

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

<b>Address:</b>	10701 Colesville Rd., Silver Spring	<b>Meeting Date:</b>	2/12/2020
<b>Resource:</b>	Master Plan Site #33/22 <i>Robert B. Morse Water Filtration Complex</i>	<b>Report Date:</b>	2/5/2020
<b>Applicant:</b>	Montgomery County Dept. of Parks (Julie Mueller, Agent)	<b>Public Notice:</b>	1/29/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	33/22-20A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Sidewalk construction		

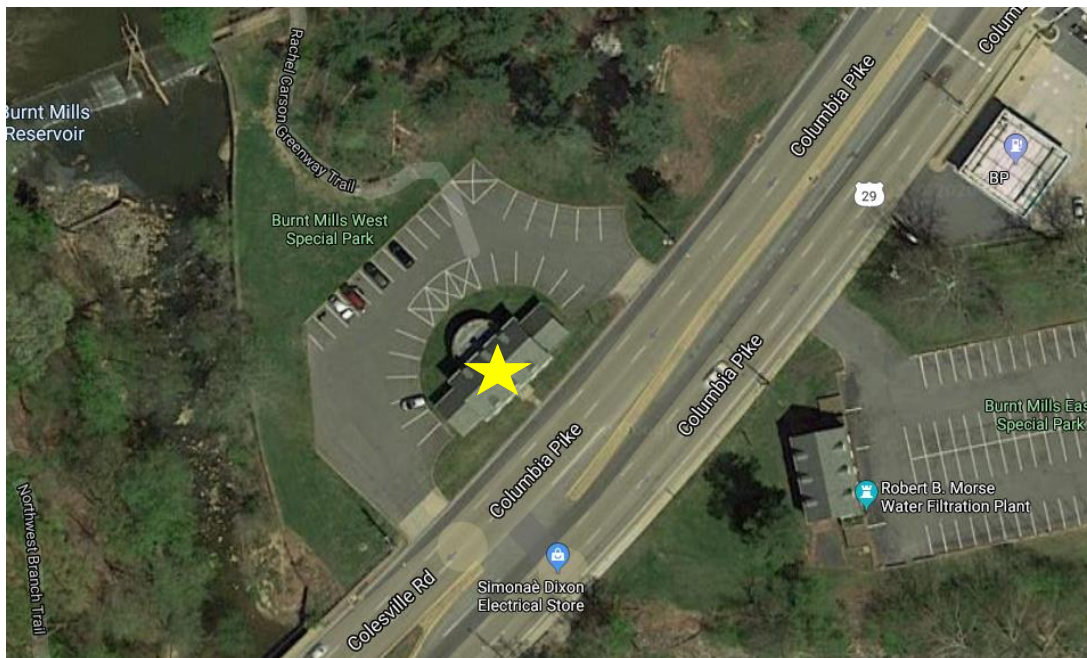
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**STAFF RECOMMENDATION:**

☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Master Plan Site #33/22, *Robert B. Morse Water Filtration Complex*  
**STYLE:** Georgia Revival  
**DATE:** c. 1929-36



**Fig. 1: Subject property, as marked by the yellow star.**

**PROPOSAL:**

The applicants propose the following work items at the subject property:

- Install new sections of concrete sidewalk along the west side of Colesville Road.
- Modify the end treatment of an existing W-style guardrail.

Other proposed work, which is not subject to a HAWP, includes installation of a concrete retaining wall outside of the environmental setting and painting/stripping crosswalks.

**APPLICABLE GUIDELINES:****Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

**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 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; 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.

***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) & (c) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: javelle.e.montgomery@parks.org Contact Person: Julie Mueller  
Daytime Phone No.: 301-650-4390

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MNCPPC Daytime Phone No.: As Above

Address: 9500 Brunett Ave Silver Spring MD 20901  
Street Number City State Zip Code

Contractor: Dept of Parks Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PERMITS

House Number: 10701 Street: Colesville Rd

Town/City: Silver Spring Nearest Cross Street: Hillwood Dr.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0001

Liber: 17992 Folio: 0690 Parcel: \_\_\_\_\_

## EXISTING TYPE OF IMITATION/HOUSE

### 1A. CHECK ALL APPLICABLE:

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

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ TBD

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 FOR FENCES 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/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.

Julie Mueller  
Signature of owner or authorized agent

1/15/20  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

## 1. WRITTEN DESCRIPTION OF PROJECT:

### *a. Description of existing structural and environmental setting, including historic features and significance.*

Originally built for the Washington Suburban Sanitary Commission, the Robert E. Morse Water Treatment Plant is located at 10700 and 10701 Columbia Pike, straddling both sides of the road in Silver Spring (M: 33/22). The proposed project is located on the west side (10701), today known as Burnt Mills West Special Park. This portion of the park consists of the former treatment plant building, a dam, and small ancillary structures. Originally constructed on the site of former mills, the treatment plant was decommissioned in the early 1960s. At that time, equipment was removed and hardscape elements, such as curbs, sidewalks, and parking areas were extensively altered. The site on both sides of Colesville Road was purchased in 1996 and 2000 by M-NCPPC for parkland. The west building served as office space for some time until it was vacated more than 10 years ago.

The site is individually listed on the Master Plan for Historic Preservation. In 2008, it was documented by the Historic American Engineering Record (<https://www.loc.gov/pictures/item/md1796/>).

### *b. General description of project and its effect on the historic resources and environmental setting.*

The project proposes to install concrete sidewalks along Colesville Road to provide hikers on the Northwest Branch trail system with a paved connection between the trails on either side of the road. Currently the trail on the west side ends at a sidewalk that does not extend northward all the way to the south paved driveway to Burnt Mills West Special Park. It ends in a grassy area that includes a steep slope which extends to the curb. This makes walking along the edge extremely difficult. Furthermore, there is no sidewalk going north from the park's north driveway to the paved bus stop and pedestrian crosswalk leading across Colesville Road to the east side where hikers can reconnect to the trail system in Burnt Mills East Special Park.

A sidewalk is not planned in front of the building facing Colesville Road as there is not enough space between it and the street to install one without compromising the historic setting more than already happened when Colesville Road was widened many years ago. Pedestrians will have to walk around the back of the building on the paved parking lot to get from one end of the park to the other.

The project entails the following per the attached plans:

- Installing new concrete sidewalks
- Installing concrete retaining wall at northern section outside of the historic boundary.
- Modifying the existing guardrail at the southern end to allow the sidewalk to connect safely to the existing sidewalk that crosses the bridge.
- Painting crosswalk stripping across existing driveways to alert drivers to possibility of pedestrians at this location.

The work will not adversely affect the historic integrity of the site and will help pedestrians more safely access the natural and cultural resources in this park.

2. **SITE PLAN:** see attached

3. **PLANS AND ELEVATIONS:** see attached

4. **MATERIAL SPECIFICATIONS:** see attached

5. **PHOTOGRAPHS:** see attached

6. **TREE SURVEY:** N/A

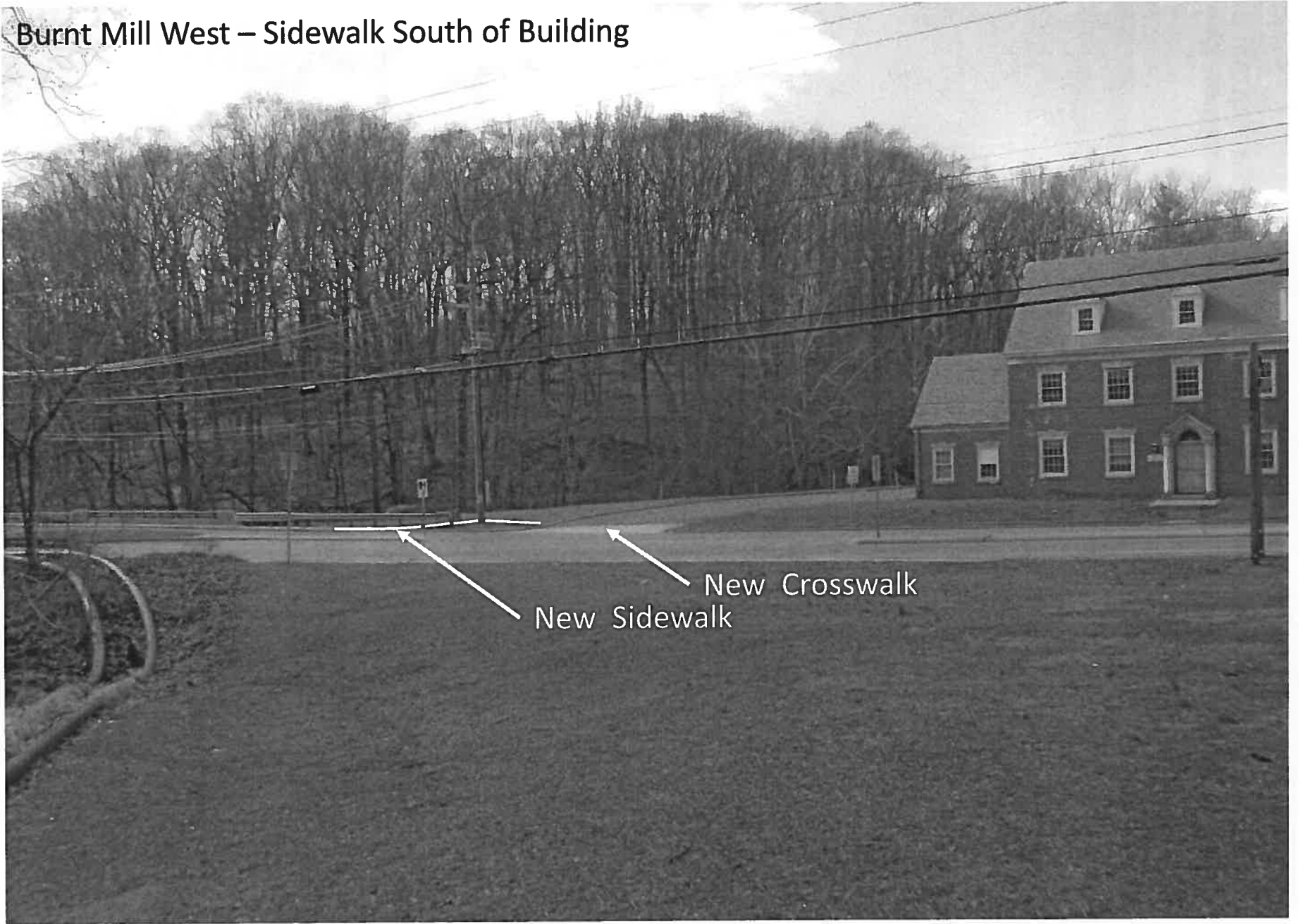
7. **ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:** The historic environmental setting of this site is surrounded by MNCPPC-owned property. There are no other adjacent property owners.

Burnt Mills West SP sidewalk



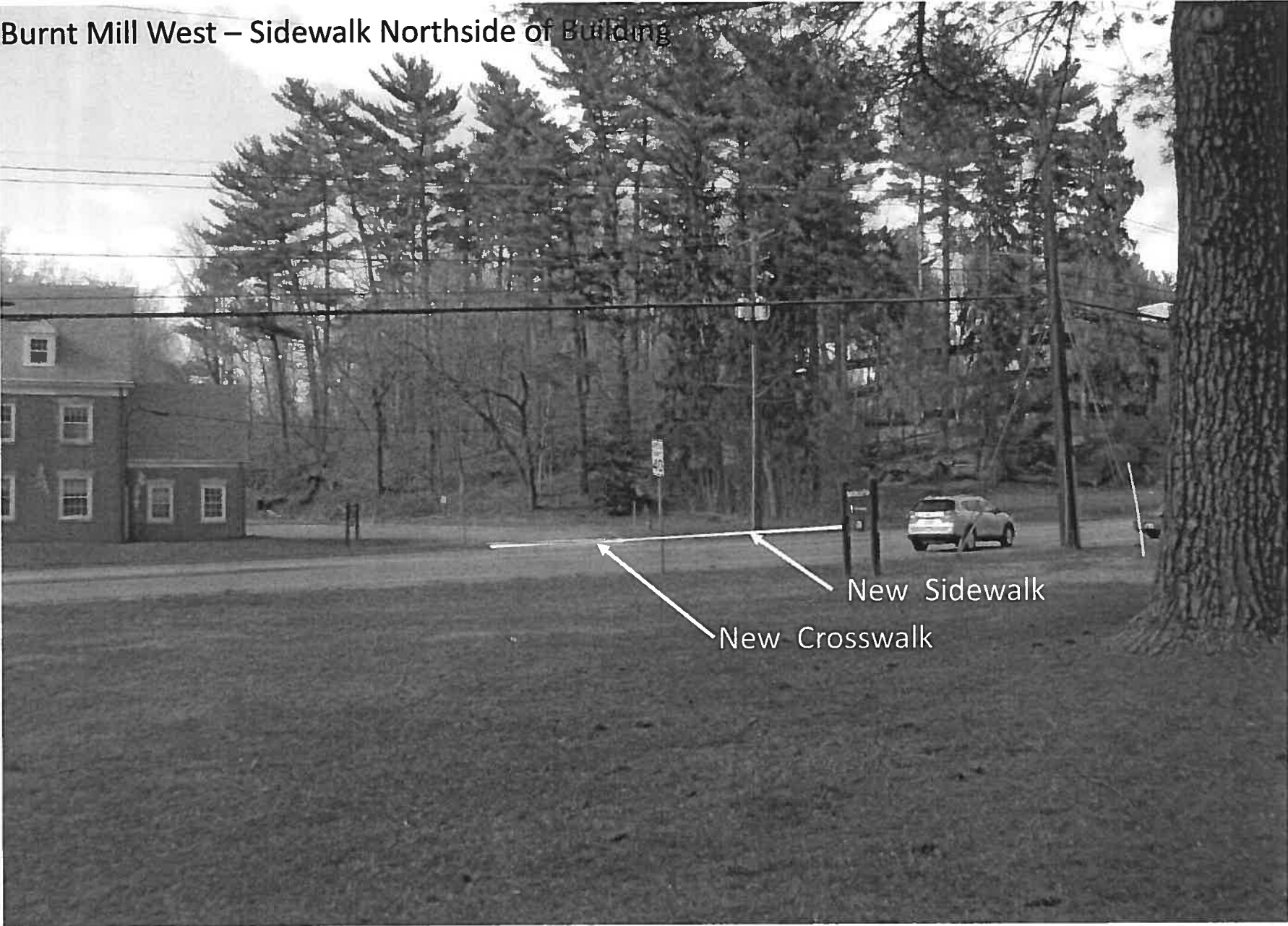


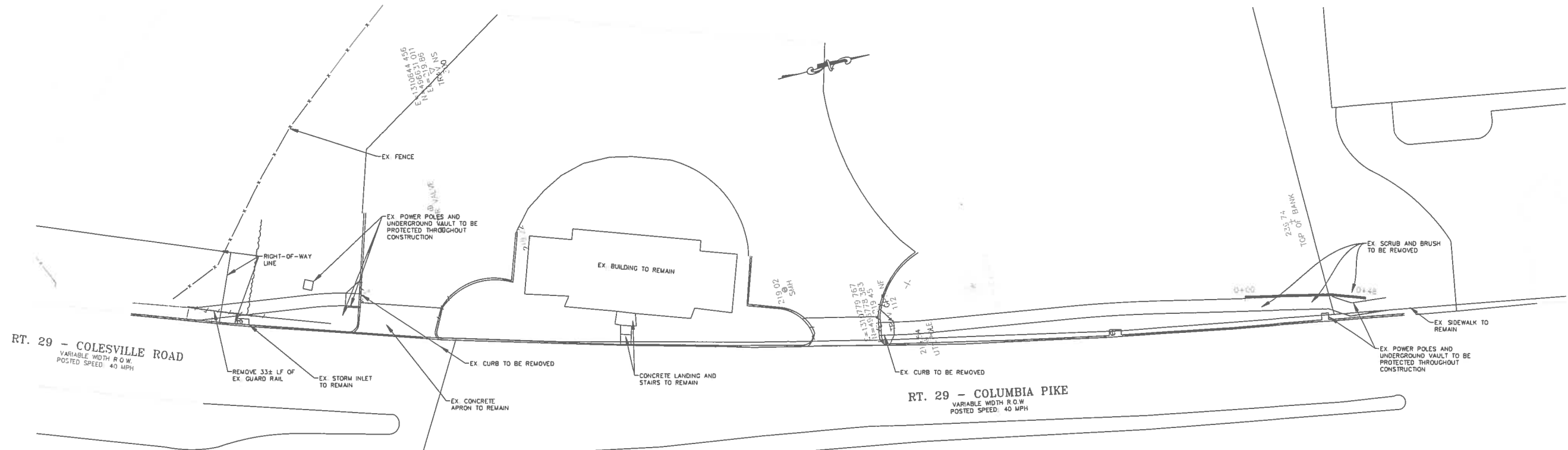
Burnt Mill West – Sidewalk South of Building



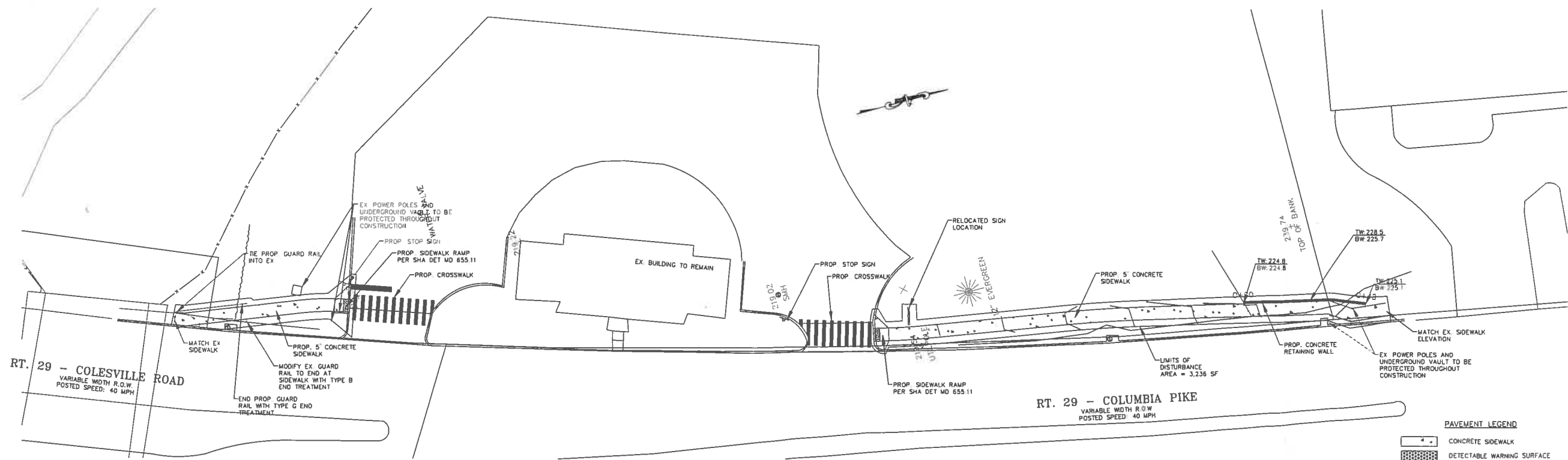


Burnt Mill West – Sidewalk Northside of Building





DEMOLITION PLAN  
SCALE 1"=20'



SITE PLAN  
SCALE 1"=20'

PAVEMENT LEGEND

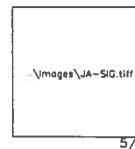
- CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE

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Germantown, MD 20874  
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DESIGN

Landscape Architect	Checked By:
Date	
Architect	Checked By:
Date	
5/9/2019	Jason Azar, P.E.
Date	Checked By:
5/1/2019	
Drawn by	Checked By:
Date	

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 31168, Expiration Date: 1-12-21



**The Maryland-National Capital Park and Planning Commission**  
Montgomery County Department of Parks  
9500 Brunett Avenue  
Silver Spring, Maryland 20901  
(301) 495-2535

REVIEW AND APPROVAL

Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PROCUREMENT ON

REVISIONS		
Rev. No.	Date	Description

**Burnt Mills West Special Park**  
10701 Columbia Pike  
Silver Spring, Maryland 20901

SCALE: AS SHOWN Liber \_\_\_\_ Folio \_\_\_\_

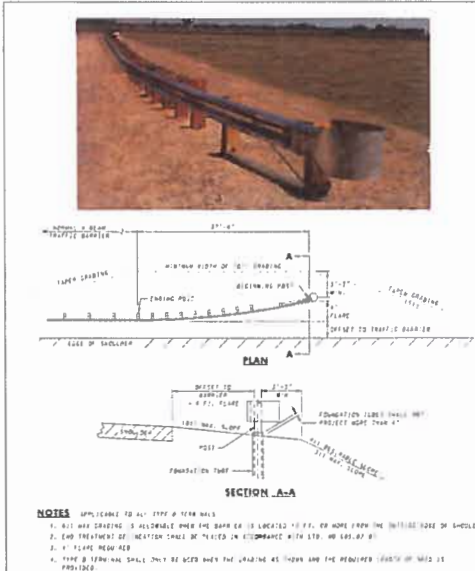
DWG. #  
**C-200**  
SHT. # \_\_\_\_ of \_\_\_\_  
**SITE PLAN**



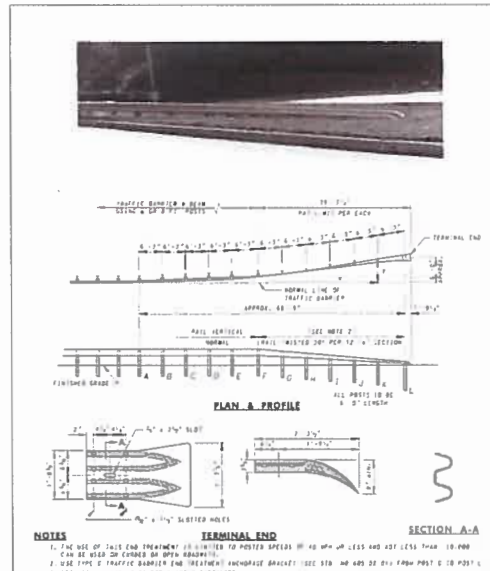
Burnt Mill West - Robert B. Morse Complex (WSSC)



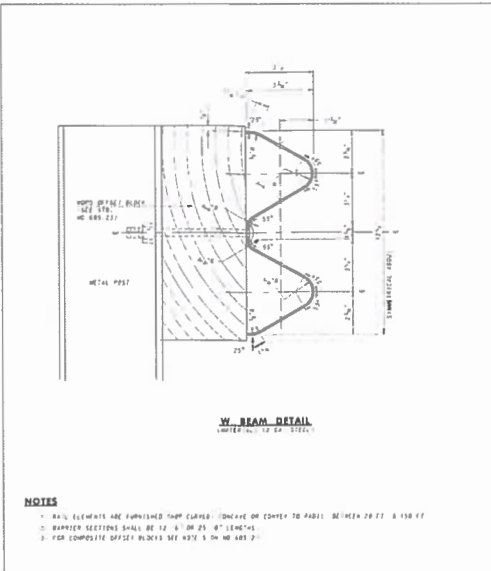




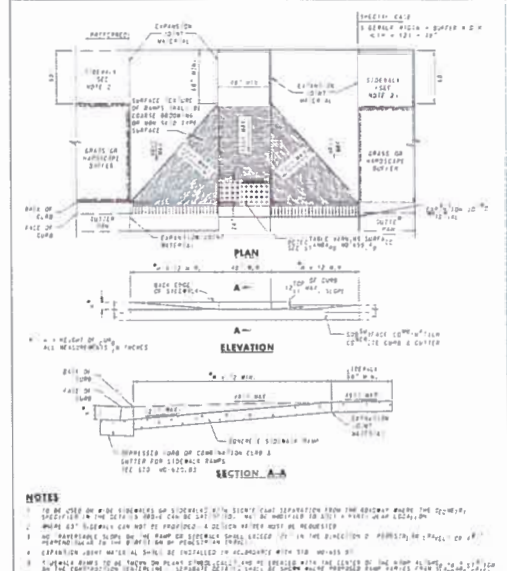
SPECIFICATION 605	CATEGORY CODE TBM	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  TYPE B TRAFFIC BARRIER END TREATMENT  STANDARD NO. MD 605.02
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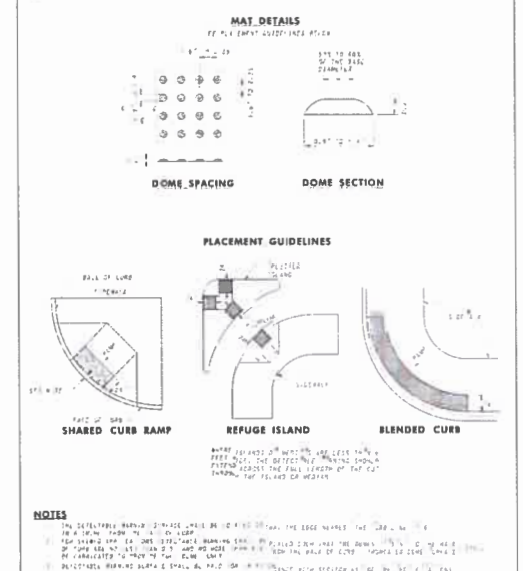
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SPECIFICATION 605	CATEGORY CODE TBM	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  TRAFFIC BARRIER W BEAM SINGLE FACE  STANDARD NO. MD 605.22
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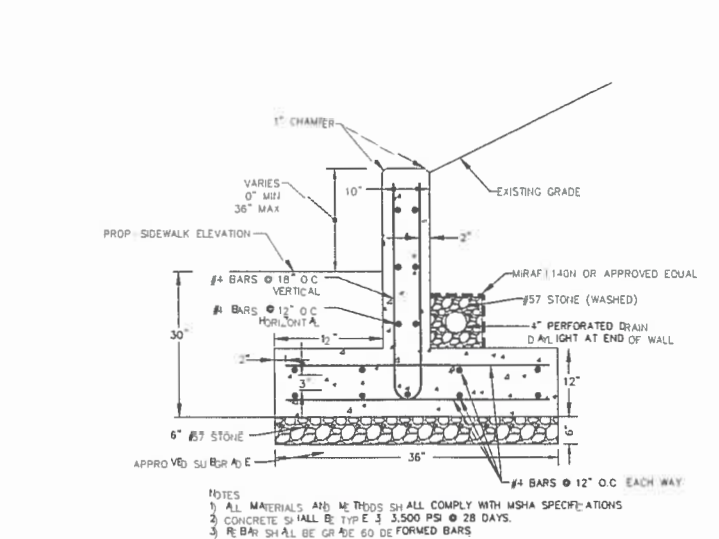
SPECIFICATION 605	CATEGORY CODE TBM	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  TRAFFIC BARRIER W BEAM SINGLE FACE  STANDARD NO. MD 605.22
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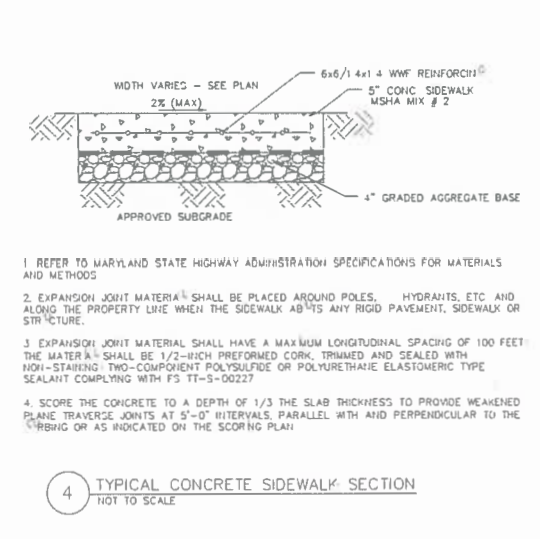
SPECIFICATION 605	CATEGORY CODE TBM	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  TRAFFIC BARRIER W BEAM SINGLE FACE  STANDARD NO. MD 605.22
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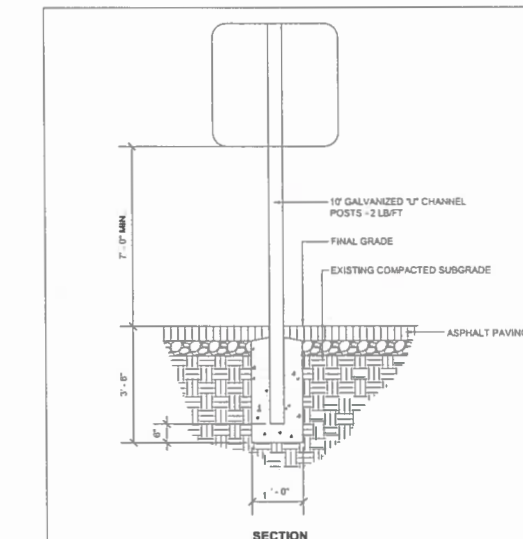
1 CONCRETE RETAINING WALL PLAN  
SCALE 1" = 10'



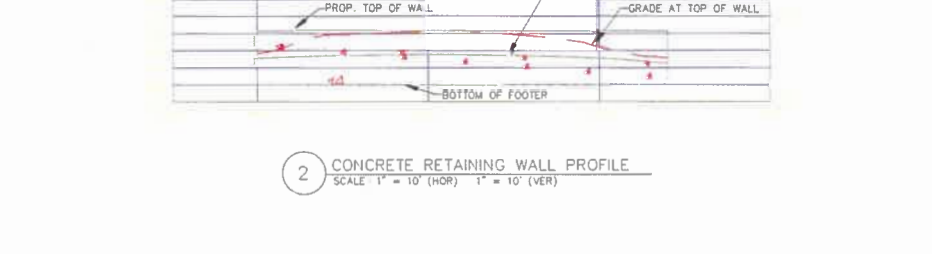
3 CONCRETE RETAINING WALL SECTION  
NOT TO SCALE



4 TYPICAL CONCRETE SIDEWALK SECTION  
NOT TO SCALE



2 CONCRETE RETAINING WALL PROFILE  
SCALE 1" = 10' (HOR) 1" = 10' (VER)



2 CONCRETE RETAINING WALL PROFILE  
SCALE 1" = 10' (HOR) 1" = 10' (VER)

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DESIGN	
Landscape Architect	Checked By
Architect	Checked By
Engineer	Checked By
Drawn by	Checked by

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 31168  
Expiration Date 1-12-21

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REVIEW AND APPROVAL	
Project Manager	Date
Construction Manager	Date
Park Manager	Date

ISSUED FOR PERMIT ON	
Rev. No.	Date
Description	

Burnt Mills West Special Park  
10701 Columbia Pike  
Silver Spring, Maryland 20901  
SCALE AS SHOWN  
Liber \_\_\_\_\_ Folio \_\_\_\_\_

DWG. #  
C-205  
SHT. # \_\_\_\_\_ of  
SITE DETAILS