattle Grates

Overview: In December 2017, Audubon Naturalist Society (ANS) erected an HPC approved fence and cattle grates to exclude deer from the 33-acre portion of property located to the west of Jones Mill Road. Since the fence was completed, ANS has herded deer off the property on multiple occasions. We have reduced the number of deer present from more than 30 individuals to just five individuals. Trail cameras were installed to discover the potential weak points where deer have been able to continue to enter the property.

After many months of observation, the only area where we have seen deer enter the property is over the cattle grates. Despite ample documentation recommending 14 foot grates, deer have been seen on camera and by volunteers leaping over the existing 14-foot wide grates. By extending the width of the grates an additional seven feet, we will fortify the perimeter and further deter deer from entry.

Existing Conditions: The current cattle grates are 20 feet long and 14 feet wide on both the Jones Mill Road entrance and the Brierly Road exit to Woodend.



Existing cattle grates and fence at Jones Mill Road Entrance



Existing cattle grates and fence at Brierly Road Exit

Site Plan: Extensions would add seven feet of width to cattle grates at the Jones Mill Road entrance and the Brierly Road exit. Extensions would match the existing grates in length (20 feet) and materials (steel and concrete) and will be manufactured by the same company that fabricated the originals.



Jones Mill Road Cattle Grate Extension views – entering (top) and exiting (bottom) Woodend





Brierly Road Cattle Grate Extension views – entering (top) and exiting (bottom) Woodend



2) Patio Extension (permanent)

Overview: The southern entrance to the mansion includes a non-historic stone terrace where we erect a seasonal, temporary tent for event use. ANS recently purchased a new temporary tent to replace an old and worn tent. The new tent's dimensions differ slightly from the old design, and require two of the southern tent supports to sit just off the existing patio. We have placed temporary pavers to support the tent for this season. In the fall when the tent comes down, we propose replacing the broken stairs and patio edges, and extending the patio to allow the supports to sit on the patio proper. Each extension measures 13.5 feet long by 30 inches wide.

Existing Conditions:



Southwest corner tent support

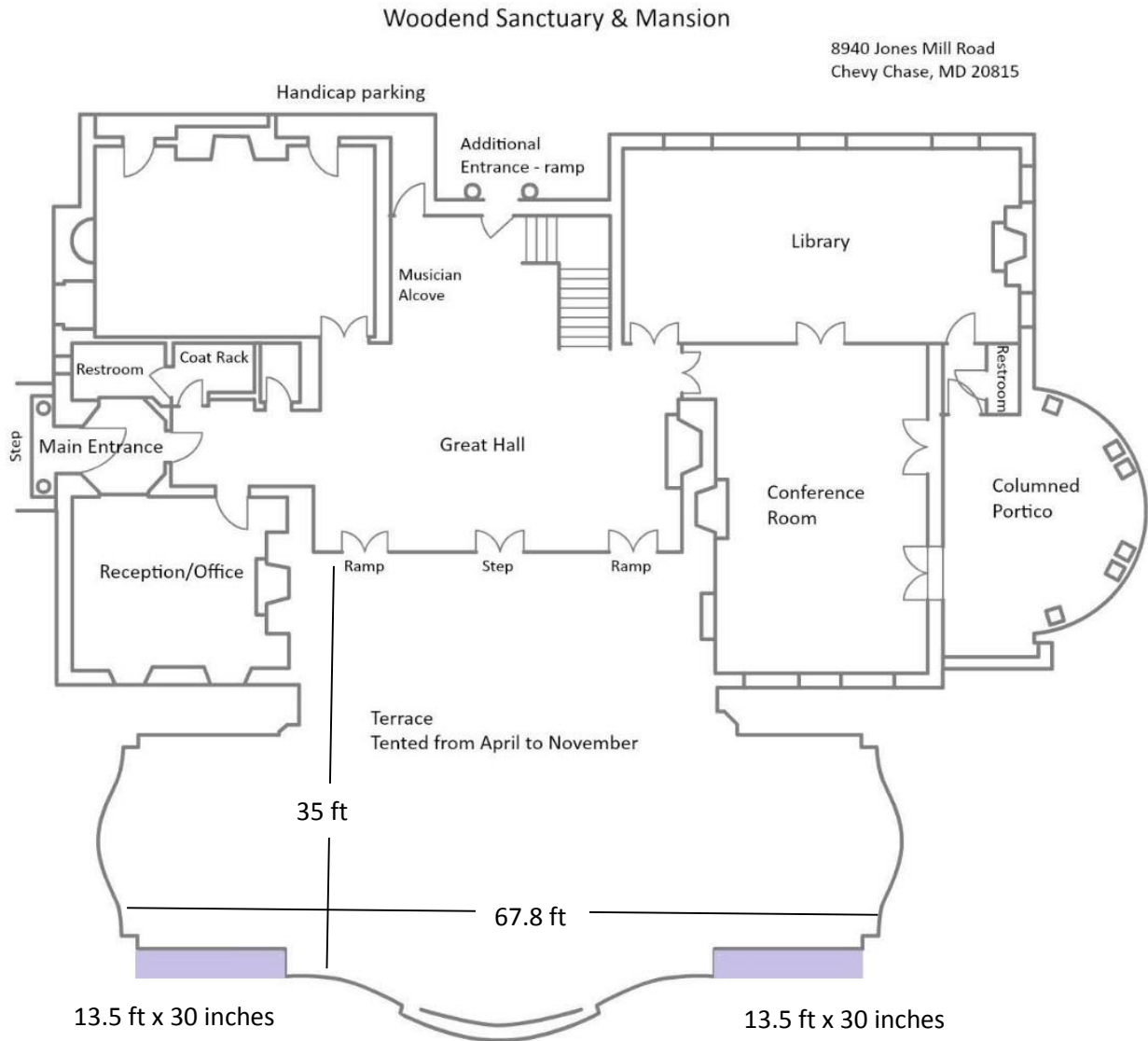


Southeast corner tent support and broken patio edging



Crumbling stairs in the center of the patio leading to the lawn

Site Plan: The current patio measures 67.5 feet by 35 feet in its widest section. Proposed extensions are indicated in purple.



Materials List

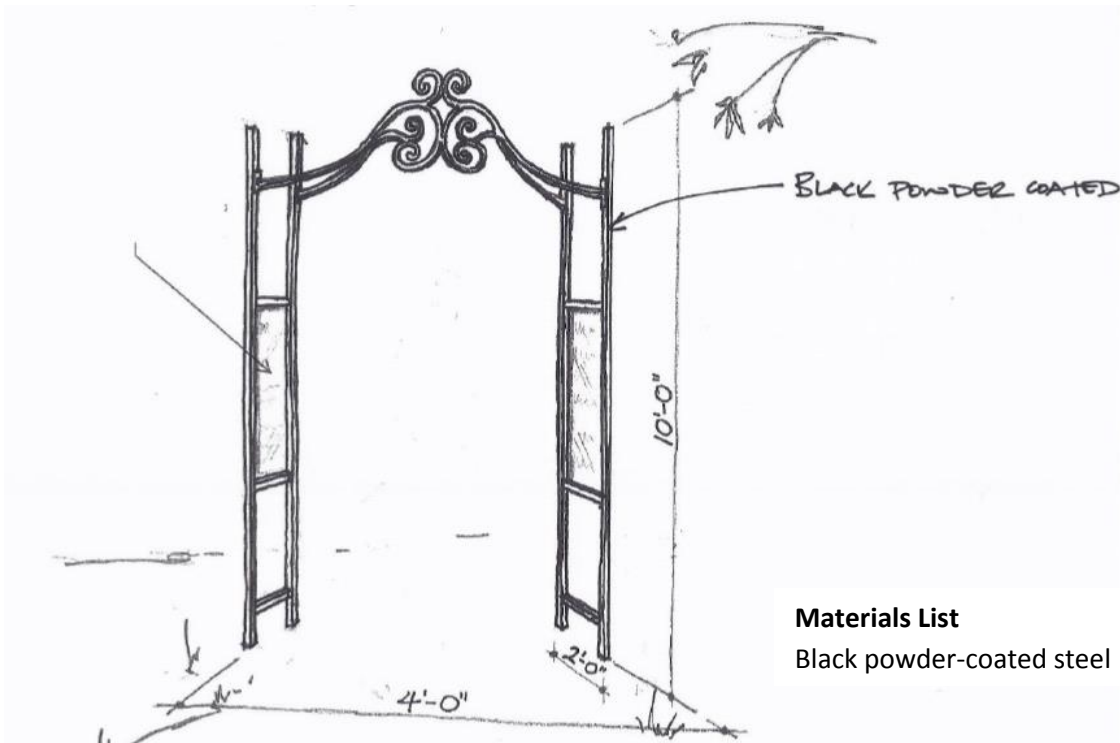
- Concrete pavers to match existing pavers
- Poured concrete molded stairs to match existing stairs

3) **Small Archway Placement (permanent)**

Overview: In 2015, the Historic Preservation Commission approved the design of small archway entrances for nature trails. The site map approved included archways in four locations throughout Woodend. We would like to add archways to the plan in two places to replace the rotting gate entrances to the Blair Native plant garden. The design for the archways would follow the guidelines approved by the HPC in 2015.

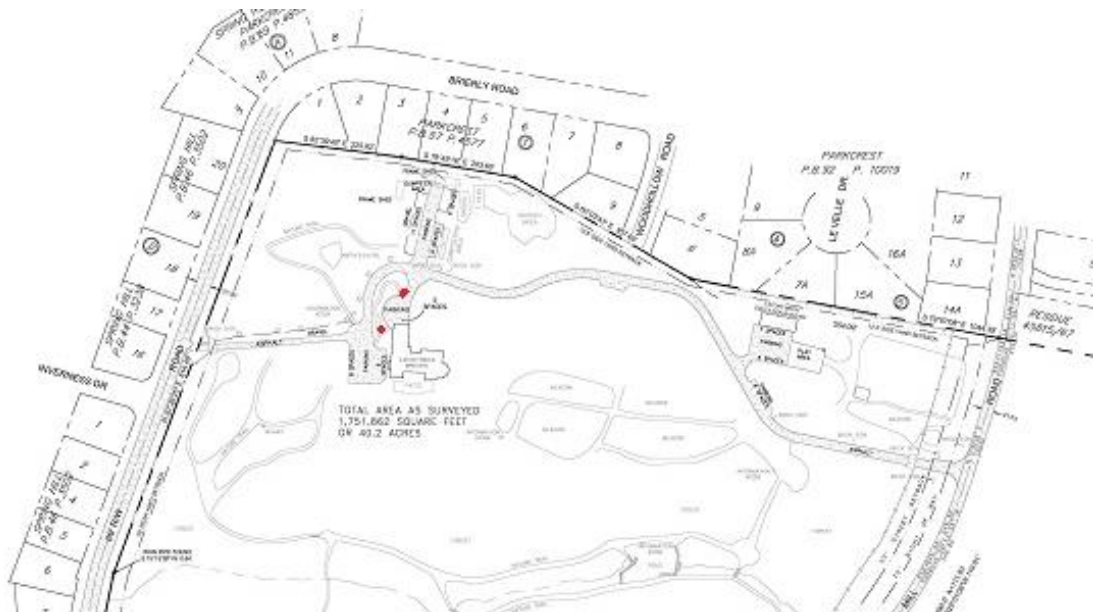
Existing Conditions: Existing entryways are decaying wooden frames measuring 43 inches wide (3 ft, 7 inches) and 76 inches tall (6 ft, 4 inches).





Proposed Small Archway design approved by HPC in 2015

Site Plan



Proposed additional locations of small archways

Tree Survey

1) Extend Cattle Grates

No living trees will be removed. At the Jones Mill Road entrance, one snag (a dead tree trunk that has been left standing) will be removed.

2) Patio Extension

No trees will be removed to extend the patio.

3) Small Archway Placement

No trees will be removed to replace the existing entryway gates.

Working with the Community

In 2017, the Audubon Naturalist Society formed a Community Liaison Council to help keep our neighbors apprised of plans for Woodend and to hear and incorporate their feedback on the Woodend plans. To date, we have held four Community Liaison Meetings (March 29, April 18, and September 14, 2017, and February 22, 2018). We have reported to our neighbors about the Nature for All Project, including the Play Space, Accessible Trail, Stream and Habitat Restoration, and wayfinding signage. The second biannual meeting for 2018 is scheduled for September 18. Audubon Naturalist Society looks forward to better serving the residents of Montgomery County with our Nature for All project.

Historic Area Work Permit Application
 Audubon Naturalist Society
 September 5, 2018

Adjacent and Confronting Property Owners

| NAME | ADDRESS | LOT/BLOCK |
|--|--|-----------------|
| I. Malcom & Alina Brenner | 9101 Brierly Rd. Bethesda, MD 20815 | Lot 1/Block 1 |
| 2. Bl'an & Mal' Jacobik | 9103 Brierly Rd. Chevy Chase, MD 20815 | Lot 2/Block 1 |
| 3. Joseph Cupo & Kathleen Teixeira | 9105 Brierly Rd. Chevy Chase, MD 20815 | Lot 3/Block 1 |
| 4. Stacy Berman & Edward Rosen | 9107 Brierly Rd. Chevy Chase, MD 20815 | Lot 4/Block 1 |
| 5. Mildeen Worrell | 9109 Brierly Rd. Chevy Chase, MD 20815 | Lot 5/Block 1 |
| 6. Neil & Rachel Hyman | 9111 Brierly Rd. Chevy Chase, MD 20815 | Lot 6/Block 1 |
| 7. Steven Schwartz & Elana Cohen | 9113 Brierly Rd. Chevy Chase, MD 20815 | Lot 7/Block 1 |
| 8. William & R A Panton | 3213 Woodhollow Dr. Chevy Chase, MD 20815 | Lot 9/Block 1 |
| 9. Nathan Abraham | 3214 Woodhollow Dr. Chevy Chase, MD 20815 | Lot 6/Block 4 |
| 10. Bruce & Iresha Fletcher | 9002 Levelle Dr. Chevy Chase, MD 20851 | Lot SA/Block 4 |
| II. Daniel & D M Bailey | 9000 Levelle Dr. Chevy Chase, MD 20815 | Lot 7A/Block 4 |
| 12. Janet Rutsch Revoc Trust | 9001 Levelle Dr. Chevy Chase, MD 20815 | Lot 15A/Block 6 |
| 13. Neil Stormer & Iain Habboo | 9000 Jones Mill Rd. Chevy Chase, MD 20815 | Lot 14A/Block 6 |
| 14. Ruth Gilliland Grove | 9001 Jones Mill Rd. Chevy Chase, MD 20815 | |
| 15. Mark Smith & Maxine Harris | 9005 Jones Mill Rd. Chevy Chase, MD 20815 | Lot 7 |
| 16. Maryland National Capital Park & Planning Commission | 8787 Georgia Ave. Silver Spring, MD 20910 | |

Historic Area Work Permit Application
 Audubon Naturalist Society
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| 17. Maryland National Capital Park & Planning Commission | 8787 Georgia Ave. Silver Spring, MD 20910 | |
| 18. Maryland National Capital Park & Planning Commission | 8787 Georgia Ave. Silver Spring, MD 20910 | Par B/Block A |
| 19. Robyn Allen | 3101 Black Chestnut Ln. Chevy Chase, MD 20815 | Lot23/Block A |
| 20. Michael August & Bonnie Weaver | 3103 Black Chestnut Ln. Chevy Chase, MD 20815 | Lot24/Block A |
| 21. Charles & S D Alston | 3105 Black Chestnut Ln. Chevy Chase, MD 20815 | Lot 25/Block A |
| 22. Paul & P Hatton | 3107 Black Chestnut Ln. Chevy Chase, MD 20815 | Lot 26/Block A |
| 23. Andrew & P E Shoyer | 3108 Black Chestnut Ln. Chevy Chase, MD 20815 | Lot 18/Block A |
| 24. Ezra Reese & Azad Nilofer | 8811 Jones Mill Rd. Chevy Chase, MD 20815 | Lot 15/Block A |
| 25. Joanna Nunan & Thomas Nunan 3'd | 8809 Jones Mill Rd. Chevy Chase, MD 20815 | Lot 14/Block A |
| 26. Gonzalo C Pastor & Judith Gold | 8807 Jones Mill Rd. Chevy Chase, MD 20815 | Lot 16/Block A |
| 27. John Bristol & Caroline Quijada | 320 I Flushing Meadow Ter. Chevy Chase, MD 20815 | Lot 23/Block 2 |
| 28. Thomas & K M Gilday | 3211 Flushing Meadow Ter. Chevy Chase, MD 20815 | Lot 18/Block 2 |
| 29. Peter Mathers & Bonnie Beavers | 3213 Flushing Meadow Ter. Chevy Chase, MD 20815 | Lot 17/Block 2 |
| 30. Mohamadi Ali & Sara Depew | 3212 Flushing Meadow Ter. Chevy Chase, MD 20815 | Lot 16/Block 2 |
| 31. Jose Demarais Jr & E R L Demarais | 8819 Altimont Ln. Chevy Chase, MD 20815 | Lot 9/Block 2 |
| 32. Howard & K R Rosenberg | 8816 Altimont Ln. Chevy Chase, MD 20815 | Lot 9/Block I |
| 33. North Chevy Chase Swimming | 3 Campbell Ct. Kensington, MD 20895 | |

Historic Area Work Permit Application
 Audubon Naturalist Society
 September 5, 2018

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| 34. John & Julie Fox | 3500 Dundee Dr. Chevy Chase, MD 20815 | Lot 6/Block H |
| 35. Douglas & Marianna Lanzo | 8824 Brierly Rd. Chevy Chase, MD 20815 | Lot 3/Block F |
| 36. Thomas & B G Corbin | 8826 Brierly Rd. Chevy Chase, MD 20815 | Lot 2/Block F |
| 37. May & LA Breslow | 8828 Brierly Rd. Chevy Chase, MD 20815 | Lot 1/Block F |
| 38. Gary Sinise Foundation | 21700 Oxnard St. #580 Woodland Hills, CA 91367 | Lot 7/Block E |
| 39. John & Subadra Molyneaux | 8908 Brierly Rd. Chevy Chase, MD 20815 | Lot 6/Block E |
| 40. Delfin & M A Go | 8912 Brierly Rd. Chevy Chase, MD 20815 | Lot 5/Block E |
| 41. Anthony J. Froelich Jr & M A Froelich | 8918 Brierly Rd. Chevy Chase, MD 20815 | Lot 4/Block E |
| 42. John McKeon et al Tr | 8922 Brierly Rd. Chevy Chase, MD 20815 | Lot 2/Block E |
| 43. Robert Kreimeyer Jr et al. | 9002 Brierly Rd. Chevy Chase, MD 20815 | Lot 17/Block D |
| 44. Helen Kelly et al Tr | 9006 Brierly Rd. Chevy Chase, MD 20815 | Lot 18/Block D |
| 45. Andrew & A Goldfarb | 9010 Brierly Rd. Chevy Chase, MD 20815 | Lot 19/Block D |
| 46. Stephen & J K N Drake | 9012 Brierly Rd. Chevy Chase, MD 20815 | Lot P20/Block D |
| 47. Bret & AM Kelly | 9018 Brierly Rd. Chevy Chase, MD 20815 | Lot P20/Block D |
| 48. Bret & A M Kelly | 9018 Brierly Rd. Chevy Chase, MD 20815 | Lot 9/Block A |