

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8940 Jones Mill Road, Chevy Chase	Meeting Date:	6/26/2024
Resource:	Master Plan Site #35/12 Woodend	Report Date:	6/18/2024
Applicant:	Nature Forward (Amy Ritsko-Warren, agent)	Public Notice:	6/12/2024
Review:	HAWP	Tax Credit:	No
Permit Number:	1073318	Staff:	Chris Berger
Proposal:	Terrace construction and hardscape alterations.		

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the Historic Area Work Permit (HAWP) application.

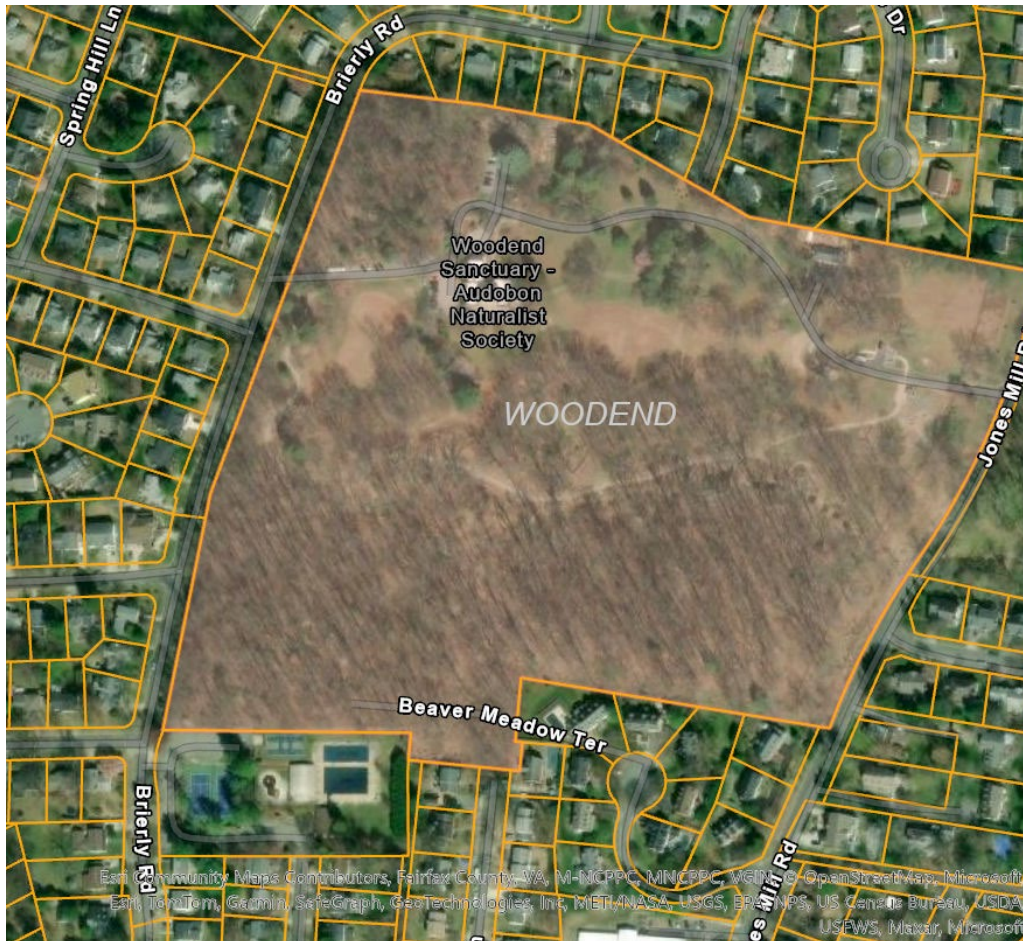


Figure 1: The Woodend Master Plan Historic Site is shaded in red.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/12, Woodend*
 STYLE: Georgian Revival
 DATE: 1927

Excerpt 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.

According to the applicant, the existing 2,215-square-foot terrace behind the mansion was constructed in 1990. It is covered in stone pavers. The terrace features a curvilinear design with central concrete stairs. There are three pathways that link to the terrace.



Figure 2: The concrete paver terrace behind the Woodend Mansion is clouded in red. Source: CONNECTExplorer

BACKGROUND

The subject property is a 40-acre nature sanctuary with the John Russell Pope-designed Georgian Revival Woodend mansion as the centerpiece of the site. It has become an education preschool center, tree sanctuary, and a source of diverse flora and fauna. The Nature Forward's (formerly the Audubon Naturalist Society) mission focuses on encouraging the local community to learn, appreciate, and protect the surrounding natural environment. The Historic Preservation Commission has approved numerous HAWPs to improve accessibility of the site, complete stream restoration, and create play areas. To fund these programs, the applicant rents out the facility which includes erecting a temporary tent on a non-historic patio on the south side of the historic house. In a 2023 review by the Montgomery County Fire Inspector, the applicant was told the tent needed to be located 11 feet from the historic structure. This requires expanding the existing non historic patio.

As a temporary solution, the HPC approved HAWP #1053903¹ at its January 10, 2024, meeting to install an expanded patio with a temporary floor under the tent. The HAWP also included five tree removals to accommodate the expanded area.

PROPOSAL

The applicant proposes the following changes:

- replace the existing terrace;
- install a railing and ramp; and
- alter the pathways that connect to the terrace.

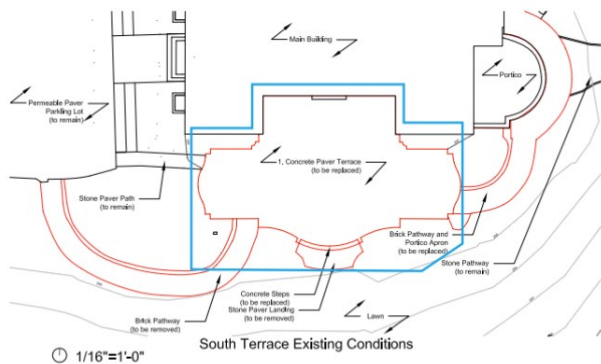
Expand the Existing Terrace

Nature Forward seeks to replace its rear concrete paver terrace and expand it from 2,215 square feet to 3,320 square feet, an increase of 50 percent, to accommodate the temporary tent the organization installs each year. According to the applicant, the expansion is necessary in order to comply with a Department of Permitting Services requirement that the tent be set back at least 10 feet from the mansion. The applicant installed a temporary floor earlier this year to meet the requirements, but they said the time and cost to install the floor each year is unsustainable, and they seek a long-term solution.

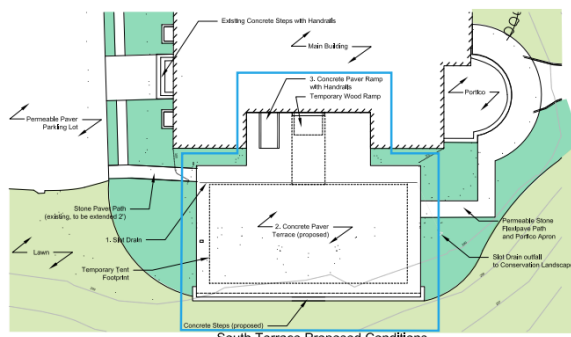
The concrete pavers will be replaced with TechnoBloc Slate-faced Blu60 pavers. A slot drain within the pavers to drain water coming off both the roof of the mansion and the tent. The existing curvilinear east and west edges of the terrace will be replaced with rectangular edges, and the existing curvilinear stairs will be replaced with rectangular stairs.

¹ The approved plans for HAWP #1053903 are available here:
https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/1-10-2024/8940%20Jones%20Mill%20Road,%20Chevy%20Chase%20-%201053903%20-%20Approval.pdf

Existing Conditions



Proposed Design



Existing Concrete Pavers



Proposed Terrace Paver: TechnoBloc Slate-faced Blu60 pavers Pattern to match existing



Proposed Hidden Slot Drain

Figure 3: The existing plan, left, and proposed plan for the terrace.

Install a Railing and Ramp

The applicant proposes to install an ADA compliant ramp and handrail to the west French doors at the rear entrance to the mansion. The metal handrails will be similar to the those installed at the west entrance to the mansion.



Figure 4: The applicant provided this rendering to show the proposed handrails and ramp at the rear of the mansion, left. The handrails will be similar in appearance to those found at the west entrance to the mansion, right.

Alter the Pathways That Connect to the Terrace

Three pathways connect to the terrace (Figure 5):

1. A rectilinear stone paver pathway that links to the west parking lot. The HPC approved this in

2019 with HAWP #35/12-19D.²

2. A curvilinear brick pathway that links to the west parking lot from the south side of the terrace that was installed in 1990 concurrent to the construction of the existing terrace.
3. A curvilinear brick pathway that links to the portico that was installed in 1990 concurrent to the construction of the existing terrace.

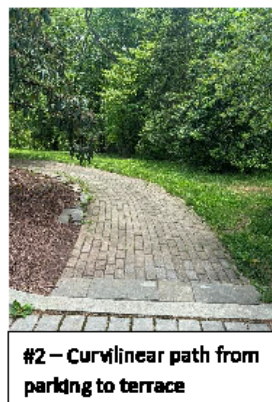
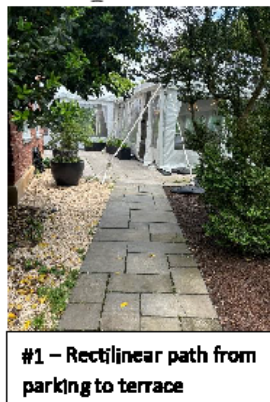
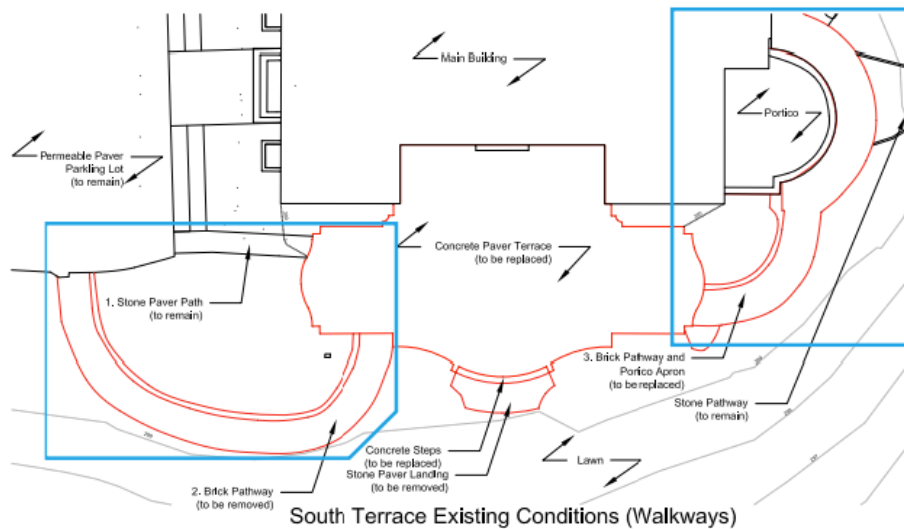


Figure 5: The applicant provided this diagram to show the three existing pathways that extend from the terrace.

The applicant proposes to retain the existing stone paver pathway approved by the HPC in 2019 and extend it 2 feet to meet the proposed terrace (Walkway 1); remove the brick pathway that links to the west parking lot and grow grass in its place (Walkway 2); and replace the brick pathway that links to the portico with a stone paver pathway similar to what was approved in 2019 (Walkway 3). *Figure 6* shows the proposed plan.

² The staff report for the HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2019/05/I.K-8940-Jones-Mill-Road-Chevy-Chase.pdf>

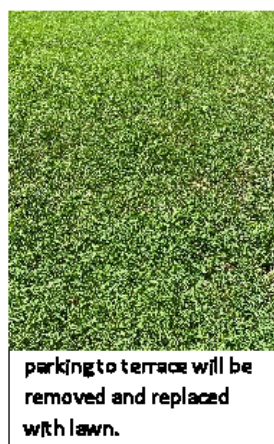
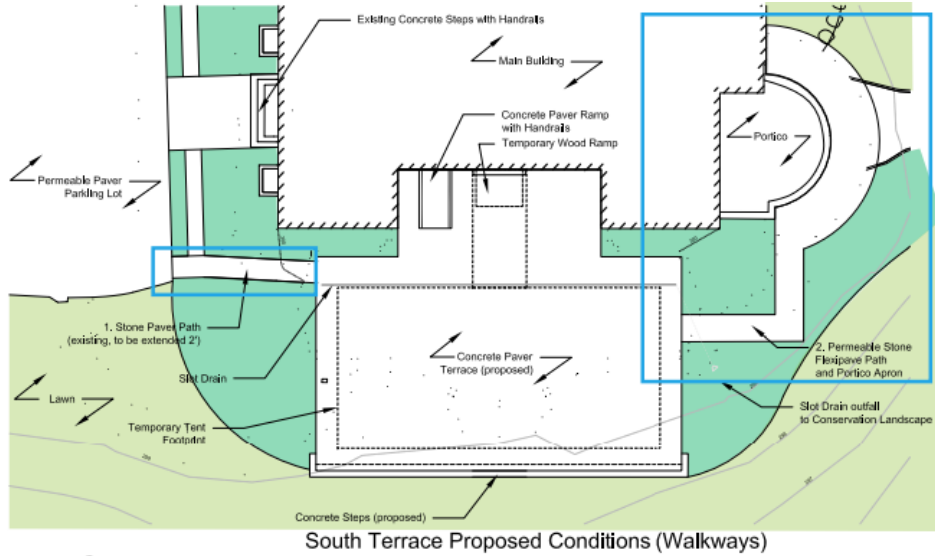


Figure 6: The applicant provided this diagram to show the proposed plan for the walkways. Walkway 1 will be retained; Walkway 2 will be removed and returned to grass; and Walkway 3 will be converted to a stone paver walkway.

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 the *Montgomery County Code* (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. (Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).) The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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 ensure 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;

Secretary of the 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.” The applicable *Standards* are as follows:

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.
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

Staff supports the proposal to replace the existing terrace; install a railing and ramp; and alter the pathways behind the terrace.

In accordance with Chapter 24A-8(b)(1), the work will not substantially alter the exterior features of the Woodend Historic Site. The terrace and pathways to be affected by the alterations were installed in 1990 and 2019, so they are not original to the design of the 1927 house. Per Chapter 24A-8(b)(2), the changes are compatible in character and nature with the historic site. The proposed terrace will increase the terrace by approximately 1,000 square feet. That increase in impermeable surface will be partially offset by the removal of the brick pathway and its replacement with grass. The proposed ramp and handrails to the mansion meet Chapter 24A-8(b)(3) as they will aid in the utilization of the historic site. The proposal also meets Chapter 24A-8(b)(4), because the increased size of the terrace is necessary to hold a tent and meet the code-required setbacks from the mansion. Finally, the work meets the pertinent *Standards* because the historic character of the property will be retained and preserved; it will not destroy historic materials that characterize a property; and if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3), and (4), having found that the proposal, as modified by the condition, is compatible in character with the site 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 an electronic set 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 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Signature of owner or authorized agent

Date

HAWP APPLICATION MAILING ADDRESSES FOR NOTIFYING

<p>Owner's mailing address</p> <p>Nature Forward 8940 Jones Mill Road Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>Lisa Alexander 8940 Jones Mill Road Chevy Chase, MD 20815</p>
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Adjacent and Confronting Property Owners mailing addresses

NAME	ADDRESS	LOT/BLOCK
I. Malcom & Alina Brenner	9101 Brierly Rd. Chevy Chase, MD	Lot 1/Block I
2. Bryan & Mary Jacobik	9103 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block I
3. Joseph Cupo & Kathleen Teixeira	9105 Brierly Rd. Chevy Chase, MD 20815	Lot 3/Block I
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 I
6. Neil Hyman & Rachel Decter	9111 Brierly Rd. Chevy Chase, MD 20815	Lot 6/Block I
7. Steven Schwartz & Elana Cohen	9113 Brierly Rd. Chevy Chase, MD 20815	Lot 7/Block I
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 20815	Lot SA/Block 4
II. 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	6611 Kenilworth Ave Riverdale, MD 20737	

17. Mark Western	3101 Black Chestnut Ln. Chevy Chase, MD 20815	Lot23/Block A
18. Michael August & Bonnie Weaver	3103 Black Chestnut Ln. Chevy Chase, MD 20815	Lot24/Block A
19. Charles & S D Alston	3105 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 25/Block A
20. Sherif & Norma Ettefa	3107 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 26/Block A
21. Andrew & P E Shoyer	3108 Black Chestnut Ln. Chevy Chase, MD 20815	Lot 18/Block A
22. Ezra Reese & Azad Nilofer	8811 Jones Mill Rd. Chevy Chase, MD 20815	Lot 15/Block A
23. Joanna Nunan & Thomas Nunan	8809 Jones Mill Rd. Chevy Chase, MD 20815	Lot 14/Block A
24. Gonzalo C Pastor & Judith Gold	8807 Jones Mill Rd. Chevy Chase, MD 20815	Lot 16/Block A
25. John Bristol & Caroline Quijada	3201 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 23/Block 2
26. Thomas & K M Gilday	3211 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 18/Block 2
27. Peter Mathers & Bonnie Beavers	3213 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 17/Block 2
28. Mohamadi Ali & Sara Depew	3212 Flushing Meadow Ter. Chevy Chase, MD 20815	Lot 16/Block 2
29. Jose Demarais Jr & E R L Demarais	8819 Altimont Ln. Chevy Chase, MD 20815	Lot 9/Block 2
30. Howard & K R Rosenberg	8816 Altimont Ln. Chevy Chase, MD 20815	Lot 9/Block 1
31. North Chevy Chase Swimming	3 Campbell Ct. Kensington, MD 20895	

32. John & Julie Fox	3500 Dundee Dr. Chevy Chase, MD 20815	Lot 6/Block H
33. Douglas & Marianna Lanzo	8824 Brierly Rd. Chevy Chase, MD 20815	Lot 3/Block F
34. Thomas & B G Corbin	8826 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block F
35. May & LA Breslow	8828 Brierly Rd. Chevy Chase, MD 20815	Lot 1/Block F
36. Captain Luis Avila & Family	3401 Kenilworth Drive Chevy Chase, MD 20815	Lot 7/Block E
37. John & Subadra Molyneaux	8908 Brierly Rd. Chevy Chase, MD 20815	Lot 6/Block E
38. Delfin & M A Go	8912 Brierly Rd. Chevy Chase, MD 20815	Lot 5/Block E
39. UNDER CONSTRUCTION/Current Resident	8918 Brierly Rd. Chevy Chase, MD 20815	Lot 4/Block E
40. John McKeon	8922 Brierly Rd. Chevy Chase, MD 20815	Lot 2/Block E
41. Robert Kreimeyer	3400 Inverness Drive Chevy Chase, MD 20815	Lot 17/Block D
42. Helen Kelly	9006 Brierly Rd. Chevy Chase, MD 20815	Lot 18/Block D
43. Andrew & A Goldfarb	9010 Brierly Rd. Chevy Chase, MD 20815	Lot 19/Block D
44. Stephen & J K N Drake	9012 Brierly Rd. Chevy Chase, MD 20815	Lot P20/Block D
45. Bret & AM Kelly	9108 Brierly Rd. Chevy Chase, MD 20815	Lot P20/Block D
46. Zachary & Kara Karr	9018 Brierly Rd Chevy Chase, MD 20815	
47. Debbi Bauml Schultz	3210 Flushing Meadow Terrace Chevy Chase, MD 20815	
48. Grace & Charlie Huebshur	8805 Jones Mill Road Chevy Chase, MD 20815	
49. Robert Kreimeyer	9002 Brierly Road Chevy Chase, MD 20815	
50. Kalman Salata	3401 Inverness Drive Chevy Chase, MD 20815	

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

LIST OF ADJOINING & CONFRONTING PROPERTY OWNERS WOODEND NATURE SANCTUARY

NAME	ADDRESS	LOT/BLOCK
I. Malcom & Alina Brenner	9101 Brierly Rd. Chevy Chase, MD	Lot 1/Block I
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Kalman Salata	3401 Inverness Drive Chevy Chase, MD 20815	

Description of Property

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Woodend Sanctuary, Headquarters of Nature Forward

Woodend Sanctuary in Chevy Chase, Maryland is the headquarters of Nature Forward, formerly the Audubon Naturalist Society (ANS). Nature Forward'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."* In 1967, Mrs. Marion Wells donated Woodend Sanctuary to Nature Forward and the organization made the move to Chevy Chase.

Since the 1960s, Nature Forward has been a valued non-profit partner serving the residents of Montgomery County. We are the oldest environmental organization in the DC region. Our Woodend Nature Sanctuary in Chevy Chase, Maryland is free and open to residents of Montgomery County 365 days per year. Since 2005, our GreenKids environmental education program has delivered free environmental education services in Montgomery County Public Schools, serving more than 10,000 students annually. Every year, Nature Forward teaches people of all ages and abilities to love and protect nature, growing a larger, more diverse community of environmental champions taking action across Montgomery County and beyond.

Historic Significance

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

In the early 1600s, the land of Woodend served as seasonal hunting grounds of Native Americans who spoke Algonquian languages. After European colonization, Woodend was part of a colonial land grant that passed down to the Jones family who ran a mill on Rock Creek and a tobacco plantation where at least ten people of West African descent were enslaved.

Woodend became the estate of Captain and Mrs. Chester Wells in the 1920s. It was designed by John Russell Pope, leading American architect of the early 20th century whose classically inspired works include the Jefferson Memorial, the West Wing of the National Gallery of Art, and Constitution Hall in Washington, DC. Built in 1927, Woodend mansion is an admired example of Georgian Revival architecture, known for symmetry and geometric proportions.

Description of Work Proposed

Please give an overview of the work to be undertaken.

For more than two decades, Nature Forward has erected a temporary tent adjacent to the south facade of the mansion. The tent is used for Nature Forward mission programs and member meetings. In June, July, and August the tent serves as a heat, sun, and rain shelter for Camp Woodend. Nature Forward also rents the tent for events. Event rentals produce between \$400,000 - \$600,000 annually -- income that funds the many free mission programs Nature Forward delivers in Montgomery County, including keeping Woodend Sanctuary open to the public 365 days per year.

Prior to 2024, the temporary tent adjoined the south side of the mansion and was erected fully over the existing concrete terrace. During the 2023 routine fire inspection of Woodend, for the first time ever, the Montgomery County Fire Inspector flagged our temporary tent for a violation because Nature Forward lacked a temporary tent permit. We began immediate pursuit of compliance and began discussions with the Montgomery County Department of Permitting Services to identify all steps needed to become compliant with the county's temporary tent permit regulations.

For Nature Forward to obtain a permit and certificate of occupancy for our temporary tent, the Department of Permitting Services required us to move the tent a minimum of ten feet away from the mansion. To meet this condition for our scheduled 2024 events, we constructed a temporary floor extension that adjoins the existing terrace to support the temporary tent 11 feet away from the mansion. This stopgap solution enabled us to comply with DPS requirements for 2024 without cancelling previously scheduled events. However, the time and cost of annual construction of temporary flooring is not a sustainable solution for our non-profit organization that relies heavily on rental income to run our mission programs that serve residents of Montgomery County and the surrounding DC region. The temporary floor extension has also resulted in flooding of the tented area and terrace, introducing new safety concerns.

Nature Forward is now seeking approval for a permanent terrace extension that will enable us to comply with the fire safety and temporary tent permitting requirements set out by the Department of Permitting Services. The permanent terrace extension will enable us to manage stormwater and keep it from flooding the tented area and the historic mansion and causing additional safety concerns. In addition, the permanent terrace will improve site accessibility for visitors of all abilities.

Work Item 1: Terrace Expansion

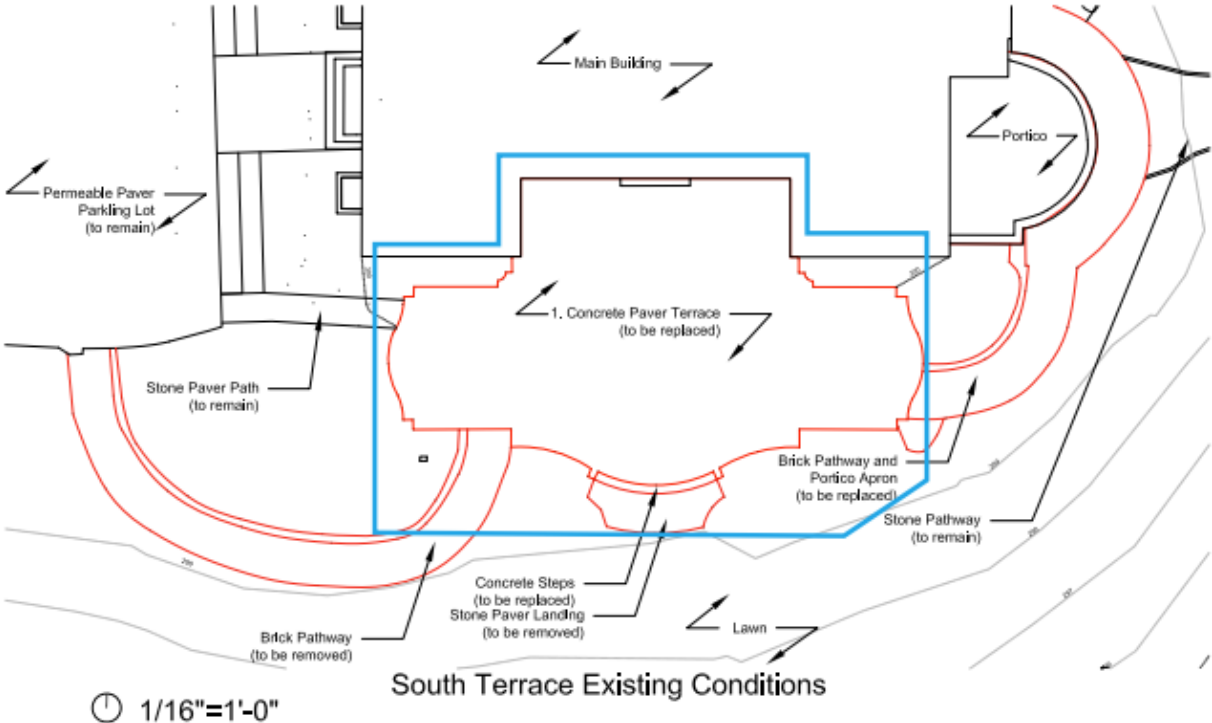
Overview: Nature Forward seeks a permanent solution that will enable us to comply with Department of Permitting Services fire safety, temporary tent, and occupancy permit requirements. In order to accommodate the new location of the tent that is required to meet the permit requirements, we propose rebuilding the terrace at Woodend as detailed below.

Description of Current Condition: The existing, non-historic terrace was built in 1990. Its dimensions are approximately 70' wide by 30' deep (41' deep at the inset of the house) with a curvilinear set of steps on the south side of the terrace. The existing terrace covers 2,215 square feet.

The existing terrace is 20' too short (north to south) to accommodate the tent configuration required by DPS for fire safety, temporary tent, and occupancy permit requirements. For 2024, we have installed temporary flooring to extend the terrace to accommodate the required tent location. In addition, we have installed a temporary ramp to maintain an accessible entry from the terrace to the mansion.

The existing terrace is a "U" shaped profile. Its topography includes a notable low point in the center of the terrace. This depression causes water to enter the tent and pool during heavy rains, making the tent floor slippery and unsafe for visitors, program participants, and wedding guests.

Existing Conditions



Existing Concrete Pavers

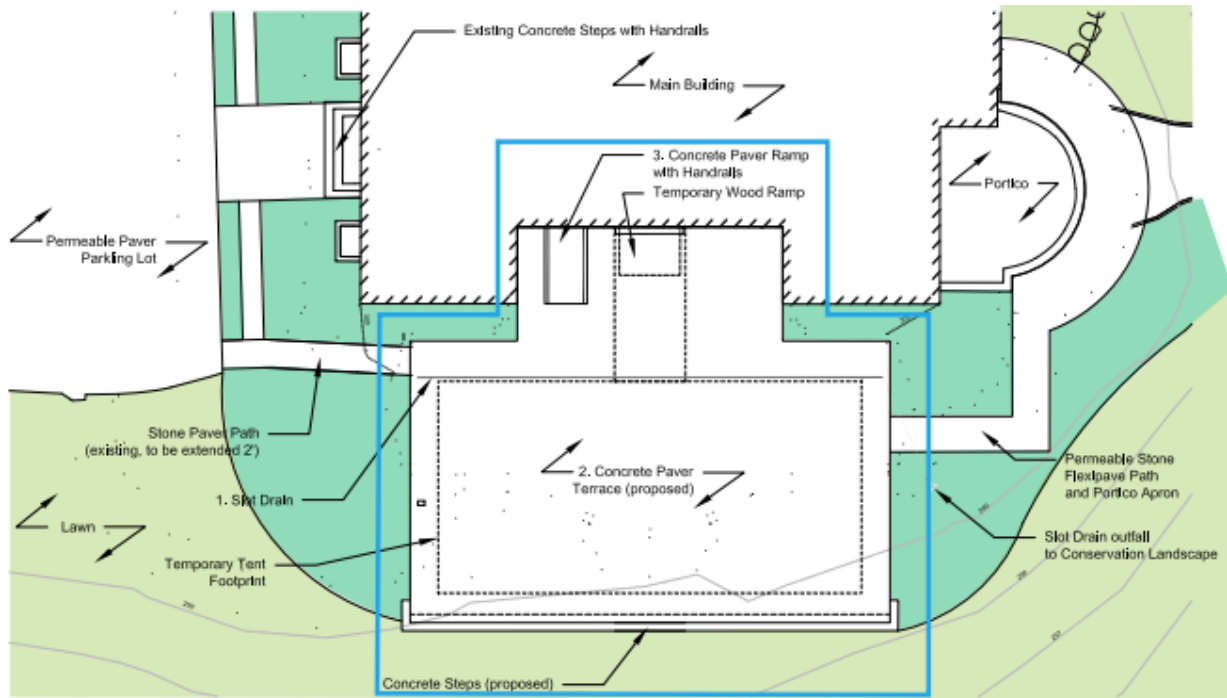
Proposed Work: The proposed work includes rebuilding the terrace to extend it 20 feet over the existing south lawn. The total square footage of the terrace would increase by 1,105 square feet, to a total of 3,320 square feet.

We have redesigned the shape of the terrace itself, removing the curvilinear west and east sides and replacing them with straight edges. We are replacing the curvilinear centered stairs to the south lawn with rectilinear stairs the full width of the new terrace, in keeping with other examples of landscape design at John Russell Pope properties (see page 10 for example).

Because of weathering, we are unable to match the existing pavers. The proposed plan includes replacing all existing materials with new materials, as detailed below.

The topography of the terrace needs to be corrected for stormwater management. A slot drain will be added on the north edge of the temporary tent to manage stormwater from the un-tented portion of the terrace and the run-off from the mansion's rooftop water table.

Proposed Design



South Terrace Proposed Conditions

1/16"=1'-0"

----- footprint of temporary tent
 ————— proposed area for work item #1



Proposed Terrace Paver:
 TechnoBloc Slate-faced Blu60 pavers
 Pattern to match existing



Proposed Hidden Slot Drain

The John K Branch Residence example below demonstrates that our proposed design is consistent with other John Russell Pope residential designs.



See rectangular terrace and stairs at John K Branch Residence. Richmond, VA
Photo from "Mastering Tradition: The Residential Architecture of John Russell Pope"
by James B. Garrison



Woodend, Chevy Chase, MD
Current photo with rendering of proposed terrace extension

In order to maintain an accessible access to the mansion from the terrace and manage stormwater to flow away from the mansion, we propose adding an ADA compliant ramp and handrails to the western set of French doors.



Materials for the ramp include black metal handrails similar to handrails on the west entrance of the mansion. Pavers on the ramp will match the new terrace.

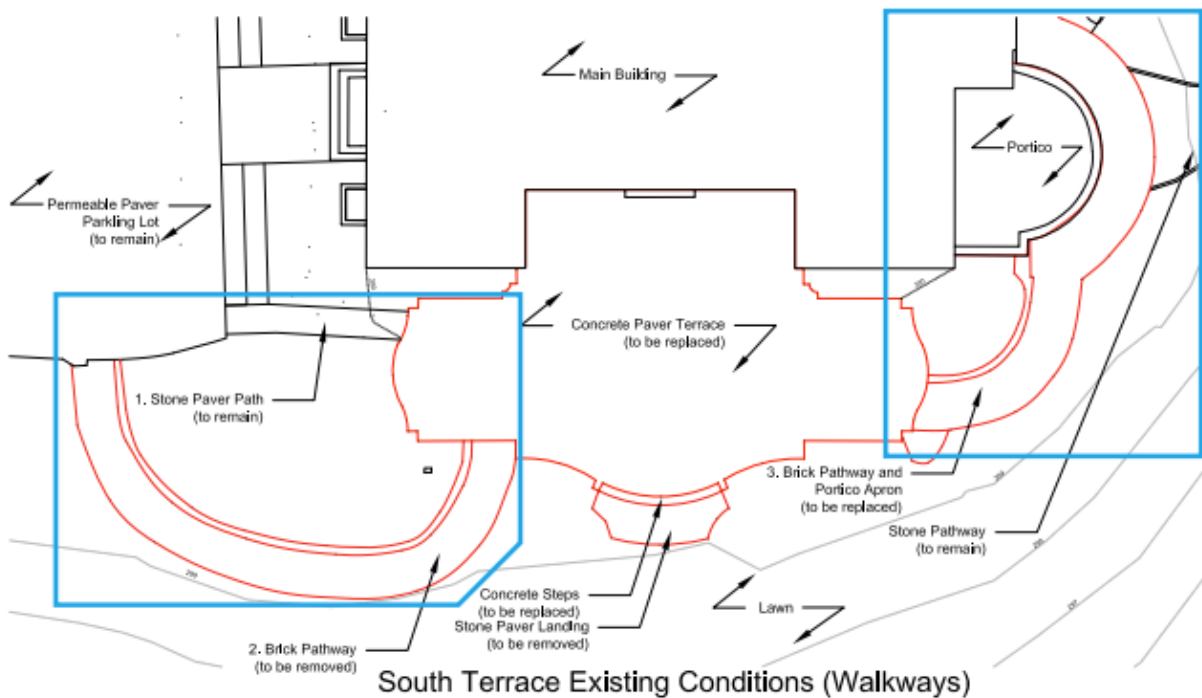


Handrail material will be similar to the black metal handrails on the west entrance to the mansion.

Work Item 2: Walkways from Parking Area to Terrace and Terrace to Portico

Description of Current Condition: There are currently three walkways that adjoin the terrace:

1. A rectilinear stone paver pathway connects the west permeable paver parking lot to the existing terrace. This stone paver pathway and the permeable paver parking lot were approved in a 2019 HAWP (#35/12-19D).
2. A curvilinear brick pathway connects the west permeable paver parking lot with the south side of the existing terrace. This brick pathway was installed when the current terrace was constructed in 1990.
3. A curvilinear brick pathway connects the terrace with the portico. This brick pathway was installed when the current terrace was constructed in 1990.



#1 – Rectilinear path from parking to terrace



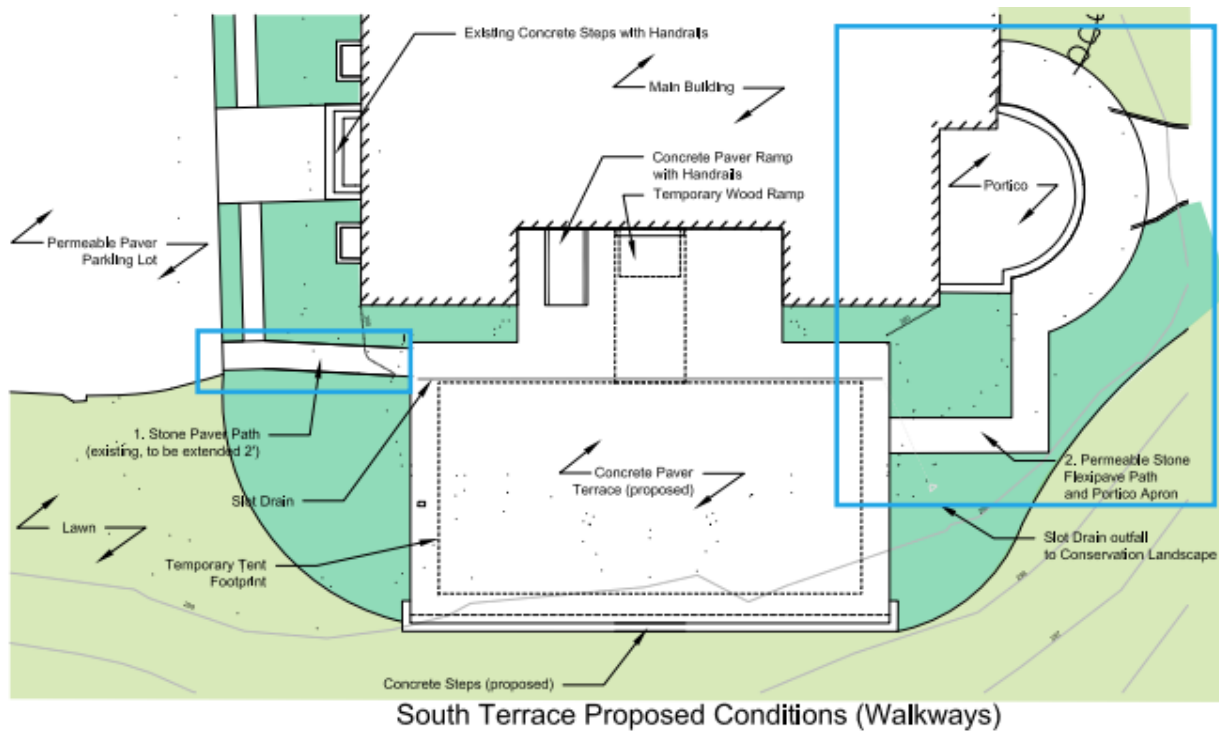
#2 – Curvilinear path from parking to terrace



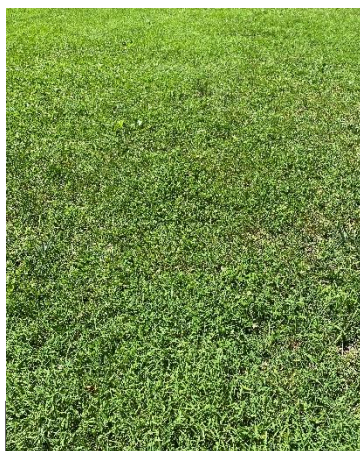
#3 – Curvilinear path from terrace to portico

Proposed Work:

1. **There will be no change** to the rectilinear stone paver path that connects the west permeable paver parking lot to the existing terrace.
2. The curvilinear brick pathway that connects the west permeable paver parking lot with the south side of the existing terrace **will be removed entirely and replaced with lawn**.
3. The curvilinear brick pathway that connects the terrace with the portico will **be replaced and realigned**. The newly proposed design and material is consistent with prior HPC approval for replacement of this walkway as detailed in HAWP #35/12-19D.



#1 – Existing rectilinear path from parking to terrace remains (no change)



parking to terrace will be removed and replaced with lawn.



#3 – New material for path from terrace to portico is permeable stone flexipave, which was approved as a material in HAWP #35/12-19D.

Tree Survey

No new tree removals are needed to complete the terrace and walkway work as proposed. Tree removals were approved for this area under 2023 HAWP #1053903 in order to accommodate the temporary flooring now in place.

Working with the Community

In 2017, Nature Forward formed a Community Liaison Council to help keep our neighbors apprised of plans for Woodend and to solicit their feedback on plans for Woodend. To date, we have held 16 Community Liaison Meetings. We have reported to our neighbors about the Nature for All Projects, including the Accessible Nature Play Space and associated parking, Accessible Nature Trail, Stream and Habitat Restoration, and interpretive signage. Our most recent Community Liaison Council meeting was held on February 29, 2024. Our next meeting will be scheduled for September 2024.

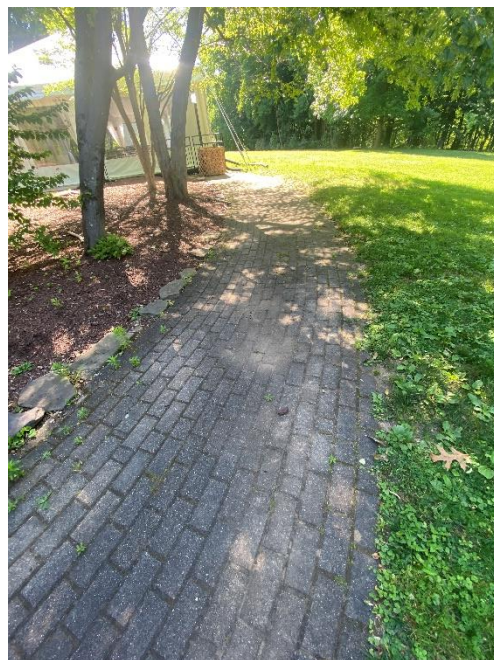
Supplimental Photographs: Nature Forward Permit #1073318



Woodend: West walkway from parking lot to terrace with tent



Walkway on west side of terrace:
Parking lot to curve



Walkway on west side of terrace:
Curve to tented terrace



Woodend: East walkway from terrace to portico

