



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 25, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #984396 - Hardscape alterations and tree removal

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 March 23, 2021 HPC 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: Alan Hais
Address: Various Addresses, Linden Ln., Silver Spring

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 work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



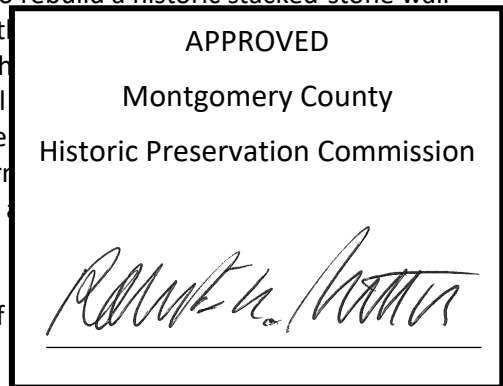
National Park Seminary

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

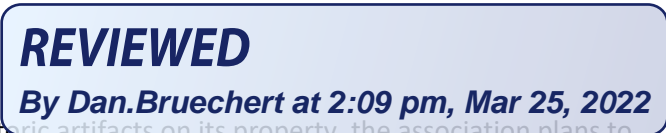
Description of Property

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 area above the wall. The wall is about 850 square feet; the wall is about 67-feet long and 3-feet high. The wall currently is in serious disrepair, and several sections have collapsed (see photos in Attachment 1). The vegetation on the slope above the wall, including invasive plants, shrubs, and trees, the roots of which have undermined the wall, contributed to its collapse. The wall abuts the nearby Dog Bridge at one end, and the Sacks Street retaining wall above.

Note: The Maryland Historical Trust has approved restoration of 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.	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). 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

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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.

The wall will be reconstructed per the engineer's drawing.

REVIEWED
 By Dan.Bruechert at 2:09 pm, Mar 25, 2022

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.

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.

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.

Tree removal/
 planting

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.

1. Invasive plants on the slope will be eradicated.
2. Trees and shrubs identified for removal will be cut to grade.
3. Trees and roots growing within the wall will be removed during the wall deconstruction.
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.
5. We will install plants according to the landscaping plan as soon as possible after removal of existing vegetation.
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.

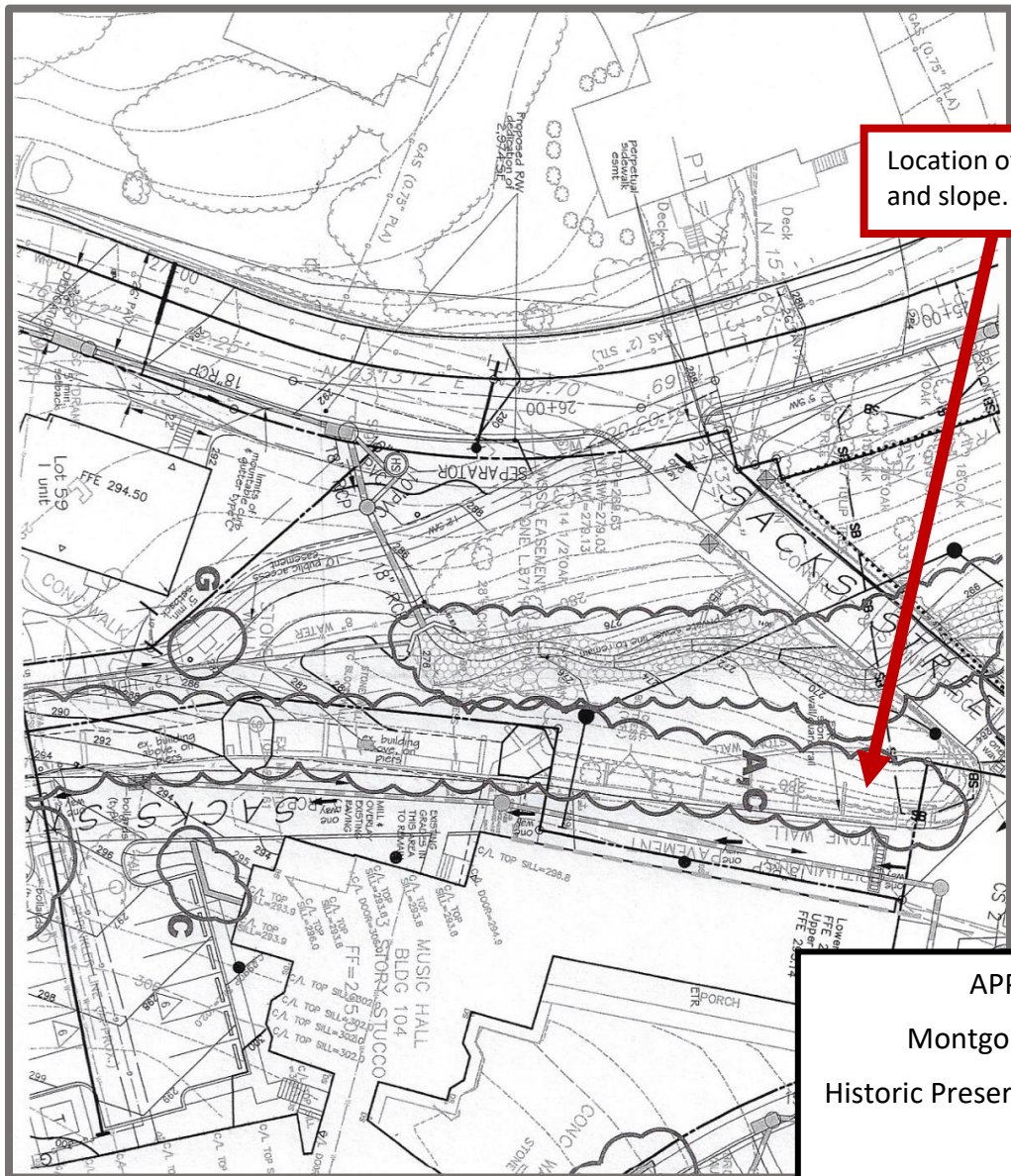
National Park Seminary
Attachment to application for HAWP related to the restoration
of a historic stacked stone wall and landscaping the slope above it.

Attachment 1

Location of the Stone Wall Restoration Project

Elevation View of Project Area

From 2020-03-19_123529



Location of wall
and slope.

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Robert A. [Signature]

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By Dan.Bruechert at 2:10 pm, Mar 25, 2022

Aerial View of the Project Area



LindenLane

Dog Bridge
(Sacks Street)

The dark blue stripe
indicates the stone wall.

The light blue line
delineates the
boundaries of the

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Robert H. [Signature]

REVIEWED

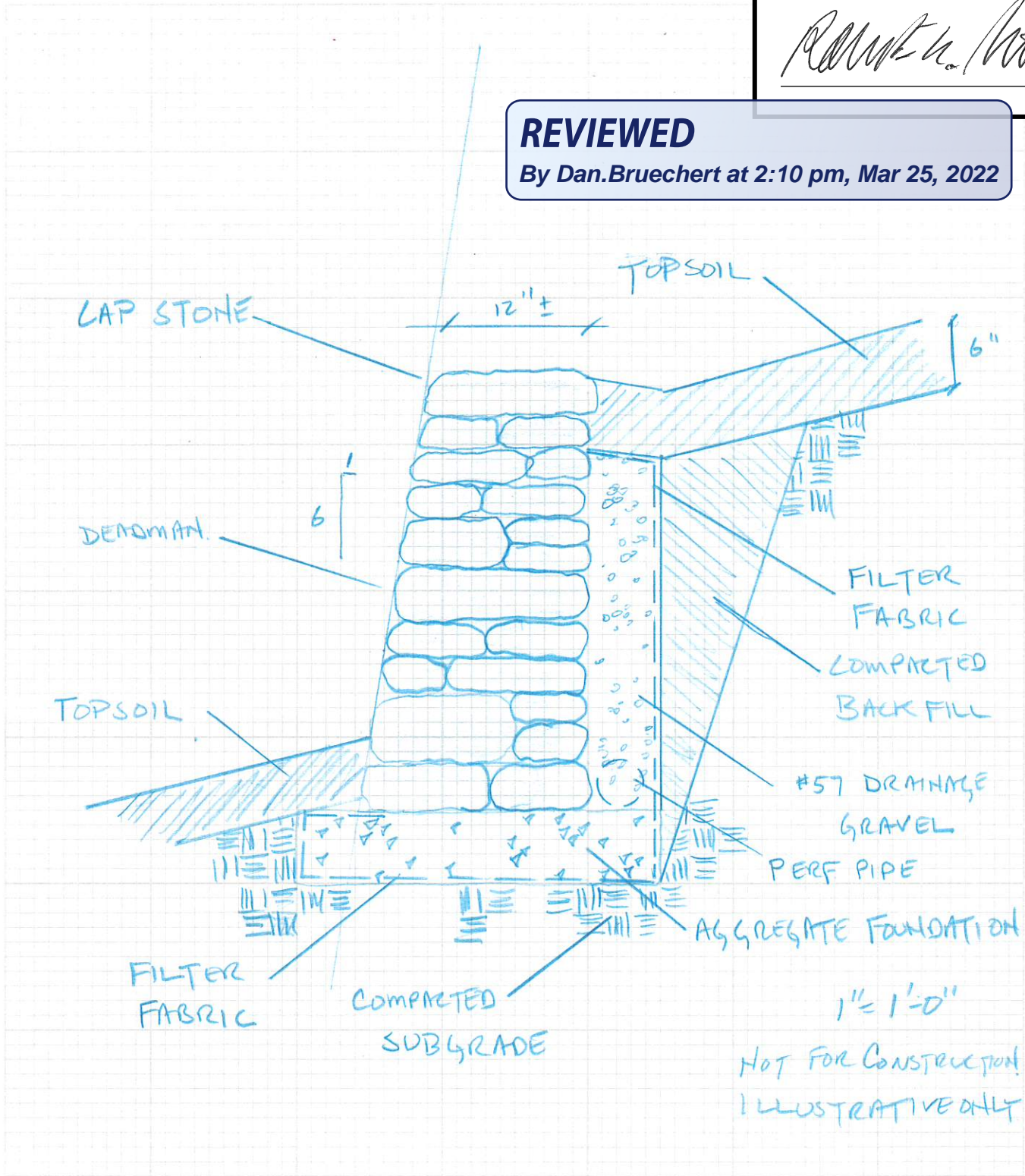
By Dan.Bruechert at 2:10 pm, Mar 25, 2022

PROJECT NPS S.O.W. # _____
 COMPUTED _____ DATE 2/5/21
 CHECKED _____ SHEET 1 OF 1

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

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Attachment 2

Location of the RainScapes Project

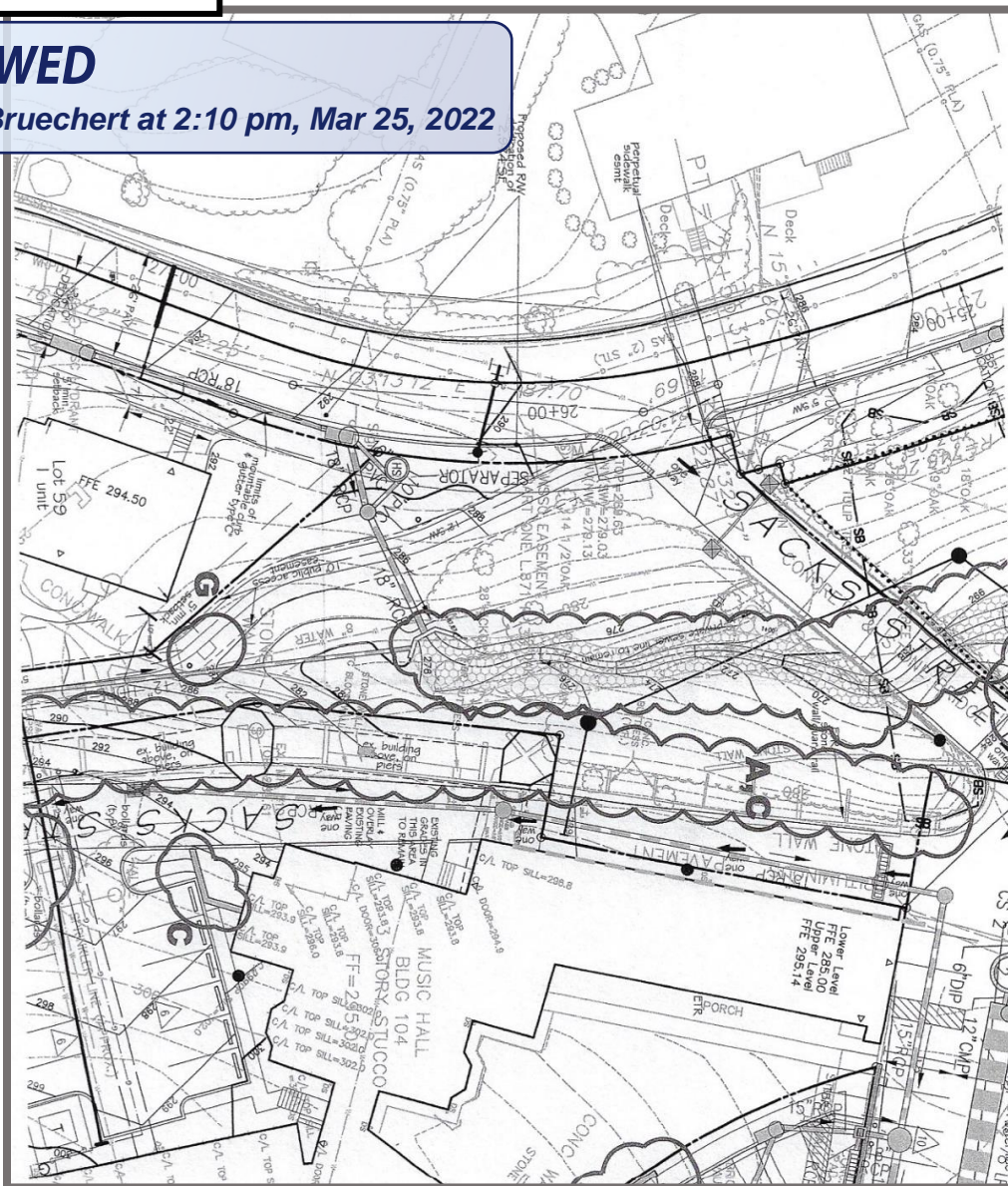
Elevation View of Project Area

From 2020-03-19_123529

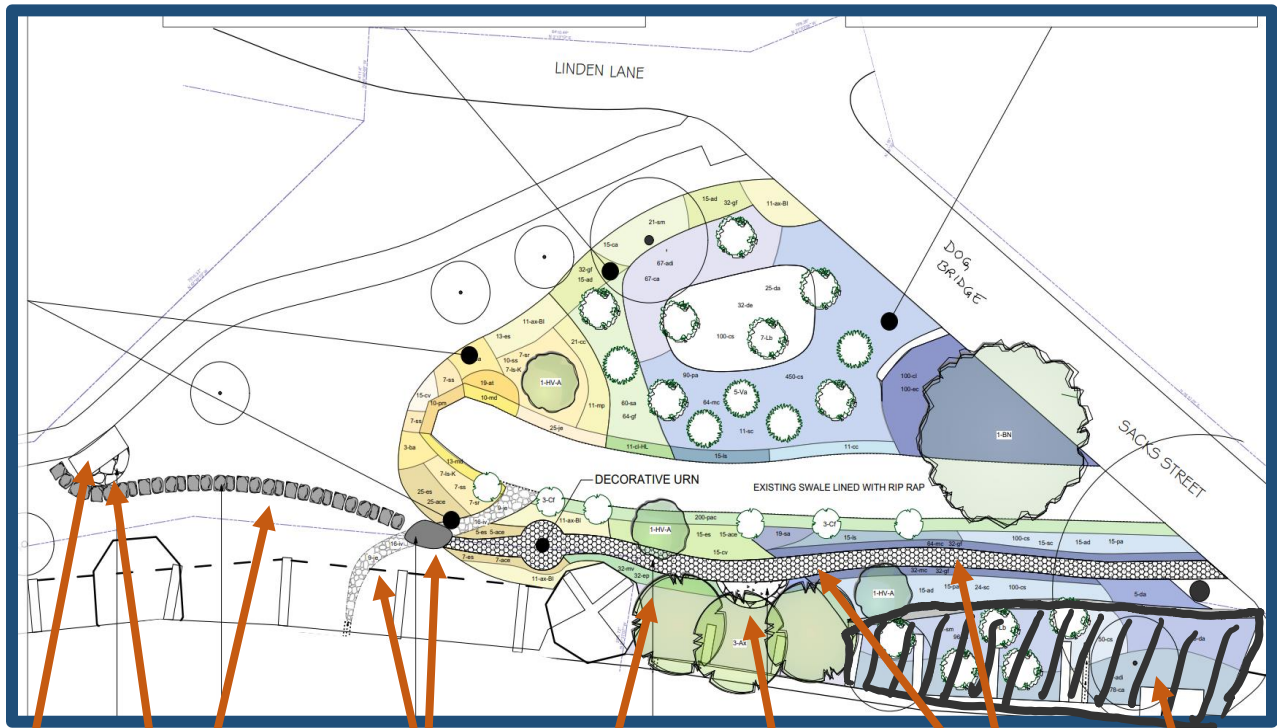


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By Dan.Bruechert at 2:10 pm, Mar 25, 2022



Backyard Bounty Landscaping Design Plan for the Site



- Existing platform with bench
- Stone work around bench and stepping stone path
- Rock swale and flagstone bridge
- 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

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Ronald A. [Signature]

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 By Dan.Bruechert at 2:10 pm, Mar 25, 2022

Stone Landing by Existing Bench and Stepping Stone Pathway



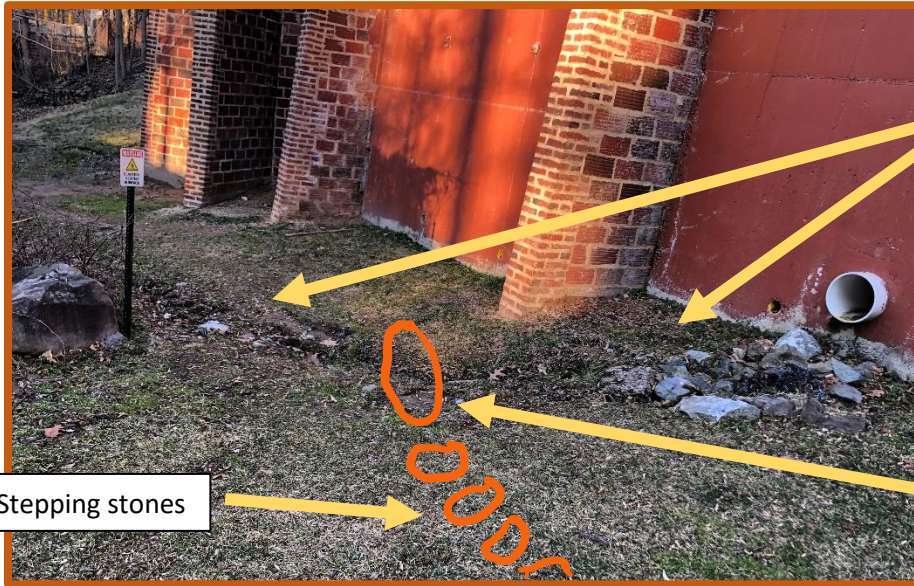
Stepping stones

Stone landing

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River Rock Swale and Flagstone Bridge; Pipe Extension



Rock swale

Stepping stones

Flagstone bridge

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



Drainpipes

Location of pathway

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REVIEWED
 By Dan.Bruechert at 2:10 pm, Mar 25, 2022

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