

*Second Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8940 Jones Mill Rd., Chevy Chase	<b>Meeting Date:</b>	3/28/2018
<b>Resource:</b>	Master Plan Site #35/12 (Woodend)	<b>Report Date:</b>	3/21/2018
<b>Applicant:</b>	Audubon Naturalist Society (Amy Ritsko-Warren, Agent)	<b>Public Notice:</b>	3/14/2018
<b>Review:</b>	Second Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Site alterations and wayfinding signage		

**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 molded 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 Abergele, 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 at the July 12, 2017 HPC meeting for a preliminary consultation. At that time, the applicants were proposing to construct a play space with associated parking area and to construct an accessible trail and boardwalk. The Commission was generally supportive of the applicants' proposal, but they suggested that a parking study be conducted and/or that the applicants provide greater detail and justification for the design of the proposed parking area and the number and location of proposed parking spaces (15 spaces were previously proposed directly adjacent to the main driveway). There were also concerns regarding the bus pull off, which was being proposed on the left side of the main driveway, where buses would unload passengers into the main driveway.

### **PROPOSAL:**

The applicants propose the following work items:

- Construct a play space and parking area.
- Construct an accessible trail and boardwalk.
- Stream and pond restoration.
- Sculpture installation.
- Wayfinding signage installation.
- Tree removal.

### **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**

### *Play Space and Parking Area Construction*

The applicants propose to construct a play space in a wooded area of the subject property near Jones Mill Road. The play space, which will be on the left/south side of the main driveway (as entered from Jones Mill Road), will include only natural features, such as logs, hills, and boulders. Any existing invasive species plants (i.e., Japanese honeysuckle, stilt grass, and lesser celandine) in the area of the proposed play space will be removed and replaced with native species plants, and the intervening trees and vegetation between the proposed play space and Jones Mill Road will provide 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 main driveway and/or from the 1927 mansion. This aspect of the applicants' proposal has not been revised since the previous preliminary consultation.

A parking area with bus pull off and 18 parking spaces (including two accessible parking spaces) is proposed on the right/north side of the property's main driveway directly across from the proposed play space. In response to the Commission's comments at the previous preliminary consultation, the proposed parking spaces have been moved so that they are no longer adjacent to the main driveway, and the bus pull off has been moved to the right side of the main driveway. The parking area is located just inside the property's entrance and will likely be partially visible from Jones Mill Road, although the applicants have indicated that the area will be screened by meadow and trees. The parking area will be covered with permeable gravel paving (as opposed to the previously proposed grasscrete) to diminish its impact to the property's natural features and characteristics. A parking study, which was previously suggested by the Commission, has not been provided.

### *Trail and Boardwalk Construction*

The applicants propose to construct an accessible trail and boardwalk throughout the southern half (left half as viewed from Jones Mill Road) of the subject property, beginning near the Jones Mill

Road entrance at the proposed play space and culminating near the Brierly Road entrance. The trail and boardwalk will be 5' wide and 1,600' long. The trail materials will include bonded gravel and bonded wood fiber, and the boardwalk will be constructed from engineered wood. The view of the trail and boardwalk will largely be obscured by mature trees and vegetation. This aspect of the applicants' proposal has not been revised since the previous preliminary consultation.

### *Stream and Pond Restoration*

The applicants propose to restore the eroded banks of the stream (historically known as the Clean Drinking Stream), which traverses the length of the subject property. An approximately 4,400 sf pond along the stream will also be restored. The proposed stream and pond restoration will be accomplished with native plantings and mostly below grade/below water features, such as pools and cascades. A boardwalk with shelter, observation deck, and other features will be constructed around the pond. This boardwalk will be constructed from engineered wood and will tie into the trail and boardwalk discussed above.

### *Sculpture Installation*

The applicants propose to install a sculpture created from saplings and switches in the west meadow (near Brierly Road) of the subject property, replacing a small non-historic bee house in the same location. Specifications and dimensions have not been provided for the proposed sculpture, but the provided examples (see Circle 26) show sculptures in excess of 20' high, which can be entered via multiple openings.

### *Wayfinding Sign Installation*

The applicants propose to install a wayfinding sign along the right/north side of the main driveway near the proposed parking area discussed above. The proposed sign will be 8' wide and will be mounted between two 2' wide brick piers, making it a total of 12' wide. The brick piers will be 6' tall, and there will be an additional 2' of ornamental metal work at the top, making the sign a total of 8' in height. The proposed sign design and materials are consistent with two wayfinding signs that were previously approved by the Commission at the January 6, 2016 HPC meeting (mistakenly listed as December 11, 2015 HPC meeting in the applicants' current submission). The proposed signage revision is due to the redesign of the proposed parking area (see above), which was in response to the Commission's prior feedback at the July 12, 2017 preliminary consultation.

### *Trees*

The applicants have indicated that some mature trees may be removed to accommodate the proposed play space/parking area construction and nature trail construction. Some trees may also be inadvertently impacted by the proposed stream and pond restoration, due to changing hydrologic conditions; however, the applicants propose to replant an equal or greater number of trees to mitigate any potential impact to the character of the property.

Staff is conceptually supportive of the applicants' proposal, finding that the proposed site alterations and signage are consistent with the *Standards* and are unlikely to detract from the historic character-defining features of the resource. The proposed alterations are generally compatible with the property and with the mission and programming of outdoor educational facilities; however, staff asks the Commission to provide any guidance that would make the proposal more compatible with the subject property and the criteria for approval.

**STAFF RECOMMENDATION:**

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS-88

# APPLICATION FOR <sup>Pre-consultation</sup> HISTORIC AREA WORK PERMIT

Contact Email: Amy.Warren@anshore.org Contact Person: Amy Ritsko-Warren  
Daytime Phone No.: 301.652-9188 x 29

Tax Account No.: 530233715

Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301.652.9188

Address: 8940 Jones Mill Rd, Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: tbh Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PERMIT

House Number: 8940 Street: Jones Mill Road

Town/City: Chevy Chase Nearest Cross Street: Jones Bridge Road

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Libor: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: WES 101 398 CLEAN

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☒ Install ☐ Wreck/Place  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (comply Section 4) ☒ Other: Signs  
trail

1B. Construction cost estimate: \$ tbh

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_

2B. Type of water supply: 01 ☐ WSSC 02 ☐ WMI 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/ 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 that to be a condition for the issuance of this permit.

Amy Ritsko-Warren 3/7/18  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Edt 12/1/99

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 20<sup>th</sup> 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) **Nature for All Play Space** – Provide a safe, inviting, wheelchair-accessible natural play area where local families and schoolchildren can explore the natural world.
  - 2) **Nature for All Accessible Trail** – Install a wheelchair-accessible trail and boardwalk so that visitors with limited mobility can experience the forest, pond and stream habitats at Woodend.
  - 3) **Nature for All Stream Restoration** – Stabilize the eroding banks of the ephemeral stream at Woodend, creating habitat for wildlife while reducing pollution to Rock Creek.



- 4) **Nature for All Ephemeral Sculpture** – Install an ephemeral sculpture by renowned artist Patrick Dougherty akin to his contribution to the “Wonder” exhibit at the Renwick Gallery. This twig sculpture will inspire appreciation of natural materials and entice visitors to interact with the environment at Woodend.
- 5) **Nature for All Wayfinding Signage** – Install a wayfinding sign before the entrance of the parking for the Nature for All Play Space and Accessible Trail. Sign design was approved in the December 2015 Historic Preservation application, but in a different location.

## 1) Nature for All Play Space

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.

The Nature for All Play Space 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 and information about how to use the play elements. Gateways leading to the trails of Woodend will invite families to explore further when they are ready.

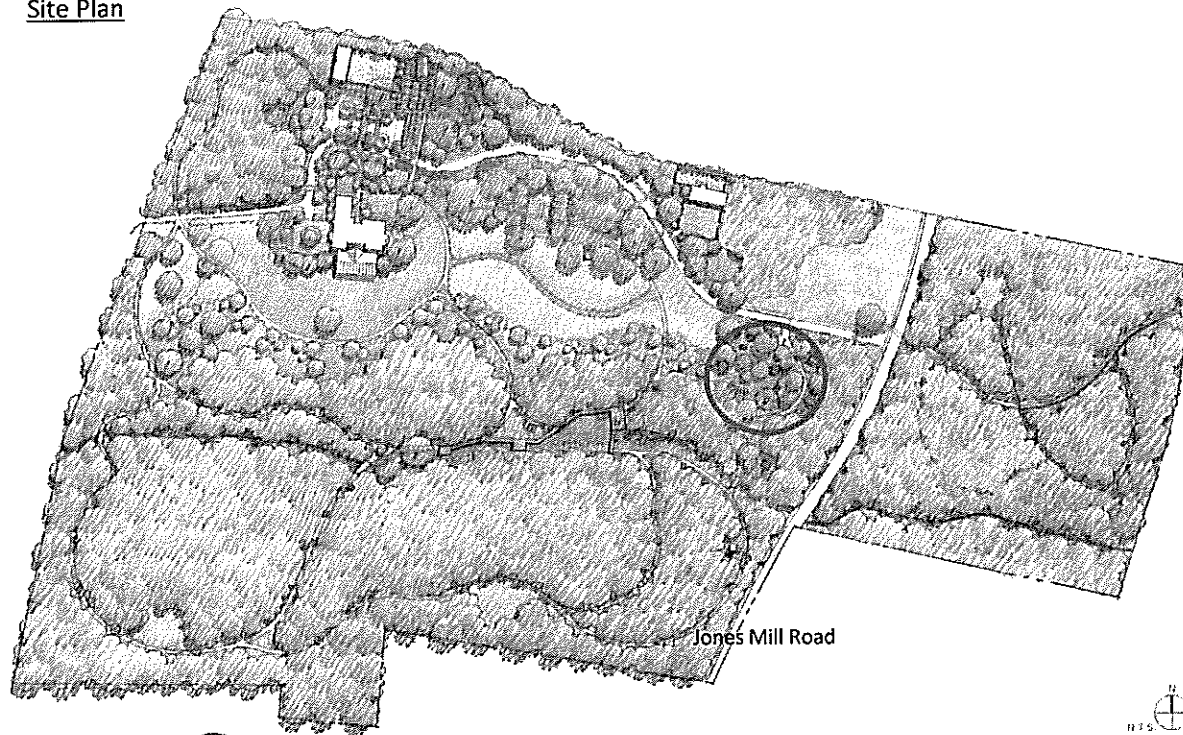
The Nature for All Play Space will be generally open to the public as well as being reserved for ANS programming at other times. It will be used regularly by our on-site preschool program, parent- child programs, school field trip programs, birthday parties, and summer camps.

Existing Conditions: The proposed location for the Play Space is a degraded forest 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.

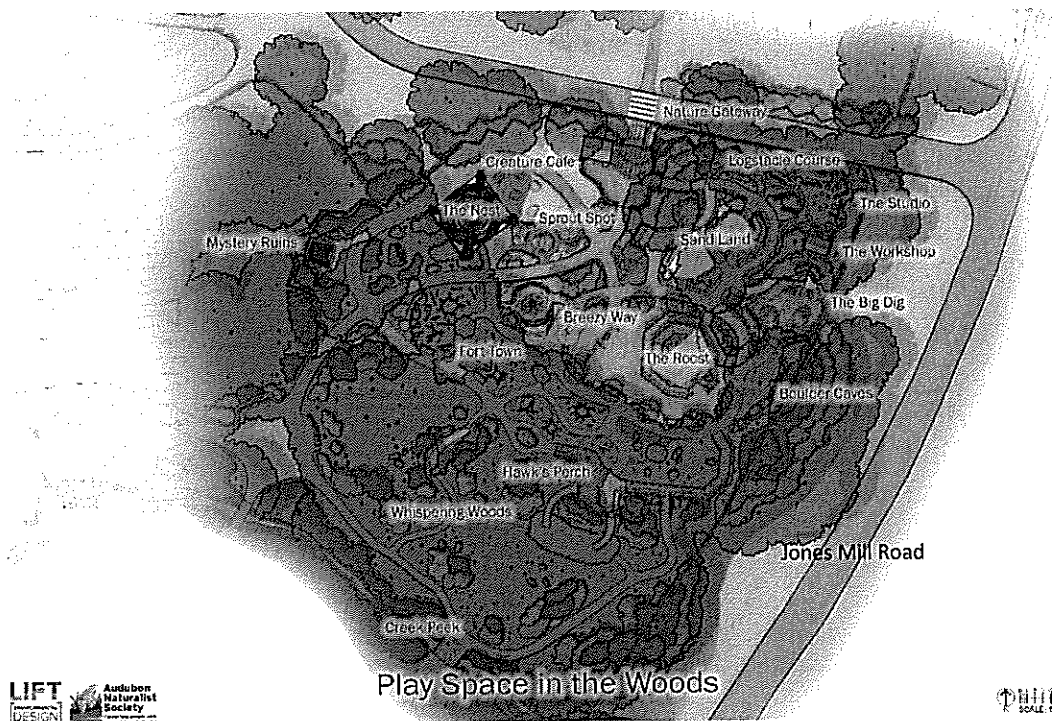


**Existing Conditions facing driveway (photo left) and Jones Mill Road (photo right)**  
**Wooded area with Invasive Plant Understory**

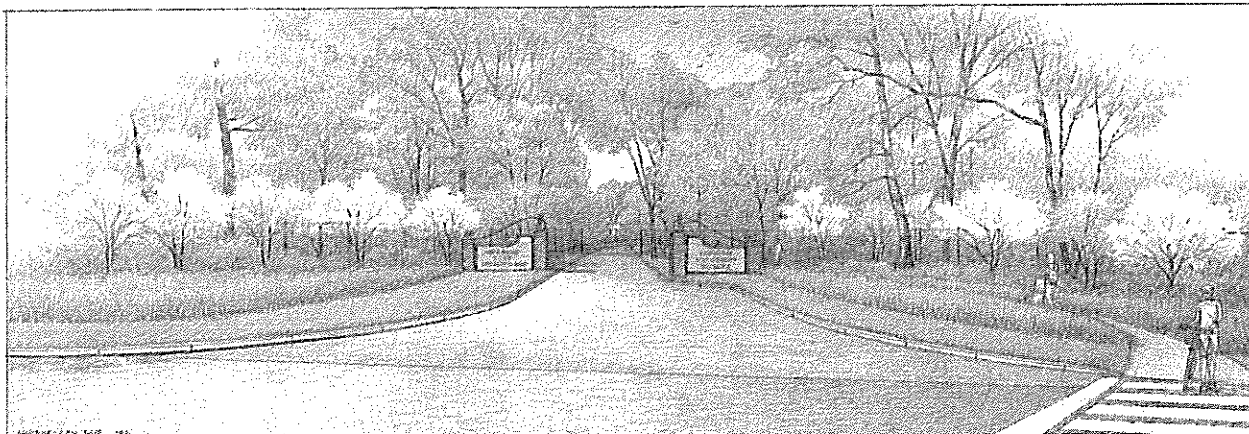
Site Plan



○ = Location of Nature for All Play Space on Woodend's 40 acres



Overhead View of Nature for All Play Space



**View to Nature for All Play Space from Jones Mill Road**



**View to Nature for All Play Space from Driveway**

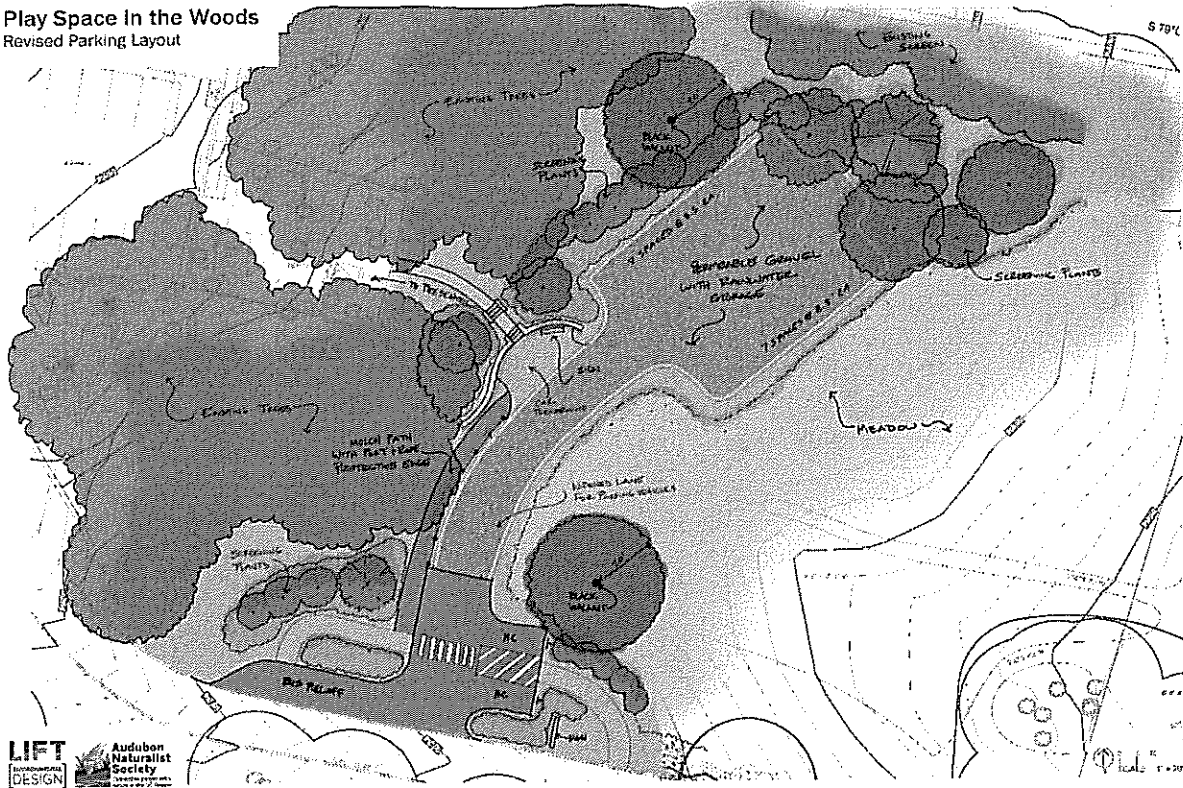


**View to Nature for All Play Space from Mansion**

### Proposed Parking along Driveway

- Bus/Accessible Parking on paved surface along the North Side of Driveway
- Car parking for 16 cars on permeable gravel with rainwater storage
- Parking area is located across from Play Space in Northeast corner of property and screened from road and neighbors by meadow and trees
- Parking configuration was designed to preserve two large Black Walnut trees and several large Tulip Poplars

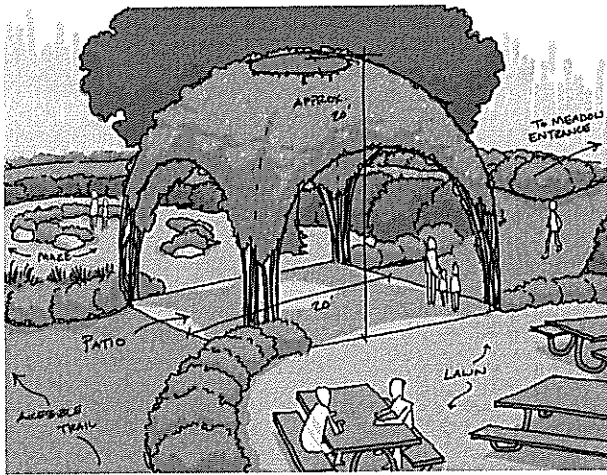
### Play Space in the Woods Revised Parking Layout



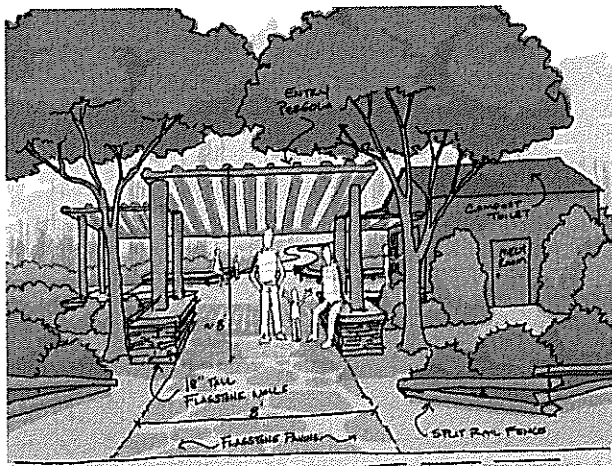
Example of gravel pave material proposed  
for parking lot.



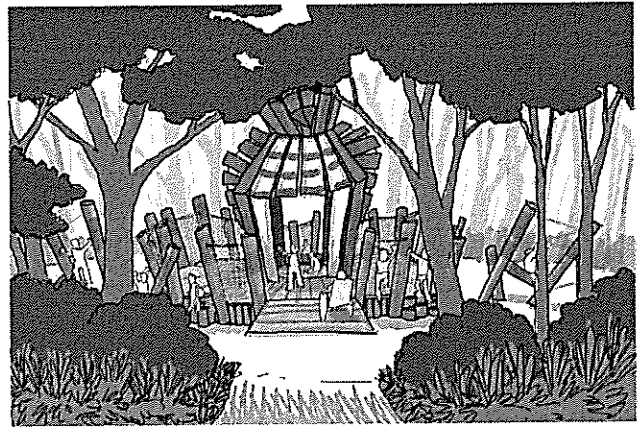
Concept Drawings for Built Features of Nature for All Play Space



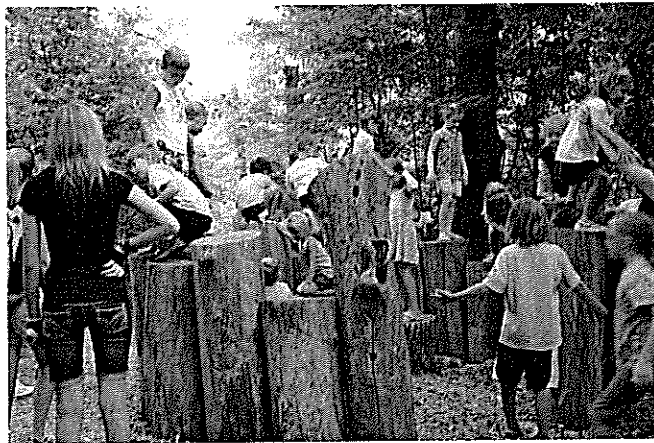
Picnic Area



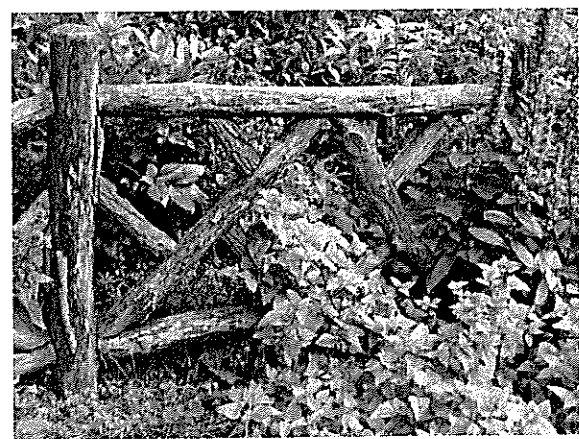
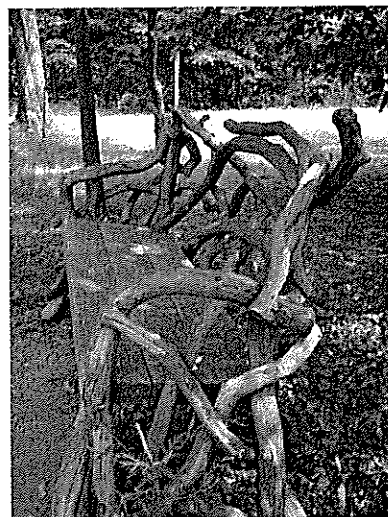
Accessible Entryway

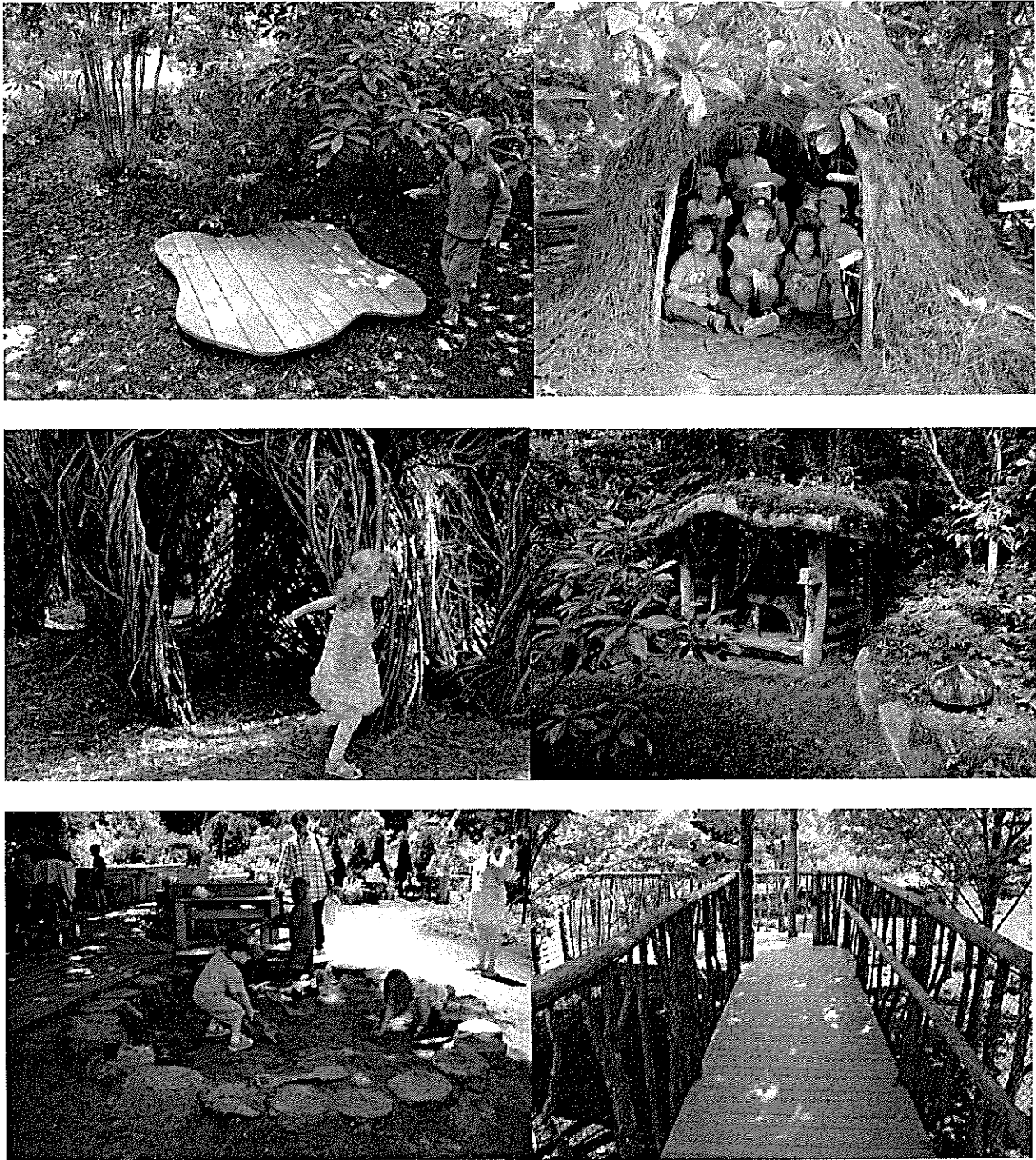


Accessible Play Structure (The Roost)



Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, March 7, 2018





Materials:

Accessible Paths – flagstone, boardwalk, bonded gravel, bonded wood fiber

Play Areas – Wood, stone, sand

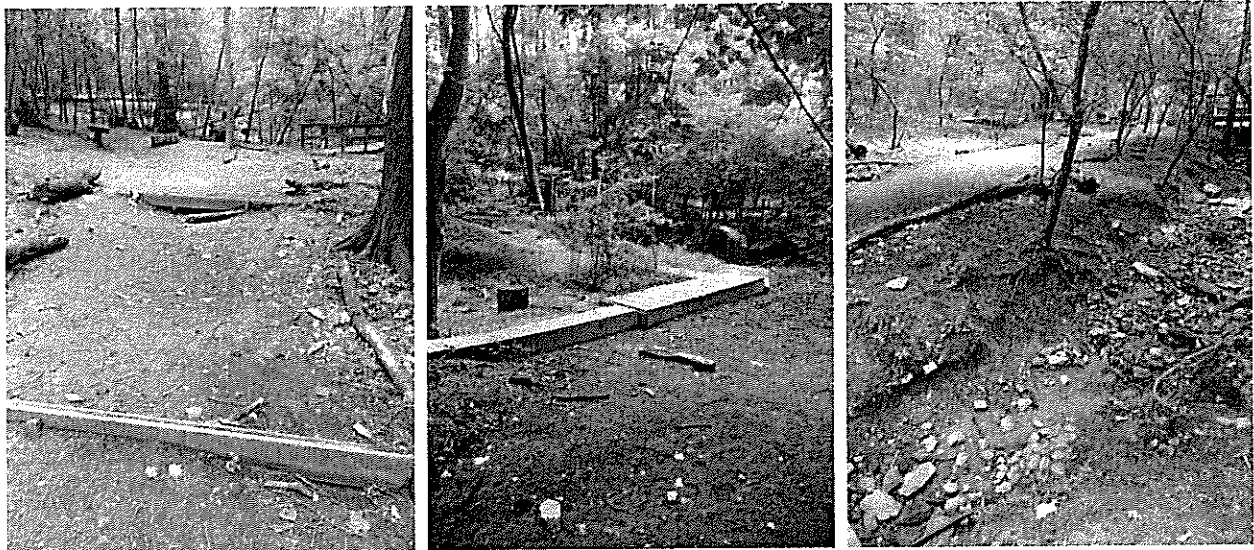
Parking Area – Asphalt (bus and accessible parking only); Gravel pave (access route and parking lot)



## 2) Nature for All Accessible Trail

**Overview:** Woodend Nature Sanctuary trails are not currently accessible to all people –disabled adults including 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 for All Accessible Trail at Woodend.

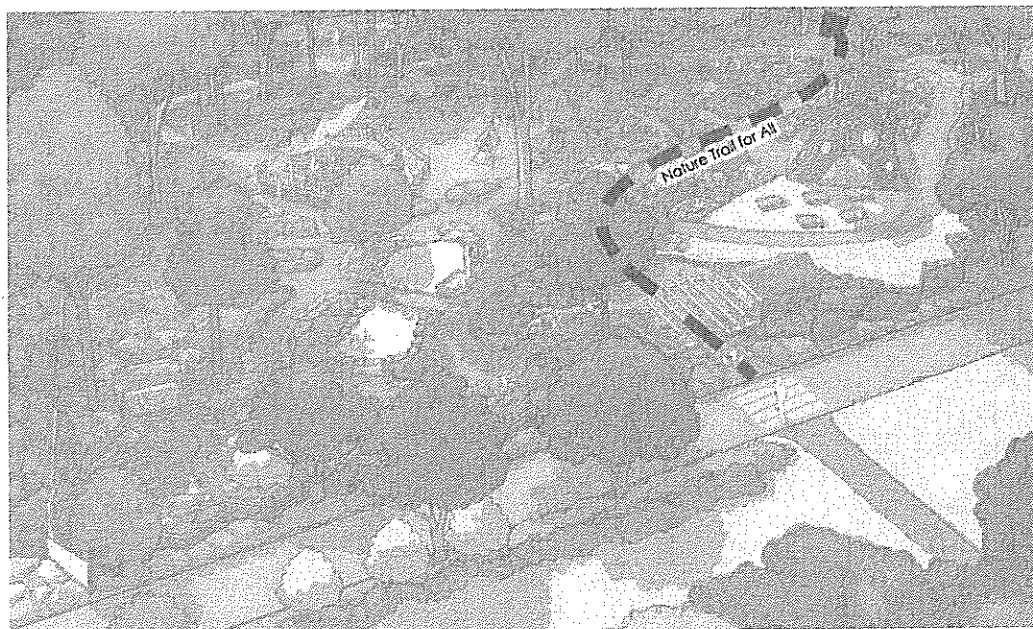
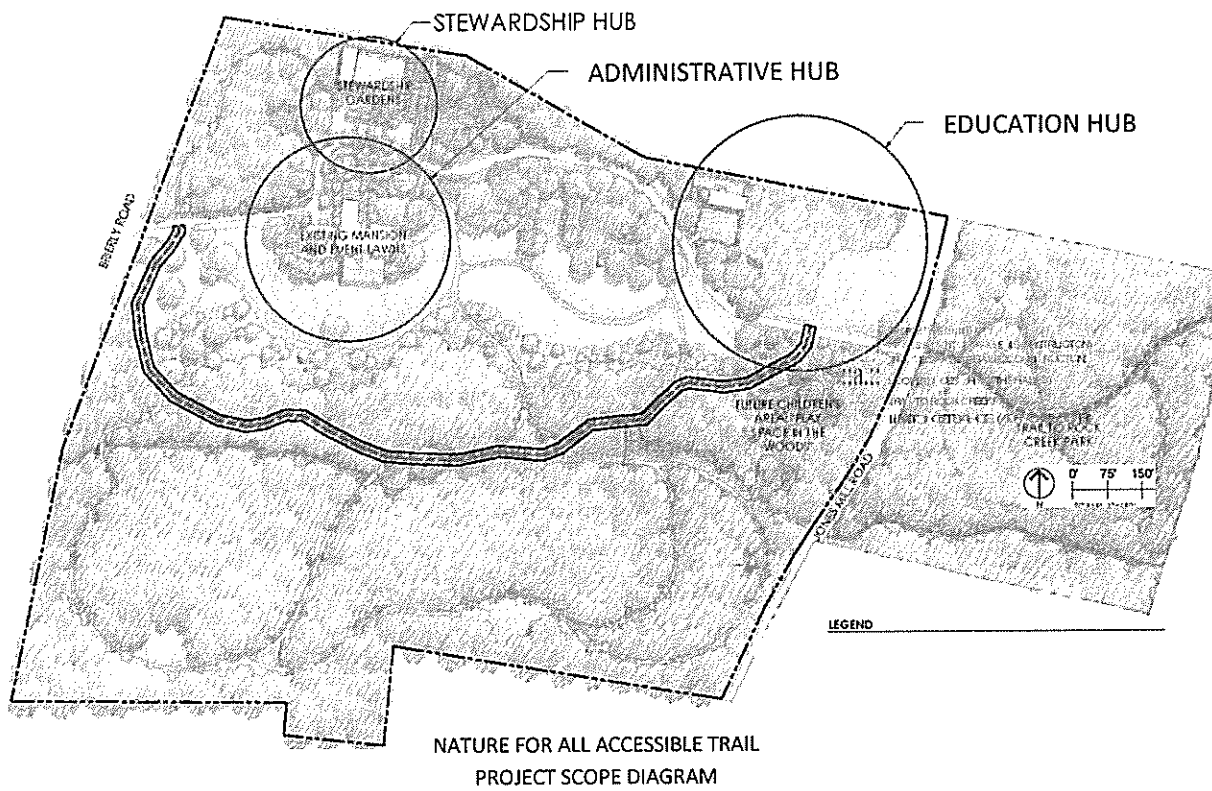
**Existing Conditions:** Woodend Sanctuary's existing trail system is incomplete, not accessible to people with mobility limitations, and in poor condition due to stormwater issues. Poorly-sited portions of the trails have negative impacts on our Clean Drinking stream and Pond as well as Rock Creek.



**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**

**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 Nature for All Play Space. From the Play Space, 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 for All Accessible Trail, 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 at a log bench encircled woodland gathering place, conveniently located for pick up from the main driveway of the sanctuary property.



Entrance to Accessible Trail through Play Space

Materials:

Boardwalk – engineered wood

Trail Surface – bonded gravel and bonded wood fiber

Image Gallery of Photos Similar to Features of Accessible Trail



Bonded wood fiber



Bonded gravel

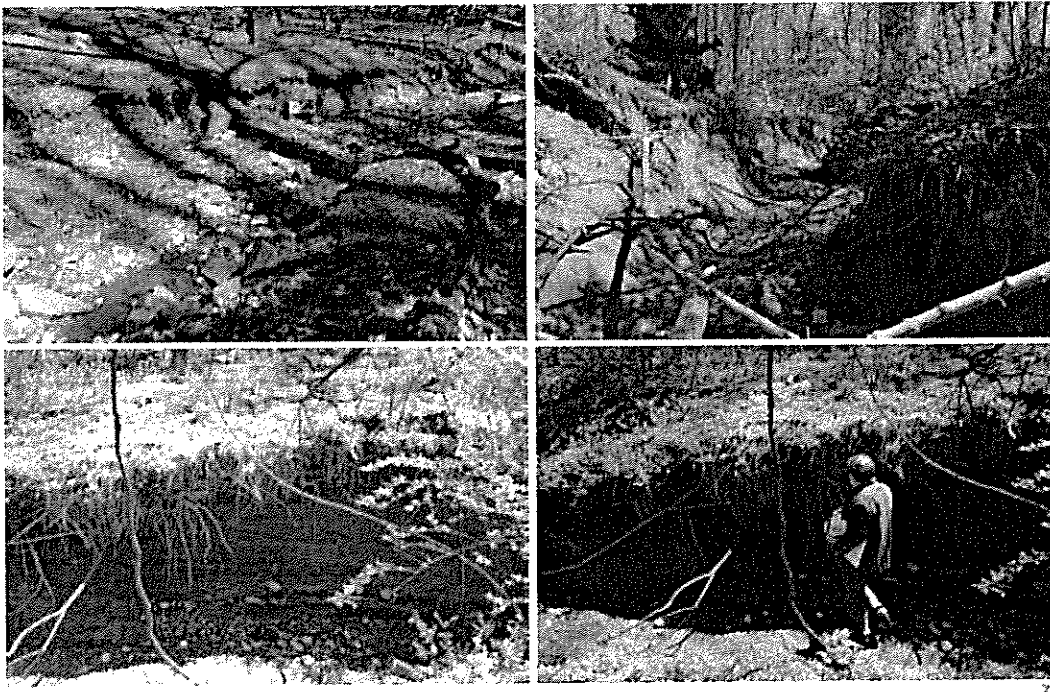


Boardwalk

### 3) Nature for All Stream Restoration

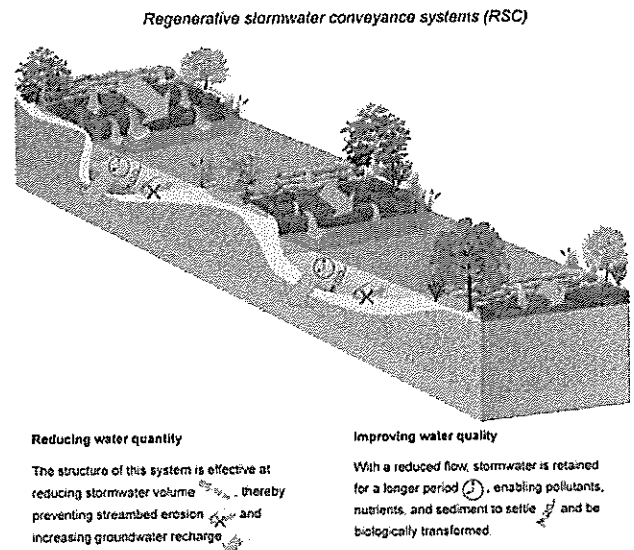
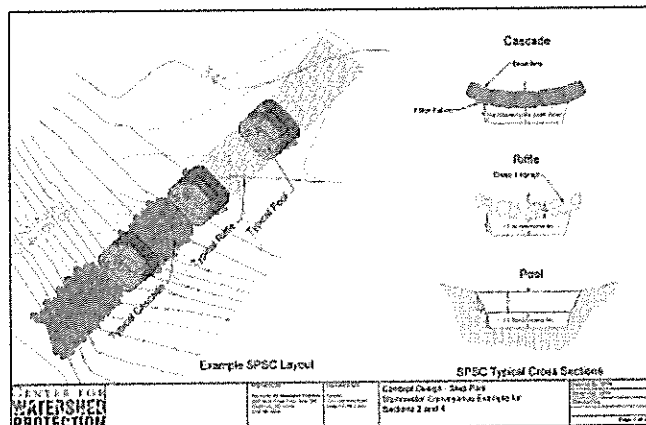
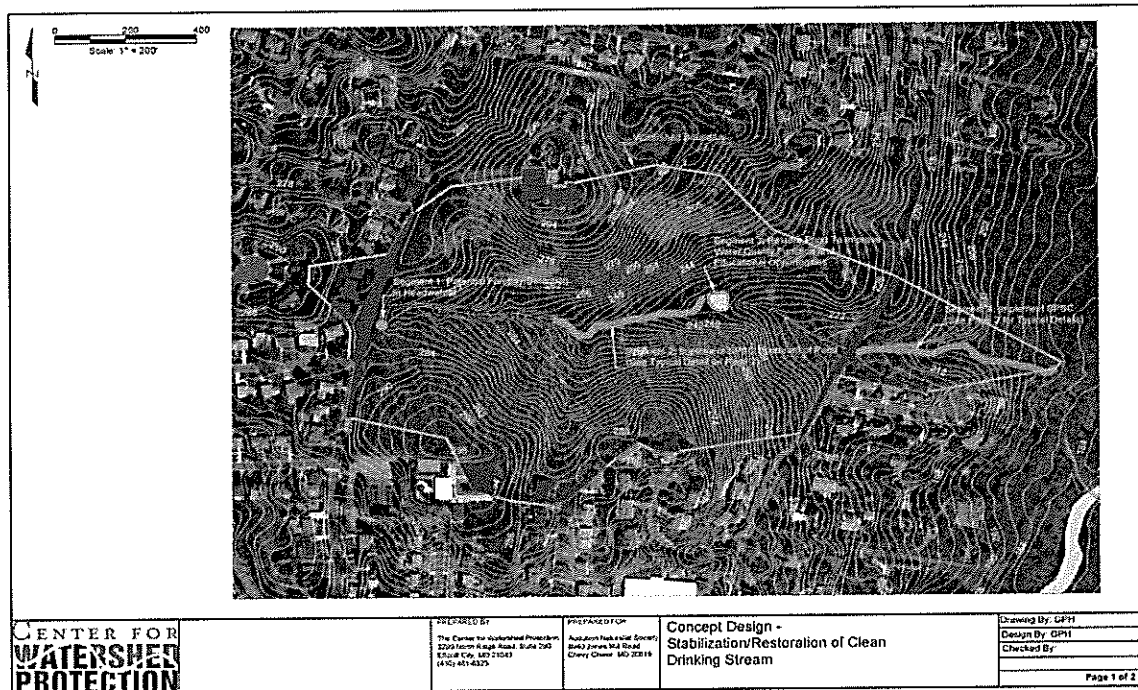
Overview: Restoration of a stream at Woodend will provide significant water quality benefits to Rock Creek, as well as greater public access to high quality stream habitat and environmental education opportunities. The project will address 2,030 linear feet of intermittent stream and an approximately 4,400 square foot pond located along the stream that will serve as a key environmental education site. The design will include 1,100 linear feet of regenerative step pool conveyances with stone cascades, pools and an underlying sand and gravel layer, a slow-release retention basin at the stream headwaters, and extensive native restoration plantings. The project will be widely used to teach students, homeowners, practitioners and other institutions how they can control stormwater runoff and improve the conditions of area streams.

Existing Conditions: The stream, known historically as Clean Drinking Stream, traverses the length of the 40-acre Woodend Sanctuary and empties into Lower Rock Creek. The stream was free-flowing year-round into the 1970s, but now flows only after rain events. The banks are severely eroded as the result of stormwater runoff from the suburban neighborhood surrounding Woodend and some impervious surfaces at Woodend. A mid-stream pond is filling with sediment, making it less effective for environmental education. These conditions result in significant sediment and nutrient pollution in Rock Creek, and sedimentation on the Rock Creek Trail. Without stabilization, these poor conditions will continue to worsen.



Current Conditions – Eroded Stream Bed

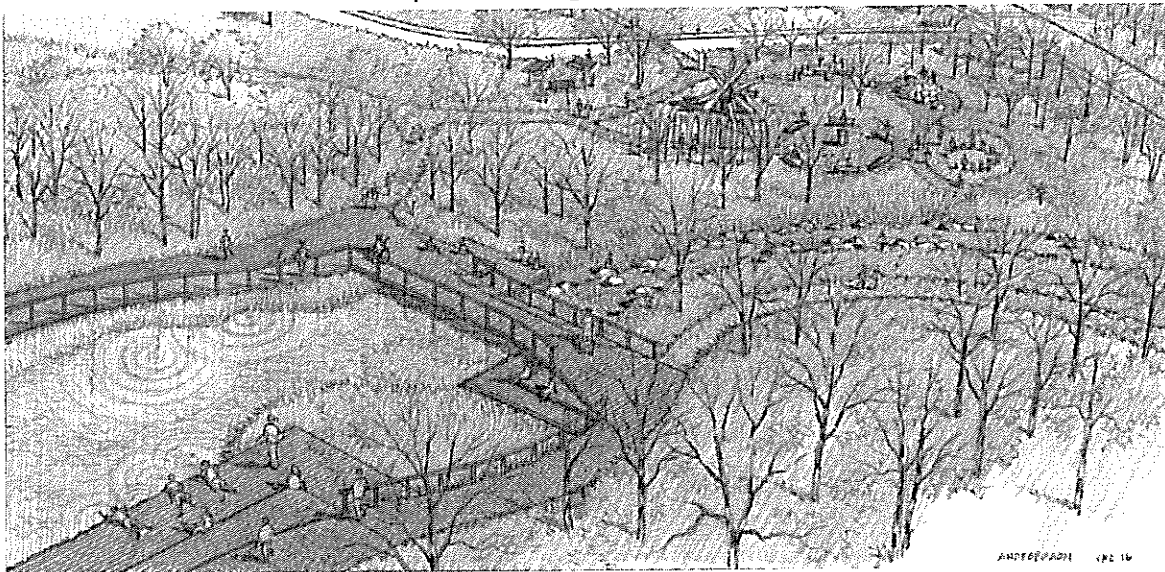
**Site Plan:** Red areas show impervious surfaces affecting the stream. Green areas show locations of planned improvements.



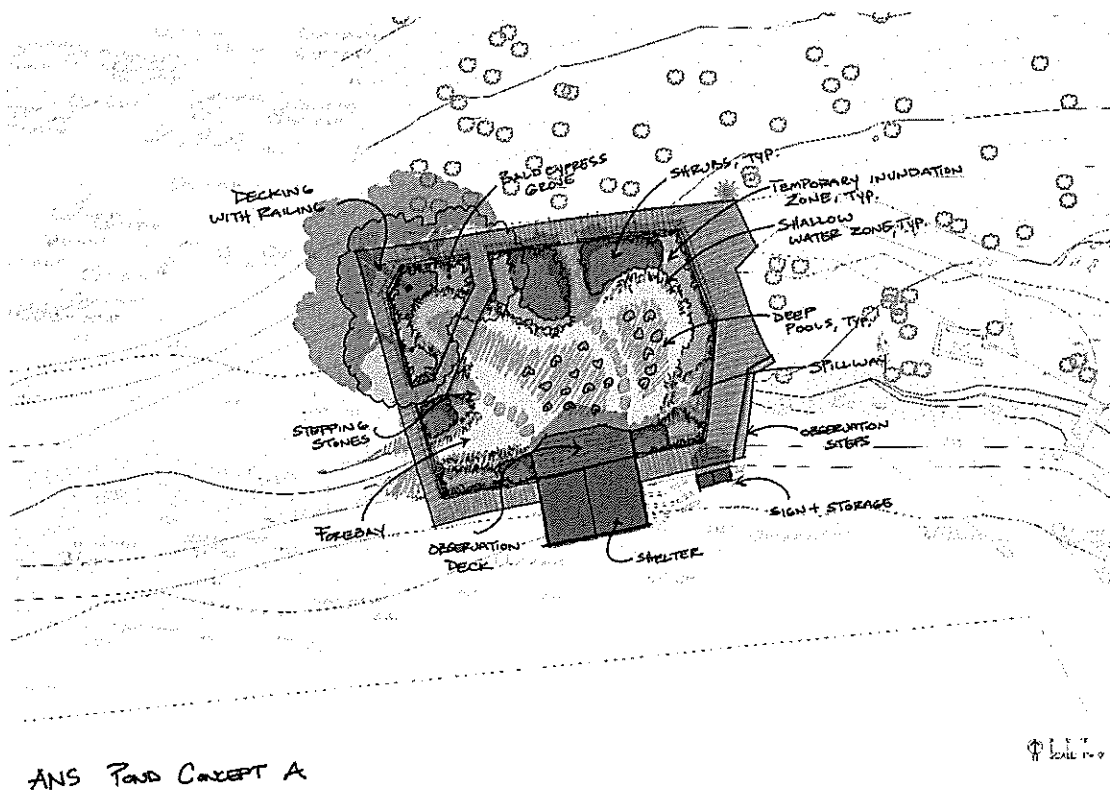
Examples of stream restoration techniques to be used at Woodend



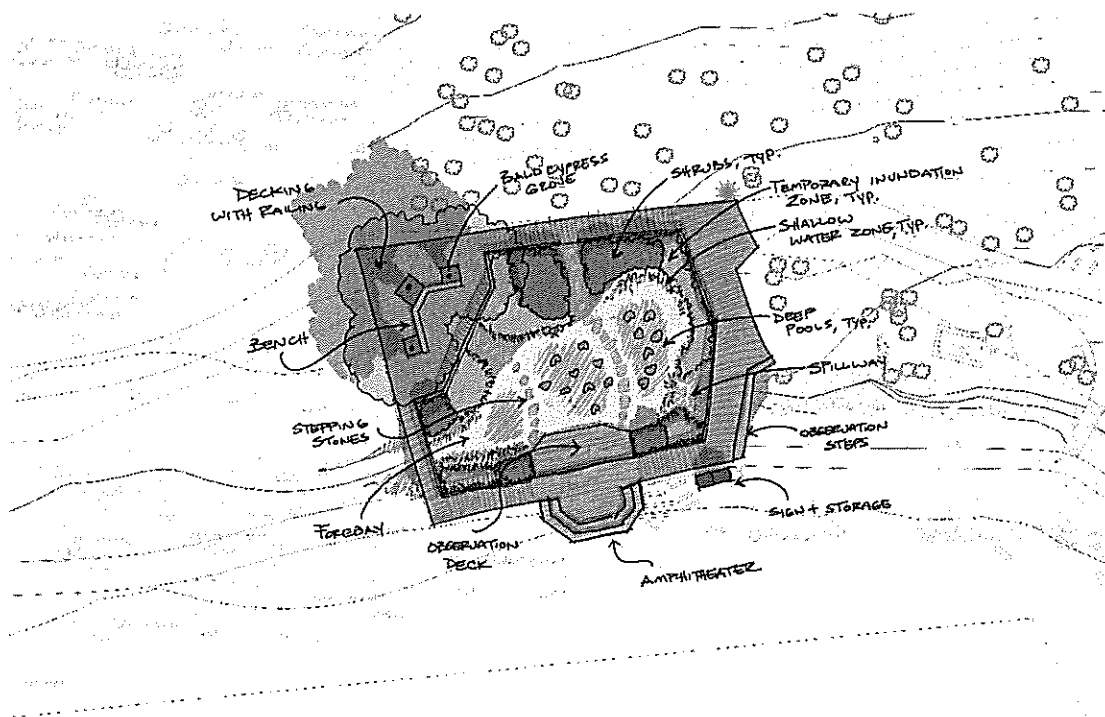
Conceptual drawing of Pond Restoration



Preliminary Design Concepts of Pond Restoration



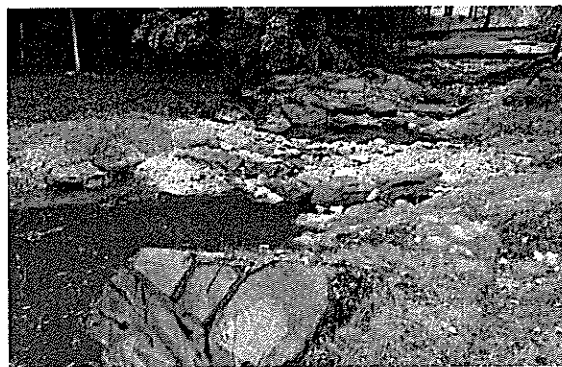
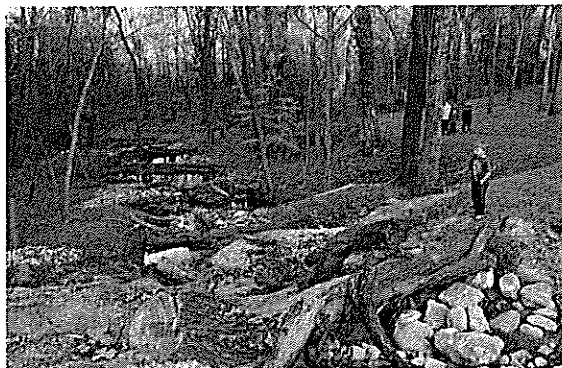
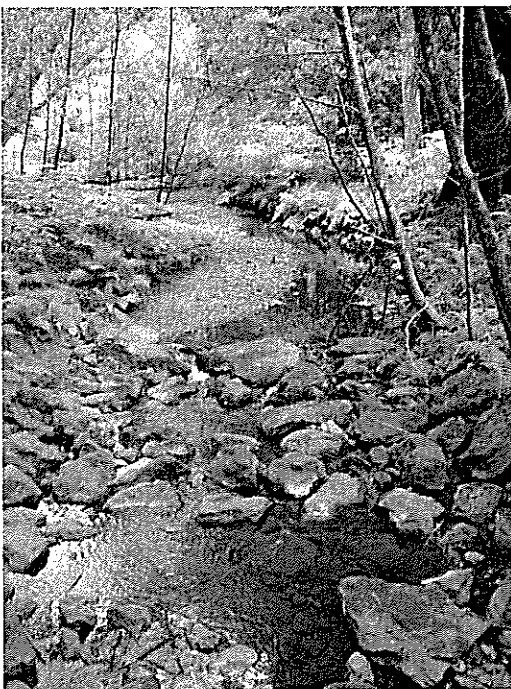
ANS Pond Concept A



ANS Pond Concept B

Scale 1" = 10'

Image Gallery of Photos Similar to Anticipated Results of Proposed Stream Restoration



#### 4) Nature for All Ephemeral Sculpture

Overview: Patrick Dougherty is a world-renowned artist who bends and weaves sticks into amazing, life-sized sculptures. Headquartered in North Carolina, Dougherty builds his art on-site. His works are attractions throughout the world, from Sweden to Serbia. Locally, his work has been featured at the Smithsonian's National Museum of Natural History in 2000, and again in 2015 at the Smithsonian's Rewick, as part of the Gallery's grand reopening exhibit, "Wonder."

The Audubon Naturalist Society has a once in a blue moon opportunity to have Patrick Dougherty create and install one of his ephemeral pieces here at Woodend. Using saplings and switches to create a one-of-a-kind piece of art, a Dougherty sculpture would marry ANS's mission to bring greater access to the natural world and the majesty of our own existing historic structure.

Existing Conditions: The Dougherty sculpture would be built and reside in the flat area of Woodend's unrestored west meadow. The sculpture would replace an existing bee house.



Mowed west meadow with bee house



Site Plan: Each of Dougherty's sculptures is unique. He would be restricted by the wooded area bordering the western and southern sides of the meadow, and the existing topography.

### Proposed Location of Nature for All Ephemeral Sculpture

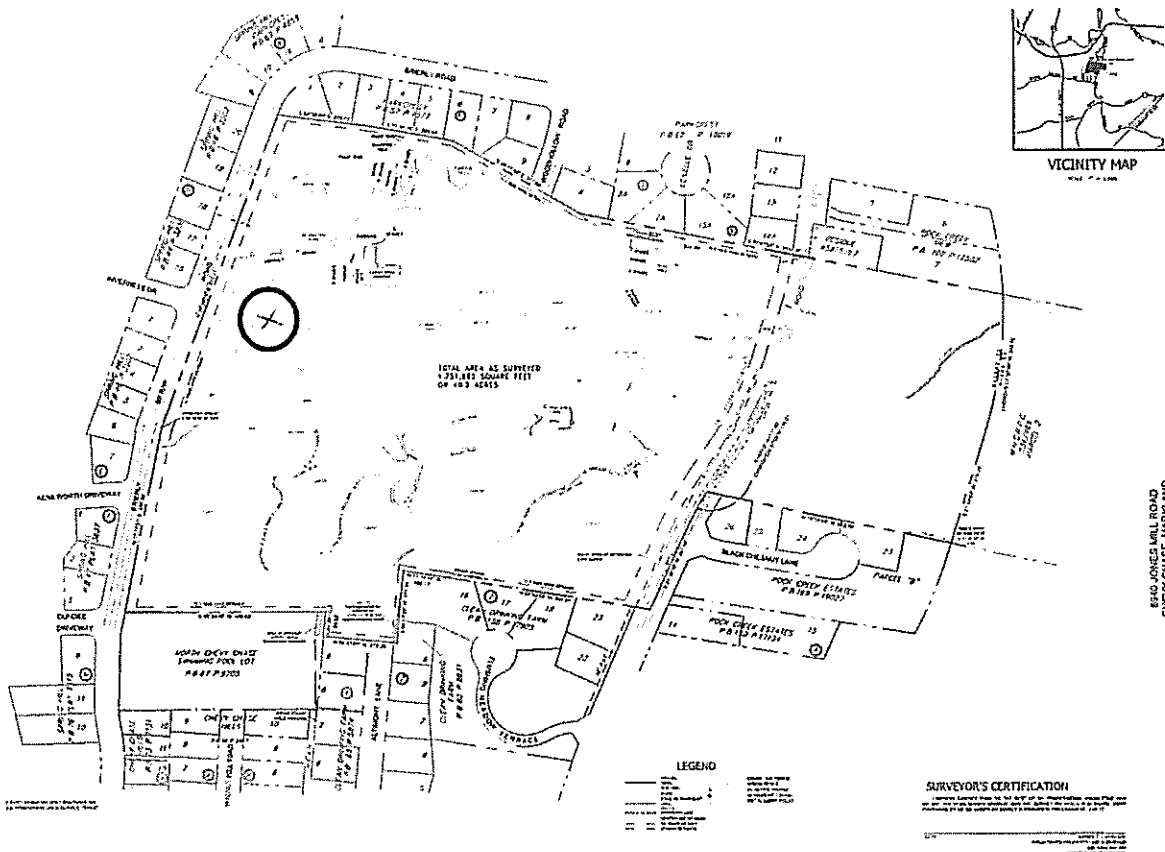
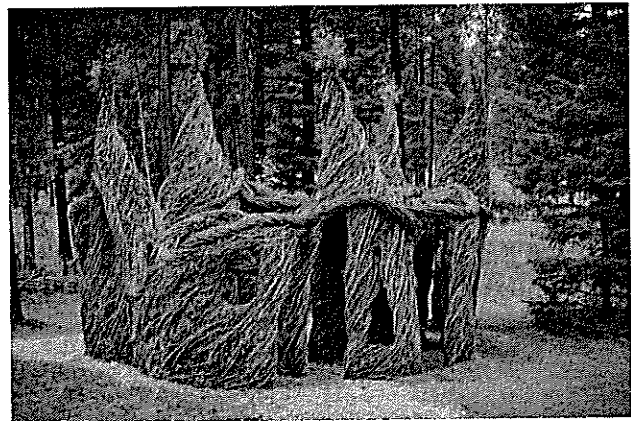
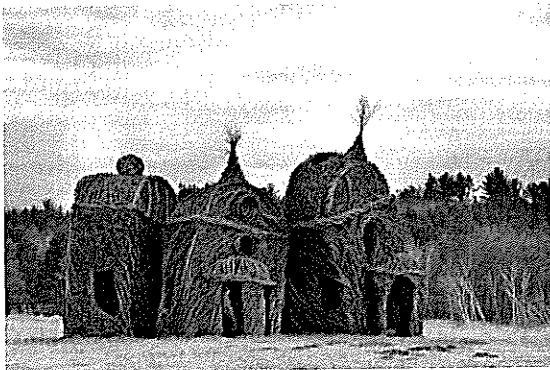
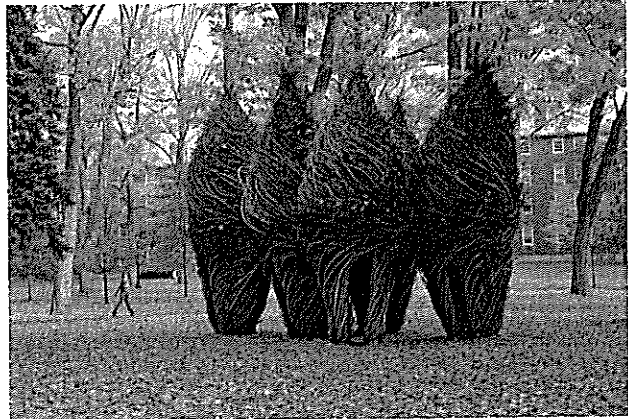


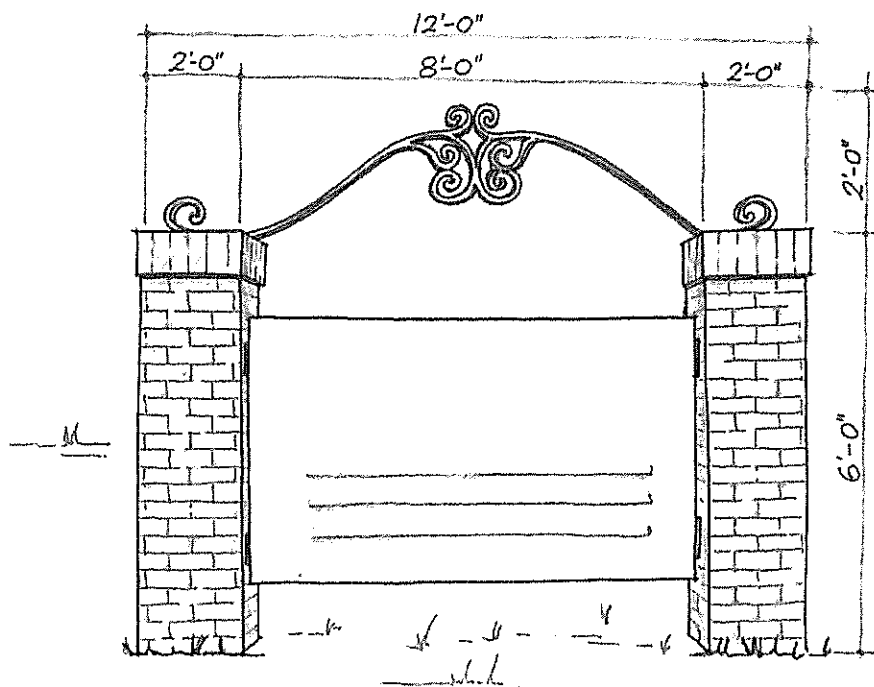
Image Gallery of Patrick Dougherty Sculptures



### 5) Nature for All Wayfinding Signage

Overview: In the December 11, 2015 Historic Preservation application, ANS presented two way-finding signs along the driveway and one on Brierly Road. Since that time we have redesigned the proposed parking for access to the Nature for All Play Space and Accessible Trail based on feedback from the Historic Preservation Commission. In order guide visitors to appropriate parking, designs now include the sign on the north side of the driveway, before entry to the parking area.

The sign design and materials have not changed from that which was submitted and approved in December 2015.



#### Materials:

- Flemish Bond Brick pattern for posts
- Accoya wood (Radiata Pine) for sign faces
- Black powder coated steel top cap for sign faces
- Black powder coated steel for decorative metal work



## **Tree Survey**

### **1) Nature for All Play Space**

Project planning and construction will be done with tree conservation as a priority. A forest buffer will be maintained between the core area of the Play Space and the stream. The core area of the Play Space is sited in an area with a dense cover of invasive honeysuckle shrubs that will be removed. Non-native invasive tree species will also be removed including two exotic mulberries and a princess tree. Also, 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 that would pose a safety hazard. The Play Space design is being developed to protect and showcase existing healthy, mature native trees to every degree possible, including in the parking area. We will replant an equal or greater number of trees to those removed as part of the Play Space project.

### **2) Nature for All Accessible Trail**

Tree conservation will be a primary focus in project planning and construction. We will use the alignment of the existing trail as much as possible. 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.

### **3) Nature for All Stream Restoration**

Given their importance in stormwater uptake and soil stabilization, tree conservation will also be a primary focus for the stream restoration. Our storm water engineers are working in concert with the designers of the accessible trail so that the construction access for the stream restoration will follow the path of the future accessible trail, minimizing overall disturbance. As the stream restoration crews repair site disturbance, they will perform the preliminary grading of the accessible trail. The restoration will rely primarily on filling the existing channel and constructing weirs, rather than cutting away any existing banks. There may be some impact to trees along the stream itself if hydrologic conditions change around them.

**4) Nature for All Ephemeral Sculpture** – The proposed location of this sculpture is in a meadow and will not include the removal of any trees.

**5) Nature for All Wayfinding Signage** – The new proposed location of this wayfinding sign will not include the removal of any trees.

## **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. Audubon Naturalist Society looks forward to better serving the residents of Montgomery County with our Nature for All project.



**Welcome!**  
**Please Sign In**

**Community Liaison Council Meeting**



**AGENDA for February 22, 2018**

7:00 Welcome & Updates  
Lisa Alexander, ANS Executive Director  
Allison Pearce, ANS Director of Restoration  
Diane Lill, ANS Director of Education  
Amy Ritsko-Warren, ANS Director of Operations

7:30 Questions and Comments from Neighbors  
8:30 Adjourn



**Welcome!**  
**Please Sign In**

**Community Liaison Council Meeting**



**AGENDA for September 14, 2017**

7:00 Welcome & Updates  
Diane Lill, ANS Director of Education  
Lisa Alexander, ANS Executive Director  
Allison Pearce, ANS Volunteer Coordinator

7:30 Questions and Comments from Neighbors  
8:30 Adjourn

Two Community Liaison Council Meetings has been held  
since our last application to Historic Preservation.

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
AUDUBON NATURALIST SOCIETY

NAME	ADDRESS	LOT/BLOCK
1. Malcom & Alina Brenner	9101 Brierly Rd. Bethesda, MD 20815	Lot 1/Block 1
2. Blyan & 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 Pantan	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 5A/Block 4
11. 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 Pre-consultation  
Audubon Naturalist Society, March 7, 2018

NAME	ADDRESS	LOT/BLOCK
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	Lot 23/Block A
20. Michael August & Bonnie Weaver	3103 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 24/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	3201 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 Altmont Ln Chevy Chase, MD 20815	Lot 9 Block 2
32. Howard & K R Rosenberg	8816 Altmont Ln Chevy Chase, MD 20815	Lot 9/Block 1
33. North Chevy Chase Swimming	3 Campbell Ct Kensington, MD 20895	



Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, March 7, 2018

NAME	ADDRESS	LOT/BLOCK
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. Delin & 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

# PREVIOUS PROPOSAL



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR PRE-CONSULTATION HISTORIC AREA WORK PERMIT

Contact Email: lisa.alexander@anshome.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 20815  
Street Number City Street Zip Code

Contractor: tbd Phone No.: \_\_\_\_\_

Contract Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PERMIT

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

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Remodel  
☐ Move ☐ Install ☐ Wreck/Remove  
☐ Revision ☐ Repair ☐ Reroute

#### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complies Section 4) ☒ Other: Trail

1B. Construction cost estimate: tbd

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS ONLY

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/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.

Lisa Alexander  
Signature of owner or authorized agent

6/21/17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/ Permit No. \_\_\_\_\_ Data Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edn 6/21/99

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 20<sup>th</sup> 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.

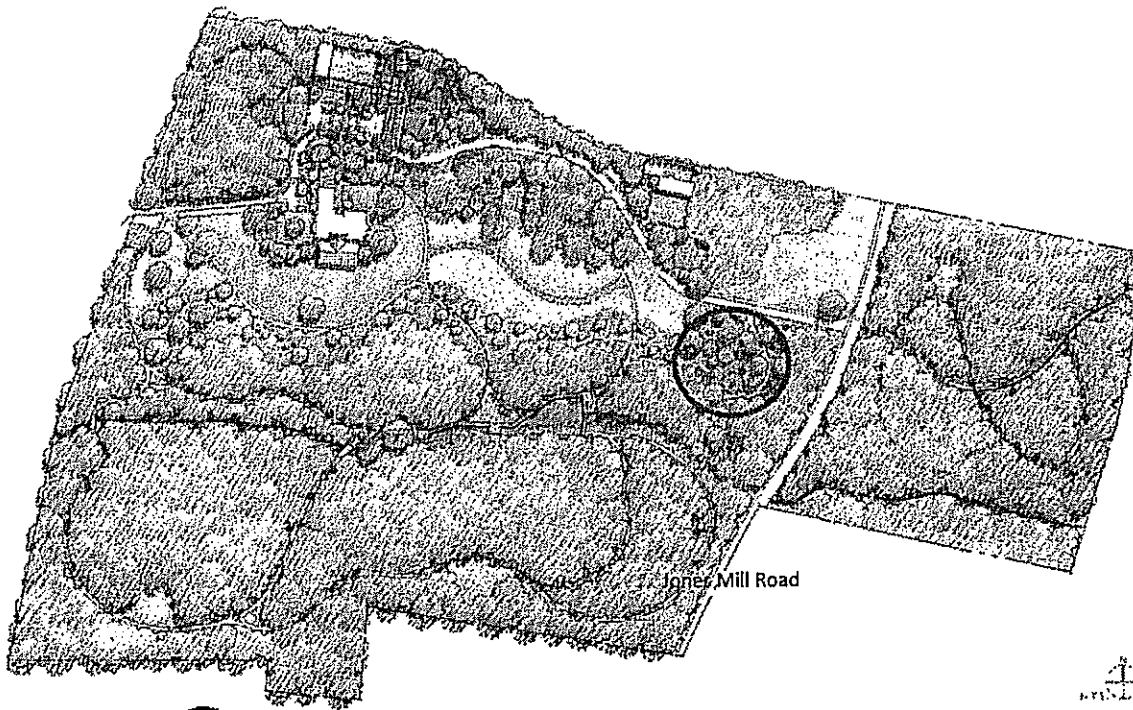
Play Space in the Woods will be generally open to the public as well as being reserved for ANS programming at other times. It will be used regularly by our on-site preschool program, parent-child programs, school field trip programs, birthday parties, and summer camps.

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.

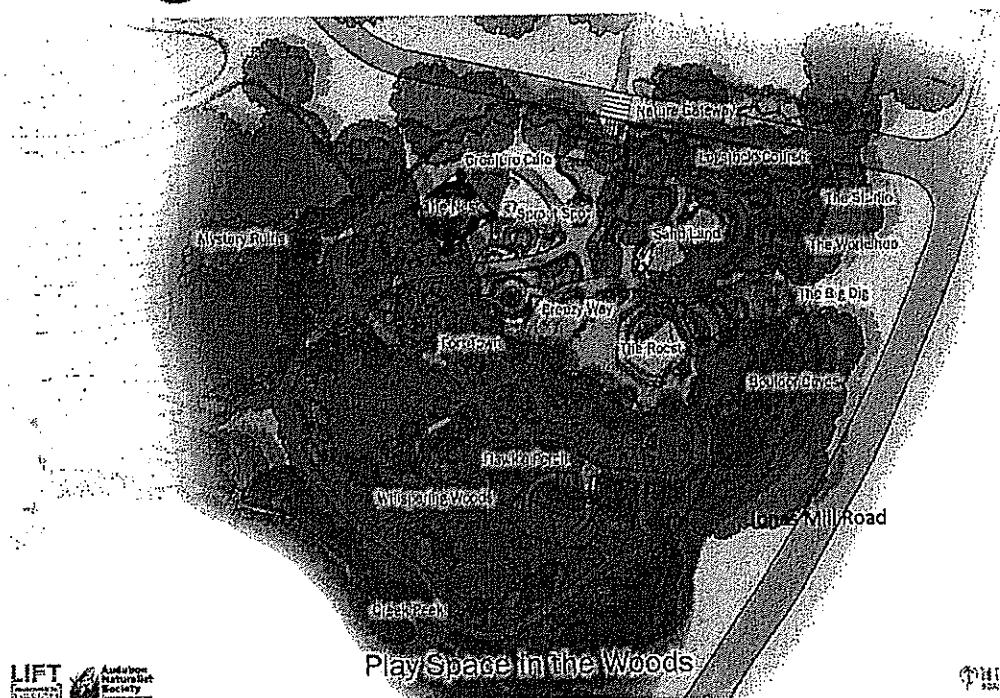


Existing Conditions facing driveway (photo left) and Jones Mill Road (photo right)  
Wooded area with Invasive Plant Understory

Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, June 21, 2017  
Site Plan

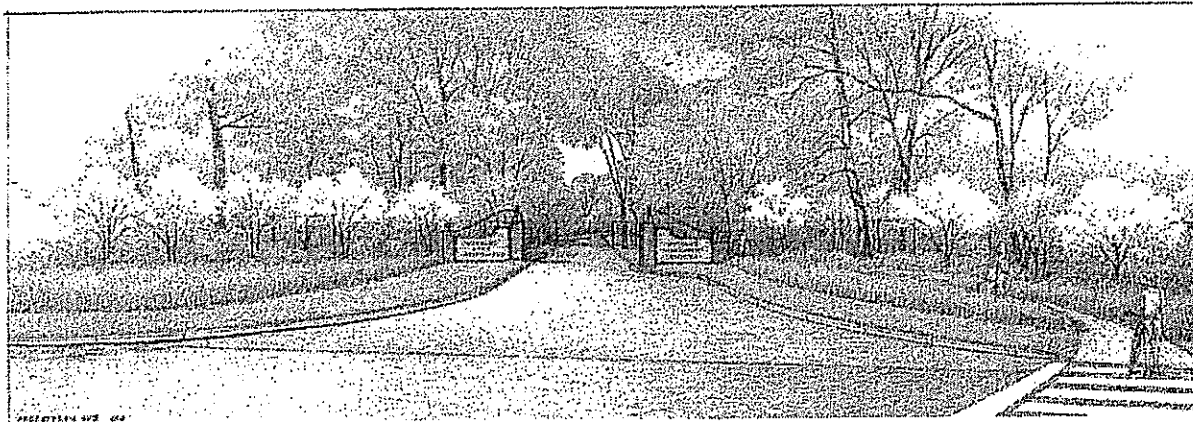


○ = Location of Play Space in the Woods on Woodend's 40 acres



Overhead View of Play Space in the Woods





View to Play Space in the Woods from Jones Mill Road

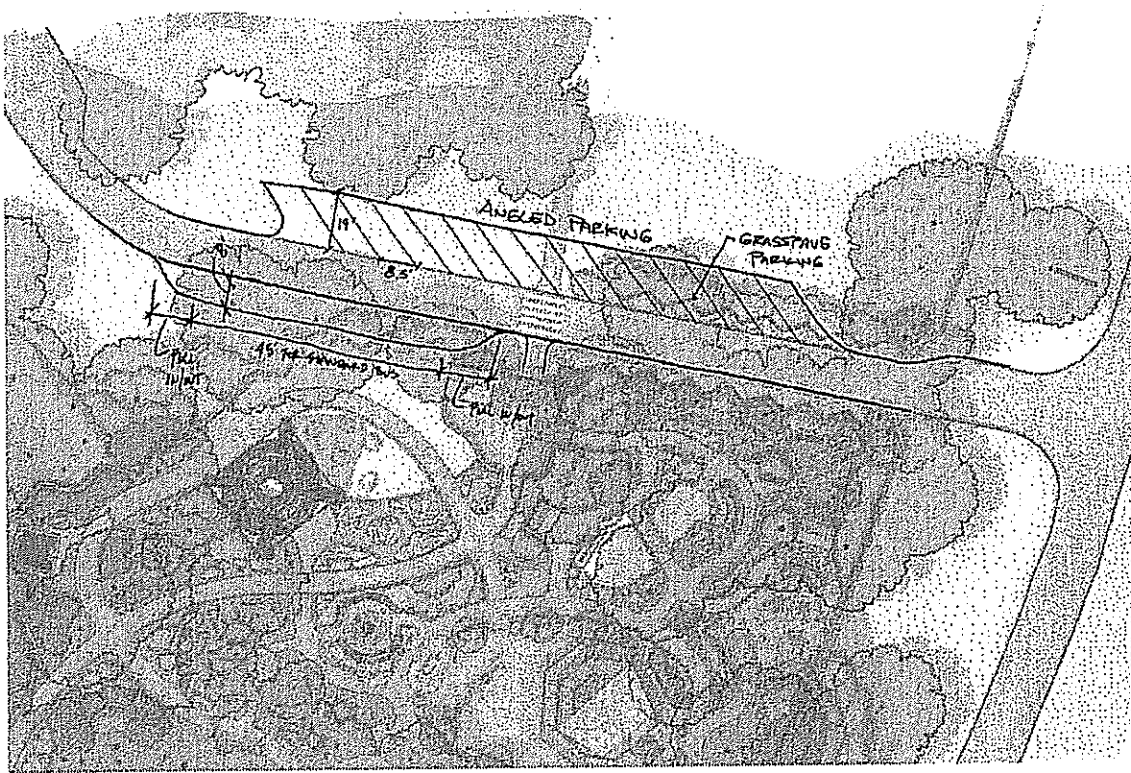


View to Play Space in the Woods from Driveway



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

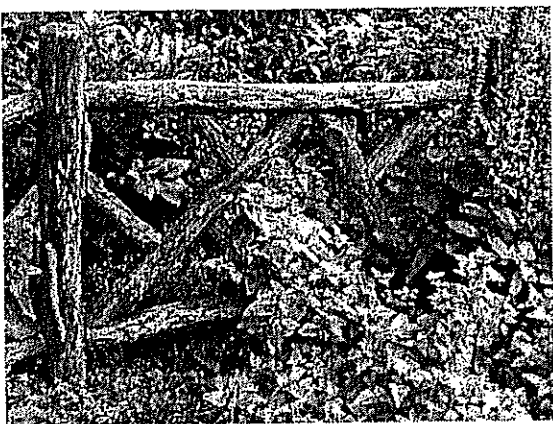
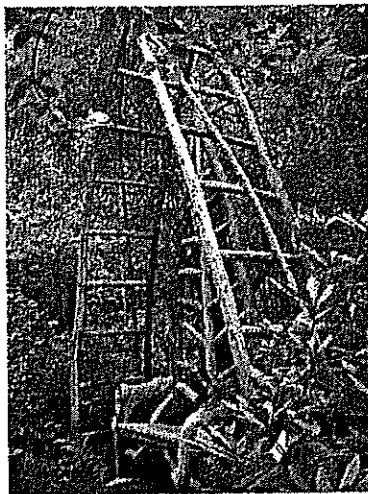
Image Gallery of Photos Similar to Features of Play Space in the Woods



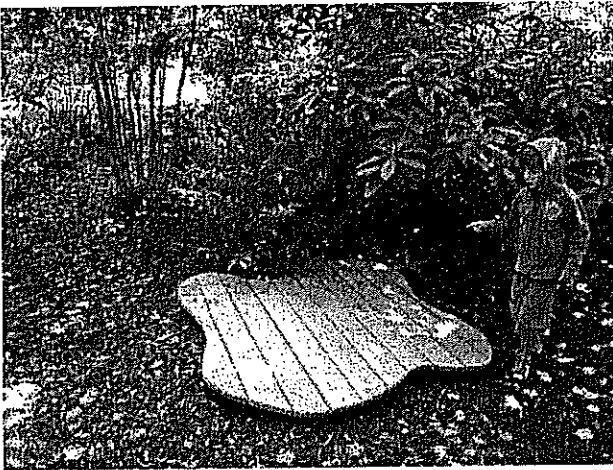
X  
(15)



Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, June 21, 2017



Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, June 21, 2017



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.

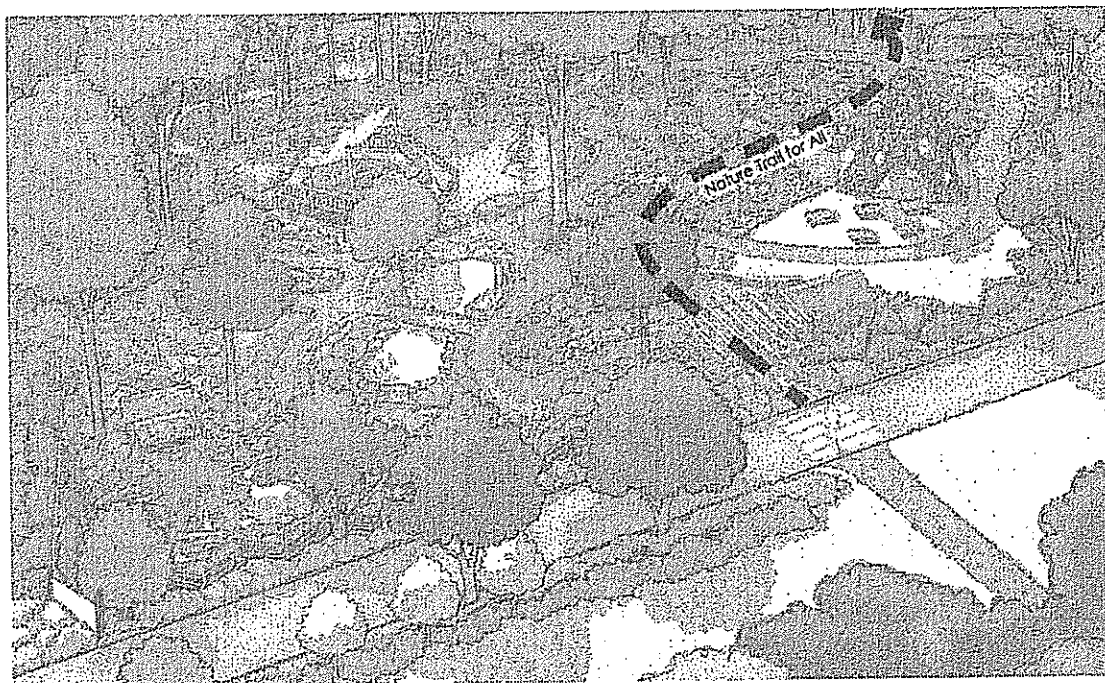
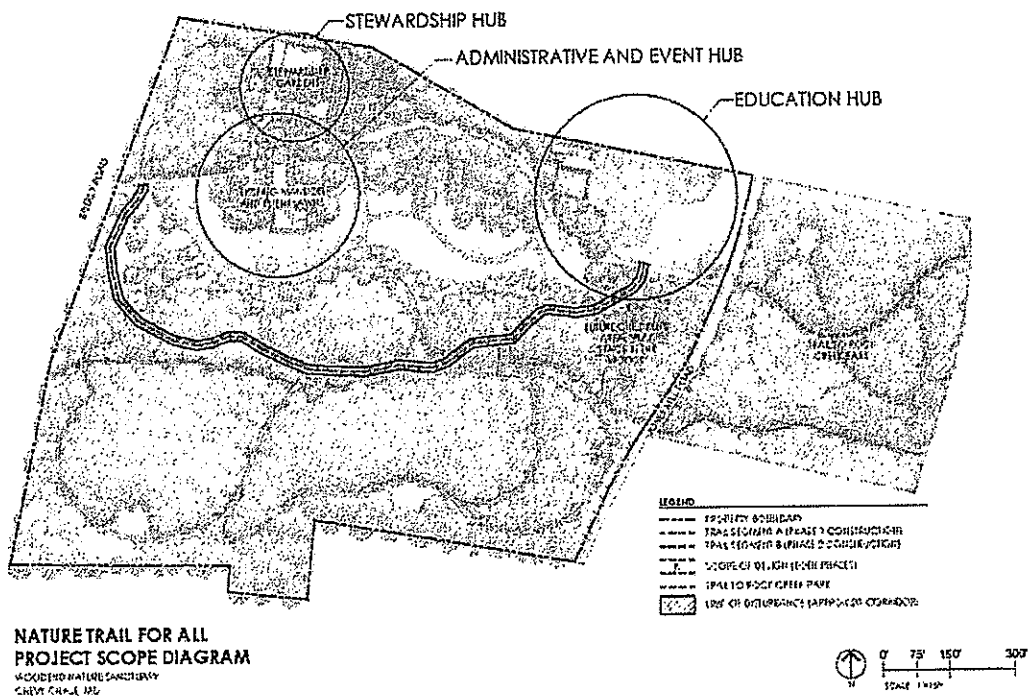
**Existing Conditions:** Woodend Sanctuary's existing trail system is incomplete, not accessible to people with mobility limitations, and in poor condition due to stormwater issues. Poorly-sited portions of the trails have negative impacts on our Clean Drinking stream and Pond.



**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**

**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.

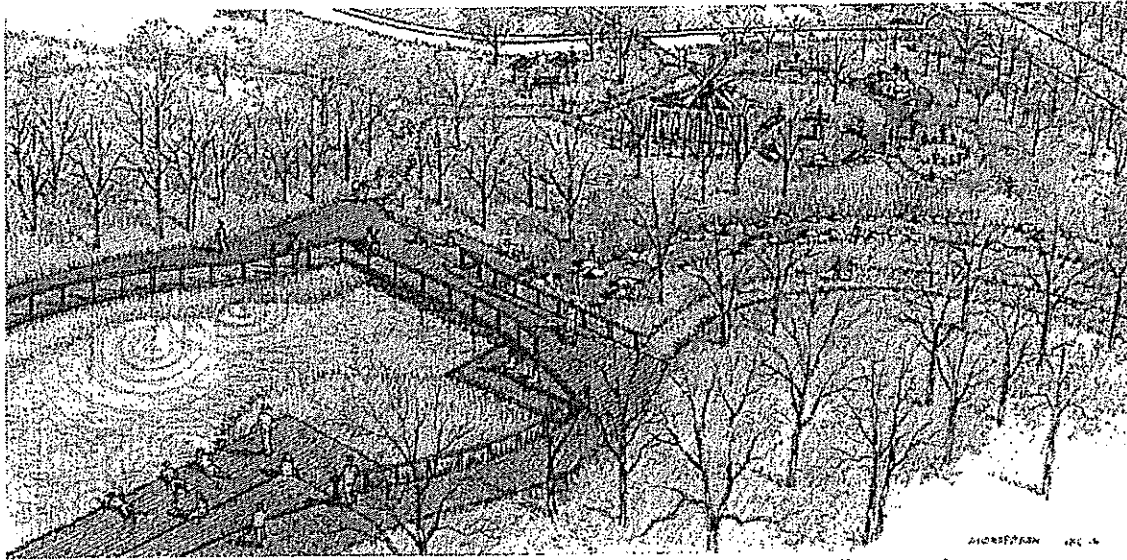
One of the favorite pond program activities is dip netting to catch, observe and release aquatic insects. Through the Nature Trail for All, people of all mobilities will have a chance to participate in this exciting pond exploration. Beyond the pond, the trail will continue west through the peaceful 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

(15)





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



Boardwalk

### **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 Lili, ANS Director of Education
- 7:15 Sanctuary Update: Lisa Alexander, ANS Executive Director
- 7:30 Questions and Statements from Neighbors
- 8:30 Adjourn



# Welcome! Please Sign In

## Community Liaison Council Meeting



**AGENDA for April 18, 2017**

- 7:00 Welcome & Background: Diana Lili, 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

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS  
AUDUBON NATURALIST SOCIETY

NAME	ADDRESS	LOT/BLOCK
1. Malcom & Alina Brenner	9101 Brierly Rd. Bethesda, MD 20815	Lot 1/Block 1
2. Bryan & Mary 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. Timothy & H L Lipman	3214 Woodhollow Dr. Chevy Chase, MD 20815	Lot 6/Block 4
10. Bruce & Iresha Fletcher	9002 Levelle Dr. Chevy Chase, MD 20851	Lot 8A/Block 4
11. 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 & Zain 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 Pre-consultation  
Audubon Naturalist Society, June 21, 2017

NAME	ADDRESS	LOT/BLOCK
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	Lot 23/Block A
20. Michael August & Bonnie Weaver	3103 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 24/Block A
21. Charles & S D Alston	3105 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 25/Block A
22. Paul & P Hanton	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 <sup>rd</sup>	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	3201 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 Demorais Jr & E R L Demorais	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 1
33. North Chevy Chase Swimming	3 Campbell Ct. Kensington, MD 20895	

Historic Area Work Permit Pre-consultation  
Audubon Naturalist Society, June 21, 2017

NAME	ADDRESS	LOT/BLOCK
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 & L A 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 3/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 & A M 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

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/12-17A

6 8940 Jones Mill Road :  
- - - - - :

7 :  
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/13-17T

8 9 West Irving Street :  
- - - - - :

9 :  
PRELIMINARY CONSULTATION :  
8940 Jones Mill Road :

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- - - - - X

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A meeting in the above-entitled matter was held on  
July 12, 2017, commencing at 7:32 p.m., in the MRO  
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
20910, before:

COMMITTEE MEMBERS

Bill Kirwan, Chair  
Sandra Heiler  
Marsha Barnes  
Kenneth Firestone  
Kathleen Legg  
Richard Arkin  
Eliza Voigt  
Robert Sutton

**Deposition Services, Inc.**

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Scott Whipple

Michael Kyne

Dan Bruechert

APPEARANCES

STATEMENT OF:

Lisa Alexander

Pamela Hatton

Luke Olson

Allison Pierce

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1 conditions specified by Staff be included.

2 MR. KIRWAN: Very good.

3 MS. VOIGT: Second it.

4 MR. KIRWAN: Very good. There's a Staff condition  
5 on the cover sheet. Any further discussion? All right.  
6 all in favor, please raise your right hand.

7 VOTE.

8 MR. KIRWAN: We have six yeas. Anybody in  
9 opposition? Two. So the motion passes 6 to 2.

10 MR. WHIPPLE: Just for the record, it was  
11 Commissioner Legg and Commissioner Arkin in opposition.

12 MR. KIRWAN: Correct. Thank you. But again, the  
13 motion has been approved by a vote of 6 to 2. We want to  
14 thank you for your work on this, and we look forward to your  
15 next steps and seeing it completed.

16 MR. OLSON: Thank you for your time. Have a good  
17 night.

18 MR. KIRWAN: Thank you. We're going to move to  
19 our preliminary consultation this evening, Case II.A at 8940  
20 Jones Mill Road in Chevy Chase. Staff Report?

21 MR. KYNE: Yes, we do. We're going to revisit  
22 8940 Jones Mill Road, Chevy Chase for a prelim. And the  
23 proposal in this case is to construct a play space,  
24 construct a wheelchair accessible trail and boardwalk,  
25 create a new parking area, and create a new bus turnaround.

1 So, this is on the driveway, and this is looking back  
2 towards Jones Mill Road. And the approximate locations of  
3 the parking area and bus turnaround, at least as far as I  
4 understand it, the parking area would be on the left side of  
5 this photograph, and the bus turnaround on the right side.  
6 And then I'm just going to walk and sort of look at both  
7 sides of the driveway, particularly looking at the right  
8 side as you walk back towards Jones Mill Road. This is  
9 where the play space will be, or the approximate location.  
10 And then this is looking back toward that water area at that  
11 side. And then moving closer towards Jones Mill Road, and  
12 then looking back up the drive.

13           And then just as before, we have the plans for  
14 reference. And the applicable guidelines, again, Secretary  
15 of Interior Standards. And discussion, as far as the play  
16 space goes, the applicants propose to construct a play space  
17 in a wooded area of the subject property near Jones Mills  
18 Road, that will include only natural features such as logs,  
19 hills and boulders. The intervening trees and vegetation  
20 between the proposed play space and Jones Mill Road will  
21 remain providing a natural screening. Some of the  
22 information indicates that the play space will be negligibly  
23 visible from Jones Mill Road, or maybe partially visible  
24 from the property's driveway and/or from the mansion.

25           Associated parking area is proposed on the right

1 side, as we saw before. And a bus handicap parking area on  
2 the left side. The parking area located just inside the  
3 property's entrance and will likely be partially visible  
4 from Jones Mill Road. Sorry about the mess up with the text  
5 there, but the parking area on the right side will be  
6 covered with Grasspave to diminish it's impact from the  
7 property's natural features and characteristics.

8           Admittedly, Staff is not entirely sure if the  
9 Grasspave is proposed for the bus turnaround area as well,  
10 but I suspect if it's not, we can address that with the  
11 applicants. For the trail and boardwalk, the applicants  
12 propose to construct a handicap accessible trail and  
13 boardwalk through the southern half of the property. So  
14 that's the left side. Again, the same side as the play  
15 space. The left side as viewed from Jones Mill Road. The  
16 trail/boardwalk will be five feet wide and 1600 feet long.  
17 The trail materials will be bonded gravel and bonded wood  
18 fiber, and the boardwalk materials will be engineered wood.

19           The view of the trail and boardwalk will be  
20 largely obscured by mature trees and vegetation, and Staff  
21 suspects you will not see it at all from the driveway or  
22 from Jones Mills Road except for maybe where the trail  
23 begins.

24           And, trees. Just wanted to discuss the trees a  
25 little bit. The applicants have indicated that they work in

1 consultation with M-NCPPC regarding the play space, and as  
2 it relates to trees. And based upon M-NCPPC's  
3 recommendation, the applicants anticipate removal of two  
4 non-native Chinese Chestnut trees to safely accommodate the  
5 play space. The applicants have also indicated that they  
6 will work in consultation with M-NCPPC and arborist to  
7 determine the health of several trees along the trail and  
8 boardwalk. And depending on that assessed health, these  
9 trees may be removed. If they are removed, the applicants  
10 will replant an equal or greater number of trees.

11           So, Staff's recommendation, Staff is conceptually  
12 supportive of the applicants proposal, finding the play  
13 space and the trail/boardwalk are unlikely to detract from  
14 the historically significant characteristics of the  
15 resource. The proposed alterations are generally compatible  
16 with the property, and with an outdoor educational facility,  
17 and I ask the Commission to provide any guidance that may  
18 make the proposal more compatible for the property. And  
19 with that, I'll conclude. And I can take any questions you  
20 have for me.

21           MR. KIRWAN: Questions for Staff?

22           MS. LEGG: Can you tell me more about Grasspave?

23           MR. KYNE: Not confidently. So, maybe the  
24 applicants can. But, it's my understanding that it's a type  
25 of permeable paver that allows grass to grow through it.

1           MR. WHIPPLE: I think it's like a concrete  
2 honeycomb with grass growing up through it. And the grass  
3 sort of softens the visual appearance of the honeycomb  
4 concrete.

5           MR. KIRWAN: There's other types as well. There's  
6 plastic types that don't, that have less visible material at  
7 the surface. So, probably we should ask the applicant. But  
8 it might be something we want them to give us more  
9 information on when they return. Any other questions for  
10 Staff? All right, if not, we welcome the applicant to come  
11 forward. Good to see you again. And please give us your  
12 testimony. You know the drill, but just state your name for  
13 the record, before you speak.

14           MS. ALEXANDER: My name is Lisa Alexander. I'm  
15 the Executive Director of Audubon Naturalist Society. And  
16 I'll just give about two sentences of background on the  
17 purpose of these proposed projects. And, I'll ask you to  
18 remember your own childhood, and whether you were actively  
19 supervised when you played outside? I wasn't. My mother  
20 told me to come back when it was dark. But that's not what  
21 happens for kids today. Kids parents feel very nervous  
22 about letting them play outside in nature. And for us  
23 that's a mission problem because you can't fall in love with  
24 nature unless you get a chance to play in it.

25           And so, our intent, because our mission is to

1 inspire people to connect with the natural world, is to  
2 provide a place where parents from our community will feel  
3 safe letting their kids climb on logs, swing on branches,  
4 scramble over boulders. And to do that, having the  
5 intentional space that's designed to make families feel  
6 comfortable and safe is our plan. The other piece of that  
7 is that we have lots of families here who have family  
8 members who have mobility issues. So we would like for the  
9 nature play space to be accessible so that parents in  
10 wheelchairs can play with their kids in the woods, so that  
11 kids who have walkers can get into the sand and play in the  
12 sand. And, more and more, while we nature lovers have  
13 always known that being outside is good for you, more and  
14 more we have research that supports the healing properties  
15 of being in nature. We see ourselves as having a real  
16 opportunity with the Walter Reed National Medical Center  
17 just up the road from us, to provide a place where wounded  
18 veterans could come and de-stress and unplug in nature.

19           We do school field trips at Woodend all the time.  
20 But kids who have mobility issues can't fully participate in  
21 getting to the pond or walking in the woods. And so by  
22 combining the projects of a nature play space for families  
23 and teachers and students, and accessible trails, we really  
24 hope to expand our ability to realize our mission for the  
25 Montgomery County community. I will say that for me, I



1 started my career as a teacher, and then I was a teacher  
2 trainer. And in just a few short decades, we now have  
3 teachers who don't know how to be outside with their kids.  
4 They don't know how to plant seeds. And we see the nature  
5 play space not just as a place for families, but a place  
6 where we can help teachers learn how to get their kids  
7 outside in nature.

8 But, of course, we want to do that in a way that's  
9 historically respectful to the property, and I wanted to  
10 make a couple clarifications. Our intention is actually to  
11 remove some of those plantings that you saw in the pictures,  
12 because those are non-native invasive honeysuckle plants.  
13 You might remember that the Commission approved a deer  
14 fence. Still not there yet. We have a Board of Appeals  
15 variance hearing on July 26th. But once that fence is up,  
16 that will not only provide security for the play space, it  
17 will also give us a chance to replace some of the non-native  
18 species with native species.

19 And our intention is not to completely remove  
20 those Chinese Chestnuts. If you're not familiar with them,  
21 they make seeds that are like little porcupines. And when  
22 they throw those to the ground, they're irresistible to  
23 children. You say don't touch that, and they go, they have  
24 to touch it. So, our intention is to actually leave the  
25 trees, but limb them so that they no longer produce fruit.

1 And that will be an ongoing challenge, but we don't want  
2 those little porcupines in the play space. So those are a  
3 couple of clarifications.

4 I brought with me Alison Pierce, who is our  
5 Manager of Volunteer Programs, because she is deeply  
6 immersed in the accessible trail project and can help answer  
7 some questions on that too.

8 MR. KIRWAN: All right, thank you very much. Any  
9 questions for the applicant? Commissioner Firestone?

10 MR. FIRESTONE: I'm wondering about the increased  
11 parking spaces that you're proposing, and bus turnaround.  
12 What is the rationale, justification, behind adding  
13 additional parking?

14 MS. ALEXANDER: So, first I'd like to clarify that  
15 it's actually not a bus turnaround, it's a bus pull-in. So,  
16 the idea is not for a bus to make a U-turn in that space.  
17 Buses generally have to use our driveway as one way. We  
18 don't have a good place for them to turnaround. And you  
19 would think that that would double as handicapped spaces.  
20 So, the reason for having the pull-in is so, again, if we  
21 have handicapped children, they can get off in a place where  
22 it's quite accessible. The other thing is that we don't  
23 really want to impact the neighborhood. There's a, what I  
24 affectionately call the purple plastic playground that's  
25 right down the road from Woodend. And it only has a couple

1 parking spots. And when it's a busy weekend, those parkers  
2 kind of creep around the neighborhood and pull up on partial  
3 grass. And so what we'd really like to do is provide enough  
4 parking so that when families come to use the nature play  
5 space, first of all they have a short walk to enter the  
6 place, and second, so that they're not spilling out into the  
7 neighborhood.

8 MR. KIRWAN: And just as a follow-up for that,  
9 this parking is entirely for visitors, it's not for staff?

10 MS. ALEXANDER: No.

11 MR. KIRWAN: It's not restricted in any other way  
12 other than --

13 MS. ALEXANDER: It's not.

14 MR. KIRWAN: -- other than I presume there will be  
15 ADA spaces, but they'll also be open to visitors?

16 MS. VOIGT: Can I follow-up with that?

17 MR. KIRWAN: Uh-huh.

18 MS. VOIGT: And this parking is as you come --  
19 it's right, it's right after the sign or?

20 MS. ALEXANDER: It's not right after the sign. It  
21 would probably start -- if you remember, part of that deer  
22 fence project is a cattle grate that's now set back about 30  
23 feet behind the setback line, which is where the fence is  
24 proposed to go. And so the parking wouldn't start until  
25 beyond that. So that's 30 feet beyond the setback line.

1           MR. FIRESTONE: To follow-up on parking. How many  
2 spaces do you currently have at the facility, and how many  
3 are you adding?

4           MS. ALEXANDER: So, up at our -- and I will say  
5 that I'm not certain if our current spaces are compliant.  
6 But outside the Teale Center, that education building, we  
7 have five angled parking spaces, and this is preliminary  
8 enough in consultation that we don't actually have a set  
9 number of additional parking spaces that we want to add.  
10 But we know that five is probably not enough.

11           MR. KIRWAN: Commissioner Arkin?

12           MR. ARKIN: Thank you, Mr. Chairman.

13           MR. WHIPPLE: Commissioner Firestone, the balance  
14 of the parking is actually at the far end of the property  
15 behind the mansion. Aside from the small number that's at  
16 the Teale Center, the balance of the parking is up the hill  
17 at the mansion. There's none down approximate to this  
18 location.

19           MR. FIRESTONE: Okay. But I was still wondering  
20 about just how many spaces they were adding near this play  
21 area, and I'm trying to get some idea of, you know, is it  
22 going to be an adequate number, or is it going to be for  
23 like a peak time once a year, or if it's, you know, a  
24 reasonable number for all year round?

25           MS. ALEXANDER: It looks like 15 is what the

1 landscape architect has penciled in. And here's what I  
2 would say. The major play space is going to be used for  
3 programming much of the time, for our own programming. And  
4 it will have public hours. So, we haven't yet set those  
5 public hours, but you might imagine that public hours will  
6 be weekend days, will be public hours. Might be after  
7 school from 3 o'clock on will be public hours for the nature  
8 play space. During the other times, that's when we would  
9 use it for our school field trip programs.

10 MR. KIRWAN: Commissioner Arkin?

11 MR. ARKIN: Thank you, Mr. Chairman. I guess  
12 because a recording is being made of this hearing, but no  
13 visual record is maintained, I should disclose for the  
14 record that I am mobility challenged. But I don't think  
15 that will interfere with my ability to make a reasoned  
16 decision about this. I have some questions I wanted to ask  
17 you about the parking space and the trails. What is the  
18 distance, the maximum distance from the bus space to the,  
19 approximately from the bus space to the play area?

20 MS. PIERCE: So that the start of the accessible  
21 trail would be the --

22 MR. KIRWAN: Sorry, if you could just state your  
23 name for the record?

24 MS. PIERCE: Oh, I'm sorry. I'm Alison Pierce.  
25 The trail itself will begin at the entrance to the play

1 space. So, in the play space the trail is co-located with  
2 the play space. So that entrance will be directly across  
3 from the parking area. And so, it would be directly  
4 accessible from the parking area.

5 MS. ALEXANDER: So a driveway width would be about  
6 correct?

7 MS. PIERCE: Well, from the bus parking it would  
8 be directly. And from the angled parking it would be across  
9 the driveway. And obviously, we would make a crosswalk  
10 there.

11 MR. ARKIN: Are you planning to use the Grasspave  
12 or the bonded gravel through the entire parking area, or  
13 just in the handicapped area?

14 MS. PIERCE: So the bonded gravel is actually not  
15 for the parking. It's for the trail surface itself. The  
16 Grasspave, I think it would be our preference to use it for  
17 both parking areas. We would like them to be as visually  
18 unobtrusive as possible. I think what we probably need to  
19 research is the load that each of those can take. So, the  
20 busload would be quite different from cars. But I think  
21 that would be our preference.

22 MR. ARKIN: And the material on the trails, you  
23 described it as bonded gravel and some other options I think  
24 you gave.

25 MS. PIERCE: Right. So, it would be a



1 combination. There certainly will be boardwalks, and those  
2 will be in the area around our pond, where we want people to  
3 be able to get close to our water resources without  
4 impacting that stream bank. So those would be boardwalks  
5 that would be just slightly raised above the level of the  
6 ground. And we have some boardwalks that are existing. So,  
7 we would be modifying those and making sure that they're  
8 wheelchair accessible. But then, on either side of the  
9 boardwalks we want a surface that will feel natural. So, we  
10 don't want, you know, an asphalt path through the woods. We  
11 want something that feels appropriate to a natural setting.

12           So, the material that we're looking at, you can  
13 use the same type of bonding agent or polymer to bond wood  
14 fiber or gravel. So basically, you prepare the surface by  
15 excavating in a very shallow excavation, making sure, you  
16 know, that the grades are correct, and then you fill in with  
17 your bonded, with your gravel or your wood fiber, and you  
18 actually pour the polymer over the top. And so, then the  
19 surface is bonded. It's not going to shift, which is very  
20 important for wheelchair accessibility. But it remains  
21 permeable also to stormwater.

22           MR. ARKIN: And, you mentioned, I guess you've  
23 given the answers as far as wheelchair friendly materials.  
24 But would these also be friendly to people who use motorized  
25 scooters, which have much smaller wheels?

1 MS. PIERCE: Yes.

2 MR. ARKIN: Okay, thank you.

3 MR. KIRWAN: I have a quick question about the bus  
4 turn off. Typically buses will unload on the right hand  
5 curbside as they approach for safety reasons and all sorts  
6 of things. This bus will do the left-hand side, right? So,  
7 you'll be exiting people from this bus into the main  
8 driveway, and that's --

9 MS. ALEXANDER: That is correct.

10 MR. KIRWAN: It introduces some safety issues.  
11 There can be logistical solutions to them, but.

12 MS. ALEXANDER: Yeah. And what's interesting is  
13 that we exit kids from buses all over the property, so we  
14 have a fair amount of experience. Buses don't arrive  
15 without our staff being present and guiding folks. So that  
16 would be the plan.

17 MR. KIRWAN: Okay. I just was leading to the  
18 question of whether, why isn't everything flipped? Why not  
19 the cars on the left-hand side, and the buses drop off on  
20 the right hand side?

21 MS. ALEXANDER: I think that would be possible. I  
22 think there would have to be more plant material removed.  
23 The right-hand side is just grass. And, so we're asking for  
24 more space for the cars than we need for the bus. And so,  
25 we'd end up removing more probably mature trees if we ended

1 up flipping it.

2 MR. KIRWAN: Okay. Any other questions? Yes,  
3 Commissioner Barnes?

4 MS. BARNES: I have a follow-up question on the  
5 parking. Because you mentioned the five spaces at the  
6 educational center, and my recollection is there is more  
7 parking, you just have to walk a bit. And how many parking  
8 spaces do you currently have overall?

9 MS. ALEXANDER: Do we have the answer?

10 MS. PIERCE: I can give you an approximate answer.  
11 So, paved parking, we have about 25 to 30. And then when we  
12 have larger events, there are people who actually park on  
13 grass and gravel.

14 MR. KIRWAN: That's that rear drive?

15 MS. PIERCE: Yes, exactly. Out toward the back  
16 gate. And that would probably more than double that number.  
17 But those aren't, you know, designated parking spots.  
18 That's sort of overflow, picnic style.

19 MR. KIRWAN: Yeah, at camp drop-off it's filled.  
20 I've been there. I've been there, yes.

21 MS. BARNES: And then the other question I have  
22 for you, I was happy in the Staff presentation to hear that  
23 if trees were taken out, you were committed to replacing  
24 them. And I recall that when you came for the HAWP about  
25 the deer fence, there was a great deal of concern about the

1 damage that deer had done to the trees and flora. So, I'm  
2 just interested in your plans for overall repopulating the  
3 trees, because here we're also talking about the possibility  
4 of removing some with the parking.

5 MS. ALEXANDER: Well, what's very exciting is  
6 since the Commission approved the deer fence, and as part of  
7 our working through the Board of Appeals process to get the  
8 permits for the fence, we've been able to get quite a few  
9 commitments for tree donations, including from the  
10 Montgomery County Forestry Board. So we have a lot of folks  
11 lined up as soon as that fence goes in to donate trees. And  
12 we work with the State of Maryland DNR's Tree-Mendous  
13 Program to get low cost native trees which is a great help  
14 to us, because native trees are exactly what we want to  
15 plant. But we also have commitments from other non-profits  
16 and from commercial entities to donate trees. So, Bartlett  
17 Trees has prepared to donate trees, Branches Trees is going  
18 to donate trees, as is Casey trees from the city. So, we've  
19 got lots of folks lined up, we just need the fence in place.

20 MS. BARNES: Thank you.

21 MR. KIRWAN: Commissioner Arkin?

22 MR. ARKIN: Thank you, Mr. Chairman. A follow-up  
23 on the questions I was asking before. I take it from your  
24 application, and if I understand your application correctly,  
25 that there will be one long trail which will be an

1 accessible to all trail, but the non-local trails on your  
2 grounds will be?

3 MS. PIERCE: Yes, that's right. So, there are  
4 currently secondary trails and there will be secondary  
5 trails, not all of which will be accessible. But our hope  
6 is that sort of the key features of the property will become  
7 accessible with this plan, including the future nature play  
8 space, but also the pond. And the whole length of the  
9 stream through the forest. So, what we are trying to do is  
10 make sure that the highlights of our property were  
11 accessible.

12 MR. ARKIN: And does the accessible trail connect  
13 the play space to the education area, and other parts, or  
14 other buildings on the site?

15 MS. PIERCE: So the education, the Teale Learning  
16 Center would be very close to the start of the nature play  
17 space. So, if you look at a contour map of the property,  
18 the area of our drive has quite a bit of an elevation gain,  
19 so creating a loop was not feasible. So, what we thought  
20 was if we connected the entrance drive to the exit drive,  
21 you were creating accessibility in that we could imagine  
22 someone being dropped off at the front of the property, and  
23 making their way to the back of the property where they  
24 could be picked up if they did not want to backtrack. So,  
25 we don't have a loop that would get you along that drive

1 south in an accessible way. Does that answer the question?

2 MR. ARKIN: It does. And I wanted to ask also if  
3 you have provided a copy of the master plan that you  
4 recently developed to Staff?

5 MS. ALEXANDER: We have, and I am pleased to  
6 report that Scott Whipple served on our Woodend 2065  
7 council, and consulted on the development of the master  
8 plan.

9 MR. ARKIN: Thank you.

10 MR. KIRWAN: Any other questions for the  
11 applicant?

12 MS. LEGG: I have a few. Have you considered  
13 moving the play space closer to the other parking that you  
14 already have?

15 MS. ALEXANDER: Well, we do have the situation of  
16 the spaces closest to the mansion being, including a  
17 historically protected lawn, and so our ability to put a  
18 space close to a driveway entrance is challenging because  
19 the lawn is protected around the mansion. There's really  
20 not enough room at the Brierly Road exit to put the play  
21 space and have it have that woodsy feel. That section of  
22 the property is mostly meadow, so that screening effect,  
23 that feeling of being tucked into the woods wouldn't be  
24 possible at the other end where the other parking is  
25 available.

1 MS. LEGG: And to be clear, this parking is for  
2 your use as running your camps and stuff, or is this more  
3 for the neighborhood to use on off hours?

4 MS. ALEXANDER: I think it would have multiple  
5 uses. Certainly, some folks would use it when dropping off  
6 kids at the Teale Center, but I really see the reason, the  
7 need for parking is as a public welcome. It's not very  
8 welcoming to put a cool nature play space in and not give  
9 anybody a place to park so they can reach it.

10 MR. KIRWAN: Any other questions for the  
11 applicant? If not, we should give our thoughts on this  
12 matter. If you could turn off your microphones and we'll go  
13 around the table here and provide our comments. I think  
14 it's always helpful to hear from a lot of people in the  
15 preliminary so they have good feedback going forward.  
16 Commissioner Voigt, would you give us the kick off?

17 MS. VOIGT: It was great to hear about this. I do  
18 have a disclosure that I got married here 25 years ago. So,  
19 I love this property for a couple of reasons, I mean it does  
20 have a beautiful historic building by one of the, you know,  
21 big architects in our area. I think this is a great  
22 concept. I think all of it is a great concept. I did have,  
23 you know, a little bit of heartburn of as you enter the  
24 property to have that parking area there filled with cars  
25 and buses, but I agree, if you're going to put -- that is

1 the area where you want to walk around. I mean, that is the  
2 best area probably for your nature park and nature walk, and  
3 you do, unfortunately, have to have some parking. And it  
4 sounds like with this, you know, kind of grasscrete or  
5 whatever you're going to use, it'll work out as far as to  
6 maintain that stuff. Because I know in my day job, so, good  
7 luck with that. But yes, I think this will be a wonderful  
8 project and really enhance that for many uses. And that is  
9 the way that the grounds are going now, everywhere. You  
10 know, we're moving away from the purple plastic. Especially  
11 in a place like the Audubon. So, thank you for doing this.

12 MS. LEGG: Great. I am supportive of the  
13 playground. I think it's a place my daughter would love to  
14 play in. I have a little bit of concern about, it seems  
15 like the creeping hardscape on this property. I think what  
16 makes it really unique is that this was a country house, a  
17 place to get away. I know the last time you were here we  
18 talked about the deer a bit. I understand why we had to put  
19 up the fence, but I think that a part of this, this  
20 landscape, it just sort of feels like there's a little bit  
21 of a creep. So I'm a little hesitant on that. Again, I  
22 love the idea of incorporating activities for kids, and the  
23 park ribbon sounds fantastic. I'm just wondering if we  
24 could somehow utilize the other, I have not been on your  
25 property, so I don't know the space very well, but I'm



1 wondering if there's a way to utilize existing surfaces that  
2 are already paved instead of adding sort of more surfaces  
3 like that?

4 MR. KIRWAN: I'll just jump in line here. I'm  
5 very supportive of all the components of the application. I  
6 think this is a really terrific improvement, both for the  
7 experience of the center, but also for improving the  
8 accessibility, which I think is a very important thing. I  
9 do, I share concerns with Commissioner Voigt and  
10 Commissioner Legg about the quantity of parking at this  
11 location. It's right there at the main entrance. I think  
12 it would be, and I think the materials that you're beginning  
13 to talk about, these grass pavers and things like that, will  
14 certainly help mitigate the impact of the surfaces we're  
15 creating. I think for me it would be helpful for there to  
16 be some justification for why you need X amount of spaces,  
17 whether it's 15 or it could it be 10.

18 I mean, typically, some analysis is done and some  
19 determination of number of visitors, you know, and then how  
20 long visitors stay before they then leave, and new visitors  
21 come in. It'd be helpful for us when this goes to a HAWP if  
22 you have a very, a calculation that you can exhibit to us  
23 and show us how you arrived at the number of spaces, as  
24 opposed to just trying to squeeze in as many as you can  
25 along that straight run there.

1           But, I think overall I'm very supportive of this,  
2 and I think that two more pieces of information would be  
3 very helpful when you come back regarding the grass pavers  
4 would be, the product spec sheets on what you're proposing  
5 to use. And also, the photographic examples of  
6 installations, so that we can, color examples, as well,  
7 would be helpful for us to see it in that application.  
8 Thank you.

9           MS. HEILER: I also think this is a wonderful  
10 idea. I have been to your property recently. I share  
11 concerns about the number of parking spaces. Having  
12 justification from somebody who studies how many spaces do  
13 you need for this number of visitors would help a lot. And,  
14 as Commissioner Kirwan has suggested, having pictures that  
15 show us parking spaces that have been paved with these  
16 concrete pavers that allow grass would probably make a big  
17 difference.

18           MR. FIRESTONE: First of all, I think this is a  
19 wonderful proposal. I'm glad to see you're trying to do  
20 something to encourage kids to get outside, and also to  
21 accommodate those kids who, because of disabilities who may  
22 not have as many opportunities. As somebody who's done a  
23 fair amount of studying on parking, I'm going to disagree  
24 with the other Commissioners about parking studies because  
25 when you start looking at parking requirements, my

1 experience has been most of them are pure fiction and  
2 fantasy. So, you know, it's a best guess at best. I  
3 suspect 15 is probably a decent number.

4           You're using the grass material, so if the parking  
5 spaces aren't used, I suspect it will look more like lawn.  
6 I also think if you find that if you don't need all the  
7 parking spaces, stop using them, you can take them out, do  
8 things with them. I have no trouble with the number that  
9 you're talking about here. If you want to get some other  
10 people who might have some other guesstimates, which is what  
11 they're going to be, I'd be glad to hear them, but I don't  
12 think, you know, a so-called parking study with standards  
13 from the engineers and such have that much meaning.

14           MS. BARNES: I applaud your proposed play space in  
15 the woods, and your efforts to ensure that it's accessible  
16 to all. I'm delighted to hear about your efforts to have  
17 more trees once you get your fence. I do have concerns  
18 about parking. I appreciate that you want to use the grass  
19 pavers. I think that's very positive, and I would not be in  
20 any way supportive of more than what you've suggested here,  
21 and prefer to see fewer. And might argue that if you compel  
22 people to walk a little bit more on the property, they might  
23 appreciate some of the other things that are also available.

24           MR. SUTTON: The only thing I would add is I wish  
25 I was a kid.

1 MS. ALEXANDER: You can still come.

2 MR. SUTTON: I think it's a perfect idea, and  
3 hopefully everything they have, except that I think it's a  
4 terrific idea and I hope you're ready to do it.

5 MR. ARKIN: I agree with all the expressions of  
6 support that have been given for this proposal. And, I do  
7 think it's very exciting. From the perspective of somebody  
8 who is disabled, I would really welcome the energy and the  
9 investment you'll be putting into making this play area, and  
10 the trails accessible for much of the way to people who are  
11 disabled, and to children particularly who are disabled.

12 A couple of thoughts. The guidelines for, the  
13 disability guidelines are rather old, and in need of  
14 adjustment. I don't know if that will happen in the near  
15 future. But it would be useful to keep in mind for people  
16 who use manual wheelchairs, or walkers, or who are on  
17 crutches, that rest areas are very important in trails to  
18 break up grades and the distances between rest areas become  
19 important. And also, that with materials like grasscrete  
20 and bonded gravel or bonded woodchips, the small  
21 irregularities can be impediments to users, and can actually  
22 make a very well-intentioned trail or space, or entry,  
23 impassable for many disabled people.

24 I think it would also be useful to add specs and  
25 pictures of all the materials you're going to use, the

1 bonded materials, in addition to the grasscrete. And you  
2 probably would want to specify which grasscrete, which paver  
3 material you're going to use as part of your final  
4 application. Because in addition to the esthetic issue, it  
5 makes a big difference in terms of the life of the  
6 installation and the stability of the installation, it's  
7 useful for people who are disabled. I'm really looking  
8 forward to seeing your final application of this, and seeing  
9 it finally in the flesh. Thank you.

10 MR. KIRWAN: Thank you everybody. So, I think  
11 you've heard very supportive comments from the Commission  
12 this evening regarding the proposal. Acknowledging  
13 Commissioner Firestone's distain for parking studies, and my  
14 agreement with that, that's not exactly what I meant in my  
15 testimony, or in my deliberation. But I do think there  
16 needs to be some justification for the number, how you  
17 arrive at that. You know, I think that's for you to  
18 determine.

19 But, I'll give you an example. Given all the  
20 improvements you're making to make this a very accessible  
21 play space for children and the path, some of those parking  
22 spaces will be handicapped parking spaces. Those have a  
23 certain width requirement, they have an aisle requirement.  
24 That aisle then has to be, has to have a clear path to where  
25 the crosswalk is. So, I think your parking plan will be

1 much more detailed when you come in for a HAWP, or will need  
2 to be much more detailed. So I think we would want to see  
3 where those handicapped spaces are going to be, how those  
4 aisles are going to work. And then along with that, some  
5 justification for the number of spaces that you're  
6 proposing. All right. So, I think again, you've had strong  
7 support tonight, and we look forward to your return.

8 MS. ALEXANDER: Thank you very much.

9 MR. KIRWAN: Thank you. The next item on our  
10 agenda are the tax credit applications. Can we have a  
11 summary, please?

12 MR. KYNE: Yes. We had six additional tax credit  
13 applications that we're asking for your approval to transmit  
14 to the Department of Finance for the year 2016.

15 MR. KIRWAN: Thank you. Do we have a motion?

16 MS. HEILER: I move that we approve transmission  
17 of the tax credit applications to the Finance Department,  
18 the Tax Office.

19 MR. KIRWAN: Do we have a second?

20 MR. SUTTON: I will second the motion.

21 MR. KIRWAN: Very good, thank you. Any  
22 discussion? All in favor, please raise your right hand.

23 VOTE.

24 MR. KIRWAN: The motion passes unanimously. Do we  
25 have any minutes to approve this evening?