

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8940 Jones Mill Rd., Chevy Chase	<b>Meeting Date:</b>	12/19/2018
<b>Resource:</b>	Master Plan Site #35/12 (Woodend)	<b>Report Date:</b>	12/12/2018
<b>Applicant:</b>	Audubon Naturalist Society (Amy Ritsko-Warren, Agent)	<b>Public Notice:</b>	12/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/12-18C	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Hardscape alterations		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

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

**PROPOSAL:**

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

- Replace 300 sf (10' wide x 30' long) of gravel pull off with asphalt at the Brierly Road exit (west side) of the subject property.

**APPLICABLE GUIDELINES:****Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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

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

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that final project design details, not specifically delineated by the

Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

982658

Contact Email: Amy.warren@ansham.org Contact Person: Amy Ritsko-Warren  
Daytime Phone No.: 301.652.9188 x29  
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: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF PROJECT AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: drive

1B. Construction cost estimate: \$ 1,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ 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.

Amy Warren  
Signature of owner or authorized agent

11/28/18  
Date

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

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

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

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.

**Replace a portion of gravel drive with asphalt to create drop-off area (permanent) –**

Replace 300 square feet of gravel (10' wide x 30' long) with asphalt to create a space for a car to pull off the drive in order to pick up passengers exiting an accessible trail.

Overview: In May 2018, the HPC approved plans for the Audubon Naturalist Society (ANS) to create an accessible trail through the woods. 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

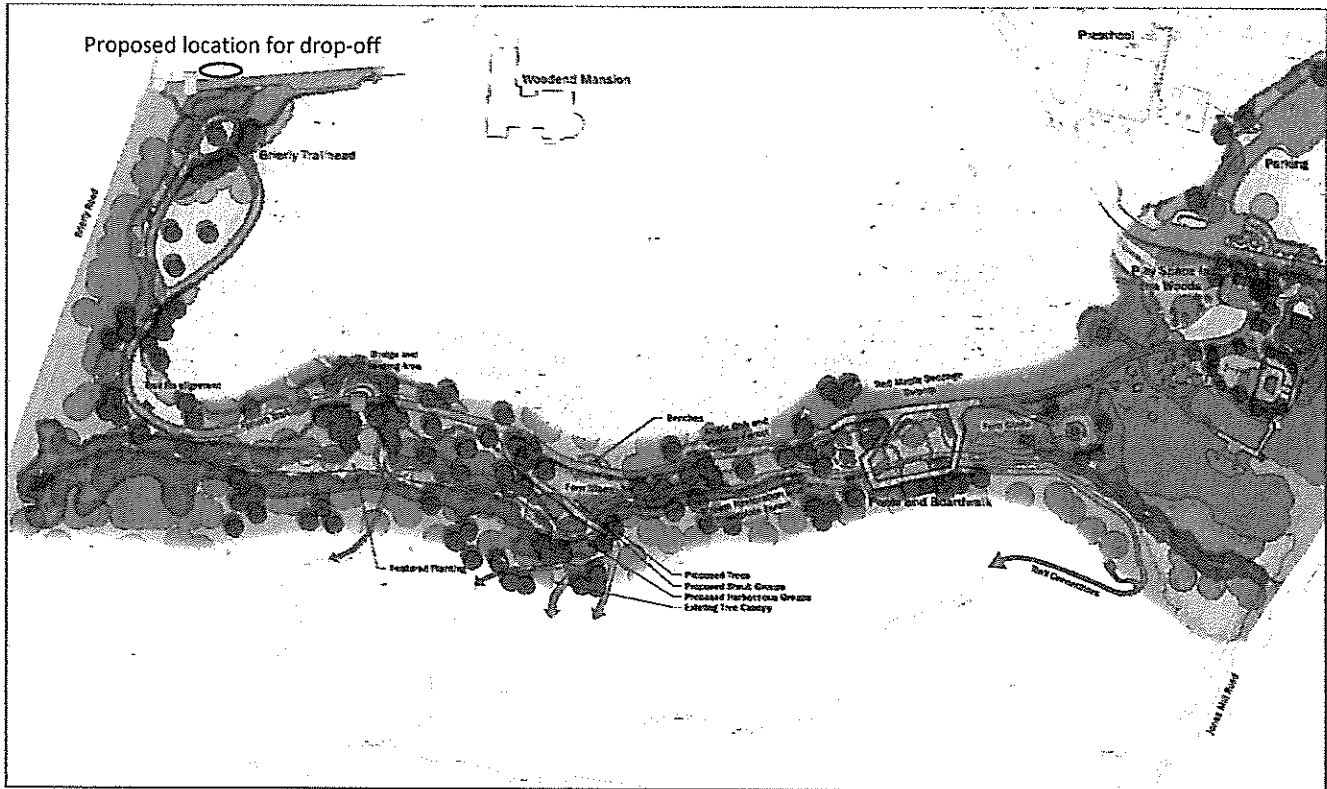
meander down toward our Clean Drinking stream and connect to our woodland pond, where visitors can enjoy aquatic wildlife like ducks, dragonflies and frogs. Most of the trail will be shielded from view by the mature woods. Finally, the trail will curve to the north where it will end at a log bench encircled woodland gathering place, conveniently located for pick up from the main driveway of the sanctuary property.

Since the HAWP approval, ANS has been consulting with organizations that serve people with disabilities including the Smithsonian Institution's Access Department and the Institute for Human Centered Design. Both organizations have recommended that we add an additional drop off/pick up area so that we have accessible car/van unloading zones at both ends of the trail. This is why we are requesting the additional paved area.

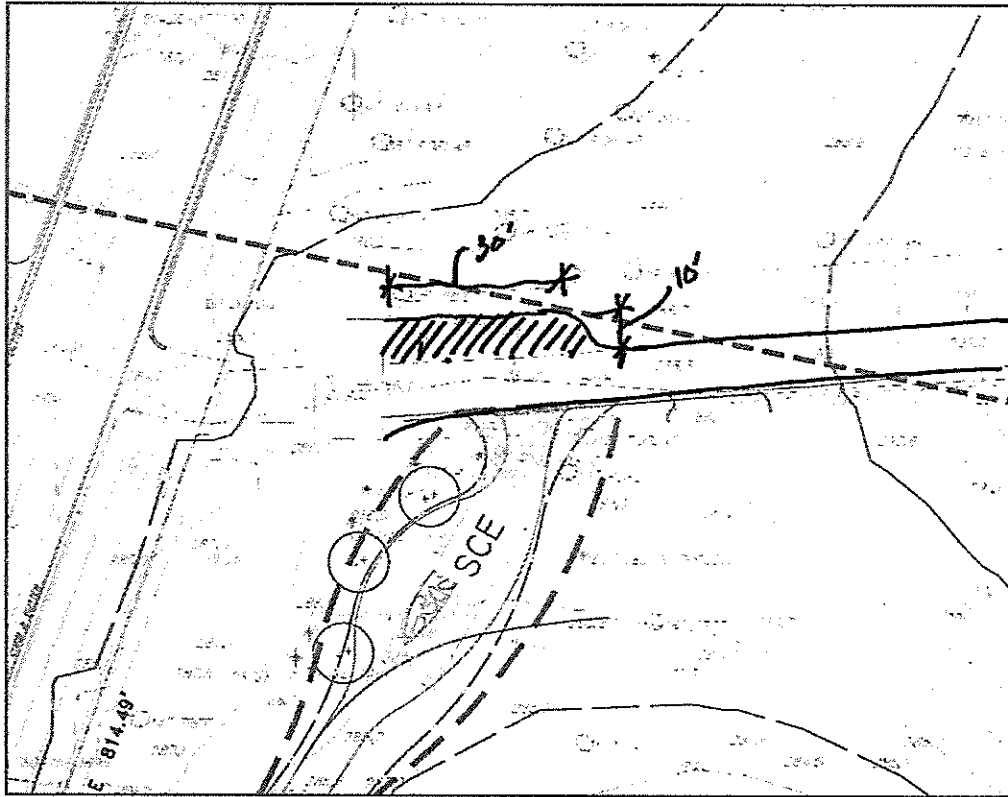
Existing Conditions: The exit at Brierly Road is a 2000 square foot asphalt drive (10' wide x 200' long) that is bordered to the north by 2000 square feet of gravel (10' wide x 200' long).



Site Plan: A portion of the graveled area to the immediate east of the existing cattle grates will be paved with a 10' x 30' asphalt drop-off area. This area will allow a passenger car or accessible van to stop off the drive allowing a disabled visitor to safely enter the stopped vehicle. While the current gravel area is drivable, it is not a viable option for wheelchair, walker, and stroller wheels to navigate.



**Nature Trail for All**  
Masterplan



Proposed Drop-Off Area at Brierly Road Exit





**Tree Survey**

No living trees will be removed.

**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 five Community Liaison Meetings (March 29, April 18, and September 14, 2017, February 22, 2018, and September 18, 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.

**Adjacent and Confronting Property Owners**

NAME	ADDRESS	LOT/BLOCK
1. Malcom & Alina Brenner	9101 Brierly Rd. Bethesda, MD 20815	Lot 1/Block 1
2. Bl'yan & Mal' Jacobik	9103 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block 1
3. Joseph Cupo & Kathleen Teixeira	9105 Brierly Rd. Chevy Chase, MD 20815	Lot 3/Block 1
4. Stacy Berman & Edward Rosen	9107 Brierly Rd. Chevy Chase, MD 20815	Lot 4/Block 1
5. Mildeen Worrell	9109 Brierly Rd. Chevy Chase, MD 20815	Lot 5/Block 1
6. Neil & Rachel Hyman	9111 Brierly Rd. Chevy Chase, MD 20815	Lot 6/Block 1
7. Steven Schwartz & Elana Cohen	9113 Brierly Rd. Chevy Chase, MD 20815	Lot 7/Block 1
8. William & R A Panton	3213 Woodhollow Dr. Chevy Chase, MD 20815	Lot 9/Block 1
9. Nathan Abraham	3214 Woodhollow Dr. Chevy Chase, MD 20815	Lot 6/Block 4
10. Bruce & Iresha Fletcher	9002 Levelle Dr. Chevy Chase, MD 20851	Lot 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 Stomer & 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	