

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

<b>Address:</b>	8940 Jones Mill Rd., Chevy Chase	<b>Meeting Date:</b>	5/21/2019
<b>Resource:</b>	Master Plan Site #35/12 (Woodend)	<b>Report Date:</b>	5/14/2019
<b>Applicant:</b>	Audubon Naturalist Society (Amy Ritsko-Warren, Agent)	<b>Public Notice:</b>	5/7/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/12-19D	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Hardscape alterations		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

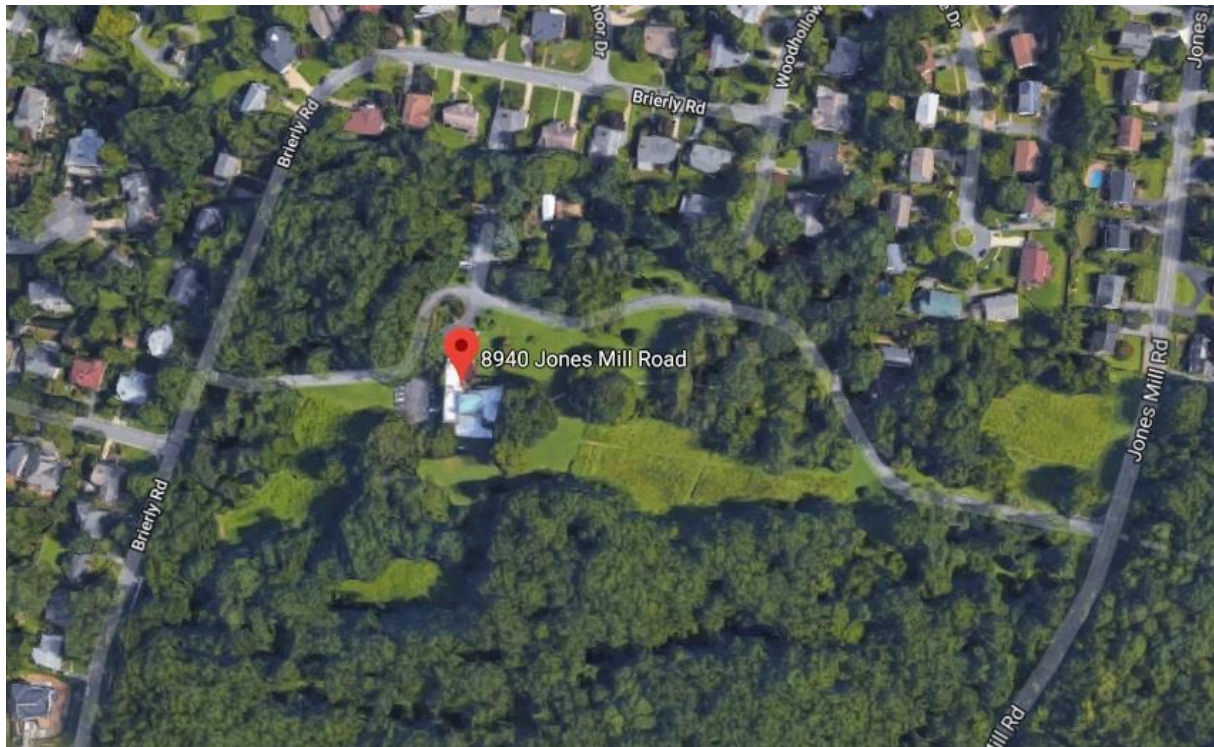
**ARCHITECTURAL DESCRIPTION**

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

***Except from Places from the Past:***

In 1927, John Russell Pope, accomplished architect of Eclectic Classicism, designed Woodend for Chester Wells, a naval officer, and Marion Dixon Wells, an Australian heiress. Pope's best-known works include the National Gallery of Art (1941) and the Jefferson Memorial (1943). The spacious H-shaped mansion has Flemish-bond brick walls and quoins, molded water table, stone belt course, and denticulated cornice. The front (east) elevation has a semicircular portico with Ionic columns. A central door on the south elevation, opening into a terrace, has Corinthian pilasters supporting an egg and dart 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 Abergelde, Marion Wells' childhood home in Australia. While marble hearths and brick firebacks unite fireplaces throughout the house, each has differently detailed mantel pieces. The third level, sheltered beneath the hip roof over the main block, contained a caretaker's apartment. Sited on a hillside, the house is accessed by a long drive through beautifully landscaped grounds. The 40-acre property includes a brick gatehouse garage and numerous mature trees. Marion Wells, an ardent bird watcher, bequeathed the property to the Audubon Naturalist Society. The organization manages Woodend as a nature preserve and education center.



*Fig. 1: Subject property.*

## **BACKGROUND:**

The applicants previously appeared before the Commission for preliminary consultations at the January 23, 2019 and April 10, 2019 HPC meetings.<sup>1</sup>

## **PROPOSAL:**

The applicants have returned with a revised hardscape plan. Specifically, the applicants are proposing the following work items:

- Replacement and extension of existing walkways.
- Replacement/redesign of existing parking areas.
- Other hardscape alterations.
- Relocation of wayfinding kiosk.
- Bench replacement.
- Automatic/accessible door opener installation.

## **APPLICABLE GUIDELINES**

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<sup>1</sup> Link to January 23, 2019 staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/01/II.C-8940-Jones-Mill-Road-Chevy-Chase.pdf>

Link to January 23, 2019 HPC meeting recording:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9057cad6-201c-11e9-b021-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=9057cad6-201c-11e9-b021-0050569183fa)

Link to April 10, 2019 staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/04/II.B-8940-Jones-Mill-Road-Chevy-Chase.pdf>

Link to April 10, 2019 HPC meeting recording:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=dedd0033-5c58-11e9-ae3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=dedd0033-5c58-11e9-ae3-0050569183fa)

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:

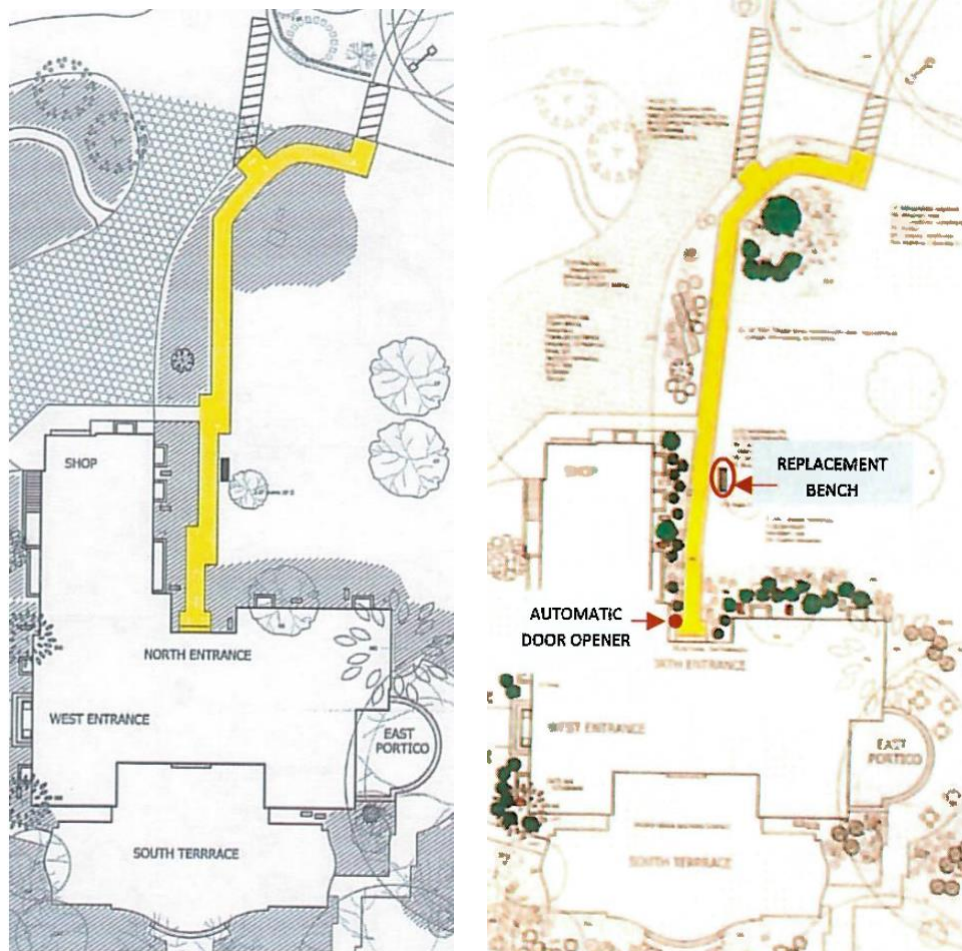
#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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:**

At the April 10, 2019 HPC meeting, staff and the Commission were fully supportive of the applicants' proposal. The Commission did recommend removing the jogs from the proposed new north entrance walkway, making the walkway straight. The applicants have responded by removing the jogs from the walkway (see below).



***Fig. 1: Previously proposed north entrance walkway (left) and current proposal without jogs (right).***

To reiterate the proposed hardscape alterations are as follows:

### *North Entrance Walkway*

The applicants propose to replace the existing concrete walkway with a flagstone on gravel walkway. The new walkway will follow the edge of the existing driveway and will be extended to connect to an existing crosswalk from the north parking area. The existing non-historic gazebo near the walkway is proposed to be removed, and the existing light posts along the walkway will be replaced with new light posts, which were previously approved by the HPC.

### *Audubon Naturalist Shop Parking Area*

The existing asphalt parking area at the Audubon Naturalist Shop (north side of the mansion) is

proposed to be replaced with permeable pavers. A section of asphalt adjacent to the mansion will be replaced with a flagstone pedestrian walkway. The walkway will match/connect with the proposed new north entrance walkway to the east and with an existing gravel path through the Blair Native Plant Garden to the west. The existing gravel path through the Blair Native Plant Garden will be widened and replaced with bonded gravel to make it accessible.

#### *West Parking Area*

The existing asphalt parking area at the west side of the mansion will be redesigned, with five parking spots directly in front of the mansion removed, and the asphalt replaced with permeable pavers. Garden beds will be added in front of the mansion where the parking spots will be removed, and a flagstone walkway will continue in a north-south direction.

#### *South Side Walkways*

The non-historic curvilinear walkways at the south side of the mansion will be replaced with new rectilinear walkways. The existing walkways are constructed from concrete pavers, whereas the proposed walkways will be constructed from bonded gravel. Bonded gravel will make the walkways accessible, while clearly differentiating them from the more formal flagstone walkways at the north and west parking areas/entrances.

#### *East Portico*

The non-historic curvilinear landing at the base of the portico on the east side of the mansion will be replaced and expanded. The proposed new material will be flagstone to be consistent with the proposed walkways, as well as with an existing walkway at the east side of the mansion.

New aspects of the applicants' proposal include replacement of an existing bench with a new bench in the same location along the north entrance walkway and installation of an automatic/accessible door opener at the north entrance.

The applicants are also proposing to relocate an existing wayfinding kiosk from the west parking area to the north parking area. This proposal was previously reviewed by the Commission at the January 23, 2019 HPC meeting, and the Commission was supportive of the proposal.

Staff is supportive of the applicants' proposal, finding that the proposed alterations are consistent with the *Standards* and are unlikely to detract from the historic character-defining features of the resource.

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

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), 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* #2, 9, and 10;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS-43

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Amy.Warner@anshome.org Contact Person: Amy Ritsko-Warren  
Daytime Phone No.: 301.652.9888 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: Snitzer Landscaping Phone No.: 301.428.8310  
Contractor Registration No.: 34280  
Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/FRONT

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

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

#### 1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☐ Alter/Renovate  
☐ Move ☒ Install ☐ Work/Rem  
☐ Revisions ☒ Repair ☐ Removable

#### CHECK ALL APPLICABLE:

☒ S/C ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Stair  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complies Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 200,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

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

### PART THREE: COMPLETE ONLY FOR FENCE OR 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/roadway

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 Ritsko-Warren  
Signature of owner or authorized agent

4/29/19  
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 Nature Sanctuary in Chevy Chase, Maryland has been the headquarters of the Audubon Naturalist Society (ANS) for the past 50 years. Founded in 1897, ANS's mission is to *"inspire residents of the Washington, DC region to appreciate, understand and protect their natural environment through outdoor experiences, education and advocacy."*

#### **Historic Significance**

The Audubon Naturalist Society headquarters at Woodend Nature Sanctuary is an historically significant site listed on the National Historic Register, and on Montgomery County's Master Plan for Historic Preservation.

The Woodend estate was designed by John Russell Pope as a residence for owners Captain and Mrs. Chester Wells. Pope's 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, the Woodend mansion is an admired example of Georgian Revival architecture, known for symmetry and geometric proportions.

The Wells family called Woodend their home from 1927 until Mrs. Wells passed away in 1967. In her will, Mrs. Wells donated Woodend to ANS, "...for the purposes of maintaining a headquarters and a bird sanctuary." In 1969, ANS moved its headquarters to Woodend and the primary function of the land and its buildings transitioned from private residence to a nature sanctuary that is free and open to the public 365 days a year.

In 1980, Woodend's building and grounds were accepted by the US Department of the Interior as an historically designated site.

#### **Looking Forward**

ANS has launched a Nature for All project to improve the visitor experience and guide the stewardship and restoration of Woodend Nature Sanctuary. Nature for All envisions **"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 Nature for All project puts the Woodend buildings and grounds front and center, as cultural features to be interpreted to visitors as integral parts of our education and conservation mission.

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 region to enjoy, learn about, and conserve nature. Essential to achieving this goal is guiding and directing unaccompanied visitors to special places within Woodend Nature Sanctuary.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
1. **Replace and extend existing north walkway to improve safety and accessibility. Screen A/C units and install an automatic door opening mechanism. Remove existing gazebo and replace existing bench.**
  2. **Replace existing shop asphalt parking area with permeable pavers and flagstone walkway, and widen and bond gravel path to improve safety and drainage.**

3. **Replace existing west asphalt parking area with garden areas, permeable pavers, and an accessible walkway to improve safety, accessibility and drainage.**
4. **Replace, realign and extend existing walkways on south (garden) façade.**
5. **Replace and expand existing landing around portico.**
6. **Move wayfinding kiosk.**
7. **Add bathroom vents.**

#### **1. Replace and Extend Existing North Walkway**

Overview: A good walkway makes it easier and safer for visitors to walk through a landscape. It provides more reliable access in all weather and makes it possible for differently-abled visitors to access site features more easily. Well-located walkways serve as bread crumb trails that tell visitors where to go.

The replacement and extension of the existing walkway will make the accessible entrance visible from the parking area, keep visitors separate from cars and trucks by giving them a dedicated walkway, and protect the historic lawn from foot traffic.

Existing Conditions: Today, there is no walkway that leads visitors from the main, north parking lot to the mansion. To reach the accessible entrance, visitors must walk on the drive toward the shop. Only when visitors are in front of the shop can they see the accessible entrance and its path. The existing pathway extends from the mansion's north entrance then curves to the shop parking area near the building. The pathway and door are obscured by the gazebo.

While the north entrance to the mansion is accessible for visitors who use wheelchairs, there is no automatic door opening mechanism and the door cannot be opened without standing in front of it.

There is an existing non-historic bench adjacent to the current walkway.





Existing Concrete Walkway Begins in  
Shop Parking Lot



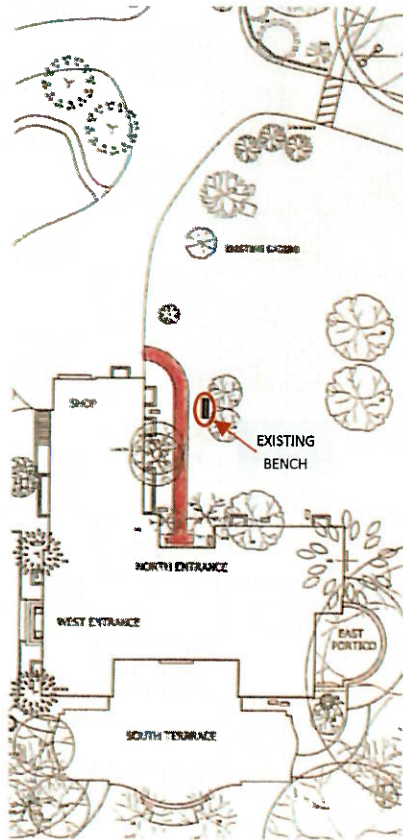
Existing Concrete Walkway  
Ends at Accessible Entrance. Door does  
not have an automatic open feature.



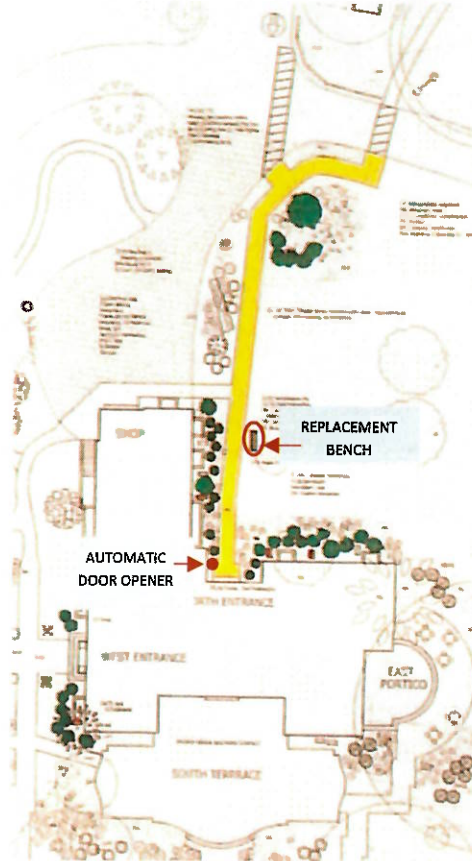
Existing Bench



**Existing North Walkway - concrete**



**Proposed North Walkway - flagstone**





**Site Plan:** Replace the existing north entrance walkway with new materials and extend it to a crosswalk where visitors will cross from the north parking area. The newly extended path will follow the drive edge, pulling visitors to the mansion and off the driveway. Foliage around the north entrance will be trimmed or removed to open up the view of the mansion. The new pathway alignment allows more space for garden plantings to screen a hose bib, window wells and existing A/C units. An automatic door opener will be added to the north entrance landing to increase accessibility.

The existing gazebo will be removed, and existing light posts will be removed and replaced with new light posts (previously approved by HPC) to illuminate the new walkway. The existing bench will be replaced with a new bench of the same size and in the same location (design below). Existing A/C units will be turned 90 degrees to be perpendicular to the mansion and painted to decrease their prominence. Where feasible, A/C units will be moved to less prominent locations. Landscaped beds will provide additional screening.

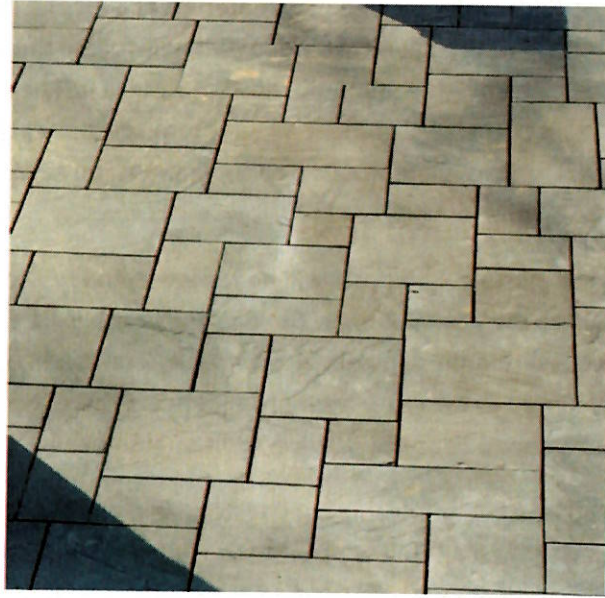
**Materials:** The walkway will be constructed of Pennsylvania cut flagstone in a pattern of squares and rectangles as in the photo from the Pope house, "The Waves," below. The stone will be set in a gravel base with quarter-inch joints filled with crushed stone. Flagstone is currently used on the property in the original walkway from the portico to the Hemlock Grove and is a common material used for walkways in other John Russell Pope residential buildings.



Flagstone walkway at John Russell Pope Home "The Waves"  
From *"Mastering Tradition: The Residential Architecture of John Russell Pope"* by James B. Garrison



Existing Flagstone Walkway at Woodend



**Pennsylvania Flagstone**



**Automatic Door  
Opener to be installed  
at Accessible North  
Entrance**



**New Bench Design to replace existing  
bench in same location**

  
DuMor



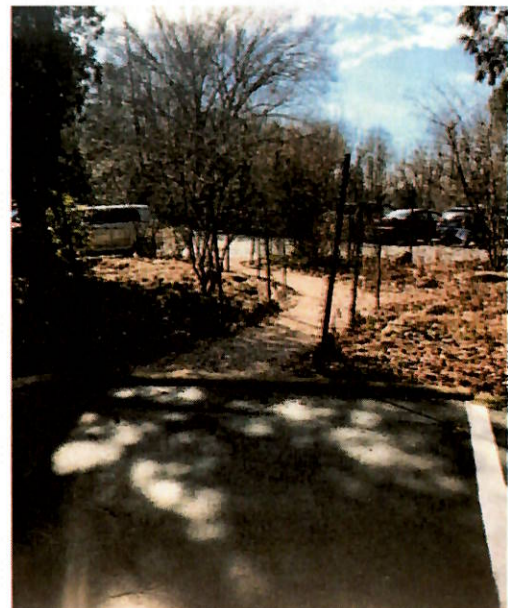
**2. Replace existing shop asphalt parking area with permeable pavers and flagstone walkway, and widen and bond gravel path.**

Overview: Replacing a portion of the existing asphalt parking area with a cohesively designed, accessible path will lead visitors from the north and shop parking areas to the west facing front of the mansion. Replacing the existing asphalt surface in the shop parking lot with permeable pavers will allow ANS to improve drainage around the mansion foundation. Improved drainage will reduce flooding in the mansion basement and treat more of the stormwater that flows off the property into neighboring properties. Widening and bonding the gravel through the Blair Garden will improve accessibility from the north to the west side of the mansion.

Existing Conditions: Woodend's shop parking area is paved in asphalt with no marked pedestrian crossing or entrance. There is an existing gravel path through the Blair Native Plant Garden that leads visitors from one asphalt parking area to the other. The gravel path is suitable for walking, however it is impossible to traverse if using a walker, wheelchair, or stroller.



Front Door of Naturalist Shop

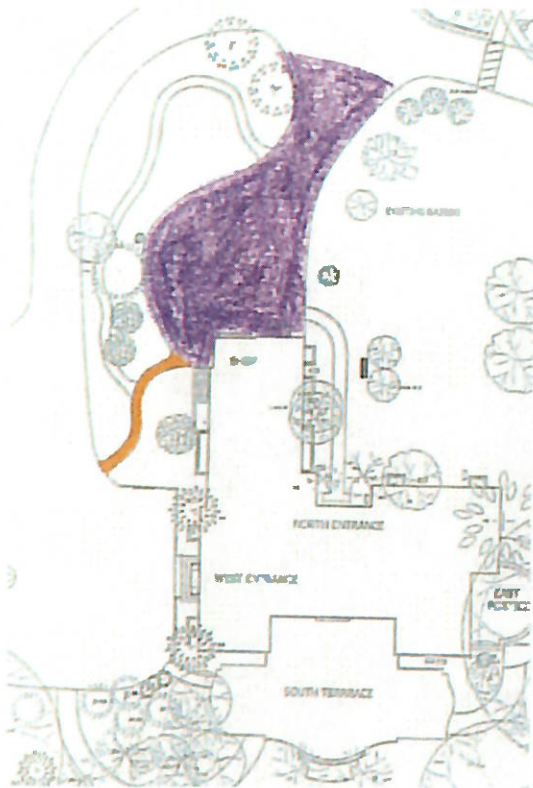


Existing Loose Gravel Garden Path

Drainage and stormwater treatment is a significant challenge at Woodend. The mansion was built at the top of a hill and yet the basement continues to flood during large storm events. The stormwater flowing off the mansion roof and the property's paved areas negatively impacts the mansion and our neighbors, in addition to contributing to the pollution entering the county stormwater system and Rock Creek itself. As a conservation organization, ANS would like to replace the asphalt parking area to protect the mansion and model the best stormwater management practices available today.

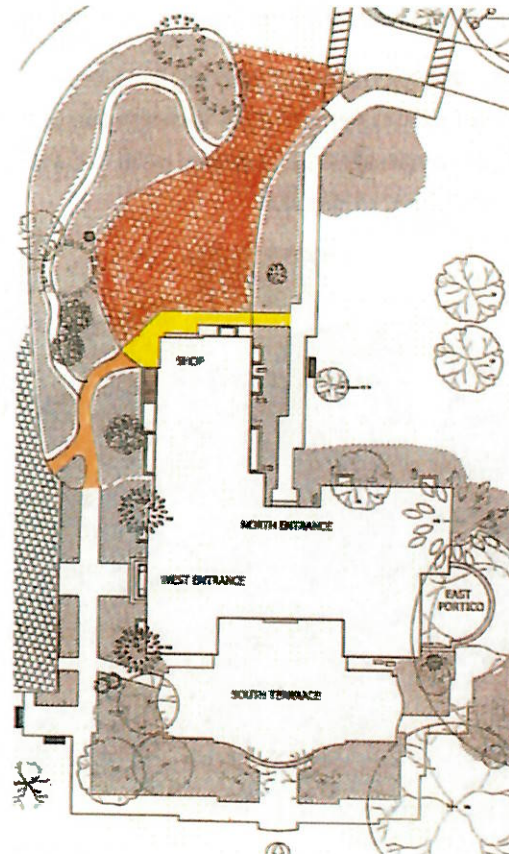
Site Plan: Replace portions of existing asphalt shop parking surface with permeable pavers to improve drainage. Replace asphalt closest to the mansion with flagstone pedestrian walkway to improve safety. Widen existing gravel path through Blair Native Plant Garden and bond the gravel to make it accessible.




**Existing Shop Parking and Walkway**



-  Asphalt
-  Loose Gravel

**Proposed Shop Parking and Walkway**



-  Flagstone
-  Permeable pavers
-  Bonded Gravel



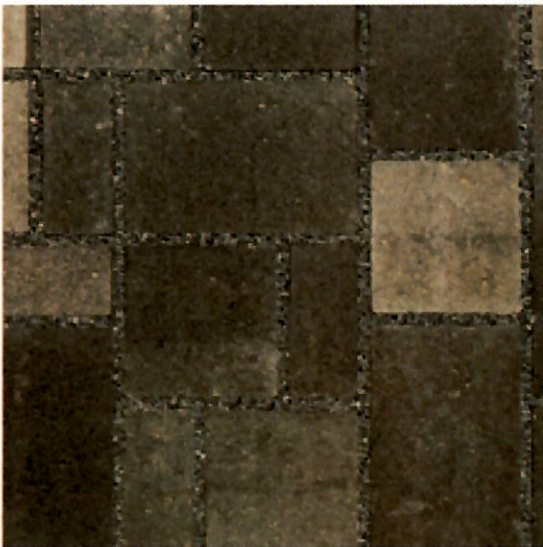
**Materials:** For walkway, flagstone to match north walkway; permeable pavers for parking area using squares to fit with Pope design; bonded pea gravel for garden path. Pea gravel or crushed stone is a common material used for walkways in other John Russell Pope residential buildings. Several of Pope's residential houses include pavers in entry courtyards.



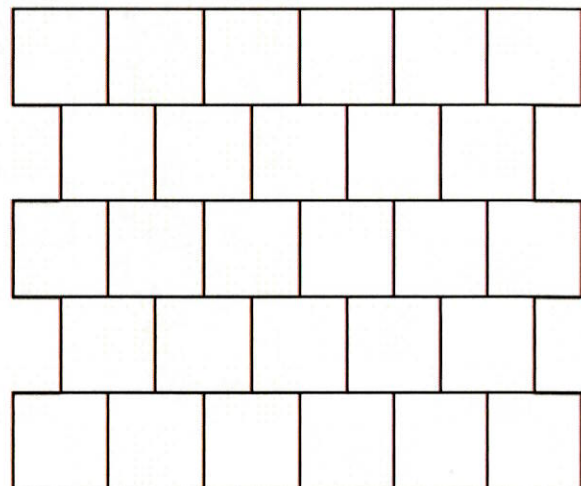
**Permeable Concrete Pavers**



**Paver entrance at Meridian House, 1920**



**Permeable Paver Product: Belgard Aqualine  
Color: Sable Blend**



**100% 1:1 Squares  
6 x 6  
Permeable Paver Shape and Pattern**





**Cream Color Pea Gravel for Bonded  
Gravel Walkways and to be used as the  
base for the Flagstone Walkways**



**Bonded gravel**



**Gravel walkway at Mills Residence, 1915**  
*From "Mastering Tradition: The Residential Architecture of John  
Russell Pope" by James B. Garrison*

**3. Replace existing western asphalt parking area with gardens, accessible walkway, and permeable pavers.**

Overview: With a reconfiguration of the west parking area, the formal front (western) façade of Woodend will be visibly accessible to all visitors instead of obscured by parked cars as it is today. A dedicated pedestrian walkway will keep pedestrians safe and separate from vehicles. The view of the formal front entrance of the mansion will be enhanced with the extension of the existing garden beds in front of the mansion, and the addition of garden beds on the western edge of the pedestrian walkway.



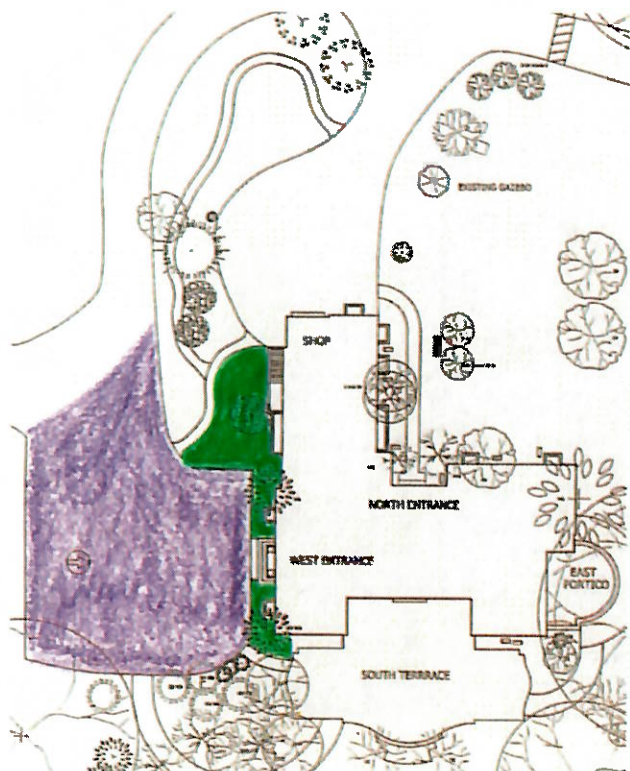
**Western Façade of Woodend - Formal Entrance**

Existing Conditions: The cars parked in front of the west entrance obscure the formal front door to the mansion and detract from the overall view of the building. From all parking areas, pedestrians must walk behind and between parked cars to access the west (front) entrance to the mansion. The parking area goes directly up to the garden beds with no pedestrian walkway. The permeable pavers will improve drainage and treat stormwater run-off from our roof and parking area to reduce flooding in the mansion.



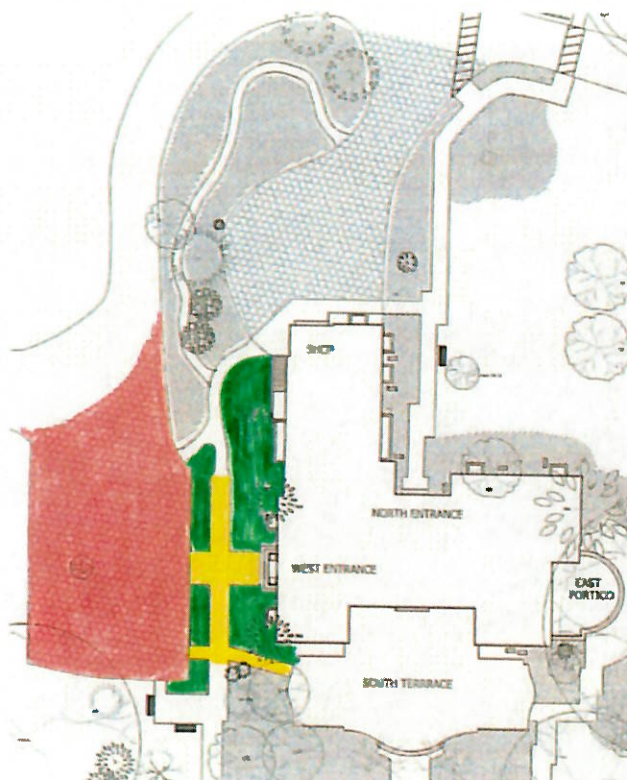
**Site Plan:** Redesign west parking lot to improve view of mansion and pedestrian access to the west entrance. Remove 5 parking spots directly in front of building to open up the front view of mansion. Replace an asphalt parking section with garden beds flanking an accessible walkway. Replace remaining portions of existing asphalt parking surface with permeable pavers and retain existing parking spots on the west side of the lot.

**Existing West Parking**



- Asphalt
- Garden Beds

**Proposed West Walkway and Parking**



- Flagstone
- Permeable pavers
- Garden Beds

**Materials:** Flagstone to match other walkways described,  
Permeable pavers as described for Shop lot

#### **4. Replace, realign and extend existing walkways on southern (garden) façade**

**Overview:** A realignment, extension and replacement of existing walkways around the garden façade of the mansion will enhance and reflect the geometric grandeur of the building while providing accessible pedestrian access from the west parking area to the east façade portico. The pathways will help preserve the landscaping and lawn that are deteriorating due to extensive foot traffic.

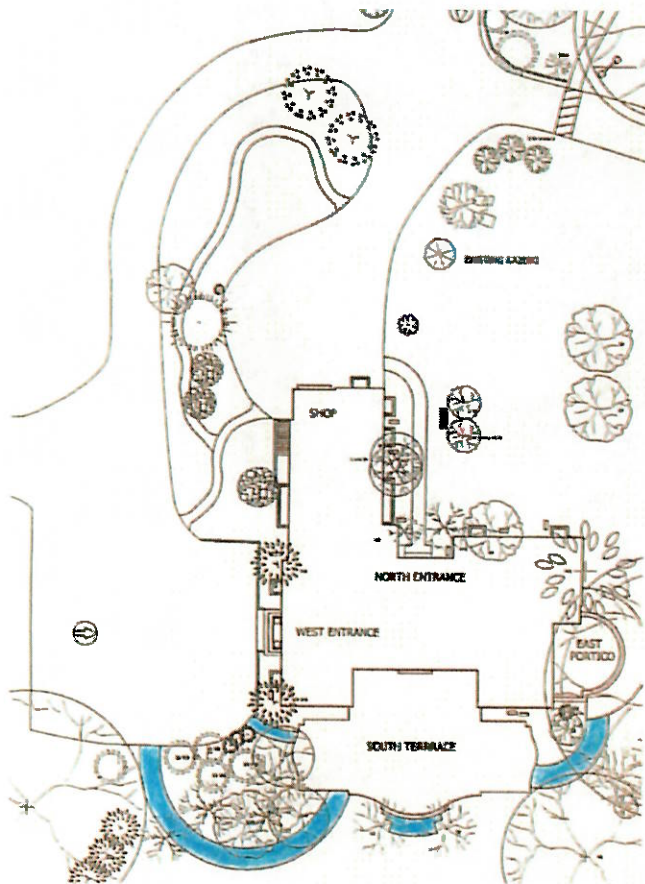


**Existing Conditions:** Current walkways are constructed of non-historic concrete pavers that are inconsistent with the character of the building. The existing walkways on this façade follow a scalloped shape and terminate off-center of the terrace. There is currently no connection from the center stair landing to any walkway. Due to growing tree roots and moisture, the existing pathway is no longer level. Because pedestrians have no clear and contiguous path around the lawn side of the mansion, foot traffic has deeply deteriorated the lawn and landscaping.



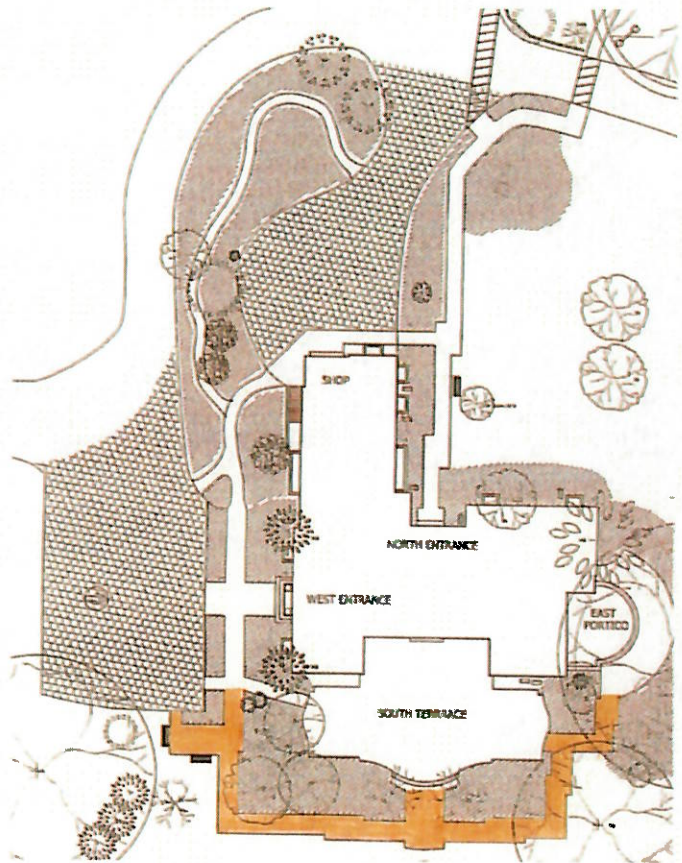
**Site Plan:** Realign walkways to reflect the geometric shape and symmetry of John Russell Pope's design of the mansion. Replace concrete paver materials with bonded gravel. Extend the walkway so it meets with the stair landing and continues to meet the connection to the east portico façade walkway.

**Existing South Walkways**



Concrete pavers

**Proposed South Walkways**



Bonded gravel

**Material:** Bonded gravel.

Gravel garden façade walkways  
at Whiteholme, 1901  
From "Mastering Tradition: The  
Residential Architecture of John Russell  
Pope" by James B. Garrison





**5. Replace and expand existing landing around portico**

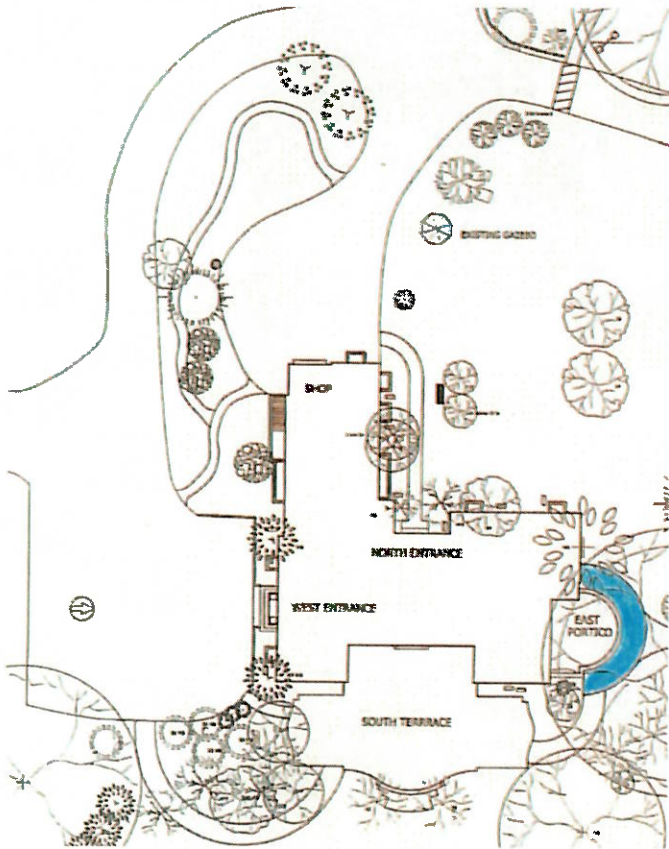
**Overview:** Replacing the existing concrete pavers around the portico with flagstone will cohesively connect the building to the historic flagstone pathway to the grove.



**Existing Conditions:** The existing concrete pavers are inconsistent with the materials used on the portico, with its marble floor and poured concrete stairs, and the adjoining flagstone path. Because of the grading under the pavers, the two steps off the portico have dramatically different rises, resulting in an unsafe and awkward descent from the portico to the landing. The existing pavers are heaving from growing tree roots and moisture.

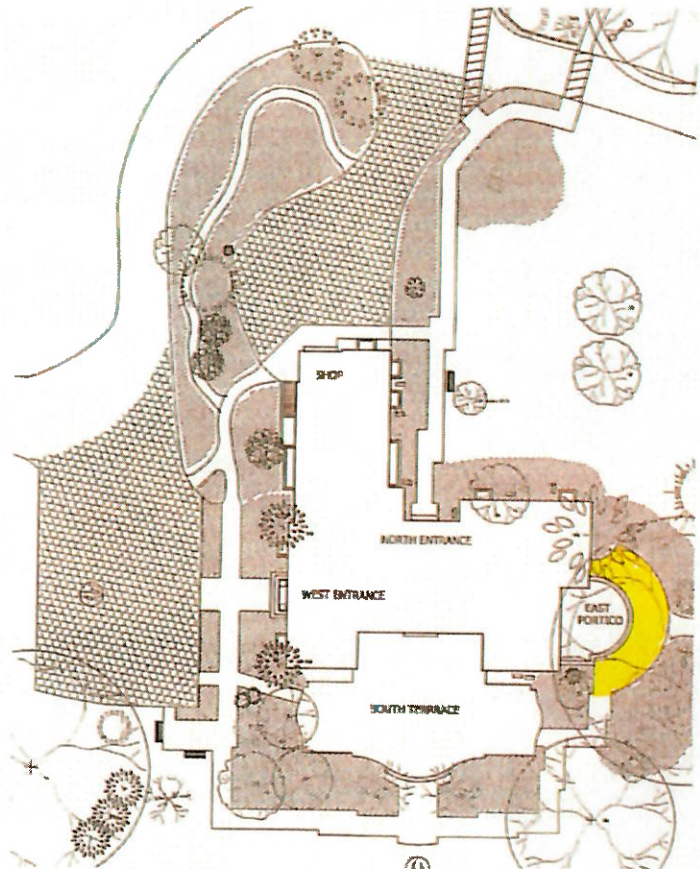
**Site Plan:** Replace the existing concrete pavers with flagstone. Expand the width of the landing. Regrade the landing so the rise of the second step from the portico matches the rise of the first step.

**Existing Portico Landing**



Concrete pavers

**Proposed Portico Landing**

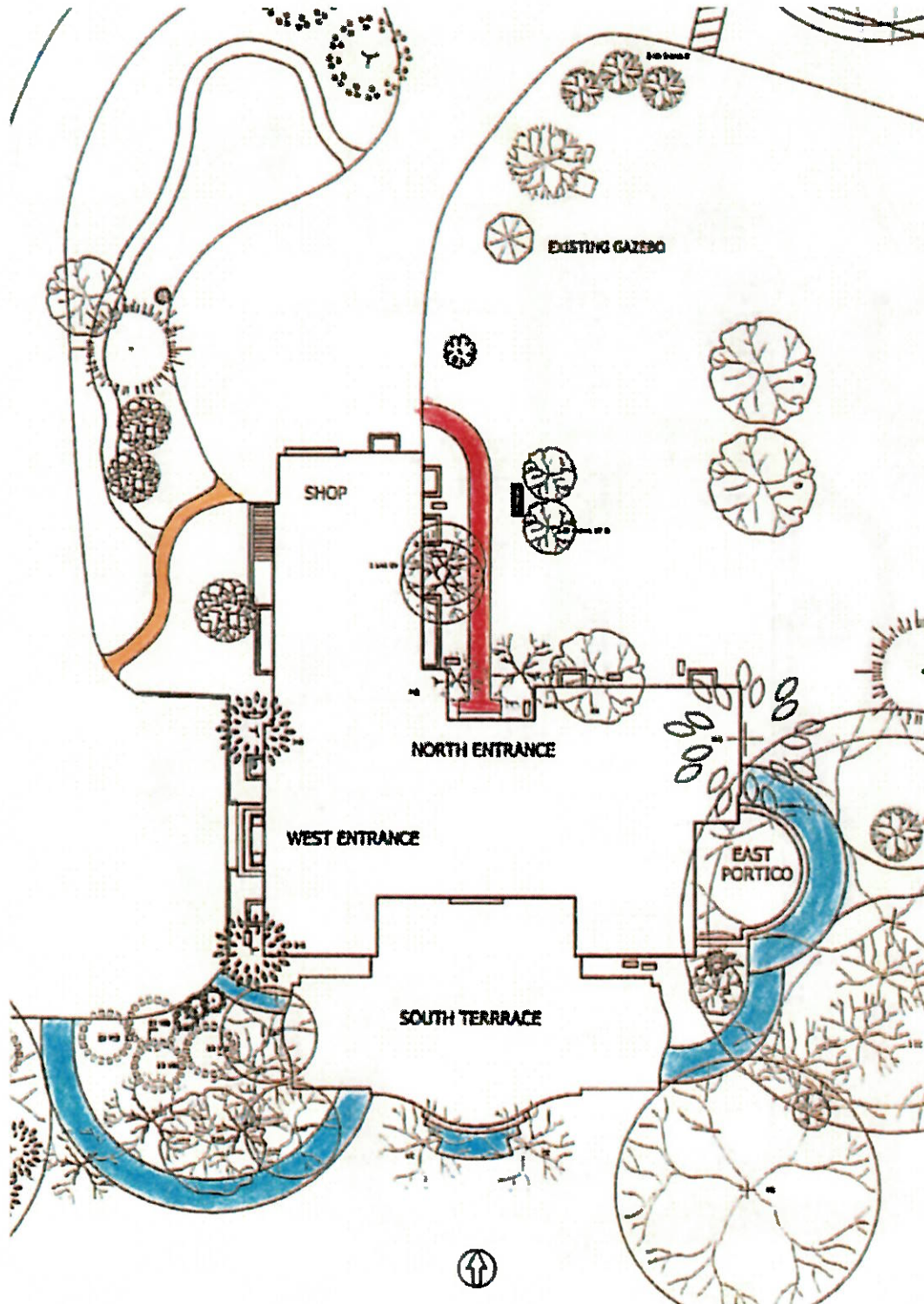


Flagstone

**Materials:** Flagstone set in gravel as described for north walkway

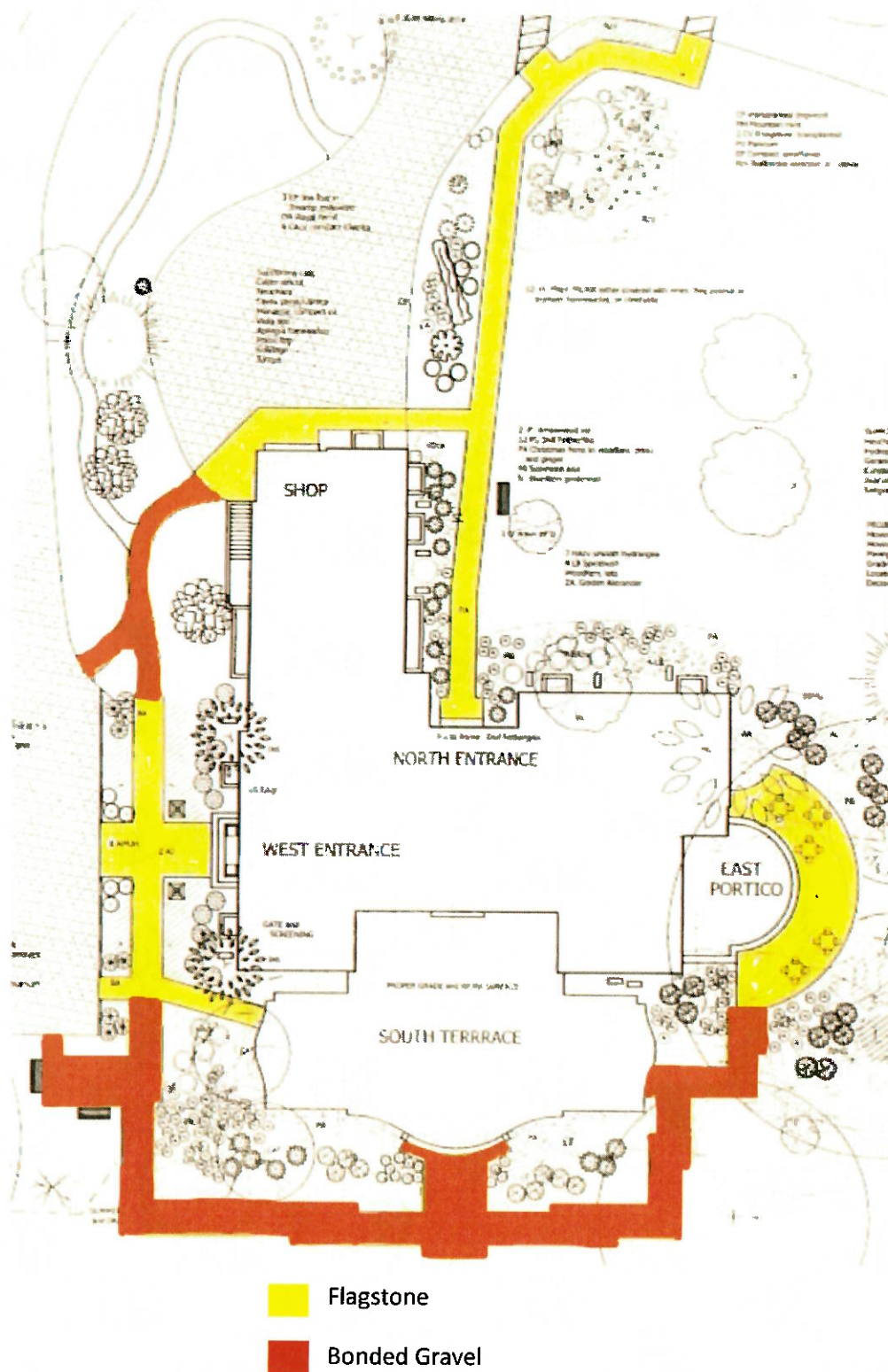


Existing Full Site Plan



Concrete pavers   Poured concrete   Gravel

# Proposed Site Plan





**Existing (Non-historic) Materials:**

**Asphalt**



**Poured concrete**



**Concrete Pavers**



**Loose Gravel**

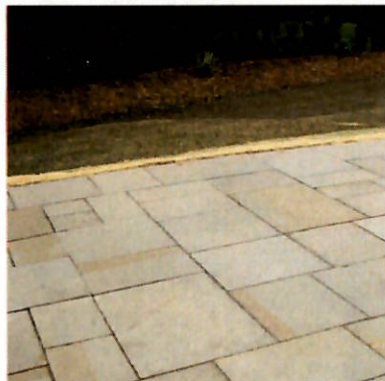


**Proposed Materials:**

**Permeable pavers**



**Flagstone**



**Bonded Gravel**



**Material Examples from John Russell Pope Designs**

**Pavers**



**Flagstone**

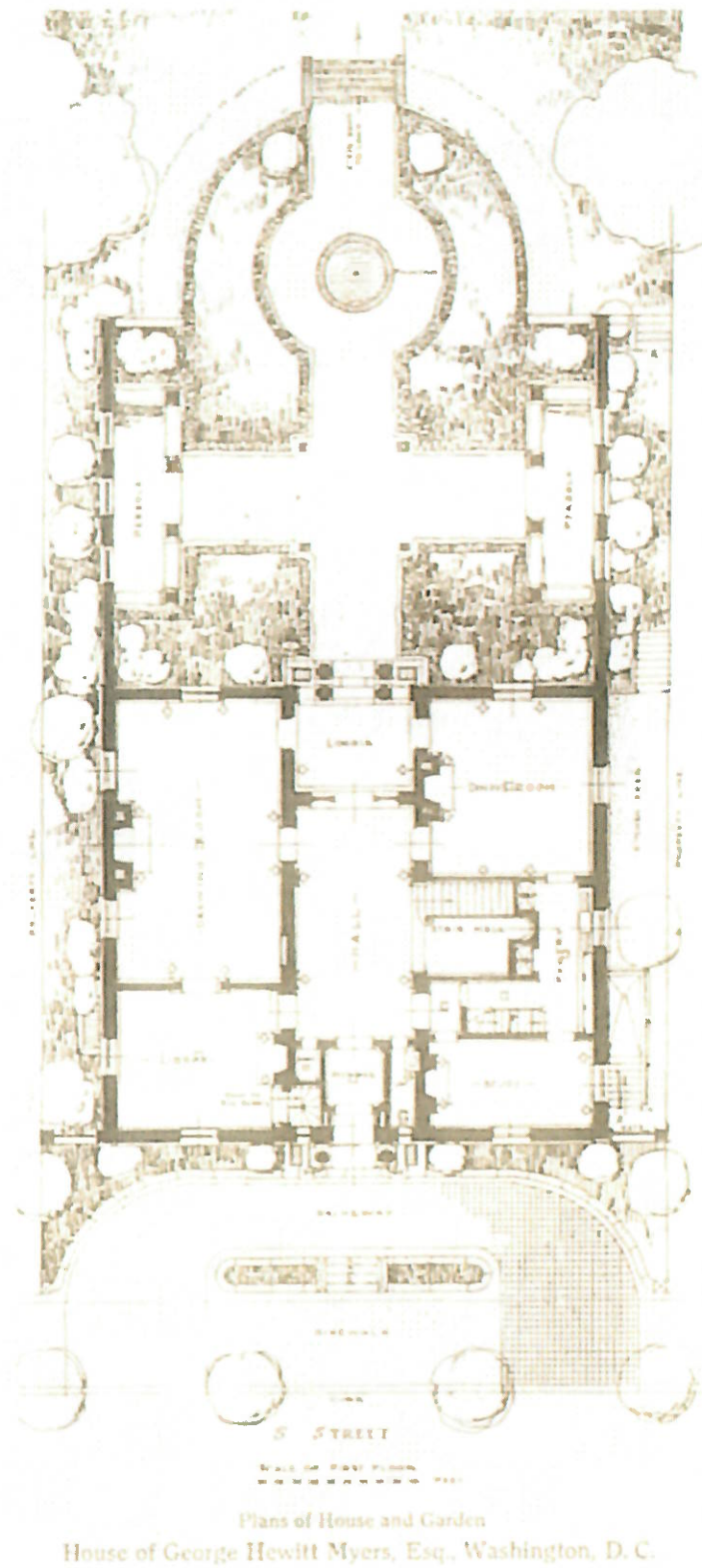


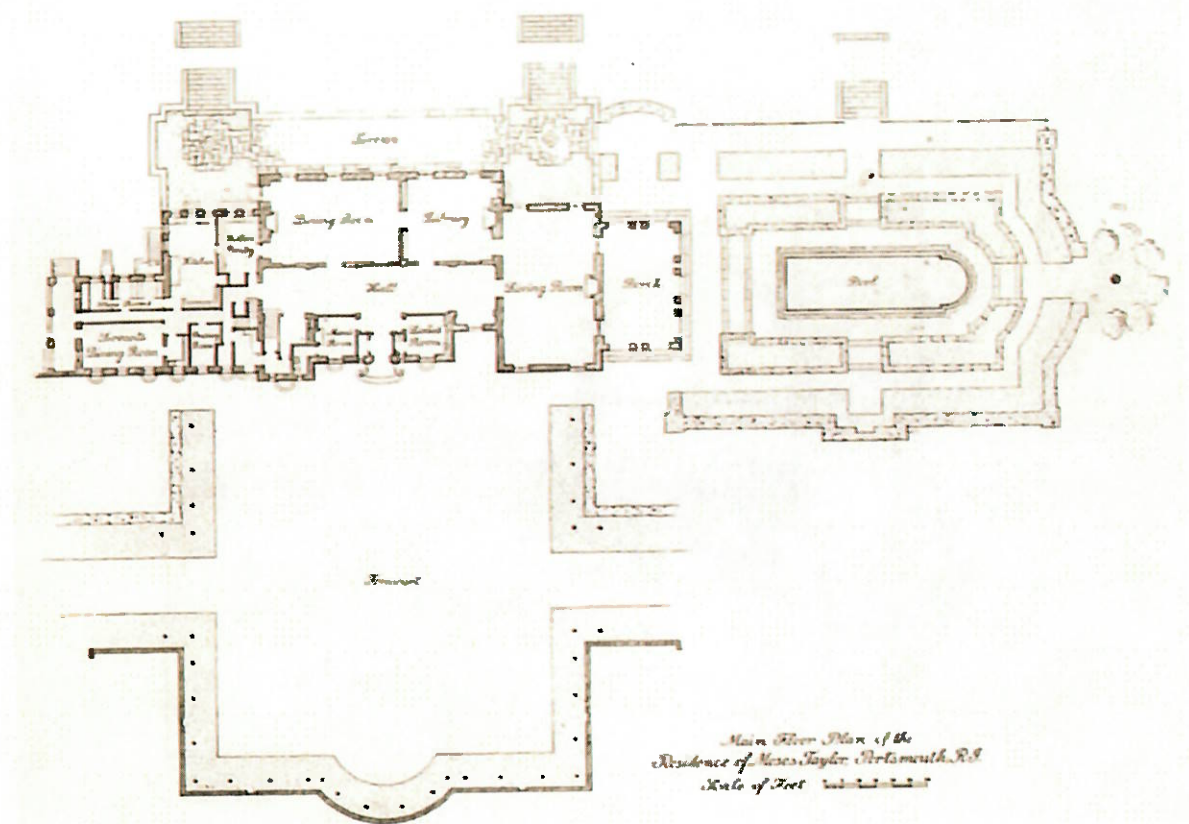
**Gravel**

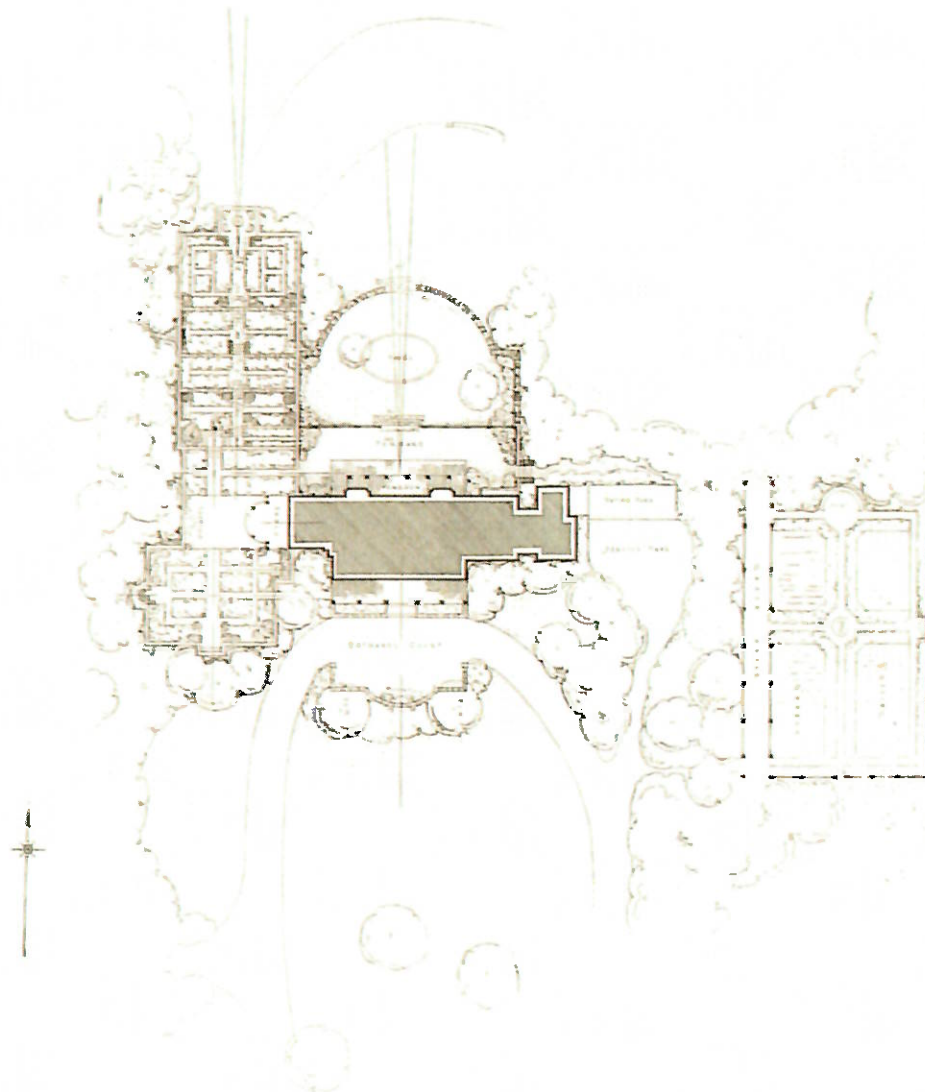




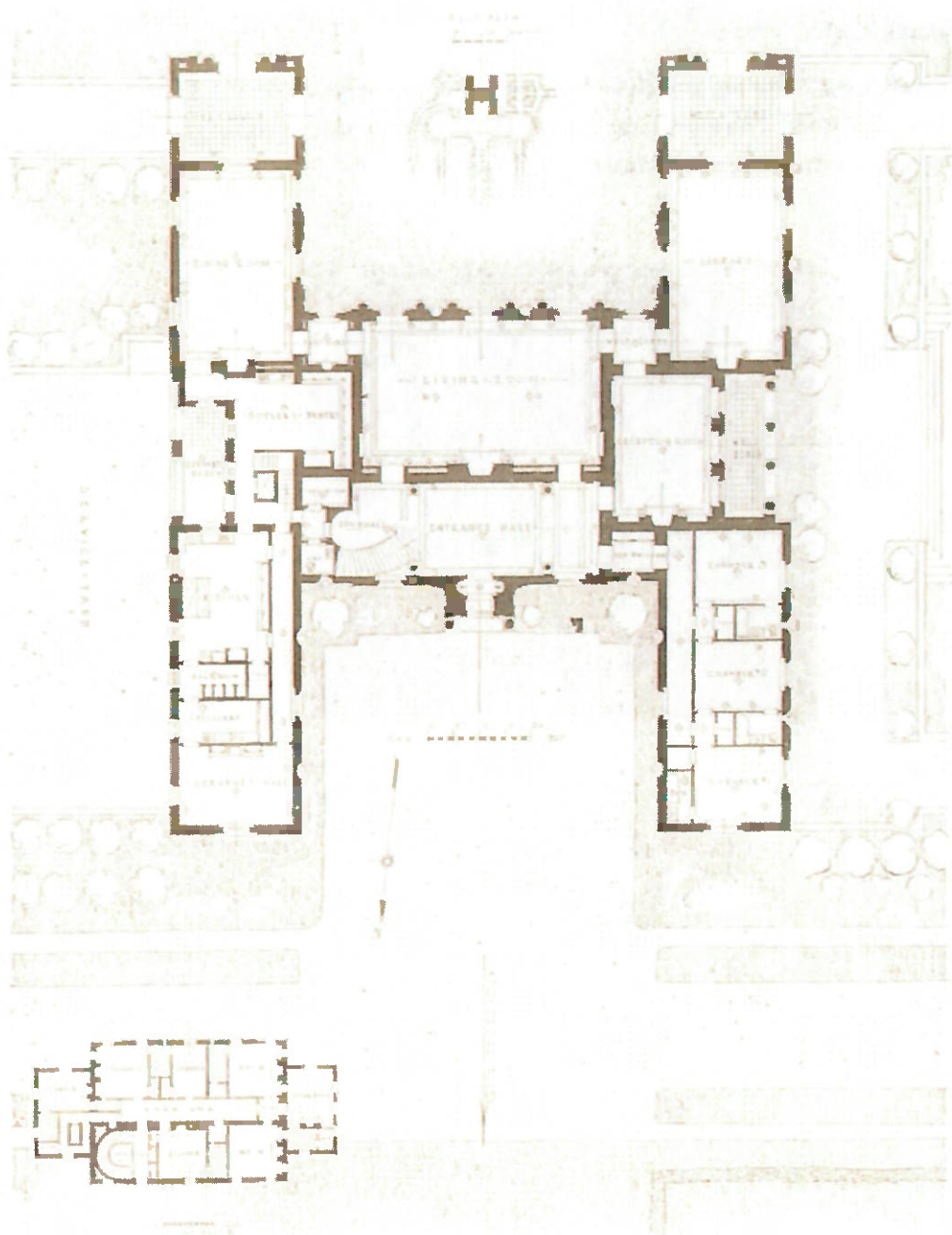
**Examples of Residential Site Plans Designed by John Russell Pope**







HOUSE OF PHILIP GOSSLER,  
WHEATLEY HILLS, LONG ISLAND  
OFFICE OF JOHN RUSSELL HOPE, ARCHITECT  
EILEEN SHIPMAN, LANDSCAPE ARCHITECT

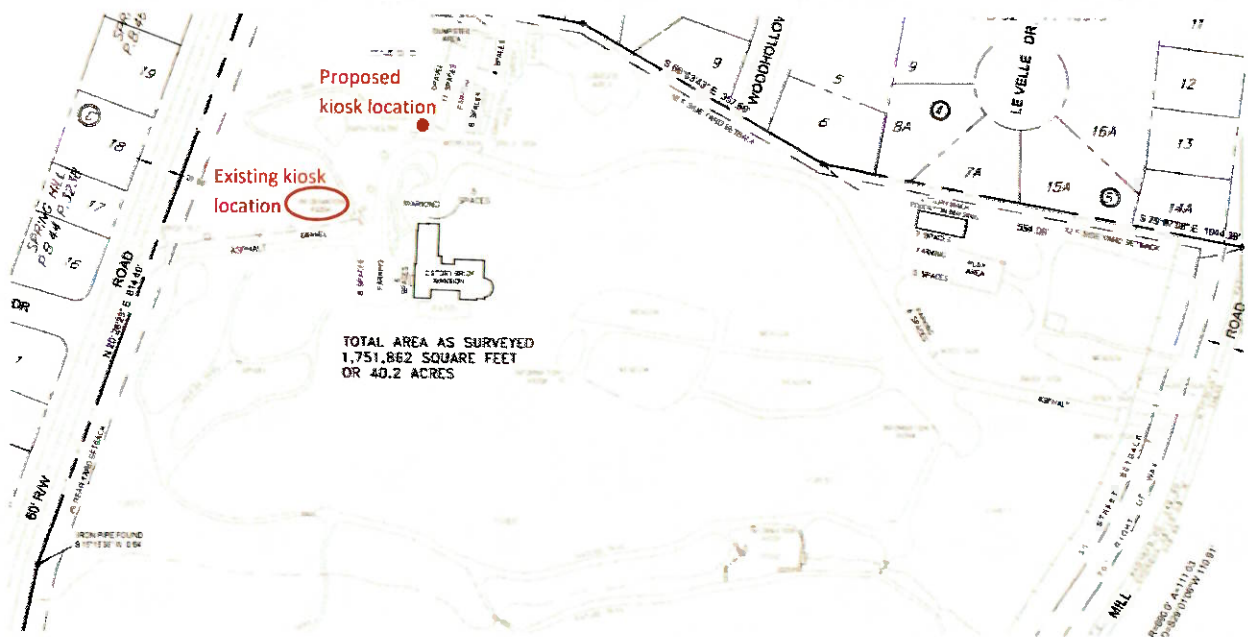


SITE AND FLOOR PLANS



## 6. Move wayfinding kiosk

**Existing conditions:** There are currently three site orientation kiosks on the 33 acres of Woodend that is west of Jones Mill Road. The kiosk near the west parking lot requires visitors to cross the drive near a blind curve and is not visible at all from the north parking lot.



**Site Plan:** We propose relocating this kiosk to the north parking lot. The new location will orient visitors to the new pathways as well as a newly mulched path through the woods that will connect with an accessible trail.



## 7. Add bathroom vents

**Existing Conditions:** The mansion currently has four individual bathrooms for use by visitors, staff, and volunteers. None were designed with ventilation systems.

**Site Plan:** Install exhaust fans that vent to the exterior wall for four bathrooms. Vent covers will be 4" x 4" flush mounted to the exterior wall and painted to match exterior wall (red brick or painted white siding.)



Unpainted Exhaust Vent Cover



West Façade bathroom vent ■ (above small first story window)



East Façade bathroom vents ■  
(one above the small first story window to the right of the column; a second one above the second story window over the portico)



North Façade bathroom vent ■  
(above the second story window)

### **Tree Survey**

Three multi-stemmed trees (overall diameter of each between 12 – 15 inches) will be removed along the North Entrance Pathway in order to open up the view of the door and Palladian window of the mansion's north facade. Two trees of approximately 10 inches in diameter will be removed to allow for the reconfiguration of pathways off the south terrace of the mansion.

### **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 six Community Liaison Meetings (March 29, April 18, and September 14, 2017, February 22 and September 18, 2018, and February 21, 2019). We have reported to our neighbors about the Nature for All Project, including proposed upgrades to the walkways around the mansion. 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. 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. 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 SA/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 Giffiland 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 Application  
Audubon Naturalist Society, April 30, 2019

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	Lot23/Block A
20. Michael August & Bonnie Weaver	3103 Black Chestnut Ln. Chevy Chase, MD 20815	Lot24/Block A
21. Charles & S D Alston	3105 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 25/Block A
22. Sherif & Norma Ettifa	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 & F R L Demarais	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 Application  
Audubon Naturalist Society, April 30, 2019

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 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

