

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site: The Moorings/Jessup Blair House
STYLE: Colonial Revival
DATE: 1850

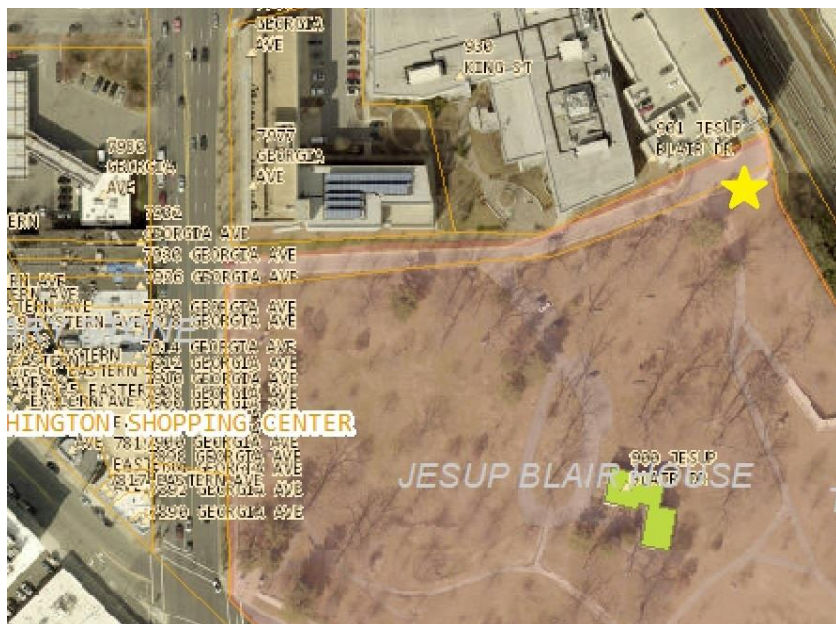


Fig. 1: Proposed bus shelter location, as marked by the yellow star.

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 1 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 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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sandra.filippi@montgomerycollege.edu Contact Person: Sandra Lee Filippi
Daytime Phone No.: 240-567-7362

Tax Account No.: _____

Name of Property Owner: M-NCPPC 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/PREMISE

House Number: 900 Street: Jesup Blair Drive

Town/City: Silver Spring Nearest Cross Street: Georgia Avenue

Lot: _____ Block: NA Subdivision: 0501

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF MAINTENANCE 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: \$ 6,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: 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 THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches NA

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.

Sandra Lee Filippi
Signature of owner or authorized agent

July 24, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 883938 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:

A new bus shelter will be installed on
Jasper Park Drive to protect the historic
building for the MCL Shuttle to go to
the Rockwell Campus.

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

5X10 bus shelter will not impact the
Jasper Park House or environmental
setting.

2. SITE PLAN

see attachment

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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. PHOTOGRAPHS

see attachment

- 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.
- 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

none required

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

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.



Historic Preservation Commission

301-563-3400

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.

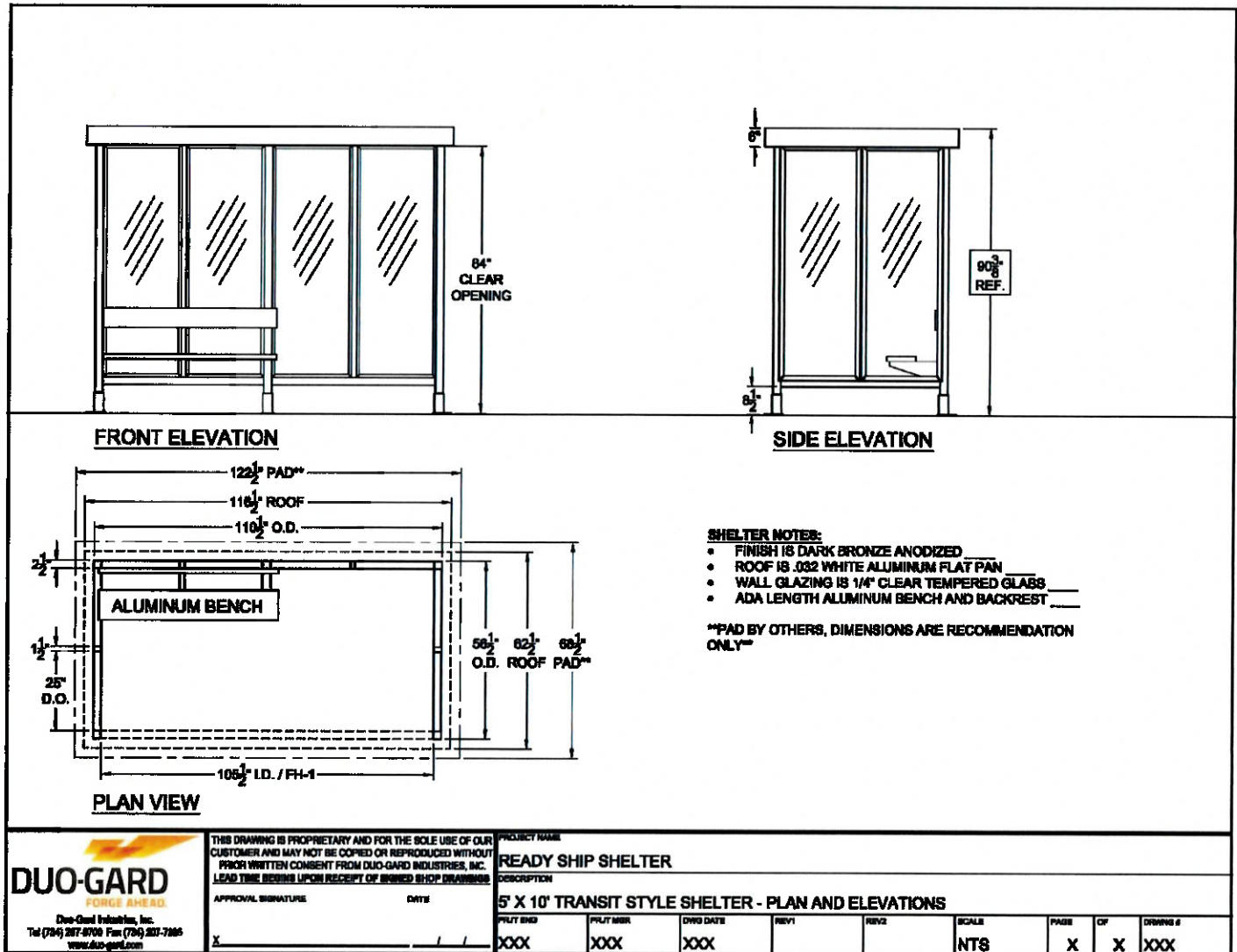


Ready Ship Shelter—5x10 Flat Pan Roof

- 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.

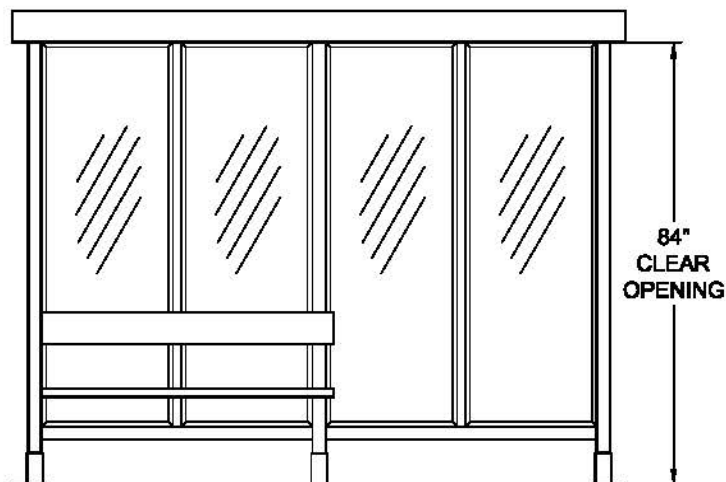
3. Plans and Elevations

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

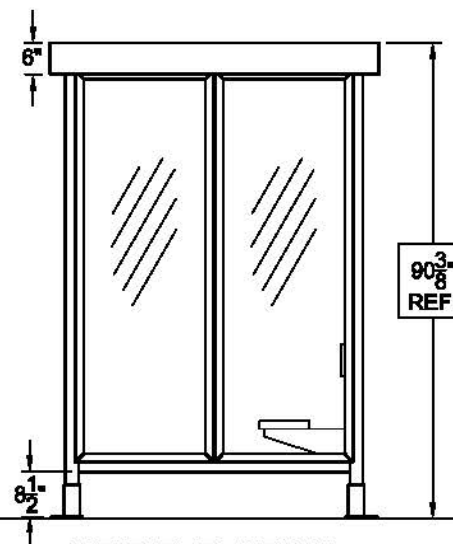


4. Materials Specifications

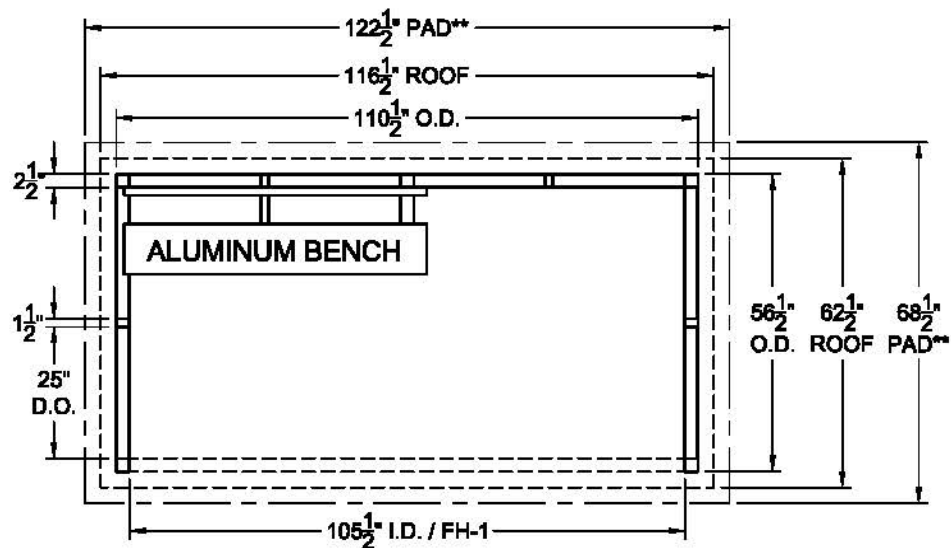
- Duo-Gard Transit Style Shelter
 - 5 foot x 10 foot
 - Dark bronze anodized aluminum
 - 1/4" tempered glass wall glazing
 - Dark bronze anodized aluminum slat bench and backrest, ADA length
 - White flat pan metal roof



FRONT ELEVATION



SIDE ELEVATION



PLAN VIEW

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****



Duo-Gard Industries, Inc.
Tel (734) 207-9700 Fax (734) 207-7995
www.duo-gard.com

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LEAD TIME BEGINS UPON RECEIPT OF SIGNED SHOP DRAWINGS

APPROVAL SIGNATURE _____ DATE _____

X _____ / /

PROJECT NAME

READY SHIP SHELTER

DESCRIPTION

5' X 10' TRANSIT STYLE SHELTER - PLAN AND ELEVATIONS

PLT ENG	PLT MGR	DWG DATE	REV1	REV2	SCALE	PAGE	OF	DWG #
XXX	XXX	XXX			NTS	X	10	XXX





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)



Figure 5 Confronting Property West Garage, 901 Jesup Blair Drive

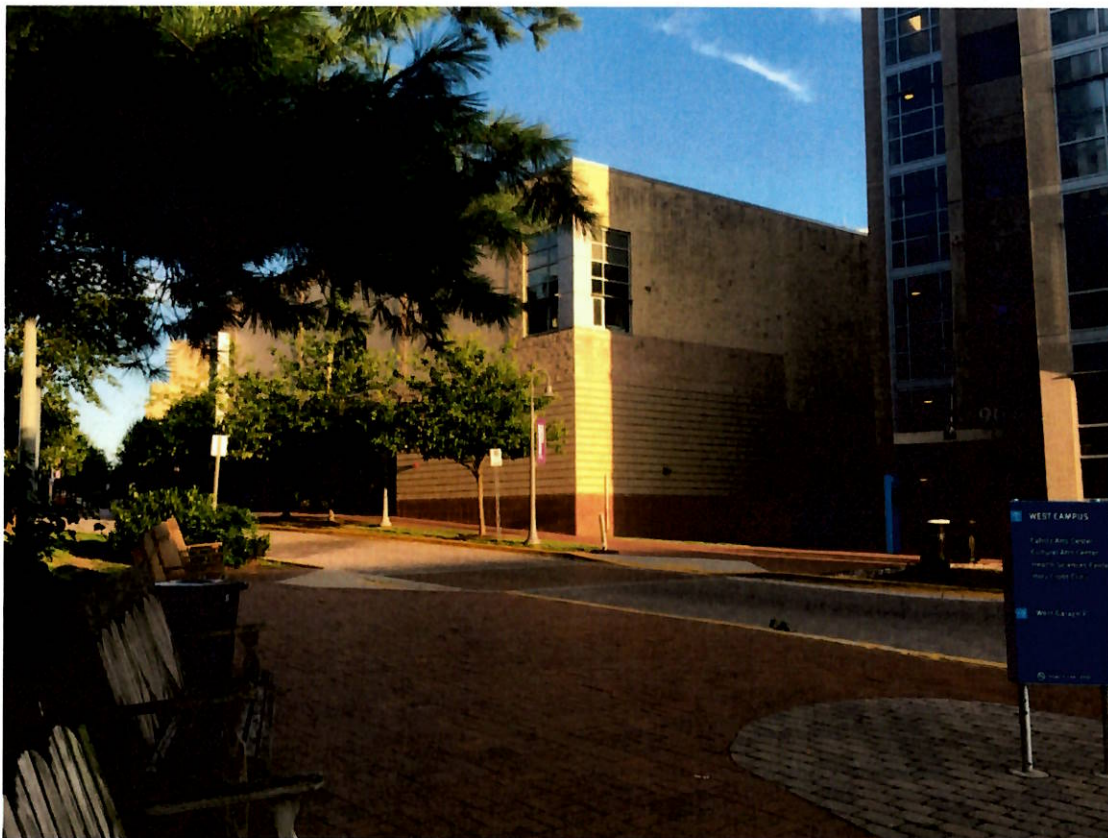


Figure 6 Confronting Property The Morris & Gwendolyn Cafritz Foundation Arts Center, 930 King Street

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