

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8940 Jones Mill Rd., Chevy Chase	Meeting Date:	5/10/2017
Resource:	Master Plan Site #35/12 (Woodend)	Report Date:	5/3/2017
Applicant:	Audubon Naturalist Society	Public Notice:	4/26/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/12-16A REVISION	Staff:	Michael Kyne
PROPOSAL:	Signage, fence, and storm water management		

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 Abergelde, 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.

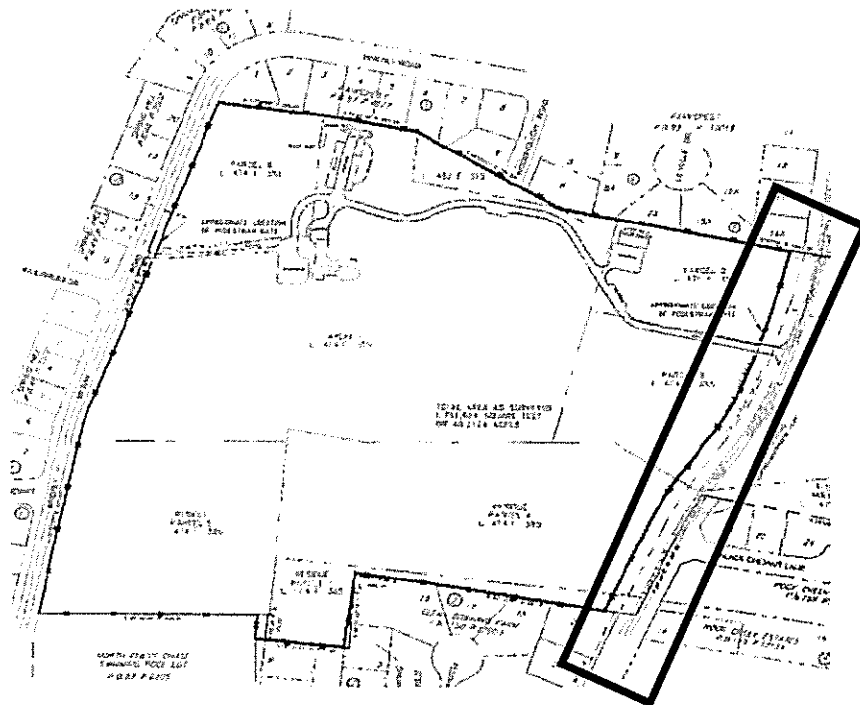
STAFF DISCUSSION

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.

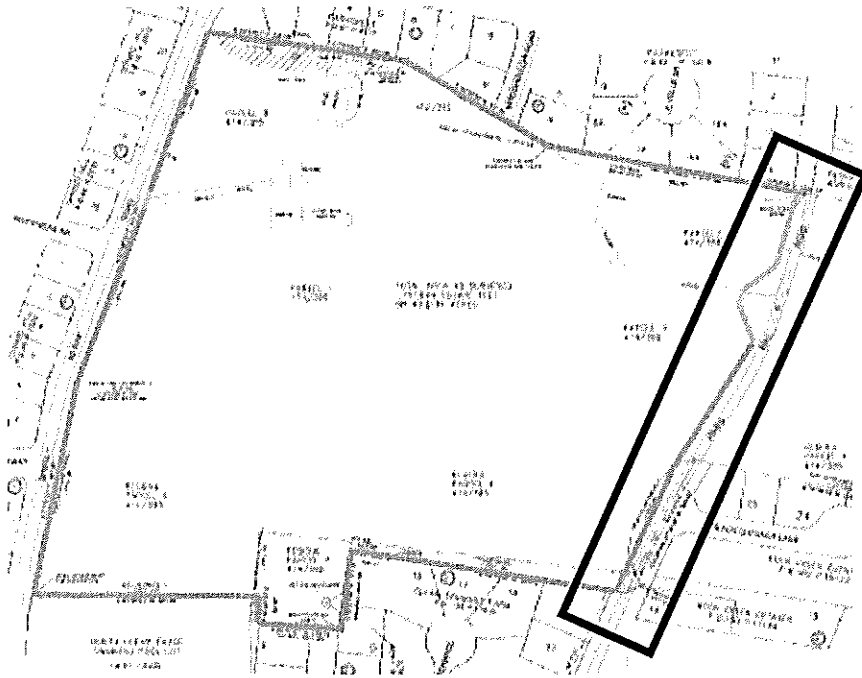
Based on a review of the *Criteria for Approval and Standards*, and the information included in the applicants' submission, staff recommends that the Commission approve the proposed fence revisions, finding that they will reduce the visual impact of the previously approved fence.

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.



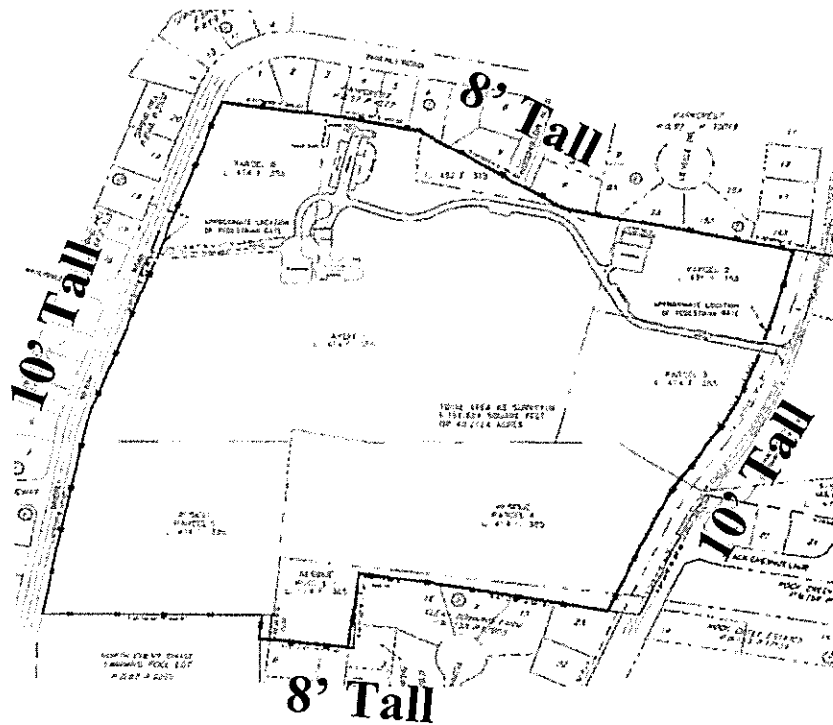
Currently Proposed Fence Location (30' Behind Setback Line)



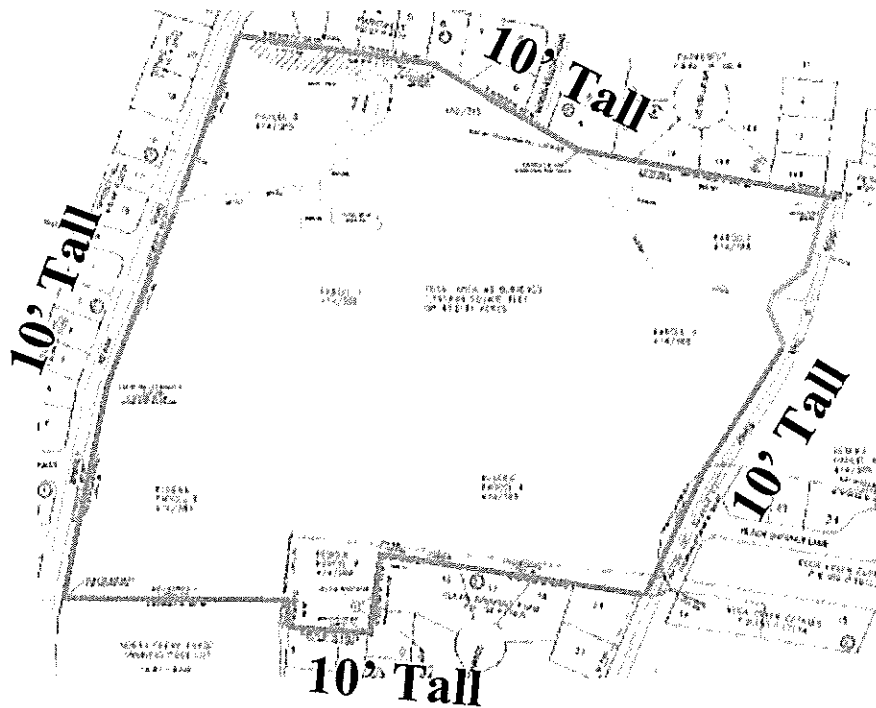
Previously Approved Fence Location (On Setback Line)

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.



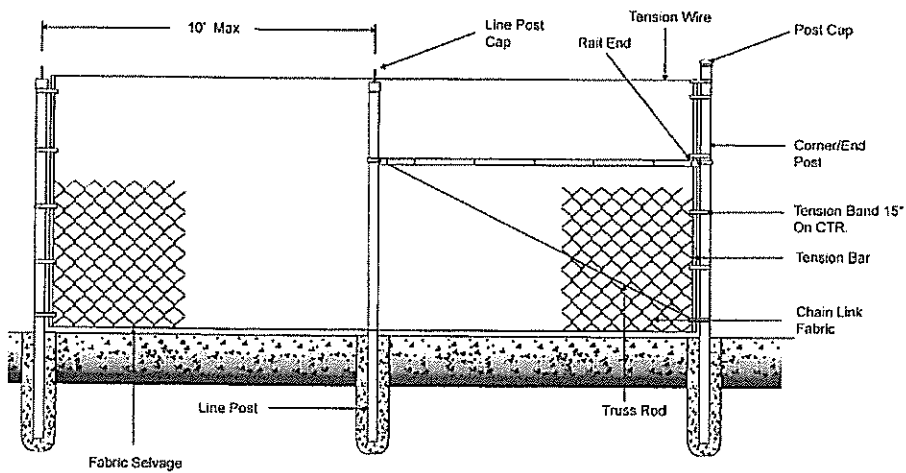
Currently Proposed Fence Heights



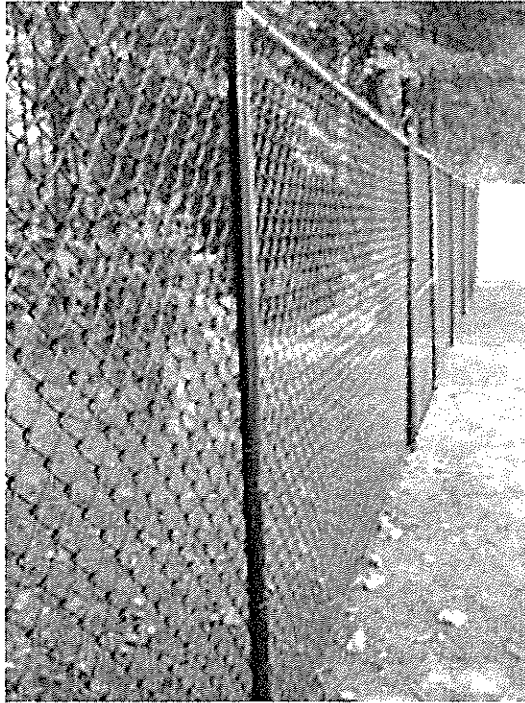
Previously Approved Fence Heights

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.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR REVISION TO HISTORIC AREA WORK PERMIT

Contact email: lisa.alexander@anshome.org Contact Person: LISA ALEXANDER Daytime Phone No.: (301)652-9188x14

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

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/REPAIRS

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Revise, Move, Install, Wreck/Reze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other

1B. Construction cost estimate: \$ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 2 inches on East and West, 8 ft on North and South
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/easement

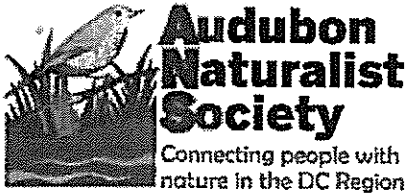
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 4/12/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No. Date Filed: Date Issued:



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

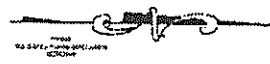
Please let me know if Audubon Naturalist Society can provide any additional information to support this request for revision.

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



LEGEND

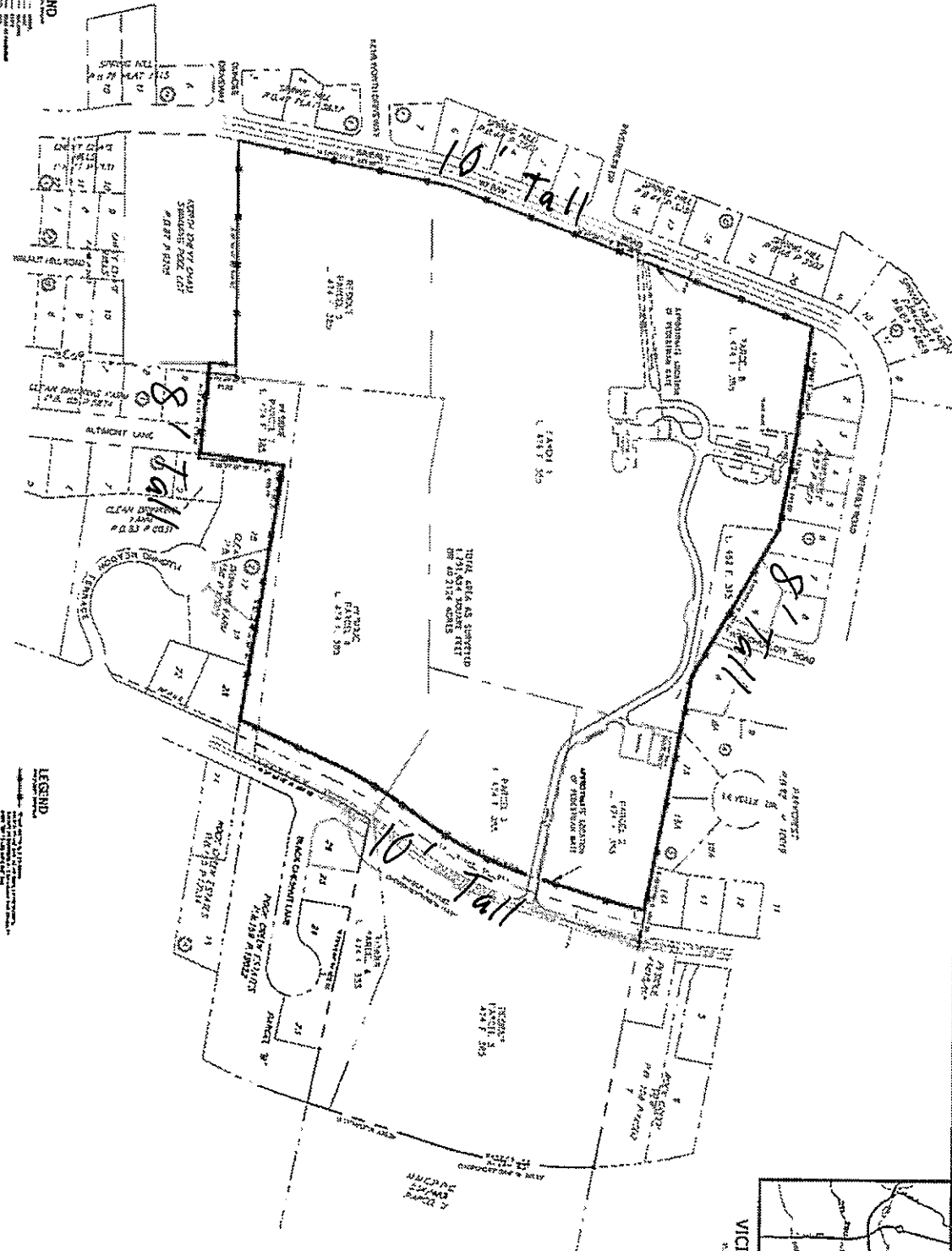
--- Proposed Fencing

--- Existing Fencing

--- Property Lines

--- Easements

--- Other Features



LEGEND

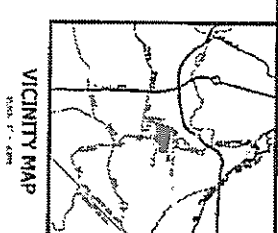
--- Proposed Fencing

--- Existing Fencing

--- Property Lines

--- Easements

--- Other Features



8500 JONES MILL ROAD
CHEVY CHASE, MARYLAND

AUDUBON NATURALIST SOCIETY
OF C ATLANTIC STATES
WILL NO. WES 101-365
MONTGOMERY COUNTY, MARYLAND

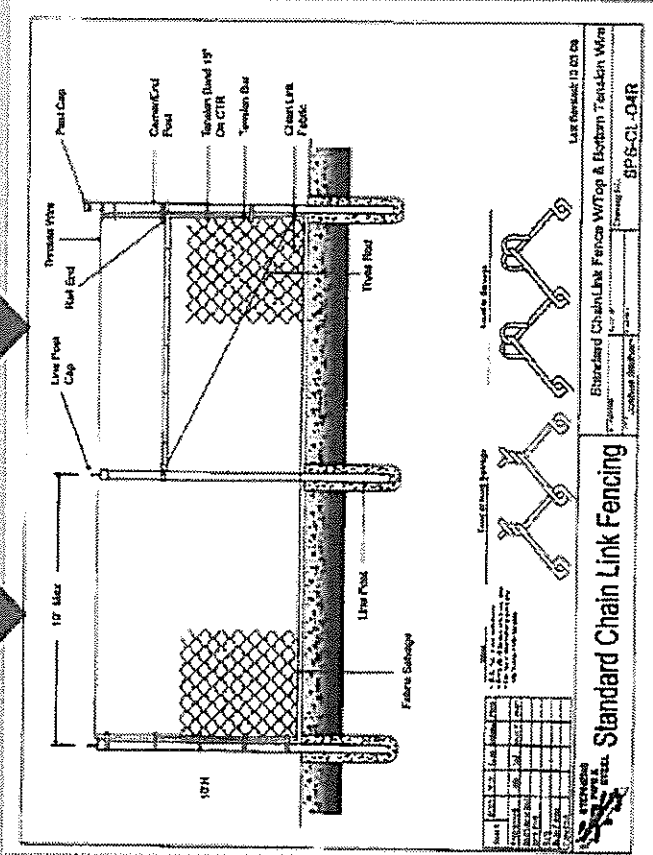
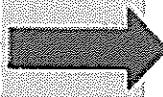
FENCE
EXHIBIT
DRAWING 2A

MADDOX
Engineers & Surveyors, Inc.
2224 Power Drive (Flooring), Suite #204, Potomac, MD 20854
301-773-0121 www.maddox.com

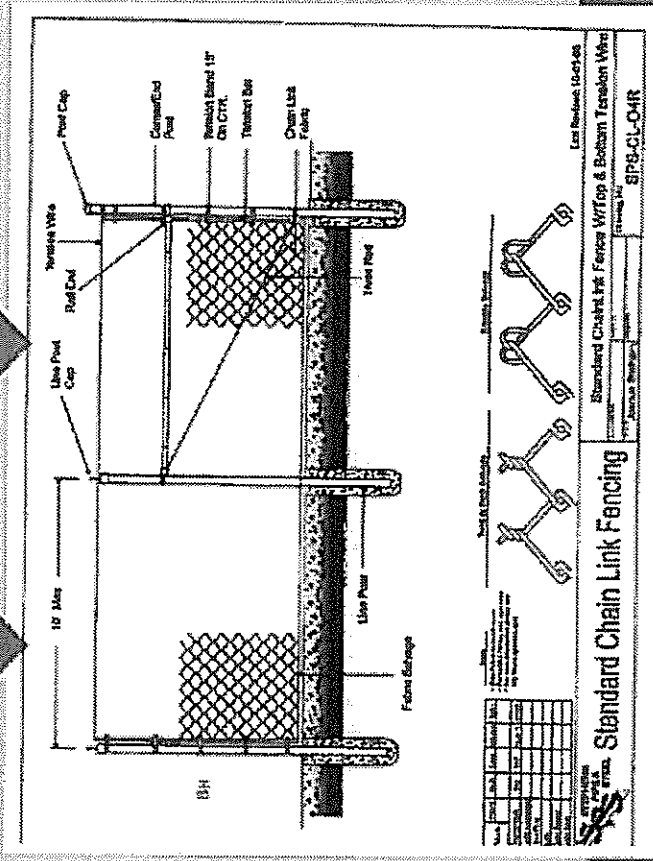
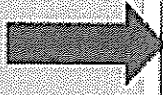
NO.	DATE	BY	REVISION

Fence Specifications

Regular fence section Corner/End fence section



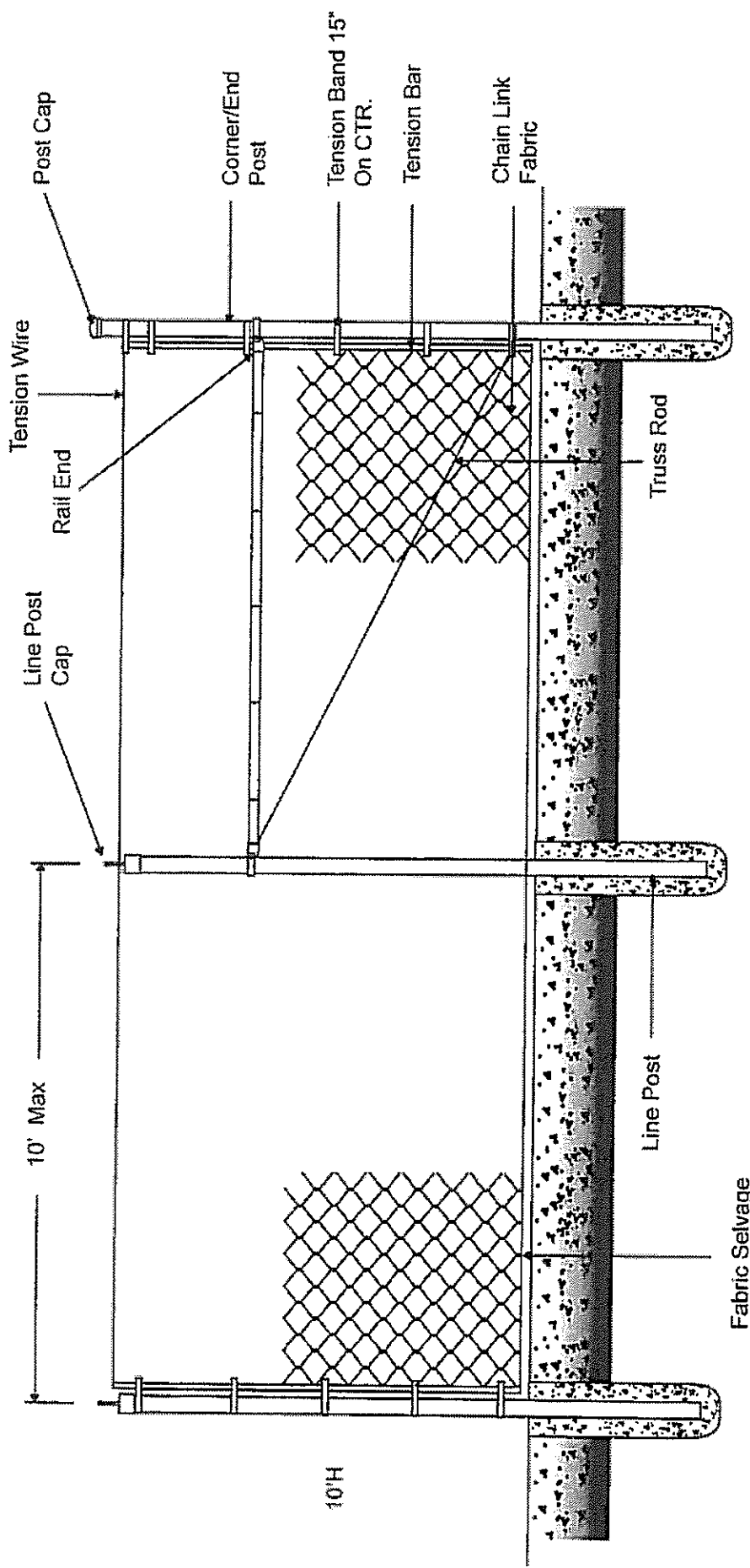
Regular fence section Corner/End fence section



10 ft fence

8 ft fence

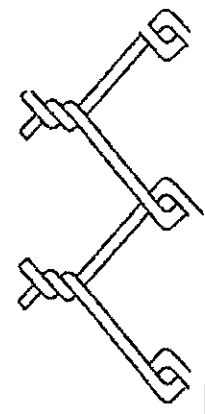




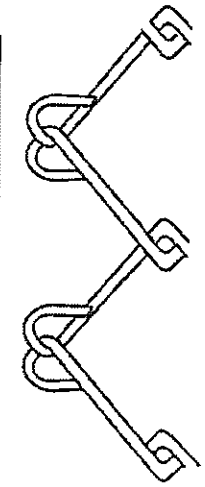
Height	Mesh	Gate	Sealage	Fabric
framework	O.D.	Wall	for posts	length
rd/Corner Post				
Line Post				
alls				
ate Frame				
ate Post				

- Notes
- Gate Fabric to match fence
 - For welded frames only truss rods
 - For more information please see <http://www.spstee.com>

Twist or Barb Salvage



Knuckle Salvage



Last Revised: 10-03-06

STEPHENS
PIPE &
STEEL

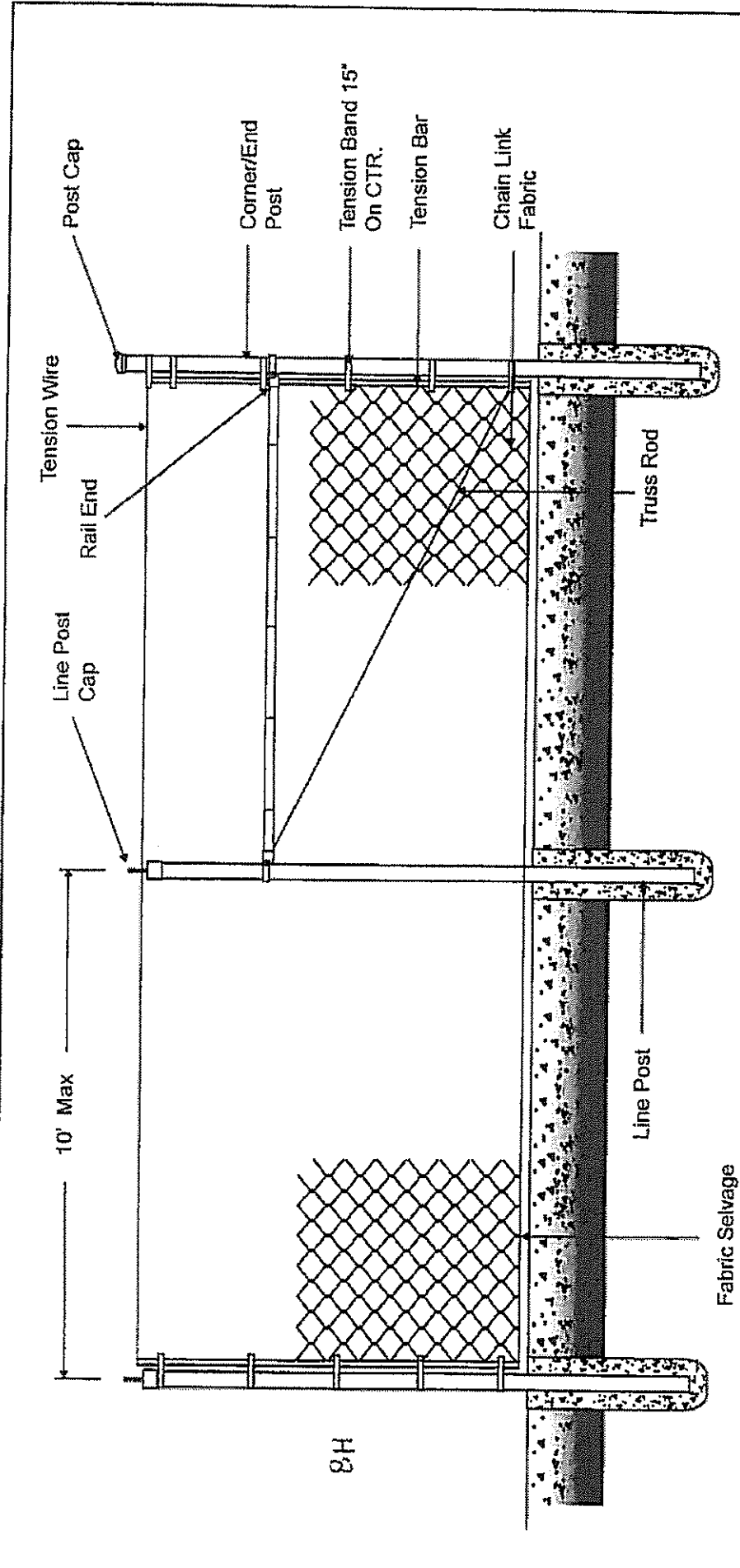
Standard Chain Link Fencing

Standard ChainLink Fence W/Top & Bottom Tension Wire

Drawing NO: **SPS-CL-O4R**

Approved: 10/10/06
Drawn by: Joshua Stidham

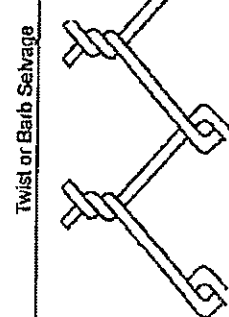
Revised: 10/10/06
Checked by: [blank]



Notes

- Gate Frame to match fence
- For welded frames omit truss rods
- For more information please see <http://www.spsfence.com>

Fabric	Height	Mesh	Gauge	Selvage	Finish
Framework					
End/Corner Post					
Line Post					
Gate Frame					
Gate Post					



Last Revised: 10-03-06

Standard Chain Link Fencing

Standard Chain Link Fence W/Top & Bottom Tension Wire

Prepared By: _____

Checked By: _____

Approved By: _____

Project NO: _____

Drawing NO: **SPS-CL-O4R**



I,J
Audubon Naturalist Society
8940 Jones Mill Road
Chevy Chase, MD 20815

I,J
Lisa Alexander
8940 Jone Mill Road
Cheyv Chase, MD 20815

I,J
Resident
3401 Kenilworth Drive
West
Chevy Chase, MD 20815

I,J
Resident
3210 Flushing Meadow Court
Chevy Chase, MD 20815

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Resident
3211 Flushing Meadow Terrace
Chevy Chase, MD 20815

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3212 Flushing Meadow Terrace
Chevy Chase, MD 20815

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3213 Flushing Meadow Terrace
Chevy Chase, MD 20815

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Resident
3401 Inverness Drive
Chevy Chase, MD 20815

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Resident
8816 Altimont Lane
Chevy Chase, MD 20815

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Resident
9010 Brierly Road
Chevy Chase, MD 20815

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8824 Brierly Road
Chevy Chase, MD 20815

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8828 Brierly Road
Chevy Chase, MD 20815

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3102 Black Chestnut Lane
Chevy Chase, MD 20815

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8908 Brierly Road
Chevy Chase, MD 20815

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8912 Brierly Road
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8918 Brierly Road
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3400 Inverness Drive
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9006 Brierly Road
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8819 Altimont Lane
Chevy Chase, MD 20815

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8826 Brierly Road
Chevy Chase, MD 20815

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9115 Brierly Road
Chevy Chase, MD 20815

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9001 Levelle Drive
Chevy Chase, MD 20815

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9101 Brierly Road
Chevy Chase, MD 20815

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3214 Woodhollow Drive
Chevy Chase, MD 20815

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9111 Brierly Road
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3213 Woodhollow Drive
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9002 Levelle Drive
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9103 Brierly Road
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