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

<table>
<thead>
<tr>
<th>Address:</th>
<th>900 Jessup Blair Dr., Takoma Park</th>
<th>Meeting Date:</th>
<th>8/14/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Master Plan Site #36/06</td>
<td>Report Date:</td>
<td>8/7/2019</td>
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<td></td>
<td>(The Moorings/Jessup Blair House)</td>
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<tr>
<td>Applicant:</td>
<td>Montgomery County Department of Parks</td>
<td>Public Notice:</td>
<td>7/31/2019</td>
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<td></td>
<td>(Sandra Lee Filippi, Agent)</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>N/A</td>
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<tr>
<td>Case Number:</td>
<td>36/06-19A</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Bus shelter</td>
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**STAFF RECOMMENDATION:**

☑ Approve

☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

<table>
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<tr>
<th>SIGNIFICANCE:</th>
<th>Individually Listed Master Plan Site: The Moorings/Jessup Blair House</th>
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<tbody>
<tr>
<td>STYLE:</td>
<td>Colonial Revival</td>
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<tr>
<td>DATE:</td>
<td>1850</td>
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Fig. 1: Proposed bus shelter location, as marked by the yellow star.
PROPOSAL:

The applicants propose to construct a 5’ x 10’ bus shelter near the northeast boundary of the Moorings/Jessup Blair House property. The proposed shelter will be located in excess of 350’ from the Moorings/Jessup Blair House; a grove of mature trees within the park obscure this bus shelter from view of the historic house. The bus shelter will be constructed on a pad of poured concrete with brick pavers.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

. (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.” The 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.

**STAFF RECOMMENDATION:**

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

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the requirement 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 to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Sandra Filippi @ montgomerycollege.edu
Contact Person: Sandra Lee Filippi
Daytime Phone No.: 240-587-7362

Tax Account No.: ____________________________

Name of Property Owner: M-NCFPCE
Daytime Phone No.: ____________________________

Address: 900 Jesup Blair Drive Silver Spring MD 20910
Street Number: _______________________
City: _______________________
Street: _______________________
Zip Code: _______________________

Contractor: Montgomery College
Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: Douglas Stephens
Daytime Phone No.: 301-650-4367

LOCATION OF BUILDING PERMIT

House Number: 900
Street: Jesup Blair Drive
Town/City: Silver Spring
Nearest Cross Street: Georgia Avenue

Loc: ______ Block: NA Subdivision: 0501

PART I: HISTORIC AREA FACTORS

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extent ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☒ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: ____________________________

1B. Construction cost estimate: $6,000.00

1C. If this is a renewal of a previously approved active permit, see Permit #: no

PART II: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS

2A. Type of sewage disposal: ☐ 01 ☐ WSSC ☐ 02 ☐ Septic ☐ 03 ☐ Other: NA

2B. Type of water supply: ☐ 01 ☐ WSSC ☐ 02 ☐ Well ☐ 03 ☐ Other: NA

PART III: Complete only if a 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/assessment

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.

Sandra Lee Filippi ____________________________
Signature of owner or authorized agent

July 24, 2019

Approved: ____________________________
For Chairperson Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________

Date: ____________________________
Application/Permit No.: 83938
Date Filed: ____________________________
Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   A new low steel shed will be installed on the campus grounds to replace buildings that were destroyed during the 1990s. The buildings are of environmental importance.

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

   The new building will not impact the existing open space or environmental

2. SITE PLAN
   See attachment

   Site and environmental setting, drawn to scale. You may use your plan. 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
   See attachment

   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
   See attachment

   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. PHOTOGRAPHY
   See attachment

   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
   More required

   If you are proposing construction adjacent to or within the drip line 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
   See attachment

   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.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABEL.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Applicant Contact:
Sandra Filippi, Director of Planning + Design
Montgomery College
9221 Corporate Boulevard, 2nd Floor
Rockville MD 20850
sandra.filippi@montgomerycollege.edu
240-567-7362

Contractor: Montgomery College proposes to install a Duo-Gard Industries Inc. transit style shelter on Montgomery Parks property.

Property Owner: Maryland-National Capital Park and Planning Commission
Property Tax Info: District 13 Account Number 00968588
Property Address: 900 Jesup Blair Drive Silver Spring MD 20910
Location of Property: The property location is 900 Jesup Blair Drive Silver Spring MD 20910; Map JN32, Parcel N310, Subdivision 0501, Block none, Plat 1139. The property is bounded by Jesup Blair Drive on the north, Georgia Avenue on the West, Blair Road on the South, and the CSX railroad tracks on the East.

Property Owner Agent:
Douglas Stephens, Parks Planning & Stewardship
Montgomery Parks
9500 Brunett Avenue
Silver Spring, MD 20901-3226
douglas.stephens@montgomeryparks.org
301-650-4367

Part One: Type of Permit Action and Use

1A. Type of Action: New Construction; Type of Permit: HAWP

1B. Construction Budget: $6,000

1C. Not applicable

Part Two: Complete for new construction and extend/addition

2A. and 2B. Not applicable
Part Three: Complete only for fence/retaining wall

3A. and 3B. Not applicable

1. Written Description of Project

a. The location is Jesup Blair Drive which provides access to the Jesup Blair House within Jesup Blair Park.

b. Montgomery College proposes to locate a Duo-Gard transit style shelter on Jesup Blair Drive for students waiting for the MC Shuttle which provides intercampus transportation. The proposed transit style shelter will not adversely affect the historic Jesup Blair House or the environmental setting of Jesup Blair Park. A stand of mature trees block the view of the historic Jesup Blair House from the location of the proposed transit style shelter. No trees will be impacted by the installation of the proposed transit style shelter. The shelter will be installed on existing pavers immediately adjacent to the pole-mounted MC Shuttle stop sign.

2. Site Plan

a. In lieu of a site plan, Montgomery College is providing Google Earth marked to show the proposed location of the Duo-Gard transit style shelter.
b. The dimensions of the proposed structure are on the Duo-Gard 5' x 10' transit style shelter plan and elevation. See item nos. 3a and 3b.

![Ready Ship Shelter—5x10 Flat Pan Roof](image)

c. In lieu of site features, Montgomery College is providing Google Earth marked to show the proposed location of the Duo-Gard transit style shelter in relation to Jesup Blair Drive and the Jesup Blair House. See item no. 2a.
3. Plans and Elevations

a. In lieu of schematic construction plans, Montgomery College is providing the Duo-Gard 5’ x 10’ transit style shelter plan and elevation.

b. In lieu of elevations, Montgomery College is providing the Duo-Gard 5’ x 10’ transit style shelter plan and elevation.

4. Materials Specifications

a. Duo-Gard Transit Style Shelter
   1) 5 foot x 10 foot
   2) Dark bronze anodized aluminum
   3) ⅛” tempered glass wall glazing
   4) Dark bronze anodized aluminum slat bench and backrest, ADA length
   5) White flat pan metal roof
SHELTER NOTES:
- Finish is Dark Bronze Anodized
- Roof is .032 white aluminum flat pan
- Wall glazing is 1/4" clear tempered glass
- ADA length aluminum bench and backrest

**Pad by others, dimensions are recommendation only**
5. Photographs

Figure 1 Jesup Blair House

Figure 2 MC Shuttle Stop on Jesup Blair Drive
Figure 3 Jesup Blair House obscured by trees at proposed location for MC Shuttle Transit Style Shelter (far left out of field of view)

Figure 4 Eastbound View down Jesup Blair Drive (proposed MC Shuttle Transit Style Shelter far left out of field of view)
6. Tree Survey

The MC Shuttle transit style shelter is not adjacent to or within the dripline of any tree 6 inch or larger in diameter.

7. Confronting Property Owner

Montgomery College is the only confronting property owner. The following college buildings confront the proposed site of the MC Shuttle transit style shelter.

West Garage
901 Jesup Blair Drive Silver Spring MD 20910

The Morris & Gwendolyn Cafritz Foundation Arts Center
930 King Street Silver Spring MD 20910

Health Sciences Center
7977 Georgia Avenue Silver Spring MD 20910