

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

<b>Address:</b>	Various Addresses, Linden Ln., Silver Spring	<b>Meeting Date:</b>	3/23/2022
<b>Resource:</b>	Contributing Resource National Park Seminary Historic District	<b>Report Date:</b>	3/17/2022
<b>Applicant:</b>	Sandy Baiunum Lila Fendrick, Agent	<b>Public Notice:</b>	3/9/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	984396 & 983791	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape/Landscape Alterations, Tree Removal and Replanting, and New Signage		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing resource to the National Park Seminary Historic District  
**STYLE:** Ecclectic  
**DATE:**



*Figure 1: The proposed work will occur along Linden Ln.*

## **PROPOSAL**

The applicant proposes several work items adjacent to Linden Ln. in the National Park Seminary Historic District. The work has been reviewed and approved by the Maryland Historical Trust Easement Committee and the two applications have been condensed into a single Staff Report. The work proposed in the first application consists of:

- Deconstructing and reconstructing a degraded, dry-laid stone wall;
- Remove several trees from the site that are impacting the stone wall. Small native trees, shrubs, and ground cover will be planted in this area after the tree removal. Sizes of the trees proposed for removal was not included with the application materials, however, none of the trees appear to be significant, and the wooded slope is inconsistent with the appearance shown in the submitted historic photo. The trees to be removed include:
  - 11 Red Maples,
  - 3 Box Elders, and
  - 2 Tulip Poplars

The second application was submitted to address some drainage issues and construct an additional walking path and includes:

- Constructing a stepping stone path;
- Installing a wood chip path;
- Constructing a new rock swale for drainage;
- Installing stone benches;
- Installing new interpretive and wayfinding signage; and
- Additional subterranean drainage pipes.

Staff finds the work proposed is consistent with Chapter 24A-8(b)(1) and (2); and Standards 2, 6, 8, 9, and 10.

## **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:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
6. Signs that are in conformance with all other County sign regulations.
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

***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 relevant *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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), 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, 6, 8, 9, and 10;

and with 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;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.  
visit.



FOR STAFF ONLY:  
HAWP# 984396  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Alan Hais, Pres. NPSMA  
Address: 2701 Hume Drive, Unit Ph1  
Daytime Phone: 301-996-8586

E-mail: alan.hais@verizon.net  
City: Silver Spring Zip: 20910  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Lois Todhunter  
Address: 9610 Dewitt Drive, Unit SH102  
Daytime Phone: 240-481-9376

E-mail: lois.todhunter@gmail.com  
City: Silver Spring Zip: 20910  
Contractor Registration No.: n/a

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 36-1

Is the Property Located within an Historic District? Yes/District Name National Park Seminary  
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: HOA common area across the street from 2829 Sacks Street

Town/City: Silver Spring Nearest Cross Street: Linden Lane

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:**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition                  | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation          | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                      |
|  |  | <input type="checkbox"/> 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.

Lois Todhunter

February 22, 2022

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
Alan Hais, President, National Park Seminary Master Association 2701 Hume Drive, Unit PH1 Silver Spring, MD 20910	Lois Todhunter, NPS Project Team Lead 9610 Dewitt Drive, Unit SH102 Silver Spring, Md 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Junghun Kwag 2809 Linden Lane Silver Spring, MD 20910	Heidi and Rodolfo Lunasin 2805 Linden Lane Silver Spring, MD 20910
Steven Laughton 9610 Dewitt Drive, Unit B107 Silver Spring, MD 20910	Adrienne and Emanuel Mandel 2829 Sacks Street, Unit MH101 Silver Spring, MD 20910
Tula Connell 2829 Sacks St., Unit SA303 Silver Spring, MD 20910	Ellen and Ray Battistelli 2829 Sacks St., Unit SA506 Silver Spring, MD 20910

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

PLEASE SEE ATTACHED DOCUMENT FOR A TEXT OF THE DESCRIPTION OF PROPERTY, DESCRIPTION OF WORK PROPOSAL, AND WORK ITEM DETAILS.

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:

# National Park Seminary

## HAWP Application 984396 for the Reconstruction of a Stacked Stone Wall And Landscaping the Area above It

### Description of Property

The National Park Seminary Master Association (NPSMA) plans to rebuild a historic stacked-stone wall on the National Park Seminary (NPS) property and to landscape the slope above it. The project area is about 850 square feet; the wall is about 67-feet long and 3-feet high, for a total area of about 200 square feet. The wall currently is in serious disrepair, and several sections have collapsed completely (see photos in Attachment 1). The vegetation on the slope above the wall is all unplanned, and includes invasive plants, shrubs, and trees, the roots of which have undermined sections of the wall, contributing to its collapse. The wall abuts the nearby Dog Bridge at one end, and the slope above the wall extends to the Sacks Street retaining wall above.

Note: The Maryland Historical Trust has approved restoration of the stacked-stone wall and landscaping the slope above the wall (see Attachment 2).

### Description of Work Proposed

Consistent with the NPSMA's efforts to restore historic artifacts on its property, the association plans to rebuild the stacked-stone wall and remove the invasive vegetation on the slope above the wall. The NPSMA engaged an engineer from VIKA Maryland, LLC, to oversee the wall's reconstruction.

A century ago, when NPS was a finishing school for young women, the area above the wall was landscaped with grass (see Attachment 1), which is now acknowledged to be an invasive plant. The NPSMA plans to replace that vegetation with a planned landscape design of appropriate native plants and shrubs. This work will result in a fully restored wall and a slope that is planted with an environmentally sound and sustainable landscape that will not undermine the restored wall.

### Work Items

Item	Current Condition Description	Proposed Work
Rebuild historic stacked stone wall (new construction)	The wall is in disrepair, and several sections have collapsed; there is invasive vegetation, and stones have fallen and lie on the ground in the surrounding area.	<p>The wall will be photographed and videotaped to document the wall pattern, then manually deconstructed. The existing stone will be stacked at a level location near the wall. A new base for the wall will be excavated per the engineer's detailed drawing (see Attachment 3).</p> <p>Once the wall is deconstructed, the slope will be excavated and stepped back. All exposed soils will be covered with non-pervious material to keep the excavation dry and to prevent erosion. A silt fence will be</p>



		<p>erected near the bottom of the slope to prevent sediment runoff into the stream and gravel rip-rap channel located at the bottom of the slope. Crew members will hand-carry materials and tools from the nearest parking lot. Areas eroded by foot traffic will be aerated to relieve compaction, and reseeded. The work area will be cleaned and restored to its original grades.</p> <p>The wall will be reconstructed per the engineer's drawing.</p> <p>Pipes draining from Sacks Street above the slope currently outflow on top of, and behind, the wall, adding to the wall's deterioration. This issue will be addressed by installing a pipe that will run below the wall footer and into the flow channel below the wall, and the existing pipe will be connected to this newly installed pipe.</p> <p>An engineer from VIKA Maryland, LLC, contracted by the NPSMA, will schedule an initial meeting with the contractor prior to commencement of work, and provide guidance and oversight of the project.</p> <p>Land disturbance is limited to the areas around the wall required for reconstruction. We estimate that approximately 10 cubic yards of cut will be required to excavate along the base and behind the wall to create the footer and drainage gravel behind. Approximately 8 cubic yards of gravel fill will be brought in to build the footer and backfill for drainage and approximately 2 cubic yards of soil will be brought in to fill at the top of the wall for plantings.</p>
Tree removal/ planting	<p>The vegetation on the slope above the wall includes invasive plants, shrubs, and trees, the roots of which have destroyed sections of the wall. Plants on the slope are volunteers, rather than deliberately planted as part of a landscaping plan.</p>	<ol style="list-style-type: none"> <li>1. Invasive plants on the slope will be eradicated.</li> <li>2. Trees and shrubs identified for removal will be cut to grade.</li> <li>3. Trees and roots growing within the wall will be removed during the wall deconstruction.</li> <li>4. Once the vegetation has been removed from the slope, we will assess the light conditions and develop a low- impact, low-maintenance landscaping plan using native species.</li> <li>5. We will install plants according to the landscaping plan as soon as possible after removal of existing vegetation.</li> <li>6. Since tree removal will be to grade, land disturbance will be minimal on the slope above the wall, as needed for installing new plantings.</li> </ol>

## National Park Seminary

Attachment to application for HAWP related to the restoration of a historic stacked stone wall and landscaping the slope above it.

### Attachment 1

#### Location of the Stone Wall Restoration Project

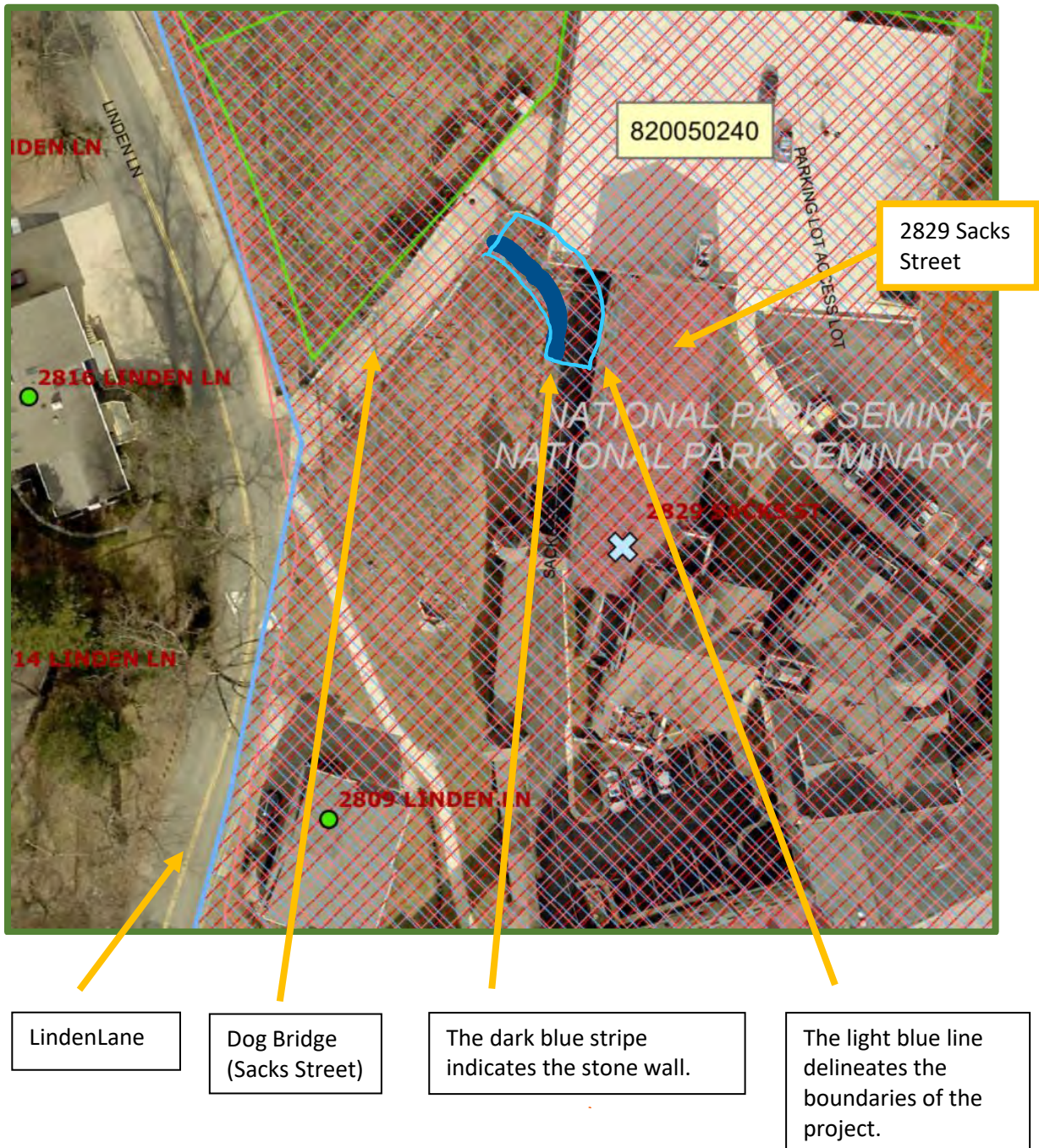
Elevation View of Project Area

From 2020-03-19\_123529





## Aerial View of the Project Area





## The Historic and Current Wall and Slope

We plan to reconstruct the wall and develop a landscape design that uses native plants for the slope.



The intact stone wall and slope as they appeared in the 1920's.



The project area in its current condition.



## Stacked Stone Wall

Composite photo of the wall in its current condition (north end to south end)



Invasive plants and tree roots have accelerated the wall's collapse.



Stones have fallen from the wall and lie in the surrounding area.



Detail photos of the effect of tree roots on the wall.



Tree roots are accelerating the wall's collapse.





## Landscaping and Trees

To protect the wall from further collapse and eventual slope erosion, we plan to remove the existing trees, shrubs and invasive plants from the slope. The scraggy volunteer trees will be replaced with appropriate-sized, native small trees, shrubs and ground cover. We will develop a landscape design once the current vegetation has been removed and we can observe the light conditions. We plan to install the new landscaping as soon as possible after the removal of the existing vegetation.

### Tree Protection Plan

Tulip Poplar Tree at the north end of the wall to be protected during construction.



Tulip Poplar

We will install wood or metal fence posts in a circular pattern at the tree's drip line and then install 4-inch-tall fencing to the posts to ensure that no foot traffic or equipment traffic enters the tree drip line and impacts the critical root zone.



## Trees for Removal: Overview



## Detail of Tees to be Removed



Red Maple (L), Box Elder (R)



Red Maple





Red Maple



Box Elder



Red Maple (L), Red Maple (R)



Red Maple

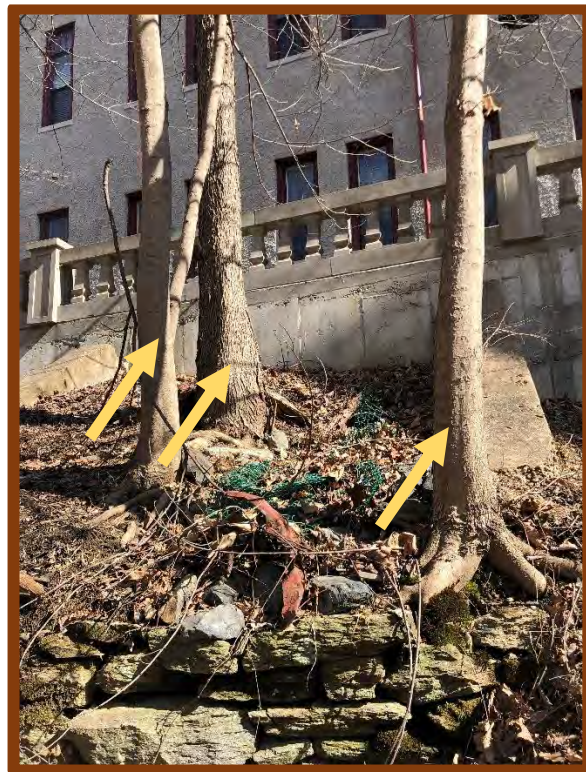




Tulip Poplar (L), Tulip Poplar (R)



Red Maple (L), Red Maple (C), Box Elder (R)



Red Maple (L), Red Maple (C), Red Maple (R)



**Maryland**  
**DEPARTMENT OF PLANNING**  
**MARYLAND HISTORICAL TRUST**

October 12, 2021

Robert Biersner  
President, NPSMA  
2747 Linden Lane, #103  
Silver Spring, MD 20910

Re: National Park Seminary, Montgomery County – Change/Alteration  
Maryland Historical Trust Preservation Easement

Dear Mr. Biersner:

The Maryland Historical Trust (MHT) is in receipt of your application, received on August 9, 2021, requesting approval to deconstruct and reassemble the dry stacked stone wall, conduct regrading and erosion control, and add new landscaping. MHT's Easement Committee (Committee) reviewed the information on September 14, 2021.

Based on the review and recommendation of the Committee, I grant conditional approval for the request to deconstruct and reassemble the dry stacked stone wall, conduct regrading and erosion control, and add new landscaping, provided the following condition is met:

- The extent of ground disturbance should be minimized to the greatest extent possible and must not impact underlying archeological resources. Please confirm the amount of cut vs. fill and the extent of both in order for MHT to assess its impact.

This work is consistent with the Secretary of the *Interior's Standards for Rehabilitation, General Rehabilitation Standards*, in particular *Standards 6 and 8*.

This approval is valid for period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Casey DeHaven, Easement Administrator at (410) 697-9545 or by email at [casey.dehaven@maryland.gov](mailto:casey.dehaven@maryland.gov).

Sincerely,

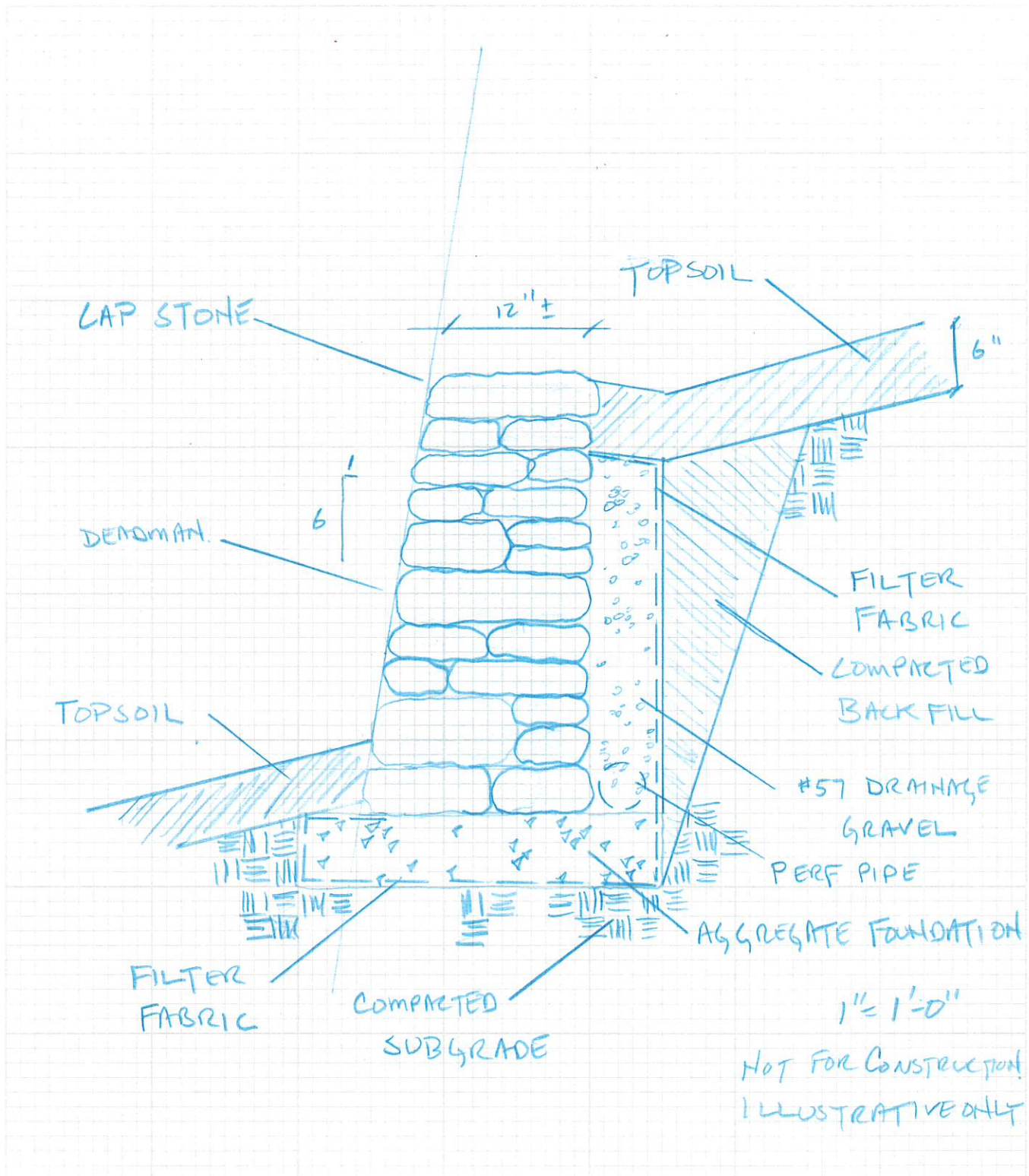
Elizabeth Hughes  
Director  
Maryland Historical Trust

EH/CD



PROJECT NPS S.O.W. # \_\_\_\_\_  
 COMPUTED [Signature] DATE 2/5/21  
 CHECKED [Signature] SHEET 1 OF 1

**VIKA Maryland, LLC**  
 20251 Century Blvd.  
 Suite 400  
 Germantown, MD 20874  
 301.916.4100  
[vika.com](http://vika.com)





FOR STAFF ONLY:  
HAWP# 983791  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Alan Hais, Pres. NPSMA  
Address: 2701 Hume Drive, Unit PH1  
Daytime Phone: 301-996-8586

E-mail: alan.hais@verizon.net  
City: Silver Spring Zip: 20910  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Lois Todhunter  
Address: 9610 Dewitt Drive, Unit SH102  
Daytime Phone: 240-481-9376

E-mail: lois.todhunter@gmail.com  
City: Silver Spring Zip: 20910  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 36-1

Is the Property Located within an Historic District? Yes/District Name National Park Seminary  
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: Linden Lane  
Town/City: Silver Spring Nearest Cross Street: Woodstock Avenue  
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:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition                    | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition                  | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation          | <input type="checkbox"/> Roof                           | <input type="checkbox"/> Window/Door                      |
|  |   | <input type="checkbox"/> 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.

Lois Todhunter

February 17, 2022

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
Alan Hais, President, National Park Seminary Master Association 2701 Hume Drive, Unit PH1 Silver Spring, MD 20910	Lois Todhunter, NPS Project Team Lead 9610 Dewitt Drive, Unit SH102 Silver Spring, Md 20910 240-481-9376
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Junghun Kwag 2809 Linden Lane Silver Spring, MD 20910	Heidi and Rodolfo Lunasin 2805 Linden Lane Silver Spring, MD 20910
Steven Laughton 9610 Dewitt Drive, Unit B107 Silver Spring, MD 20910	Tula Connell 2829 Sacks St. #SA303 Silver Spring, MD 20910
Ellen and Ray Battistelli 2829 Sacks St. #SA506 Silver Spring, MD 20910	

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

PLEASE SEE ATTACHED DOCUMENT "HAWP\_Appl-983791-NPSMA-Text" FOR A DESCRIPTION OF PROPERTY, WORK PROPOSED AND WORK ITEM DETAILS.

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



**Maryland**  
**DEPARTMENT OF PLANNING**  
**MARYLAND HISTORICAL TRUST**

July 21, 2020

Lois Todhunter  
National Park Seminary Master Association  
9610 Dewitt Drive, Unit SH102  
Silver Spring, MD 20910

Re: National Park Seminary, Montgomery County – Change/Alteration  
Maryland Historical Trust Preservation Easement

Dear Ms. Todhunter:

The Maryland Historical Trust (MHT) is in receipt of your application, received on June 16, 2020, requesting approval to install a conservation landscape in an existing ravine. MHT's Easement Committee (Committee) reviewed the information on July 10, 2020.

Based on the review and recommendation of the Committee, I approve the request to install a conservation landscape in an existing ravine. This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standards 8 and 9*.

Only the conservation work in the existing ravine is approved at this time and if any additional conservation landscape work to manage stormwater runoff is proposed to the surrounding area, as depicted in photographs 5-10 in the "Rainscapes Site Assessment for On-site Stormwater Management", that work must be the subject of a new application and submitted for review and approval prior to any work being undertaken.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Casey DeHaven, Easement Administrator, at (410) 697-9545 or by email at [casey.dehaven@maryland.gov](mailto:casey.dehaven@maryland.gov).

Sincerely,

Elizabeth Hughes  
Director  
Maryland Historical Trust

EH/CD



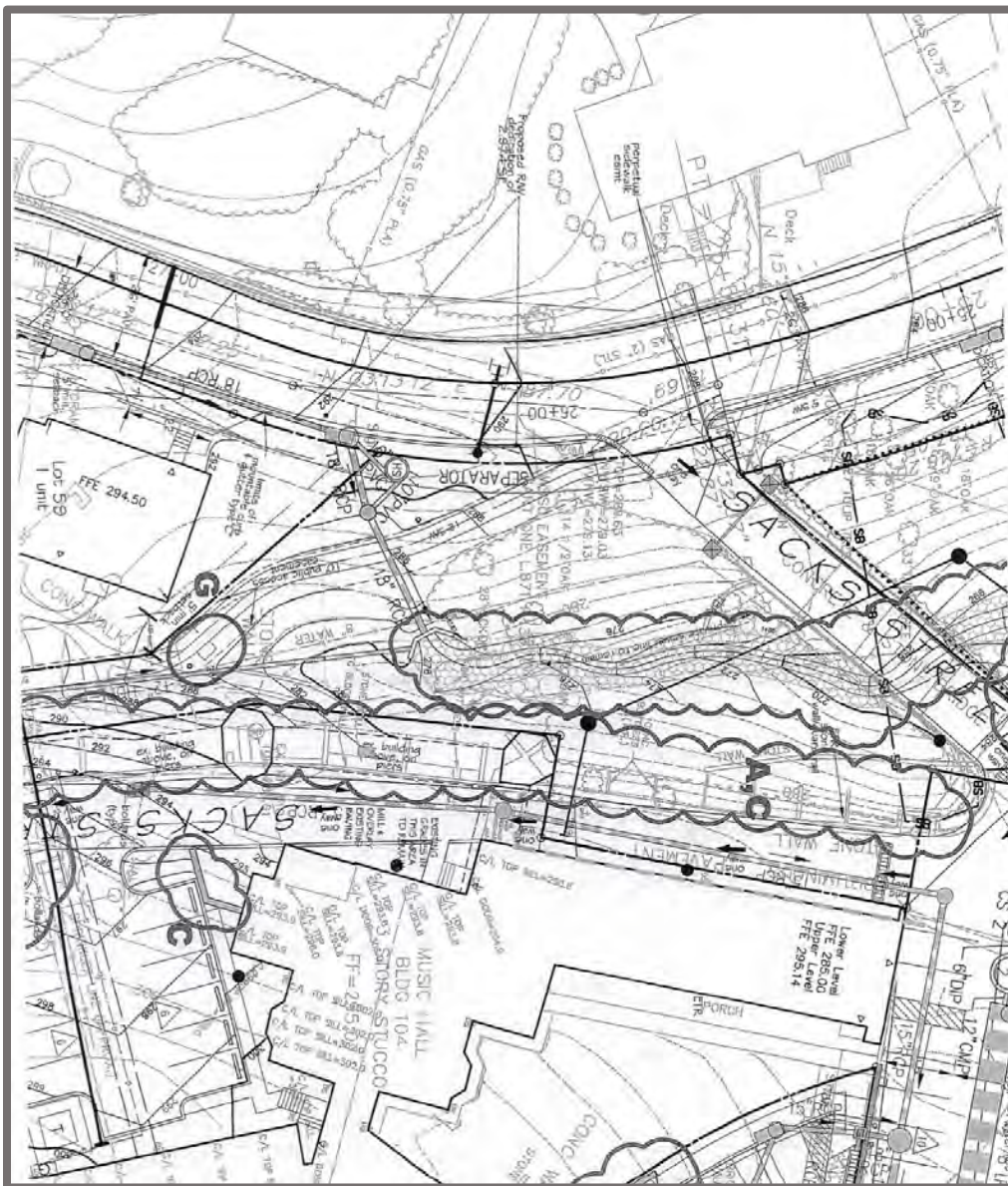
National Park Seminary  
HWAP Application 983791 for the Installation  
of a RainScapes Conservation Landscape

Attachment 2

Location of the RainScapes Project

Elevation View of Project Area

From 2020-03-19\_123529





Aerial View of Project Area



Linden Lane

Dog Bridge  
(Sacks Street)

The yellow line delineates the  
boundaries of the project.

Sacks Street



## Current State of the Project Area

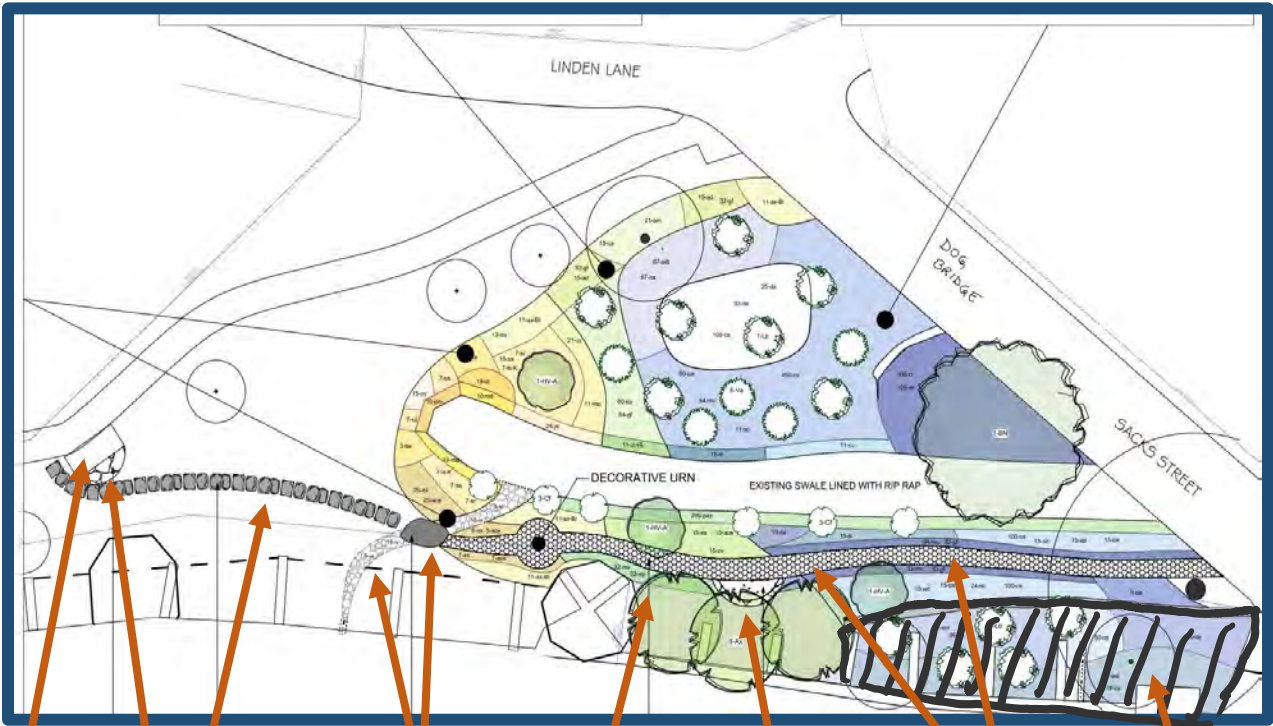


Current site in winter when most invasive plants have died back. The ravine is unsightly.



In the spring and summer, the invasive plants completely overrun the area.

Backyard Bounty Landscaping Design Plan for the Site



Rock swale and  
flagstone bridge

Stone work around bench  
and stepping stone path

Existing platform  
with bench

Pipes to be extended  
under pathway

Excavated seating area  
with stone wall sides

Wood chip path  
with geogrid base

Not part of  
RainScapes  
project area



Stone Landing by Existing Bench and Stepping Stone Pathway

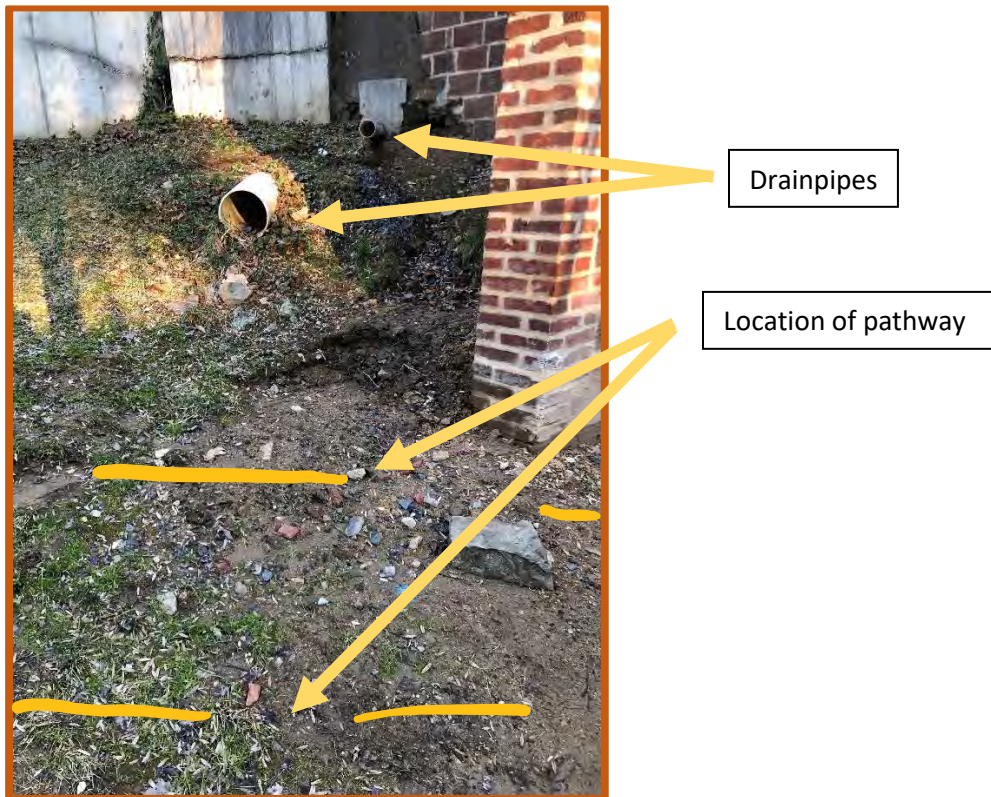




### River Rock Swale and Flagstone Bridge; Pipe Extension



Rock swale will direct runoff from Sacks Street to the ravine; flagstone bridge to be placed over the swale.



Polyurethane extensions to be added to existing drainpipes to redirect outflow under the new pathway to the ravine below.



### Curved-Seat Wall and Wood Chip Pathway



Three-foot-wide wood chip pathway to be installed along the east side of the ravine.

Curved seat wall with gravel landing to be created in hillside.



Wood chip pathway

## Signs

Proposed sign designs for the site.



16" x 20" Welcome sign with environmental message



16" x 20" sign providing historical context



8'5" x 11" sign directing visitors to the glen



Proposed sign locations



Suggested "Welcome" sign location



Suggested "Another Time" sign location

Stepping stones to be added as part of RainScapes installation.

The single directional sign will be located along the new pathway, and may be placed closer to the bridge and glen entrance.





## Trees



Only invasive trees to be removed from the western slope. Most trees remain.

Trees and shrubs to be removed from the ravine and east bank.

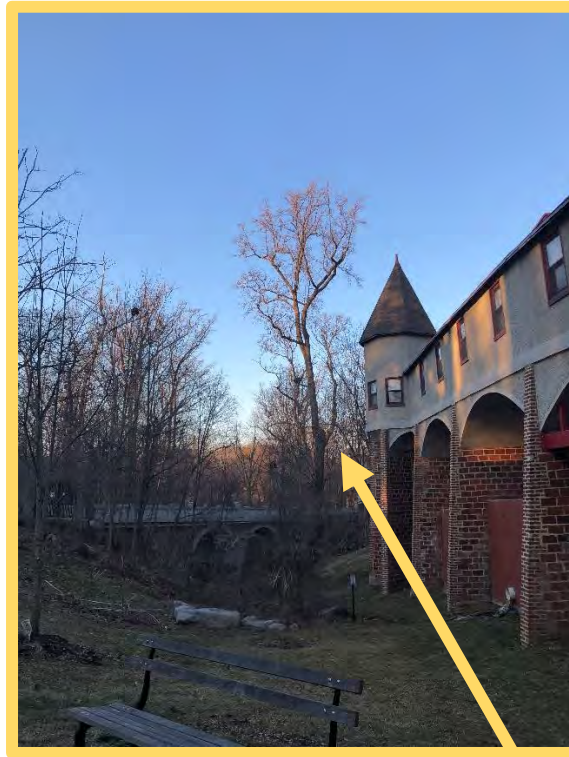
## New Trees to Be Planted

Per the landscaping plan, we will plant 19 trees, small trees and shrubs:

- One River Birch
- Three Serviceberry
- Three Vernal Witchhazel
- Five Mapleleaf Viburnum
- Seven Spicebush

## Tree Protection Plan

Tulip Poplar Tree to be protected during construction



Tulip Poplar



We will install wood or metal fence posts in a circular pattern at the tree's drip line and then install 4-inch-tall fencing to the posts to ensure that no foot traffic or equipment traffic enters the tree drip line and impacts the critical root zone.



## Trees to be Removed

### Western Slope

Invasive trees to be removed:

- 1 Alanthus
- 3 Polonia

### Ravine and Eastern Bank

Trees to be removed, pictured below:

- 5 Red Maple
- 1 Box Elder
- 3 Black Walnut



Trees to be removed in  
and along the east bank  
of the ravine.



Trees to be removed from ravine and eastern bank – Detail



One Box Elder



Two Red Maple Trees



Two Black Walnut Trees



One Black Walnut Tree





One Red Maple Tree



Two Red Maple Trees

National Park Seminary  
HAWP Application for the Installation  
of a RainScapes Conservation Landscape

Attachment 3

The site that is now the National Park Seminary Historic District was originally a glen and tobacco plantation. It was developed in 1887 as a resort hotel designed by the noted Washington architect T. F. Schneider and known as Ye Forest Inn. When the hotel proved to be unsuccessful, John and Vesta Cassedy rented and later purchased the property to create, in 1894, National Park Seminary, a finishing school for young women.

The Cassedys believed that art and culture should be integral to the new schools' curriculum and they used architecture, landscaping, sculpture, painting, and stained glass to create a uniquely beautiful educational environment.

The Seminary was purchased in 1916 by Dr. James E. Ament, who expanded the campus, added and enlarged buildings, created a network of walkways to connect and unify the campus, and, in 1927, built Ament Hall with its imposing grand ballroom. Dr. Roy Tasco Davis bought the school in 1937 and, when the Great Depression caused a sharp decline in students, he introduced a business-oriented curriculum and renamed the school National Park College.



Japanese Pagoda and Swiss Chalet



Statuary on the Aloha House Building

Source: Save Our Seminary at Forest Glen, February 2022, <https://saveourseminary.org/>

Photos: "National Park Seminary." Wikipedia, February 2022, [https://en.wikipedia.org/wiki/National\\_Park\\_Seminary](https://en.wikipedia.org/wiki/National_Park_Seminary)

National Park Seminary  
HAWP Application 983791 for the Installation  
of a RainScapes Conservation Landscape

Description of Property

The National Park Seminary Master Association (NPSMA) plans to install a conservation landscape within the historic National Park Seminary property, on a common area south of the three-arched Dog Bridge. A new stepping stone pathway would begin near a bench located along the existing sidewalk and lead to the proposed garden. A follow-on wood chip pathway will lead to the Dog Bridge through the proposed garden; along this pathway is a stone wall that the NPSMA plans to rebuild as a separate project, and which is the subject of a second HAWP application that the association is submitting to the HPC.

Note: The RainScapes conservation landscape has been approved by the Maryland Historical Trust (see Attachment 1). The installation has been delayed until now due to the COVID-19 pandemic.

Description of Work Proposed

With the support of the Montgomery County Department of Environmental Protection's RainScapes program, we are seeking to develop a 4,650-square-foot section of this common area as a conservation landscape. The area is currently unsightly and overrun with invasive plants (see Attachment 2). In addition to beautifying the area, the new landscaping and plantings will slow runoff into local waterways. The design also will create a park-like area, with benches for the public to sit and view the area, a stepping stone pathway to the garden, and a wood chip pathway through the garden leading to the Dog Bridge and forested Glen beyond (see Attachment 2). We plan to install signs near the garden to educate visitors about the benefits of a conservation landscape and the history of National Park Seminary when it was a finishing school for young women (see Attachment 3).

Work Items

Item	Current Condition Description	Proposed Work
1. STONE LANDING BY EXISTING BENCH (new construction; see Attachment 2)	Area with patchy grass surrounding existing concrete slab supporting a park bench	Install a 20-square-foot, Irregularly shaped landing in front of the existing park bench, with the landing made of irregular Pennsylvania, full-spectrum flagstone on a stone dust base, and having a 32-foot metal edge around the landing.



2. STEPPING STONE PATHWAY (see Attachment 2)	The stepping stone area is currently covered with grass.	Install a new stepping-stone pathway made of flagstone, with the pathway about 60 feet long extending from the existing bench near the sidewalk to a flagstone bridge at the entrance to the garden. The stepping stone base to be constructed of stone dust and surfaced with old colonial steps (i.e., Pennsylvania fieldstone).
3. RIVER ROCK SWALE AND FLAGSTONE BRIDGE (see Attachment 2)	There is erosion created by outflow through a drain from Sacks Street above, leading to the ravine.	Install about 100 square feet of river-rock swale consisting of 1- to 3-inch and 3- to 5-inch Delaware river rock. Install a flagstone bridge, about 5 feet long and 4 feet wide, to cross over the rocky swale (i.e., Pennsylvania fieldstone).
4. PIPE EXTENSION (new construction; see Attachment 2)	Drainage pipes currently protruding through the wall supporting Sacks Street and exiting onto the hillside	Install extensions on one 12-inch polyurethane drain pipe and two 4- to 6-inch drain pipes that exit from the Sacks Street retaining wall onto the slope on the east side of the project. The extensions shall be polyurethane pipes of the same thickness and width as the existing drainpipes and placed underground and under the wood chip pathway, and that will exit at the stream.
5. CURVED-SEAT WALL WITH GRAVEL LANDING (new construction; see Attachment 2)	Hillside with patchy grass	Install a masonry curved seat wall as follows: a. Excavate the slump footing and pour a concrete footing b. Install a gravel landing, about 25 square feet in area, with a stone dust base and surfaced with #8 stone; c. Construct on the concrete slab footing a masonry curved seat wall having a dry laid look that is about 16 feet long with an average height of 18 inches, and build up the masonry wall with carder rock; d. Mortar the cap stones and the top one-third of the wall back; and e. Backfill the wall.
6. WOOD-CHIP PATHWAY (see Attachment 2)	The wood-chip path will replace a narrow, uneven dirt pathway	Install a wood chip pathway as follows: a. Grade and level an area about 130 feet long by 3 feet wide for a wood chip pathway that will run from the flagstone bridge described above to the Dog Bridge; b. Compact soil and install a soil separation fabric on the graded path; and c. Install, and stake down, a geogrid base and edge, backfill with soil, and top with 2- to 3-inch layer of wood chips.
7. SIGNAGE (see Attachment 2)	This is a new feature	Two 16-inch x 20-inch signs and one 8.5-inch x 11-inch sign will be made of high-pressure laminate, which is durable, long lasting, and graffiti resistant. The signs will be attached to powder-coated aluminum posts about two feet off the ground and placed at strategic spots along the stepping stone pathway.

<p>8. TREES (see Attachment 2)</p>	<p>The western slope is populated largely with Red Maple and Box Elder trees, though invasive Alanthus and Polonia trees have taken root. Small trees have grown in the ravine itself, and there are some trees along its eastern banks as well as patchy grass.</p>	<p>a) Remove four invasive trees from the western slope: 1 Alanthus and 3 Polonia trees.</p> <p>b) Remove nine young trees from the ravine and its eastern bank: 5 Red Maple, 1 Box Elder, 3 Black Walnut.</p> <p>c) Add plantings along the eastern bank according to the planting plan</p> <p>d) Per the landscaping plan, plant 19 trees, small trees and shrubs:</p> <ul style="list-style-type: none"> <li>• 1 River Birch</li> <li>• 3 Serviceberry</li> <li>• 3 Vernal Witchhazel</li> <li>• 5 Mapleleaf Viburnum</li> <li>• 7 Spicebush</li> </ul> <p>e) Tree protection plan for the mature Tulip Poplar: We will install wood or metal fence posts in a circular pattern at the tree's drip line and then install 4-inch-tallfencing to the posts to ensure that no foot traffic or equipment traffic enters the tree drip line and impacts the critical root zone.</p>
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