

8940 Jones Mill Road, Chevy Chase
[HPC Case # 35/12-09 C]
Master Plan Site, Woodend



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #516949, walkway installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 12, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Audubon Naturalist Society

Address: 8940 Jones Mill Road, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

JUL 22 2009

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Dept. of Permitting Services
Casework Management

Contact Person: Neal Fitzpatrick

Daytime Phone No.: 301-652-9188 x 34

Tax Account No.: 530233715

Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301-652-9188

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

Contractor: Eagle Scout Project(s) 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: Jones Bridge Road

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 1,000 (to be raised by Eagle Scouts)

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.

Neal T. Fitzpatrick
Signature of owner or authorized agent

7/22/09
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 8/13/09

Application/Permit No.: 516949 Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

There exists on the Woodend property a flagstone walkway that leads partway from the hemlock grove to the mansion. The existing walkway is comprised of seventy-one, 24" x 12" flagstones. The flagstones are set the short way, so the total length of the existing walkway is 71 feet. The project would widen the existing walkway (not extend it), by placing a second set of identical flagstones down, parallel to the ones that are already in place. This project would allow two people to walk on the path side by side, something which is desirable for safety reasons. We want folks to be able to escort elderly or disabled wedding guests along the walkway, something the current walkway does not allow.

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

The project will use flagstones identical to the flagstones already in place. The project will not interfere with the root systems of the mulberry, maple and cherry trees aligning the walkway. The existing walkway is 71 feet long and comprised of 12" x 24" flagstones set on the horizontal. The project will add a second row of identical flagstones to create a widened walkway that will be 71 feet long and 12" x 48" wide.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

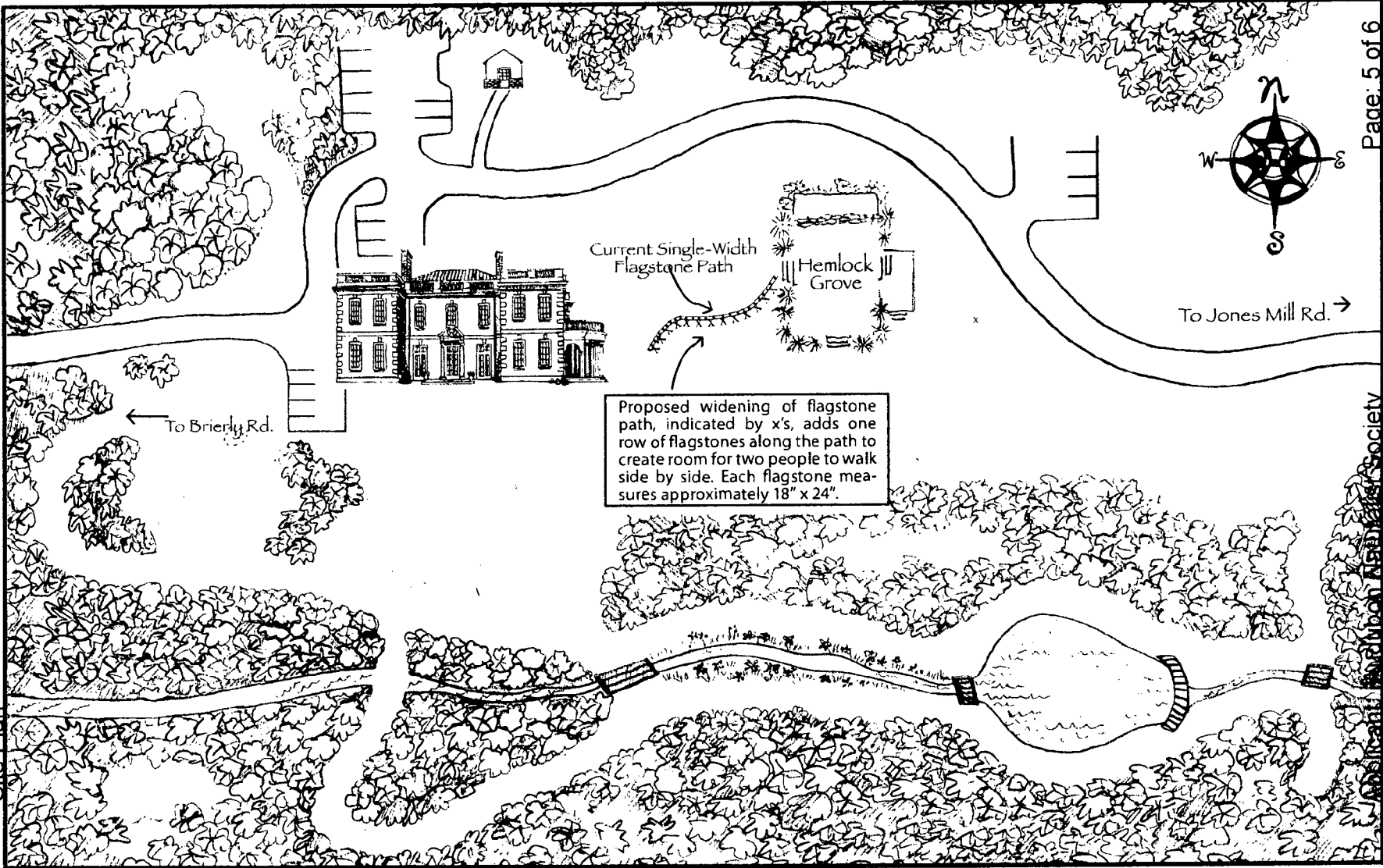
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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Woodend Sanctuary
 8940 Jones Mill Rd.
 Chevy Chase, MD 20815

APPROVED
 Audubon Society
Janet Miller 8/13/09



Site Plan

Page: 5 of 6

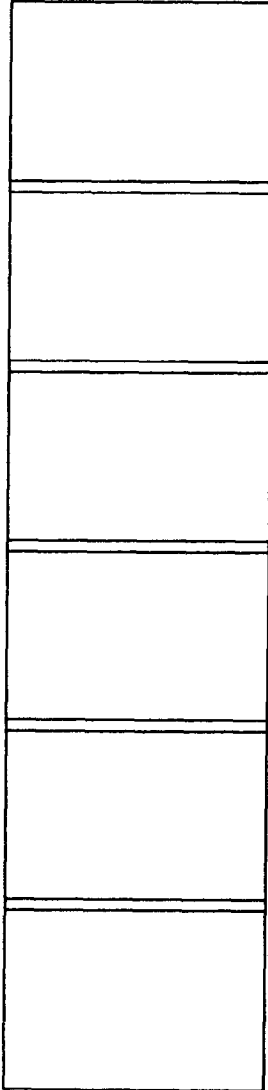
Applicant: Audubon Naturalist Society

Page: 5 of 6

CURRENT FLAGSTONE PATH

Flagstones measure approximately 18" x 24" each.

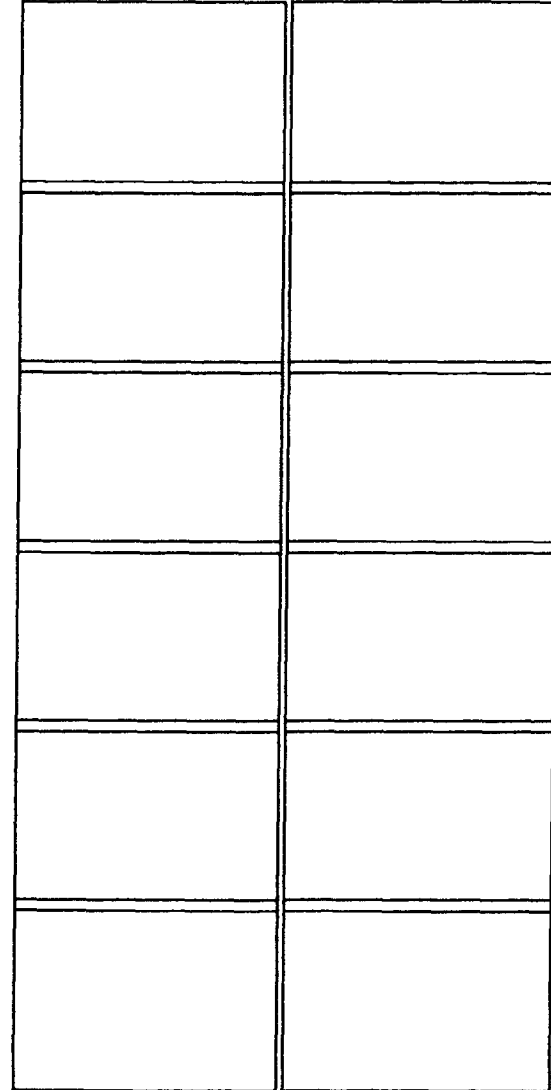
Path is 24" wide.



PROPOSED FLAGSTONE PATH

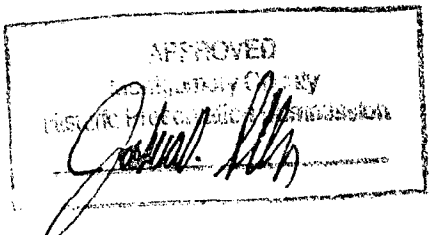
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Path would become 48" wide.



Applicant: Audubon Naturalist Society

Page: 6 of 6



Detail of Proposed Flagstone Walkway

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8940 Jones Mill Road, Chevy Chase	Meeting Date:	8/12/2009
Resource:	Master Plan <i>Site</i> #35/12, Woodend	Report Date:	8/5/2009
Applicant:	Audubon Naturalist Society (Neal Fitzpatrick, Agent)	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/12-09C	Staff:	Josh Silver
PROPOSAL:	Walkway installation		

STAFF RECOMMENDATION

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan *Site* #35/12, **Woodend**
STYLE: Georgian Revival (Environmental Setting 40.48 acres)
DATE: 1927-28

PROPOSAL

The applicant is proposing to install 71 linear feet of 12" x 24" flagstones adjacent to an existing flagstone pathway of the same style and dimensions. The existing pathway connects an established hemlock grove located in the center of the property with the main building. No trees will be impacted by the proposed pathway installation.

APPLICABLE GUIDELINES

When reviewing proposals for alterations to historic sites and new construction several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (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; 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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Signature of owner or authorized agent

7/22/09
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Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 516949 Date Filed: Date Issued:

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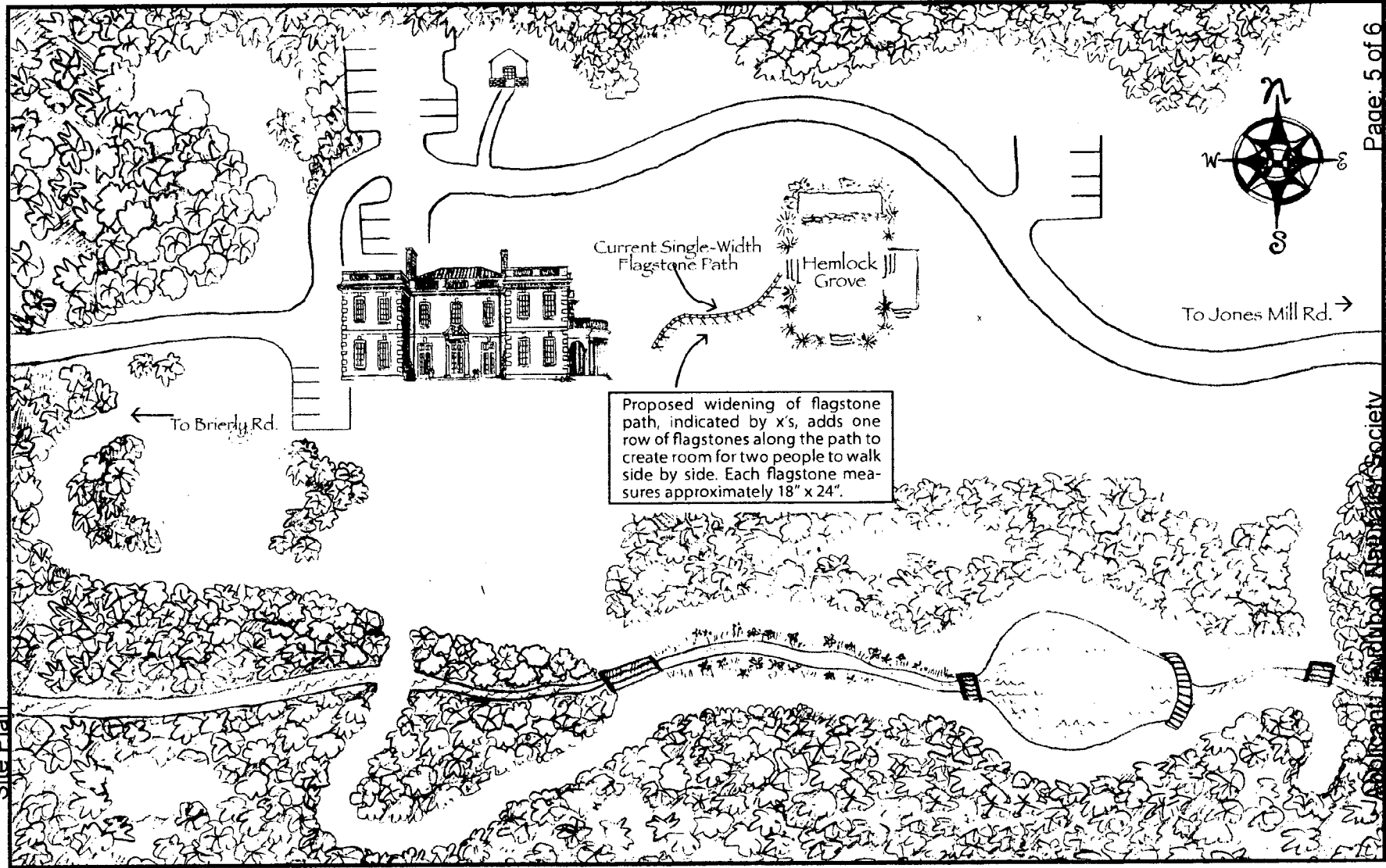
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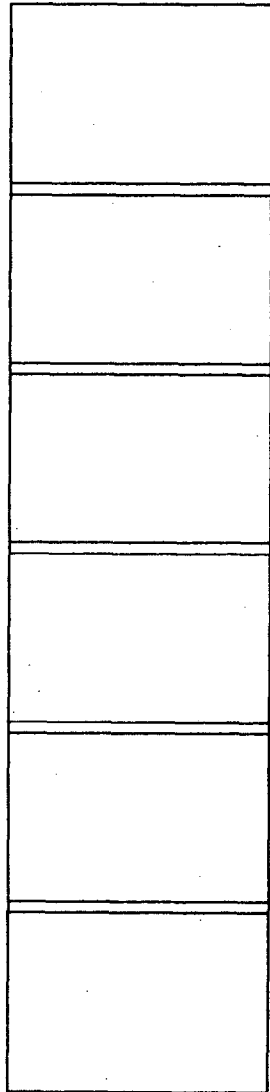


5

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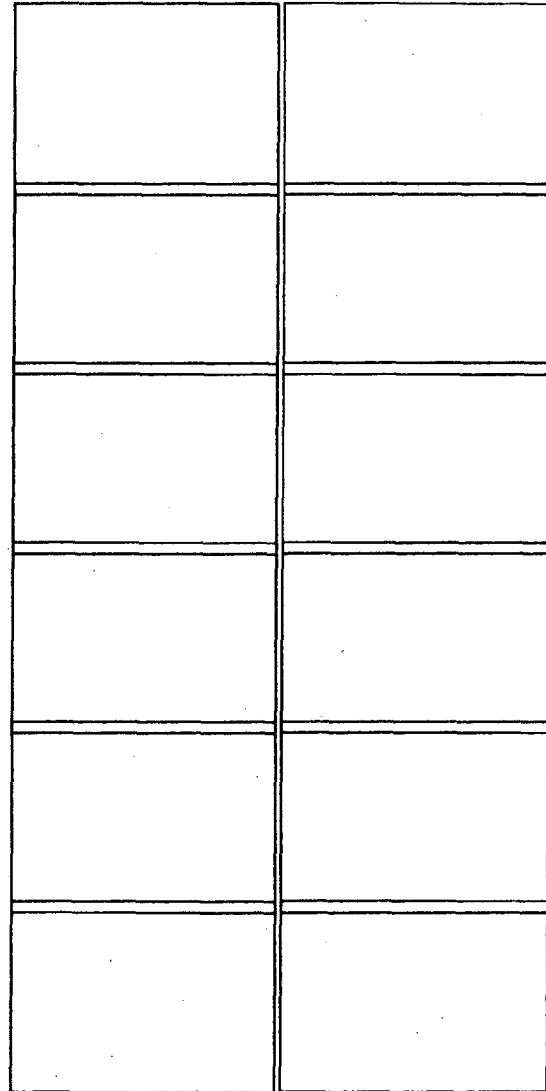
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Path would become 48" wide.



Detail of Proposed Flagstone Walkway

8940 Jones Mill Road, Chevy Chase
Individually Designated Master Plan Site, #35/12, Woodend



Existing Property Condition Photographs (duplicate as needed)



Detail: View of existing walkway leading from hemlock grove to mansion.



Detail: Midsection of walkway leading from hemlock grove to mansion

Existing Property Condition Photographs (duplicate as needed)



Detail: End of walkway leading from hemlock grove to mansion.

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Detail: View of existing walkway leading from hemlock grove to mansion.



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