REVISED SCOPE OF WORK

The revised scope of work is for the fence only. The other previously approved work items are not part of this application and are not under consideration at this time.

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

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

Except from Places from the Past:

In 1927, John Russell Pope, accomplished architect of Eclectic Classicism, designed Woodend for Chester Wells, a naval officer, and Marion Dixon Wells, an Australian heiress. Pope’s best known works include the National Gallery of Art (1941) and the Jefferson Memorial (1943). The spacious H-shaped mansion has Flemish-bond brick walls and quoins, molded water table, stone belt course, and denticulated cornice. The front (east) elevation has a semicircular portico with Ionic columns. A central door on the south elevation, opening into a terrace, has Corinthian pilasters supporting an egg and dart molder cornice, with scrolled broken-pediment. On the north, an oversize Palladian window, lighting a staircase, surmounts a doorway with heavy cornice and oversize Doric columns. A stone balustrade above the two story brick walls conceals a low hip roof sheathed in copper.

On the interior, a large central hall has a grand, sweeping staircase with heavy newel posts at each landing. The library, or Bird Room, a richly paneled space with natural wood finish, is a reproduction of a room in Abergeldie, Marion Wells’ childhood home in Australia. While marble hearths and brick firebacks unite fireplaces throughout the house, each has differently detailed mantel pieces. The third level, sheltered beneath the hip roof over the main block, contained a caretaker’s apartment. Sited on a hillside, the house is accessed by a long drive through beautifully landscaped grounds. The 40-acre property includes a brick gatehouse garage and numerous mature trees. Marion Wells, an ardent bird watcher, bequeathed the property to the Audubon Naturalist Society. The organization manages Woodend as a nature preserve and education center.
BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the October 28, 2015 HPC meeting and for a HAWP at the January 1, 2016 HPC meeting, at which time the HAWP was approved with no conditions.

PROPOSAL:

The applicants propose to make the following revisions to the previously approved fence:

- Fence location
- Fence height
- Fence materials

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 and Guidelines for Rehabilitation ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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; [emphasis added] 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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

Secretary of 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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants previously appeared before the Commission for a preliminary consultation at the October 28, 2015 HPC meeting and for a HAWP at the January 1, 2016 HPC meeting, at which time the HAWP was approved with no conditions. The applicants have submitted revisions for the previously approved fence. The other previously approved work items are not part of this application and are not under consideration at this time.

Based on a review of the Criteria for Approval and Standards, and the information included in the applicants’ submission, staff recommends that the Commission approve the proposed fence revisions, finding that they will reduce the visual impact of the previously approved fence.

Fence Location

On the east side of the property, the existing fence is on the property’s setback line, and the previously approved fence was to be installed in the same approximate location. As revised, the proposed fence will be 30’ behind the setback line, placing it farther from the public right-of-way of Jones Mill Road.

Currently Proposed Fence Location (30' Behind Setback Line)
Fence Height

On the north and south sides, the proposed fence will be 8' in height instead of the previously approved 10', reducing the visual impact from adjacent properties.
Previously Approved Fence Heights

Fence Materials

Finally, all fence lengths, except at the corners and driveway for stability, will be topped with a tension wire instead of the previously approved top bar, reducing the fence’s overall visibility and, along with the black vinyl-coated finish, helping it recede from view.

Currently Proposed Fence Materials
Previously Proposed Fence Materials

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation, and therefore will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR REVISION TO HISTORIC AREA WORK PERMIT

Contact Email: lisa.alexander@anhomes.org
Contact Person: LISA ALEXANDER
Contact Phone: (301)652-9188
Contact Fax: 530233715

Property Owner: Audubon Naturalist Society
Daytime Phone: (301)652-9188
Address: 940 Jones Mill Road, Chevy Chase, MD 20815

Job Number: TBD
City: 7-08-206
State: 1-00-86
Zip Code:

Contractor: TBD
Phone No.:

Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF WORK PERMIT

House Number: 940
Street: Jones Mill Road
Town/City: Chevy Chase
Nearby Cross Street: Jones Bridge Road
Lot:
Block:
Subdivision:
Level:
Floor:
Parcel: WES 10 1 398 CLEAN

PART ONE: TYPE OF PRODUCTION AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Extant
- Add/Renovate
- A/C
- DSB
- Room Addition
- Porch
- Deck
- Shed
- Move
- Off-Road
- Windows
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Repair
- Renovate
- Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: TBD

1C. If this is a revision of a previously approved work permit, see Permit # 738939

PART TWO: DETAILS FOR NEW CONSTRUCTION OR ALTERATIONS

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: 10 feet 0 inches
- 01 East and West
- 02 North and South

3B. Indicate whether the fence or retaining wall is to be constructed in one of the following locations:
- 01 On property line
- 02 Entirely on land of owner
- 03 On public right of way/basement

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

Signature of owner or authorized agent

4/12/17

Approved: ________________
For Chairperson, Historic Preservation Commission

Disapproved: ________________
Signature: ________________ Date: ________________

Application/Permit No. ________________ Data Filed: ________________ Date Issued: ________________

Edit: 5/27/08

SEE REVERSE SIDE FOR INSTRUCTIONS
Memorandum on Application for Revision to Historic Area Work Permit # 738939

To: Scott Whipple, Supervisor of Historic Preservation Unit and Michael Kyne, Planner Coordinator
   Historic Preservation Office, Montgomery Planning
From: Lisa Alexander, Executive Director, Audubon Naturalist Society
Date: April 19, 2017

At its January 6, 2016 hearing, the Historic Preservation Commission considered and then granted Audubon Naturalist Society’s request for a Historic Area Work Permit for a 10 foot, black-vinyl coated, chain link fence to be erected around 33 acres of the Society’s headquarters at Woodend Nature Sanctuary at 8940 Jones Mill Road in Chevy Chase, Maryland for the purpose of protecting and restoring the sanctuary’s habitats by excluding deer.

Following the HAWP approval, Audubon Naturalist Society applied to the Montgomery County Board of Appeals for a minor modification to its Special Exception in order to install the fence. The Board of Appeals granted the minor modification following a hearing on September 7, 2016 and again following an appeals hearing on November 16, 2017.

In addition to granting the minor modification, the Board of Appeals requested that Audubon Naturalist Society apply for needed variances to install the fence and conduct Community Liaison meetings with its adjoining and confronting neighbors.

After a total of 6 meetings with neighbors, including two with the Montgomery County Conflict Resolution Center, the Audubon Naturalist Society has made amendments to its original HAWP application in order to accommodate the concerns of its neighbors.

The revisions are outlined on the following attachments, and include:

1) Fence Location Revision = Jones Mill Road section (east side) no longer on existing fence line (as originally proposed), now located behind setback line
2) Fence Height Revision = Fences on the north and south sides no longer 10 ft fence (as originally proposed), now 8ft fence
3) Fence Materials Revision= All fence lengths, except at corners and driveway for stability, will no longer have a top bar (as originally proposed), now the fences will be topped with wire instead

Please let me know if Audubon Naturalist Society can provide any additional information to support this request for revision.

Attachments:
Application for Revision to Historic Area Work Permit
Map of Fence Revisions
Specifications for Fence Material Revision

Woodend Sanctuary | 8940 Jones Mill Road, Chevy Chase, Maryland 20815 | 301-652-9188
Rust Sanctuary | 802 Childrens Center Road, Leesburg, Virginia 20175 | 703-669-0000

anshome.org
Fence Specifications

Regular fence section  Corner/End fence section

Regular fence section  Corner/End fence section

10 ft fence

8 ft fence
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