

36/06-06A 900 JESUP BLAIR DR

Jesup Blair House, 36/006



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

October 9, 2006

Eugene Rose, Urban Forester
M-NCPPC
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

Re: Jesup Blair House, Master Plan Site # 36/06, Removal of four oak trees (36"-48" in diameter)

Dear Mr. Rose,

I have received your memo dated September 11, 2006 regarding the above-referenced trees, which documents your assessment that these trees are dead and hazardous.

Since it is the Historic Preservation Commission's (HPC) goal to retain and preserve the trees on this site, which contribute to the historic setting of the house, we are requiring as a condition of approval for the removal of these trees a one-for-one replacement tree be replanted.

Therefore, due to the health and hazard of the subject trees, the Historic Preservation Commission authorizes the removal of the trees with the condition that each tree to be removed is replaced with a tree, of similar species, measuring 3" in diameter somewhere on the subject property.

This letter serves as your permission to remove the tree without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,

Michele Oaks, Senior Planner
Historic Preservation Section, M-NCPPC





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 9, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner *(m)*
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 433729, for the removal of two trees (30" dia Tulip Poplar and 36" dia oak)

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on September 27, 2006. This application was **APPROVED with a condition**. The condition of approval was that:

Two trees from Montgomery County's native species list (3" caliper deciduous or 6' high evergreen) will be replanted on the property.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITION AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: M-NCPPC (Eugene Rose, Agent)

Address: 900 Jesup Blair Drive, Silver Spring (Master Plan Site # 36/06, Jesup Blair House/Park)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246.777-6378

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: EUGENE ROSE

Daytime Phone No.: 301 670-8062

Tax Account No.: _____

Name of Property Owner: MNCPAC Daytime Phone No.: _____

Address: 900 JESUP BLAIR DRIVE, SILVER SPRING, MD
Street Number City State Zip Code

Contractor: MNCPAC - Association Staff Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 900 Jesup Blair Drive Street: _____

Town/City: Silver Spring Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION 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: TREE REMOVAL

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY FOR FENCE/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.

Eugene Rose
Signature of owner or authorized agent

Sept 11, 2006
Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/9/06

Application/Permit No.: 433729 Date Filed: 9/20/06 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:

INDIVIDUALLY DESIGNATED MASTER PLAN SITE - JESU BLAIR PARK
SEE ATTACHED MEMO

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

SEE ATTACHED MEMO

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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

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

- 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.

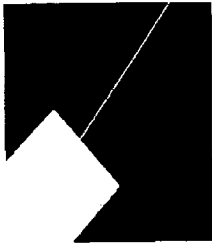
6. TREE SURVEY

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

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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 LABELS.



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

TO: Michelle Oaks, Senior Planner

FROM: Eugene Rose, Urban Forester *Eugene Rose*

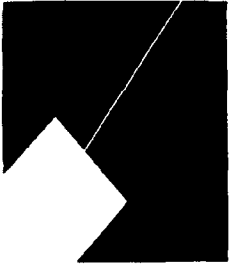
DATE: September 11, 2006

SUBJECT: Jesup Blair Park – Historic Area Work Permit

Enclosed is the Historic Area Work Permit request to removal two live, hazard trees from Jesup Blair Park.

Tree number one is a 30 inch diameter tulip poplar with several buttress roots exhibiting severe signs of root rot and a moderate lean. It is a hazard to users of the park trails, and could damage a newly installed light pole and recently planted landscape trees if it falls.

Tree number two is a 36 inch diameter red oak with 75% of the limbs dead, and only two remaining live limbs on the tree. This tree is a hazard to park patrons who use the trails in the park. It cannot be safely pruned.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

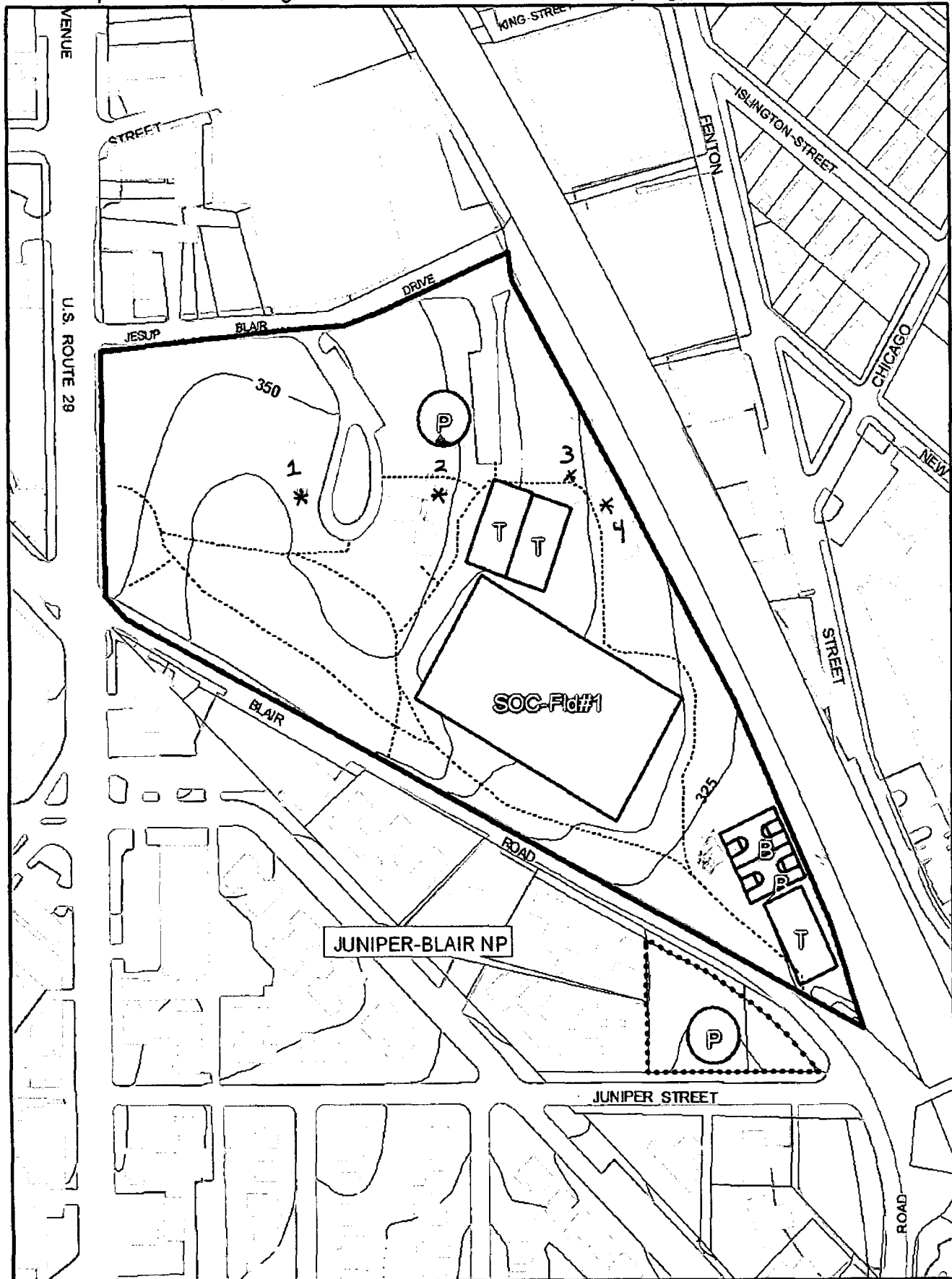
TO: Michelle Oaks, Senior Planner
FROM: Eugene Rose, Urban Forester *E. Rose*
DATE: September 11, 2006
SUBJECT: Jesup Blair Park Trees

As we discussed after our on-site meeting, this memo is to inform you of our intent to remove four dead, hazard trees from Jesup Blair Park. Their locations are identified on the enclosed map.

All four oak trees are approximately 36 to 48 inches in diameter. Tree number one was struck by lightning, while trees two, three and four most likely died as a result of the construction that occurred on site.

Jesup - Blair Local Park

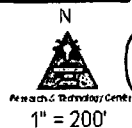
900 Jesup Blair Drive, Georgia Avenue, and D.C. Line, Silver Spring, MD 20912



Acreage 15.1
 Facility Code D56

Region S
 Area MB

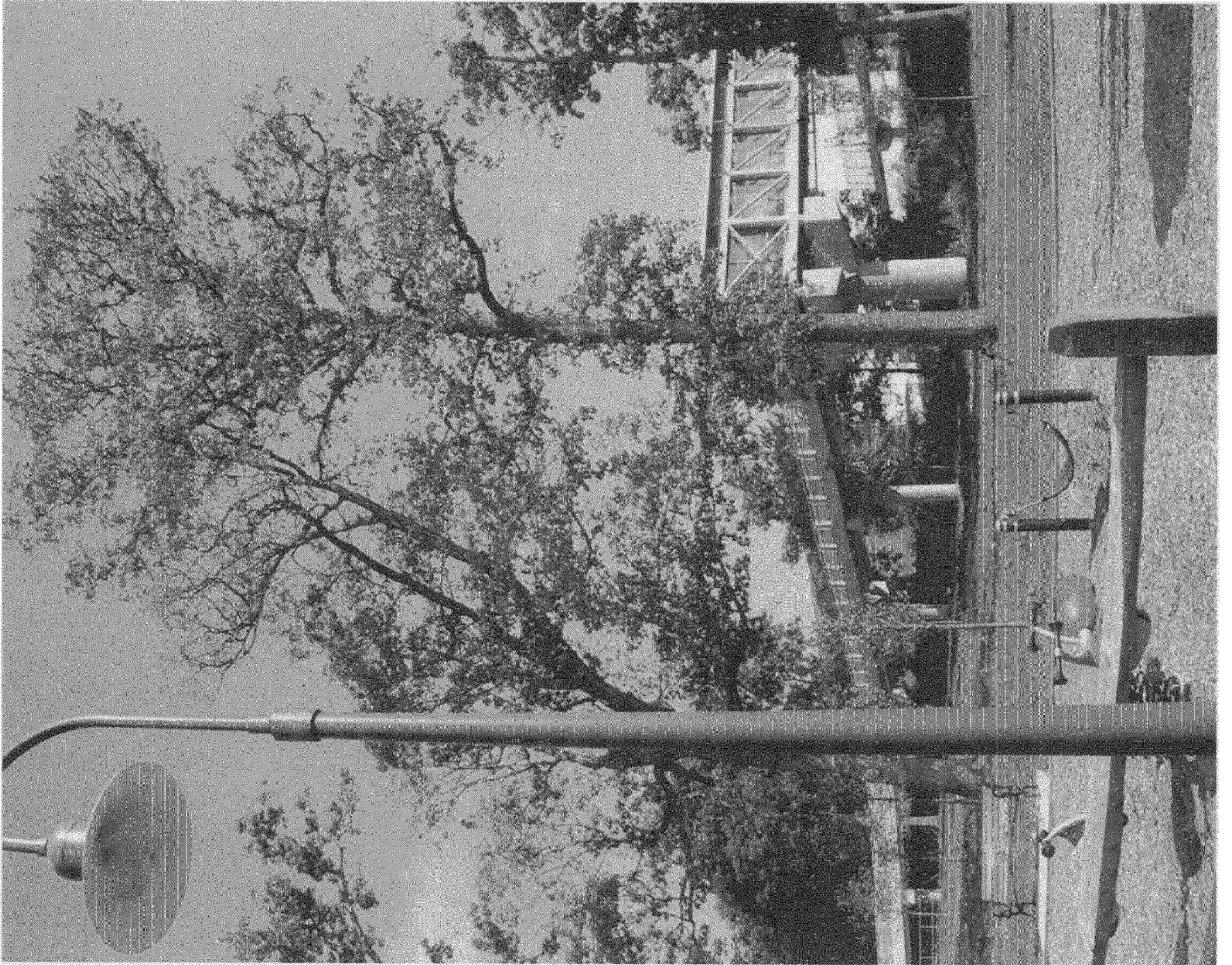
Date 7/15/2002

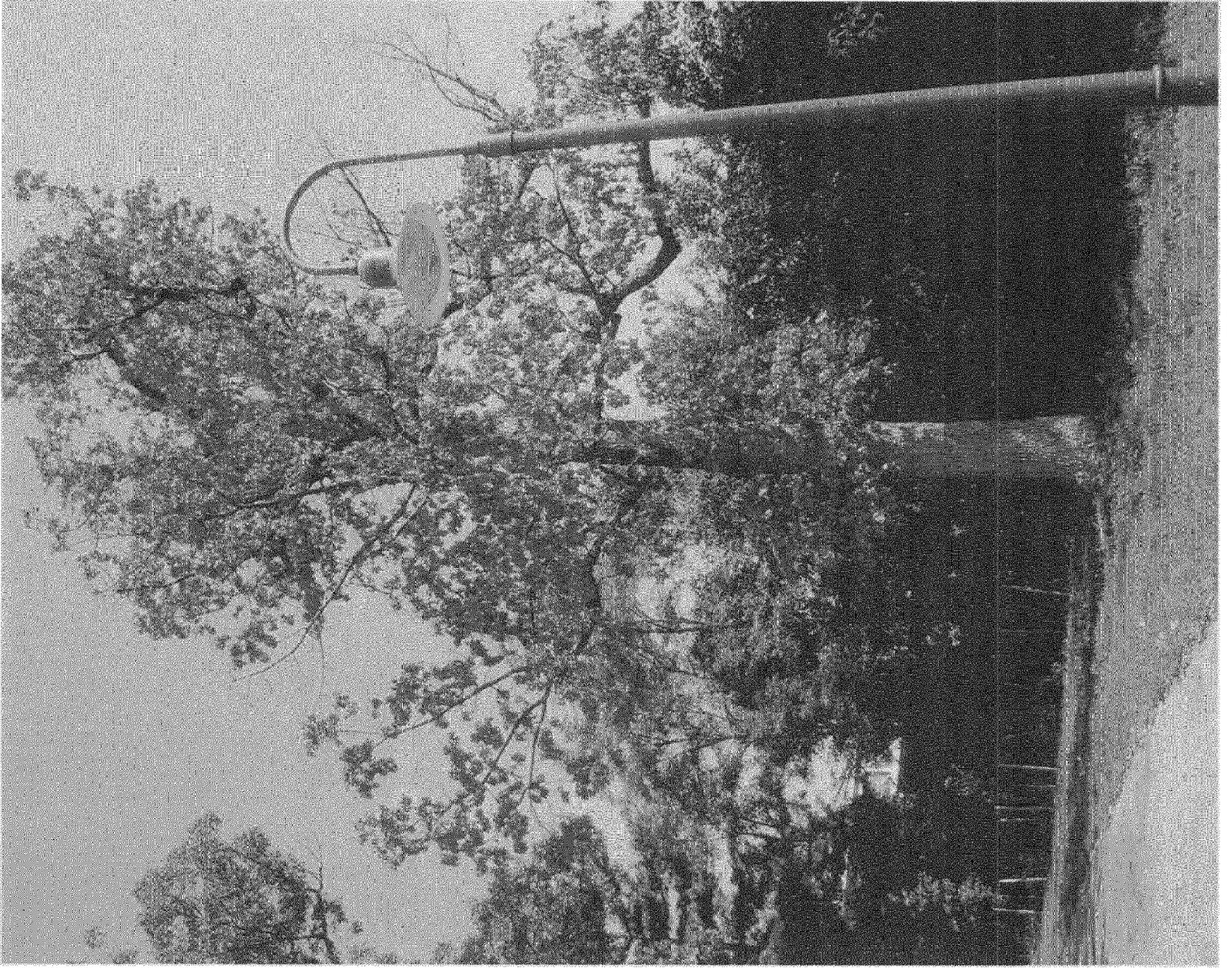


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171









- May 19, 2005

J. Rodney Little, Director, State Historic Preservation Office
Maryland Historical Trust
Office of Preservation Services
100 Community Place
Crownsville, MD 21032

Dear Mr. Little,

We are writing to you on behalf of the Coalition to Preserve Jesup Blair Park, whose members include historic and environmental preservation groups as well as individuals. Sadly, the purpose of our letter is to make you aware that what we had warned would happen to the historic trees in Jesup Blair Park if Montgomery College built its pedestrian bridge has, indeed, occurred.

On October 21, 2002, the Trust concurred "that the proposed undertaking, construction of the pedestrian bridge Option 7, will pose no adverse effect on historic properties." Nonetheless, we have documented severe adverse impacts to the environmental setting of this National Register eligible historic parkland as a result of the death and decline of ancient Oaks. Despite the College's assertion that the bridge option they selected would result in no trees lost, would minimize stress to trees, and that the College would use strategies to protect the historic trees during construction of the project, 5 ancient White Oaks are dead or declining due to the College's bridge construction. More Oak trees are also at risk due to the careless use of heavy equipment in the Oak grove adjacent to the historic house.

We have enclosed the letter we sent to M-NCPPC describing the impacts to the Park's trees and have included photos as well. We have also included the letter we sent last year advising M-NCPPC and Montgomery College of the potential impacts to the Park's trees - especially the historic Oaks - due to construction activities.

This project has turned out badly, despite all of the proposed tree protection measures and intentions to not impact trees' critical root zones. We hope that as you evaluate other projects in the future, particularly those projects whose environmental setting involve historic trees, you give more consideration to the impacts to trees in order to safeguard the environmental setting. These mistakes of the past need not be repeated.

We look forward to working with you in the future.

Most Sincerely,
RG Steinman,
John Parrish
On behalf of the Coalition to Preserve Jesup Blair Park

cc:
Jerry McCoy, President, Silver Spring Historical Society
Wayne Goldstein, President, Montgomery Preservation, Inc.
Jim Fary, Conservation Chair, Montgomery County Sierra Club
Marcie Stickle, Silver Spring Historical Society
George French, Silver Spring Historical Society

May 12, 2005

Derick Berlage, Chairman
Montgomery County Planning Board

Dear Chairman Berlage,

As you may recall, last May we sent you a letter on behalf of the Coalition to Preserve Jesup Blair Park (see attached letter dated May 24, 2004). At that time, we alerted you to the precarious condition of a number of the old Oak trees in the Park that were threatened by impacts from bridge construction and excessive mulching. In just one year, we are observing further Oak tree deaths, and ongoing severe decline, due to numerous causes including the College's bridge project, excessive mulching by park staff, and soil disturbance related to the ongoing park renovation. In this letter, we summarize what we found on our recent May visit to the Park and provide suggestions and recommendations for improved park practices in order to forestall the extensive damage that is occurring.

SUMMARY OF IMPACTS

Sadly, since our letter of May 2004, 5 old Oaks are dead or dying due to impacts from the College's bridge construction (see table of Trees Impacted by Bridge Construction). This has occurred despite all of the proposed tree protection measures and intentions to not impact trees' critical root zones. Before construction began, all of these nearly 3-foot diameter ancient Oaks were rated in "good" or "very good" condition in M-NCPPC's May 2001 Jesup Blair Park Tree Inventory. Oak #487, in severe decline last year, is now dead. Oak #488, which began to decline last year, is now in severe decline. Two more Oaks, #489 and #490, are showing critical foliage thinning, and Oak #480 is now in decline. These trees suffered from extensive impacts to their critical root zones, as well as massive soil compaction due to heavy equipment and a layer of crushed stone. While we had hoped that some of the impacted trees would rebound, it now appears that these trees have instead declined further, and even more trees are succumbing.

Trees Impacted by Bridge Construction

Number	DBH, in inches	Species	Condition of trees prior to bridge construction	Current condition of trees
#490	30	White Oak	Good	Foliage thinning
#489	32	White Oak	Good	Foliage thinning
#488	32	White Oak	Good	In severe decline
#487	34	White Oak	Good	Dead
#480	20	White Oak	Very Good	In decline

Needlessly, 3 additional giant old Oaks are now dead and one is in severe decline, due to excessive mulch suffocating their root systems. This situation was easily preventable. Last May, we called attention to White Oak #478, which was in need of immediate action as a result of excessive layers mulch smothering its root system. The excessive mulch needed to be removed immediately to prevent this tree from declining further. However, no action was taken, and now this tree is dead. This four-foot diameter tree was one of the largest and oldest trees in Jesup Blair Park. It was rated in "very good" condition in the 2001 tree inventory.

Well-intentioned Park maintenance workers piled a 12 - 18 inch layer of wood chip mulch beneath this giant tree. While mulching at depths of 2 to 4 inches can provide benefits, excessive amounts of mulch are very detrimental to tree health. In effect, the root system of this ancient tree was suffocated. Two other Oaks were killed in the same way (#479, #477) and one (#483) is nearly dead (see table of Trees Impacted by Excessive Mulching).

Trees Impacted by Excessive Mulching

Number	DBH, in inches	Species	Condition of trees according to 2001 JBP tree inventory	Current condition of trees
#483	47	White Oak	Good	Nearly dead
#479	34	White Oak	Poor	Dead
#478	48	White Oak	Very Good	Dead
#477	34	White Oak	Good	Dead

Park renovation is also taking a toll on numerous trees. A 3-foot diameter old Oak, #470, is now in decline due to critical root zone impacts from tennis court removal, electric light installation, fill dirt and grading. A second tree (#421), a White Pine designated to be transplanted, was simply destroyed. Two more White Pines (#327, #331) that were not supposed to be taken down according to the renovation plan were also destroyed - Why? Furthermore, careless use of heavy machinery used to enlarge the circular driveway scarred the trunk base of two White Oaks (#368 and #370) which are now exhibiting obvious signs of decline. (See table of Trees Impacted by Ongoing Park Renovation).

Trees Impacted by Ongoing Park Renovation

Number	DBH, in inches	Species	Condition of tree according to 2001 JBP tree inventory	Current condition
#470	32	White Oak	Good	In decline
#421	10	White Pine	Good	Destroyed
#368	23	White Oak	Good	Machine scarred
#370	24	White Oak	Good	Machine scarred
#327	19	White Pine	Very Good	Destroyed
#331	11	White Pine	Good	Destroyed

Regarding the careless use of heavy equipment, in the Oak grove adjacent to the historic house (between the upper and lower parking lots), fencing is missing or down, and trucks are regularly driving across the roots of the old Oak trees, compacting the soil and damaging trees' root systems. We saw considerable evidence of this, including tire ruts and suppressed vegetation growth, at Jesup Blair Park on Saturday, May 7th. The tree protection plan clearly prohibits this kind of activity due to the impacts on the trees' critical root zones.

REQUEST

The Coalition to Preserve Jesup Blair Park strongly urges M-NCPPC to pro-actively supervise and monitor impacts of ongoing bridge construction activities, park maintenance, and park renovation activities on the health of the Park's trees. We request that

- ALL tree protection measures be fully enforced
- M-NCPPC take measures to immediately stop the current prohibited and damaging practice of trucks driving across the roots of the old Oak trees.

As the Jesup Blair Park renovation proceeds, we will be closely monitoring the impact to the trees. It is our hope that M-NCPPC will find ways to avoid repeating the mistakes that have resulted in the devastating loss of our cherished ancient Oak trees.

RECOMMENDATION

Jesup Blair Park has lost hundreds of trees since Violet Blair Janin bequeathed the Park to the State of Maryland. We can think of no better way to honor the old trees and salvage those that have died than by allowing their offspring to re-vegetate the Park. To that end, the Coalition to Preserve Jesup Blair Park offers our support in assisting in the regeneration of Jesup Blair Park using the seed stock from the extant native forest remnant trees that are already coming up. This spring we have seen young Black Gum, Black Cherry, Maples, Oaks, Ash, American Elm, and Holly trees begin their successional rise. The Coalition, under the supervision of botanist, John Parrish, would be willing to provide care for the trees, including constructing protective cages, freeing the trees from weeds, and transplanting the seedlings to another location, if necessary. We would be happy to discuss this further with you.

If we can be of further assistance, please feel free to contact us at lifeonearth@juno.com, or (301) 565-2025.

Respectfully,

John Parrish, Botanist
Ms. RG Steinman

Coalition To Preserve Jesup Blair Park

Cc:

Lester Straw, Superintendent of Parks
Bob Kane, Project Manager
Eugene Rose, Chief Arborist, M-NCPPC
Pete Boetinger, Park Manager, M-NCPPC
Gwen Wright, Staff, Montgomery County Historic Preservation Commission
David Capp, Chief Facilities Officer
Jerry McCoy, President, Silver Spring Historical Society
Wayne Goldstein, President, Montgomery Preservation, Inc.
Jim Fary, Conservation Chair, Montgomery County Sierra Club

May 24, 2004

Derick Berlage, Chairman
Montgomery County Planning Board

Dear Chairman Berlage,

As you may remember, a coalition of historic and environmental preservation groups testified on numerous occasions to protect Jesup Blair Park from impending damages due to Montgomery College's expansion plans. We also expressed similar concerns about M-NCPPC's proposed park renovation plans. Our concerns revolve around preserving the environmental setting of this historic parkland. Most of our objections have been about potential impacts to the Park's trees - especially the historic Oaks - due to construction activities.

Despite all of the proposed tree protection measures and intentions to

not impact trees' critical root zones, we are already beginning to witness the death and decline of historic Oak trees as a result of the College's bridge project. A three-foot diameter White Oak (#487) rated in "good" condition prior to the start of bridge construction barely leafed out this spring. It is now in very poor health and will likely die soon due to impacts to its critical root zone. The tree's root system is suffering from massive soil compaction due to heavy equipment and a layer of crushed stone. Another White Oak, tree #488 growing adjacent to tree #487, was also rated in "good" health prior to start of construction. It, too, is now in decline. Though it is in better shape than Oak #487, it did not leaf out fully this spring. The thinner foliage is also a response to critical root zone impacts. This tree has declined to a "fair" condition and will have to be monitored closely.

Hopefully bridge construction activity will end soon so that the site can be returned to its original grade. All of the crushed stone and heavy equipment needs to be removed as soon as possible in order to reduce the extent of tree damage. The extent of damage to trees in the immediate vicinity of the bridge construction will reveal itself more fully over the next few years. Some trees may decline or die rapidly, others more slowly. Hopefully some of the impacted trees will rebound rather than decline.

On our recent visit to Jesup Blair Park we also noticed four trees along Jesup Blair Drive (near the entrance to the rear parking lot) that are no longer protected by fencing. These four trees are Black Cherry (#387), Post Oak (#388), White Pine (#396), and Deodar Cedar (#397). Apparently the fencing was removed to facilitate the installation of lighting along Jesup Blair Drive. Fortunately these trees appear to be undamaged and are still in good health. We ask that protective fencing be reinstalled immediately to assure that these trees remain unharmed.

Lastly, White Oak #478 needs immediate attention. This four-foot diameter tree is one of the largest and oldest trees in Jesup Blair Park. It was rated in "very good" condition during the park tree assessment. This tree has declined significantly due to its root system being smothered in a thick pile of mulch. Well-intentioned Park maintenance workers deposited a 12 - 18 inch layer of wood chip mulch beneath this giant tree last year. While mulching at depths of 2 to 4 inches can provide benefits, excessive amounts of mulch are very detrimental to tree health. In effect, the root system of this ancient tree is being suffocated. The excessive mulch needs to be removed immediately to prevent this tree from declining further.

The Coalition to Preserve Jesup Blair Park requests that M-NCPPC closely monitor impacts to tree health due to ongoing bridge construction activities. We ask that tree protection measures be fully enforced. As the Jesup Blair Park renovation gets underway, it is our hope that M-NCPPC will learn from the College's failure to prevent tree impacts and find ways to avoid repeating the same mistakes.

If we can be of further assistance, please feel free to contact us at lifonearth@juno.com, or (301)- 565-2025.

Respectfully,

John Parrish, Botanist
Ms. RG Steinman

Coalition To Preserve Jesup Blair Park

Cc:

Lester Straw, Superintendent of Parks

Eugene Rose, Chief Arborist, M-NCPPC

Pete Boettinger, Park Manager, M-NCPPC

Gwen Wright, Staff, Montgomery County Historic Preservation Commission

David Capp, Chief Facilities Officer

Jerry McCoy, President, Silver Spring Historical Society

Wayne Goldstein, President, Montgomery Preservation, Inc.

Jim Fary, Conservation Chair, Montgomery County Sierra Club

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	900 Jesup Blair Drive, Silver Spring	Meeting Date:	9/27/2006
Resource:	Master Plan Site #36/06 Jesup Blair House/Park	Report Date:	9/20/2006
Applicant:	M-NCPPC-Parks Department (Eugene Rose, Agent)	Public Notice:	9/13/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	36/06-06A	Staff:	Michele Oaks

PROPOSAL: Tree Removal (2 requires HAWP, 4 does not require HAWP)

RECOMMENDATION: Approve with condition *JEF - MOTION CAROLINE - 2ND*

STAFF RECOMMENDATION *OPPOSED - O'MALLEY*

Staff recommends that the Commission approve this HAWP application with the condition that:

Two trees from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be re-planted on the property.

BACKGROUND

The applicants received approval from the Commission in 2000 for a development plan for the property, which is currently within the County parks system.

The approved ~~development plan for the park~~ included a pedestrian bridge over the railroad tracks, the removal of existing tennis courts, which were adjacent to the historic house and the construction of a new tennis court near the existing tennis and basketball courts and other active facilities at the right rear corner of the park. ~~A new road was also constructed to link the loop drive in front of the historic house with a new path system throughout the park.~~ *a new road + asphalt path system was also installed*

~~A tree protection plan was developed and implemented for the existing trees on the site. Additionally, a significant amount of trees were replaced as part of an extensive tree replacement plan.~~ *MSO*

Because of concerns w/ impacts to the existing historic trees on the site a consultant was hired to develop & implement

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Individually Designated Master Plan Site
STYLE:	Federal/Greek Revival
DATE:	1850

This square, two-story frame house incorporates elements of Federal and Greek Revival styling. The design of the house has an unusual level of sophistication for the area. High style features include wooden

corner quoins, louvered cupola, and paneled window openings. The front door is detailed with a pronounced cornice with a wide frieze resting on slender pilasters.

HISTORIC CONTEXT

Originally known as The Moorings, the Blair family built this distinguished residence about 1850 as a summer retreat. For many years, the residence was home to Mary J. Blair, daughter-in-law of Francis Preston Blair, whose Silver Spring estate, located on the opposite side of Georgia Avenue, was namesake to the community. Mrs. Blair maintained a Washington residence in addition to this summer residence. During the 1860s, Postmaster General Montgomery Blair, brother-in-law of Mary Blair, resided at The Moorings. The property remained in the Blair family until 1937 when Violet Blair Janin, grandchild of Francis Preston Blair, dedicated the property to the State of Maryland as a memorial to her brother, Jesup Blair.

PROPOSAL:

Unfortunately it seems that the tree protection was not successful for a couple of trees on the site - the commission arborist is therefore submitting this proposal to:

Applicants are proposing to remove, two (2), dying trees from the subject property, as per the attached memo (circle 6). The reasons for removal are:

Tree #1 – Tulip Poplar (30" dia): The tree has several buttress roots and is exhibiting severe signs of root rot and has a moderate lean.

Tree #2 – *white* Red Oak (36" dia): The tree contains 75% of dead limbs, and only two live limbs remain on the tree.

The applicants have also submitted a request to remove an additional, four (4) dead, hazardous trees from the property, as per the attached memo (circle 12). These dead and hazardous trees meet the Commission's dead tree standards, which allows for waivers to be granted for tree removals without a formal historic area work permit. Staff will be forwarding a waiver letter granting the owner permission to remove these trees.

APPLICABLE GUIDELINES:

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#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 proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent 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 DISCUSSION

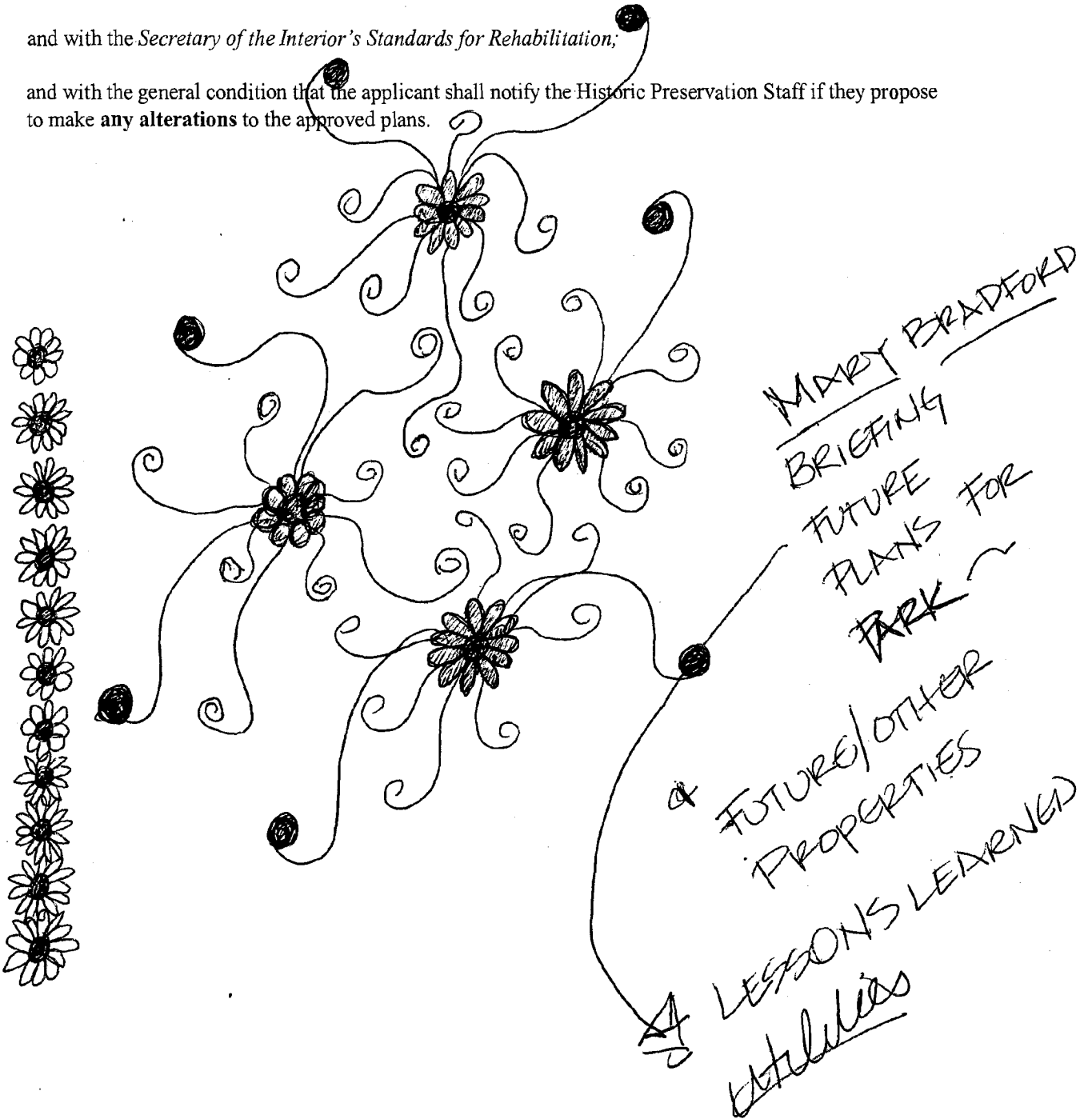
The subject trees to be removed are in poor health. The park arborist has identified a significant amount of dead limbs visible, root rot, and moderate lean on the subject trees. Additionally, because of their size and health status, the trees are identified as a hazard to park patrons. In order to ensure the safety of our park users, staff supports their timely removal.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the above-stated condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: EUGENE ROSE
Daytime Phone No.: 301 670-8062

Tax Account No.: _____
Name of Property Owner: MNCPAC Daytime Phone No.: _____
Address: 900 JESUP BLAIR DRIVE, SILVER SPRING, MD
Street Number City State Zip Code
Contractor: MNCPAC - Architecture Staff Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 900 Jesup Blair Drive Street: _____
Town/City: Silver Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend 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: \$ TREE REMOVAL

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY FOR FENCE/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.

Eugene Rose
Signature of owner or authorized agent

Sept 11, 2006
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ 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:

INDIVIDUALLY DESIGNATED MASTER PLAN SITE - JESU BLAIR PARK
SEE ATTACHED MEMO

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

SEE ATTACHED MEMO

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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

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.
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- 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.
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6. TREE SURVEY

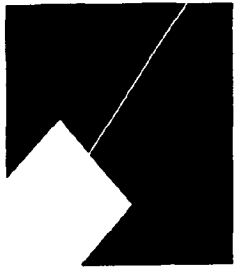
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5



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

TO: Michelle Oaks, Senior Planner
FROM: Eugene Rose, Urban Forester 
DATE: September 11, 2006
SUBJECT: Jesup Blair Park – Historic Area Work Permit

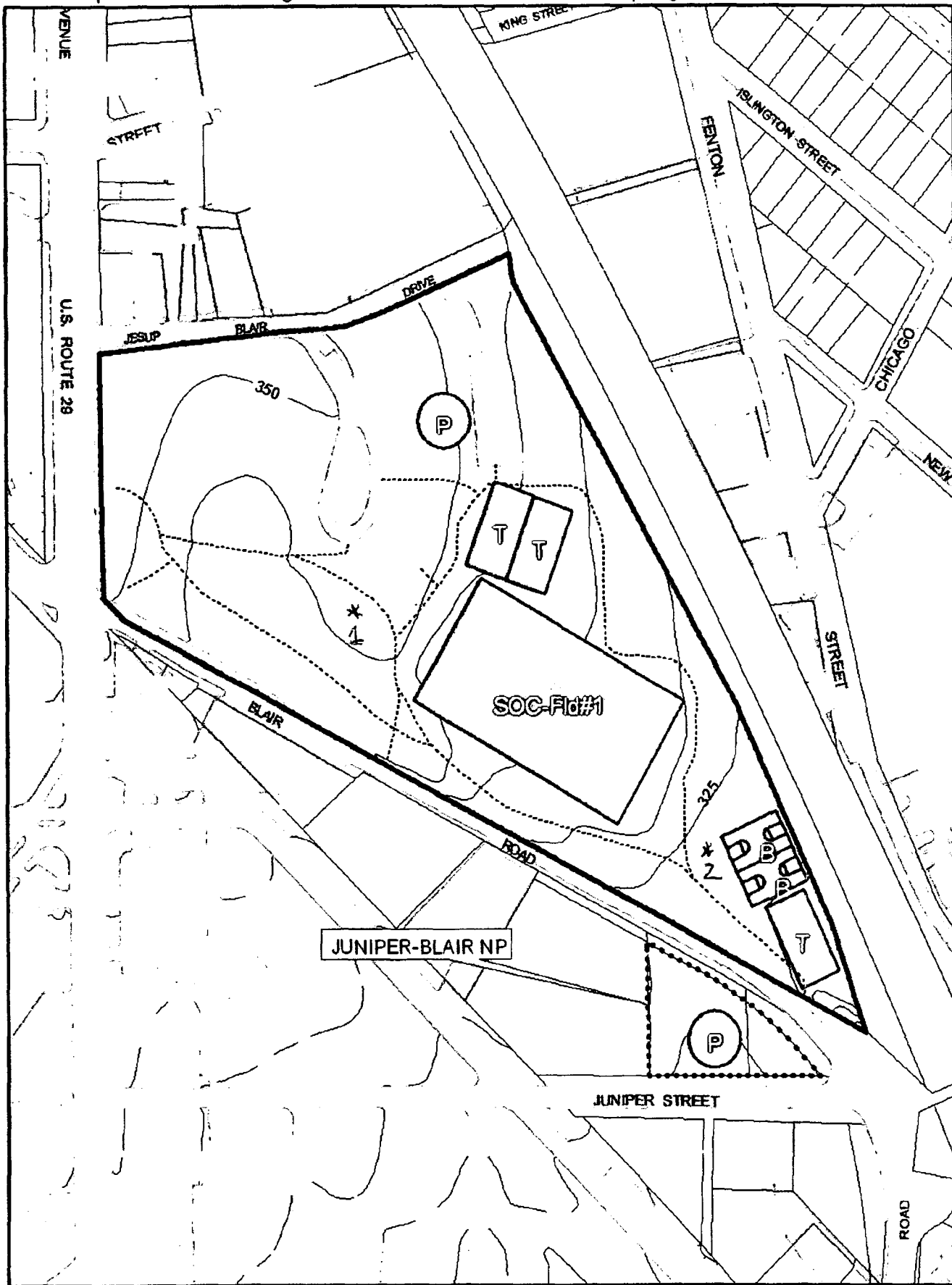
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Jesup - Blair Local Park

900 Jesup Blair Drive, Georgia Avenue, and D.C. Line, Silver Spring, MD 20912



M-NORPC

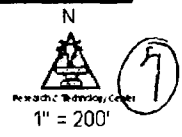
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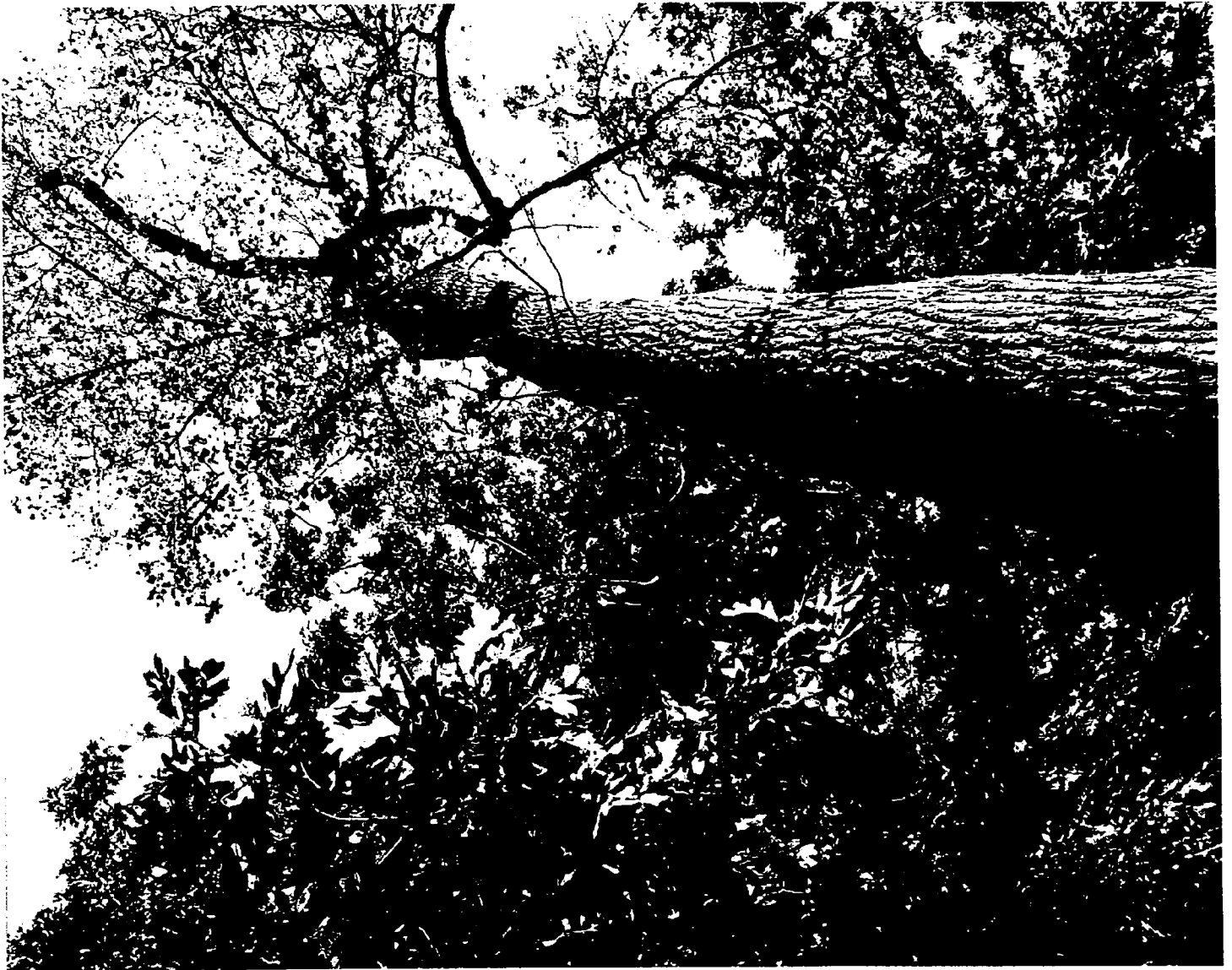
Region S

Facility Code D56

Area MB

Date 7/15/2002





TREE #1



TREE #1

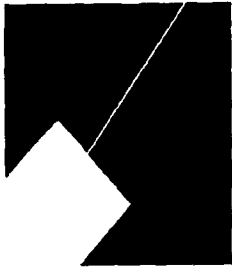


TREE #1



TREE #2

(11)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

TO: Michelle Oaks, Senior Planner

FROM: Eugene Rose, Urban Forester *E. Rose*

DATE: September 11, 2006

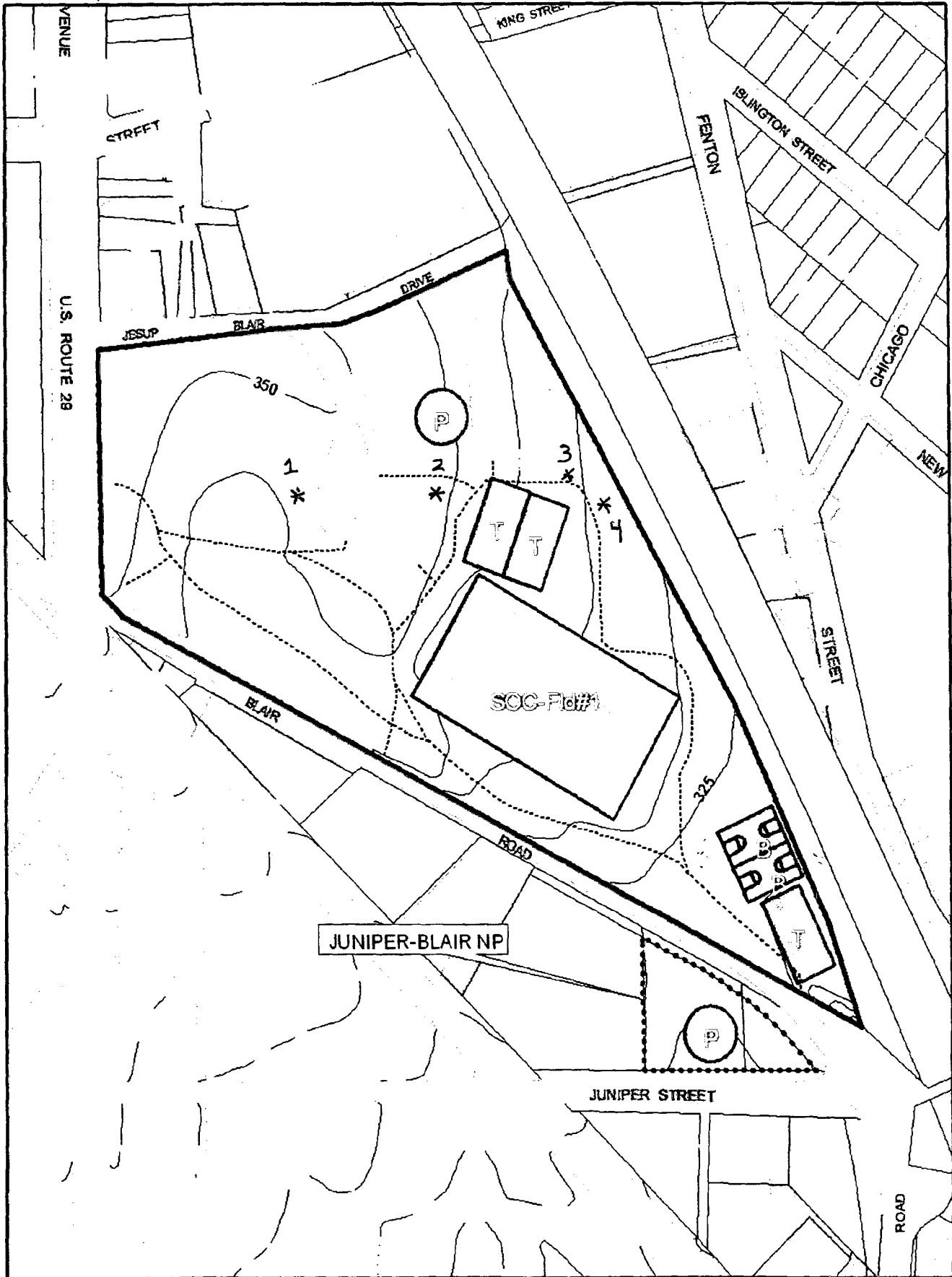
SUBJECT: Jesup Blair Park Trees

As we discussed after our on-site meeting, this memo is to inform you of our intent to remove four dead, hazard trees from Jesup Blair Park. Their locations are identified on the enclosed map.

All four oak trees are approximately 36 to 48 inches in diameter. Tree number one was struck by lightning, while trees two, three and four most likely died as a result of the construction that occurred on site.

Jesup - Blair Local Park

900 Jesup Blair Drive, Georgia Avenue, and D.C. Line, Silver Spring, MD 20912



M-NCPPC

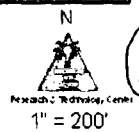
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Region S

Facility Code D56

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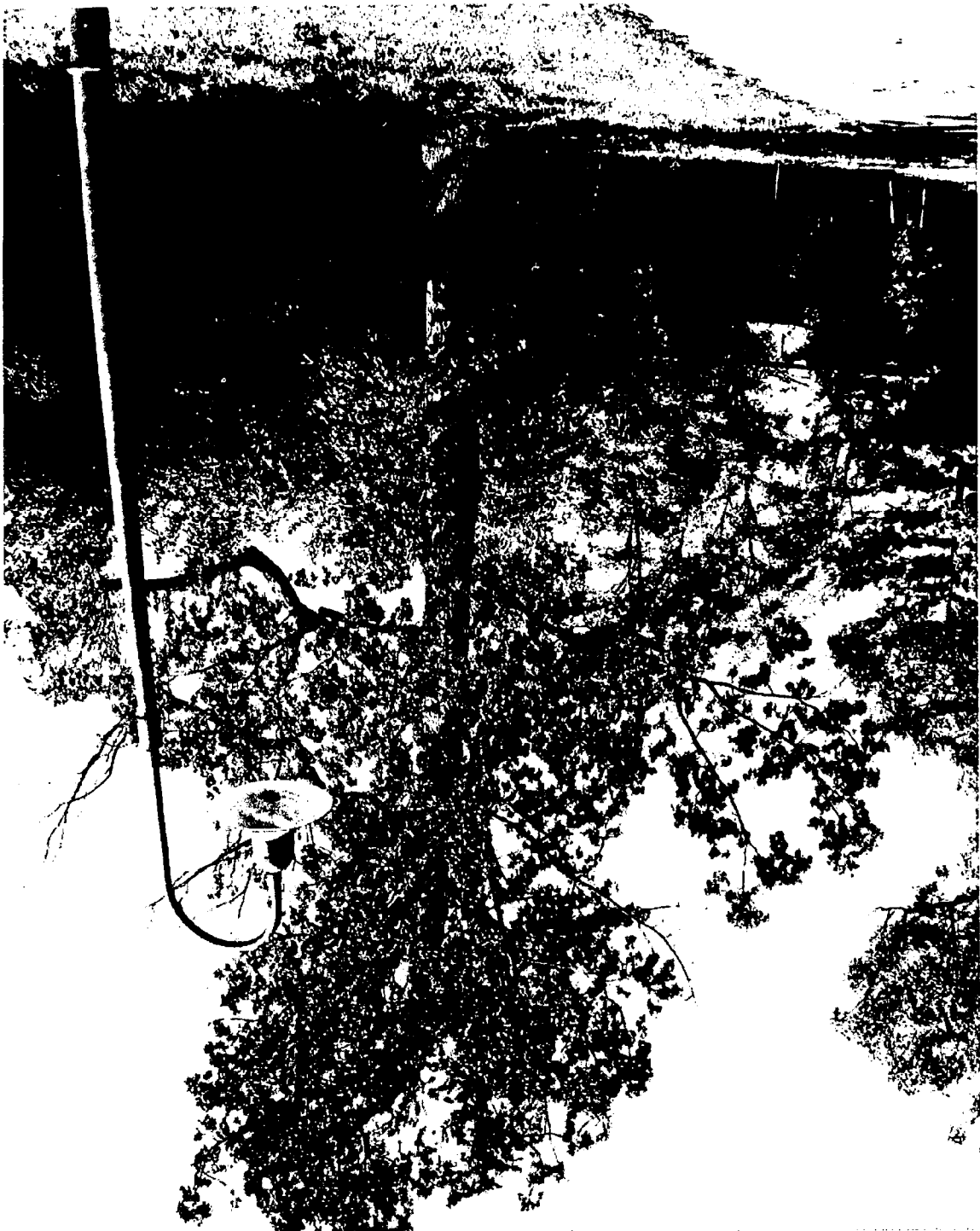
Date 7/15/2002



13









HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	900 Jesup Blair Drive, Silver Spring	Meeting Date:	9/27/2006
Resource:	<i>Master Plan</i> Site #36/06 Jesup Blair House/Park	Report Date:	9/20/2006
Applicant:	M-NCPPC-Parks Department (Eugene Rose, Agent)	Public Notice:	9/13/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	36/06-06A	Staff:	Michele Oaks

PROPOSAL: Tree Removal (2 requires HAWP, 4 does not require HAWP)

RECOMMENDATION: Approve with condition

STAFF RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the condition that:

Two trees from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be re-planted on the property.

BACKGROUND

The applicants received approval from the Commission in 2000 for a development plan for the property, which is currently within the County parks system.

The approved development plan for the park included a pedestrian bridge over the railroad tracks, the removal of existing tennis courts, which were adjacent to the historic house and the construction of a new tennis court near the existing tennis, and basketball courts and other active facilities at the right rear corner of the park. A new road was also constructed to link the loop drive in front of the historic house with a new, path system throughout the park.

A tree protection plan was developed and implemented for the existing trees on the site. Additionally, a significant amount of trees were replaced as part of an extensive tree replacement plan.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Individually Designated <i>Master Plan</i> Site
STYLE:	Federal/Greek Revival
DATE:	1850

This square, two-story frame house incorporates elements of Federal and Greek Revival styling. The design of the house has an unusual level of sophistication for the area. High style features include wooden

corner quoins, louvered cupola, and paneled window openings. The front door is detailed with a pronounced cornice with a wide frieze resting on slender pilasters.

HISTORIC CONTEXT

Originally known as The Moorings, the Blair family built this distinguished residence about 1850 as a summer retreat. For many years, the residence was home to Mary J. Blair, daughter-in-law of Francis Preston Blair, whose Silver Spring estate, located on the opposite side of Georgia Avenue, was namesake to the community. Mrs. Blair maintained a Washington residence in addition to this summer residence. During the 1860s, Postmaster General Montgomery Blair, brother-in-law of Mary Blair, resided at The Moorings. The property remained in the Blair family until 1937 when Violet Blair Janin, grandchild of Francis Preston Blair, dedicated the property to the State of Maryland as a memorial to her brother, Jesup Blair.

PROPOSAL:

Applicants are proposing to remove, two (2), dying trees from the subject property, as per the attached memo (circle Q). The reasons for removal are:

Tree #1 – Tulip Poplar (30” dia): The tree has several buttress roots and is exhibiting severe signs of root rot and has a moderate lean.

Tree #2 – Red Oak (36” dia): The tree contains 75% of dead limbs, and only two live limbs remain on the tree.

The applicants have also submitted a request to remove an additional, four (4) dead, hazardous trees from the property, as per the attached memo (circle 12). These dead and hazardous trees meet the Commission’s dead tree standards, which allows for waivers to be granted for tree removals without a formal historic area work permit. Staff will be forwarding a waiver letter granting the owner permission to remove these trees.

APPLICABLE GUIDELINES:

The Historic Preservation Commission utilizes the Secretary of Interior’s Standards for Rehabilitation when reviewing alterations to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#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 proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent 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 DISCUSSION

The subject trees to be removed are in poor health. The park arborist has identified a significant amount of dead limbs visible, root rot, and moderate lean on the subject trees. Additionally, because of their size and health status, the trees are identified as a hazard to park patrons. In order to ensure the safety of our park users, staff supports their timely removal.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the above-stated condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: EUGENE ROSE
Daytime Phone No.: 301 670-8062

Tax Account No.: _____
Name of Property Owner: MNCPDC Daytime Phone No.: _____
Address: 900 JESUP BLAIR DRIVE, SILVER SPRING, MD
Street Number City State Zip Code
Contractor: MNCPDC - Architecture/Interior Staff Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 900 Jesup Blair Drive Street: _____
Town/City: Silver Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ TREE REMOVAL

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

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- 3A. Height _____ feet _____ inches
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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.

Eugene Rose Signature of owner or authorized agent
Sept 11, 2006 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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INDIVIDUALLY DESIGNATED MASTER PLAN SITE - JESUS BLAIR PARK
SEE ATTACHED MEMO

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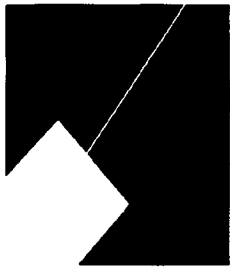
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

TO: Michelle Oaks, Senior Planner

FROM: Eugene Rose, Urban Forester 

DATE: September 11, 2006

SUBJECT: Jesup Blair Park – Historic Area Work Permit

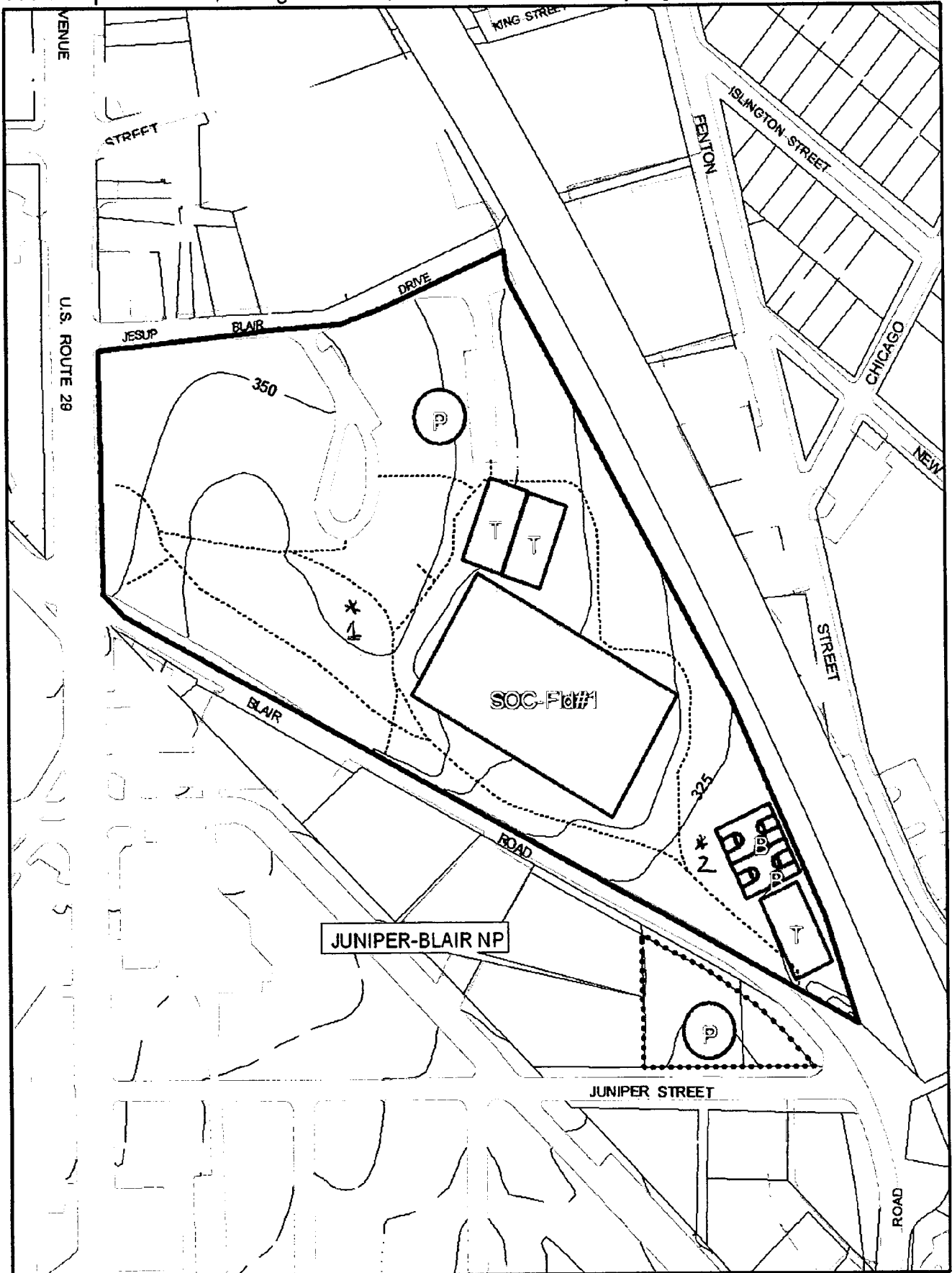
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Jesup - Blair Local Park

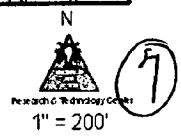
900 Jesup Blair Drive, Georgia Avenue, and D.C. Line, Silver Spring, MD 20912



Acreage 15.1
Facility Code D56

Region S
Area MB

Date 7/15/2002





TREE #1



TREE #1

9



TREE #1



TREE #2



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Permit Counter / Gail Lucas FAX NUMBER: 240 777 6262

FROM: Airi Thompson

DATE: _____

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: _____

NOTE:

Can I please get a permit number
for this application



RETURN TO DEPARTMENT OF PERMITTING SERVICES
365 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 777-9270

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: EUGENE ROSE

Daytime Phone No.: 301 670-8062

Tax Account No.: _____

Name of Property Owner: MNCPPC Daytime Phone No.: _____

Address: 900 JESUP BLAIR DRIVE, SILVER SPRING, MD
Street Number City Street Zip Code

Contractor: MNCPPC - Arboriculture Staff Phone No.: _____

Contractor Registration No.: _____

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Eugene Rose
Signature of owner or authorized agent

Sep 11, 2006
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 433723 Date Filed: 9/20/06 Date Issued: _____

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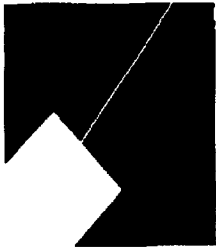
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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Meadowbrook Maintenance Facility
8000 Meadowbrook Lane
Chevy Chase, Maryland 20815

MEMORANDUM

TO: Michelle Oaks, Senior Planner

FROM: Eugene Rose, Urban Forester *Eugene Rose*

DATE: September 11, 2006

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