II.A

Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 8940 Jones Mill Rd., Chevy Chase  
Meeting Date: 7/12/2017

Resource: Master Plan Site #35/12  
Report Date: 7/5/2017
(Woodend)

Public Notice: 6/28/2017

Applicant: Audubon Naturalist Society  
Tax Credit: N/A

Review: Preliminary Consultation  
Staff: Michael Kyne

Case Number: N/A

PROPOSAL: Play space and nature trails

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based on the HPC’s recommendations and return for a 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.

**PROPOSAL:**

The applicants propose the following work items:

- Construct a play space.
- Construct a wheelchair-accessible trail and boardwalk.

**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 outlined 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 propose the following work items:

- Construct a play space.
- Construct a wheelchair-accessible trail and boardwalk.

*Play Space*

The applicants propose to construct a play space in a wooded area of the subject property near Jones Mill Road. The play space will include only natural features, such as logs, hills, and boulders. The intervening trees and vegetation between the proposed play space and Jones Mill Road will remain, providing a natural screening. The submitted information indicates that the play space will be negligibly visible from Jones Mill Road, but may be partially visible from the property's driveway and/or from the 1927 mansion.

An associated parking area is proposed on the right side (as entered from Jones Mill Road) of the property's driveway, and a bus/handicapped parking area is proposed on the left side. The parking areas are located just inside the property's entrance and will likely be partially visible from Jones Mill Road. The parking area on the right side will be covered with Grasspave to diminish its impact on the property's natural features and characteristics.

*Trail and Boardwalk*

The applicants propose to construct a handicapped accessible trail and boardwalk throughout the southern half (left half as viewed from Jones Mill Road), beginning near the Jones Mill Road entrance at the entrance to the proposed play space. The trail/boardwalk will be 5' wide and 1,600' long. The trail materials will be bonded gravel and bonded wood fiber, and the boardwalk materials will be engineered wood. The view of the trail/boardwalk will largely be obscured by mature trees and vegetation.

*Trees*

The applicants have indicated that they have worked in consultation with David Wigglesworth, Senior Planner with the Maryland National Capital Parks and Planning Commission (M-NCPPC) regarding the proposed play space. Based upon Mr. Wigglesworth's recommendations, the applicants anticipate the removal of two non-native Chinese Chestnuts trees (dimensions not provided) to safely accommodate the play space.

The applicants have also indicated that they will work in consultation with M-NCPPC and professional arborists to determine the health of several trees along the proposed trail/boardwalk. Depending on the assessed health of these trees, they may be removed. The applicants have stated that they will replant an equal or greater number of trees to those (if any) are removed to accommodate the trail/boardwalk.
Staff is conceptually supportive of the applicants' proposal, finding that the play space and trail/boardwalk are unlikely to detract from the historically significant characteristics of the resource. The proposed alterations are generally compatible with the property and with outdoor educational facilities.

Staff asks the Commission to provide any guidance that may make the proposal more compatible with the subject property.

**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.
APPLICATION FOR PRE-CONSULTATION HISTORIC AREA WORK PERMIT

Contact: Email: lisa.alexander@anshome.org  Contact Person: Lisa Alexander
Daytime Phone: (301) 652-9188 x14

Tax Account # 530233745
Audubon Naturalist Society
Address: 8940 Jones Mill Road Chevy Chase 20815

Contractor: HBD
Contractor Registration No.
Agent for Owner

LOCATION OF HISTORIC PREMISE
House Number: 8940
Street: Jones Mill Road
Town/City: Chevy Chase
Street Name/Cross Street: Jones Bridge Road
Lot: Block: Subdivision:

PART I: TYPE OF WORK TO BE PERFORMED

1A. CHECK ALL APPLICABLE
Construct □ Extend □ Add/Remodel □ Other □ A/C □ Side □ Room Additions □ Porch □ Deck □ Shed
               □ Above □ Install □ Wheelchair Accessible □ Solar □ Fireplace □ Vaulting Seat □ Single Family
               □ Excavation □ Remodel □ Other Trail

1B. Construction cost estimate: $ 100,000

1C. If this is a reinstallation of a previously approved permit, see Permit #

PART II: DESCRIPTION OF NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: □ WOSS □ Septic □ Other
2B. Type of water supply: □ Well □ Septic □ Other

PART III: COMPLETE DATA FOR EXISTING RAINWALL

3A. Height: ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following premises:
1. On property line/property line
2. Entirely on land of owner
3. 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 except this to be a condition for the issuance of this permit.

[Signature]
[Date]

Approved: Thomas W. Alford
Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

[Ed. Note]
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.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

1) Play Space in the Woods – Provide a safe, inviting, wheelchair-accessible natural play area where local families and schoolchildren can explore the natural world.

2) Nature Trail for All – Install a wheelchair-accessible trail and boardwalk so that visitors with limited mobility can experience the forest, pond and stream habitats at Woodend.
1) Play Space in the Woods

Overview: The Audubon Naturalist Society (ANS) proposes installation of a designed nature play space at our 40-acre Woodend Sanctuary in Chevy Chase, Maryland. This nature play space, to be called “Play Space in the Woods,” is intended to provide young children (up to 10 years old) with an engaging, inclusive play environment in a dynamic setting that utilizes the resources of the natural environment, inspires independent exploration of nature, includes small spaces for creative play, and is family-friendly and wheelchair-accessible.

Play Space in the Woods will inspire healthy imaginative play. Natural elements such as logs, hills, and boulders will encourage children to climb, jump, hide, explore, view their surroundings from various perspectives, take risks, reflect, and create. Within the core area of Play Space in the Woods, enclosed by a defining border of natural materials, children and parents will feel comfortable exploring the natural setting of the play space with clear boundaries to keep children safe and with information provided about how to use the play elements. Gateways leading to the trails of Woodend will invite families to explore further when they are ready.

Play Space in the Woods will be generally open to the public as well as being reserved for ANS programming at other times. It will be used regularly by our on-site preschool program, parent-child programs, school field trip programs, birthday parties, and summer camps.

Existing Conditions: The proposed location for the Play Space in the Woods is a forested area with an understory of non-native, invasive plants including Japanese honeysuckle, stilt grass and lesser celandine. As part of the project, the invasive plants would be removed and replaced with native species.
Site Plan

Location of Play Space in the Woods on Woodend’s 40 acres

Overhead View of Play Space in the Woods
View to Play Space in the Woods from Jones Mill Road

View to Play Space in the Woods from Driveway

View to Play Space in the Woods from Mansion
Proposed Parking along Driveway
- Car Parking on North Side of Driveway
- Bus/Handicapped Parking on South Side of Driveway

Image Gallery of Photos Similar to Features of Play Space in the Woods
Materials:
Accessible Paths – boardwalk, bonded gravel, bonded wood fiber
Play Areas – Wood, stone, sand
Parking Areas – Porous grass pavers
2) Nature Trail for All

**Overview:** Woodend Nature Sanctuary trails are not currently accessible to all people— including disabled adults like veterans in treatment at nearby Walter Reed National Military Medical Center, parents with strollers, seniors with limited mobility, and schoolchildren with disabilities who are not able to fully participate in our nature field trips. Research increasingly shows the health and wellness benefits of being in nature and ANS wants to make these benefits available to all area residents. In order to accomplish this, ANS proposes the addition of a Nature Trail for All at Woodend.

**Existing Conditions:** Woodend Sanctuary’s existing trail system is incomplete, not accessible to people with mobility limitations, and in poor condition due to stormwater issues. Poorly-sited portions of the trails have negative impacts on our Clean Drinking stream and Pond.

![Existing Conditions of Woodend Nature Trail – trail is not accessible and is contributing to erosion and runoff that is degrading the adjacent stream and pond](image)

**Site Plan:** Our proposed Nature Trail for All will wind through the wooded, southern half of the 33 acres on the west side of Jones Mill Rd. The trail will be a wheelchair-accessible woodland, pond and stream trail approximately 1600 linear feet long and 5 feet wide. The trail will begin near the Jones Mill entrance to the sanctuary. From the entry driveway, the trail will start at the entrance to the Play Space in the Woods. From the Play Space in the Woods, the trail will meander down toward our Clean Drinking stream and connect to our woodland pond, where visitors can enjoy aquatic wildlife like ducks, dragonflies and frogs. Most of the trail will be shielded from view by the mature woods.

One of the favorite pond program activities is dip netting to catch, observe and release aquatic insects. Through the Nature Trail for All, people of all mobilities will have a chance to participate in this exciting pond exploration. Beyond the pond, the trail will continue west through the peaceful forest where hawks, owls and woodpeckers reside, and pass below a pollinator-filled meadow. Finally, the trail will curve to the north where it will end a log bench encircled woodland gathering place near conveniently located for pick up from the main driveway of the sanctuary property.
Entrance to Nature Trail for All through Play Space in the Woods
Rendering of Nature Trail for All Boardwalk at Pond

Materials:
Boardwalk – engineered wood
Trail Surface – bonded gravel and bonded wood fiber

Image Gallery of Photos Similar to Features of Nature Trail for All

Bonded wood fiber
Bonded gravel
Tree Survey

1) Play Space in the Woods
Based on a consultation with David Wigglesworth, Senior Planner with Maryland National Capital Parks and Planning Commission, we anticipate removing or limbing-up two, non-native Chinese Chestnut trees in order to prevent them from dropping their spine-covered seeds into the Play Space. The spiky seeds would pose a safety hazard. All other project planning and construction will be done with tree conservation as a priority because the woods themselves are a key feature of the Play Space.

2) Nature Trail for All tree conservation will be a primary focus in project planning and construction. In consultation with Montgomery County Parks and professional arborists, we will assess the health of several ailing trees along the trail that have suffered root exposure due to extreme stream erosion to which the current trail configuration and surface is contributing. Depending on the health assessment, some of these trees may be recommended for removal. We will replant an equal or greater number of trees to those removed as part of the Nature Trail for All installation.

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 in the Woodend plans. To date, we have held two Community Liaison Meetings on March 29, 2017 and April 18, 2017. We have reported to our neighbors about the Play Space in the Woods and the Nature Trail for All. At our scheduled September 2017 Community Liaison Council meeting we will listen to neighbor feedback on the projects being reviewed by the Historic Preservation Commission. Audubon Naturalist Society looks forward to better serving the residents of Montgomery County with our Play Space in the Woods and Nature Trail for All projects.
Welcome!
Please Sign In
Community Liaison Council Meeting

AGENDA for March 29, 2017
7:00 Welcome & Background : Diane Lilj, ANS Director of Education
7:15 Sanctuary Update Lisa Alexander, ANS Executive Director
7:30 Questions and Statements from Neighbors
8:30 Adjourn

AGENDA for April 18, 2017
7:00 Welcome & Background : Diane Lilj, ANS Director of Education
7:15 Questions and Comments from Neighbors:
   Lisa Alexander, ANS Executive Director
   Ryan Butler, Principal Natural Resources Specialist – Wildlife Ecology, M-NCPPC, Montgomery Parks
8:30 Adjourn
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<td>1. Malcolm &amp; Alisa Brenner</td>
<td>9101 Brierly Rd. Bethesda, MD 20815</td>
<td>Lot 1/Block 1</td>
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<td>2. Bryan &amp; Mary Jacobik</td>
<td>9101 Brierly Rd. Chevy Chase, MD 20815</td>
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<td>3. Joseph Cupo &amp; Kathleen Tixeira</td>
<td>9102 Brierly Rd. Chevy Chase, MD 20815</td>
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<td>4. Stacy Berman &amp; Edward Rosen</td>
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<td>7. Steven Schwarz &amp; Elana Cohen</td>
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<td>8. William &amp; R A Panton</td>
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<td>3214 Woodhollow Dr. Chevy Chase, MD 20815</td>
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<td>10. Bruce &amp; Iresha Fletcher</td>
<td>9002 Leavelle Dr. Chevy Chase, MD 20851</td>
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<td>11. Daniel &amp; D M Bailey</td>
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<td>12. Janet Rutsch Revoc Trust</td>
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<td>14. Ruth Gilliland Grove</td>
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<td>15. Mark Smith &amp; Maxine Harris</td>
<td>9005 Jones Mill Rd. Chevy Chase, MD 20815</td>
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<td>16. Maryland National Capital Park &amp; Planning Commission</td>
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<td>19. Robyn Allen</td>
<td>3101 Black Chestnut Ln. Chevy Chase, MD 20815</td>
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<td>20. Michael August &amp; Bonnie Weaver</td>
<td>3103 Black Chestnut Ln. Chevy Chase, MD 20815</td>
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<td>21. Charles &amp; S D Alston</td>
<td>3105 Black Chestnut Ln. Chevy Chase, MD 20815</td>
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<td>24. Erna Reese &amp; Aziz Nilofer</td>
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<td>8809 Jones Mill Rd. Chevy Chase, MD 20815</td>
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<td>26. Gonzalo C Pastor &amp; Judith Gold</td>
<td>8807 Jones Mill Rd. Chevy Chase, MD 20815</td>
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<td>27. John Bristol &amp; Caroline Quijada</td>
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<td>31. Jose Demorais Jr &amp; E R L Demorais</td>
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<td>33. North Chevy Chase Swimming</td>
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<td>21700 Oxnard St. #580</td>
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<td>42. John McKeon et al Tr</td>
<td>8922 Brierly Rd.</td>
<td>Lot 3/Block E</td>
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<td>Chevy Chase, MD 20815</td>
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<td>43. Robert Kreimeyer Jr et al.</td>
<td>9002 Brierly Rd.</td>
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<td>44. Helen Kelly et al Tr</td>
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<td>45. Andrew &amp; A Goldfarb</td>
<td>9010 Brierly Rd.</td>
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<td>46. Stephen &amp; J K N Drake</td>
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<td>47. Bret &amp; A M Kelly</td>
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<td>48. Bret &amp; A M Kelly</td>
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