

Jessup Blair Park Development 8
Plan (MP #3616 Jessup Blair House
1999 DEMO OF PARK BLDGS

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Blair Road and Georgia Avenue **Meeting Date:** 01/12/00
Silver Spring

Applicant: M-NCPPC **Report Date:** 01/05/00
(Sue Holland, Agent)

Resource: Master Plan Site #36/6 **Public Notice:** 12/29/99
(Jesup Blair House)

Review: Jesup Blair Park Renovation Plan **Tax Credit:** N/A

Case Number: N/A **Staff:** Perry Kephart

PROPOSAL: Alterations **RECOMMEND:** Modify and Proceed to
Final Facility Plan

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Montgomery County Master Plan for Historic Preservation Site
STYLE: Greek Revival
DATE: 1850

The former residence is a square, two-story frame dwelling with a hipped roof. It has three bays with an elaborate entrance door in the center bay. A large architrave set atop pilasters frames the door, which has both side lights and an 8-light transom. The house has lapped wood siding with wood quoin blocks on each corner of the building, and there is an exterior brick chimney on the south (side) facade). The second story windows are 6/6, the first floor windows are double 8-light casement windows set on molding. The full-width front porch seen in historic photographs has been removed. The interior of the house has been divided into a number of apartments. On the right side of the building to the rear is an out-of-period one-story, wood frame addition.

The environmental setting for the house is 14.46 acres of lawn and mature deciduous and evergreen trees. There is an entrance drive leading from Jesup Blair Drive (from Georgia Avenue) to a circle directly in front of the historic house, and a second drive leading to a small parking area. On the site at the rear are tennis courts and a stone chimney as well as several paved pathways and a basketball court at the right rear of the property.

Adjacent to the property at the end of Jesup Blair Drive (on the left) is the Giant Food Bakery. Railroad tracks delineate the rear boundary of the property. The right boundary line of the property runs along Blair Road and the front boundary is along Georgia Avenue.

①

BACKGROUND

The house was constructed in 1850 by Francis Preston Blair, on the grounds of his estate, Silver Spring, at the request of his middle son, James, for the use of James' wife - Mary Jesup Blair - and child - Violet - while James was in California - where he amassed a fortune. Two more children, a son Jesup, and daughter Jimmie, were born to the couple before James' sudden death in 1853. The property was called "The Moorings" in recognition of James' naval career. Planning and building of the house were overseen by Mary Blair, who never remarried and who, with her children, spent winters at their home on Lafayette Square in Washington and their summers at The Moorings for their entire lives.

The property was left to Violet Blair Janin upon the death of her mother, and was left by Violet Blair Janin to the State of Maryland for use as a park in her will recorded 1933. She stipulated that the park should be named for her brother, Jesup Blair, and that the wooded setting be preserved by the perpetual maintenance of the property and by the preservation of the trees or by the replacement of trees as they died, or were destroyed or removed in connection with the laying out of the park. The park was deeded to M-NCPPC in 1975 and was added to the Master Plan in 1986.

The house was converted into transitional rental apartments administered by the Housing Opportunity Commission in 1991 through the financial assistance of Willard Hackerman.

Two small structures, a county administration building and an outdoor pavilion, were constructed sometime after the park was bequeathed by Mrs. Janin. The buildings were demolished in 1999. A stone fireplace remains on the pavilion site.

The road into the park, Jesup Blair Drive is a private road that is included in the environmental setting of the park.

RENOVATION PLAN DEVELOPMENT

The M-NCPPC has retained EDAW, Inc. to formulate a development plan for the park. A plan draft was submitted to the HPC for review at the December 15, 1999 meeting of the HPC. Since then EDAW has revised the development plan and will be sending the current plans to the HPC and staff before the January 12 meeting, either as part of the Commission packet or under separate cover.

A separate development plan for Montgomery College that includes future construction of a cultural arts center in the park was agreed to in concept by the Historic Preservation Commission in 1996.

The current plan for the park is expected to include a pedestrian bridge over the railroad tracks leading from the college campus to the cultural arts center, and to the paths leading to the prospective site of the health services center planned by the college for the corner of Georgia Avenue and Jesup Blair Drive.

In addition, the proposed renovation includes removal of the existing tennis courts

adjacent to the house and construction of a second court near a tennis court, basketball court, half court and skate park complex at the right rear corner of the park. The current site of soccer games on a lawn at the rear of the property is proposed to be developed as a soccer field with a running track around the perimeter and a performance stage at one end.

A new road is proposed to link the loop drive in front of the historic house with a path system throughout the park. Street parking is proposed along Blair Road for 24 cars with additional parking on the new drive (15 spaces) and around the house (10 spaces) in addition to 5 handicapped spaces on the rear of the loop.

STAFF DISCUSSION

Staff commends the Parks Department and EDAW for:

- Their efforts to plan a site that would blend the needs of multiple constituencies..
- Their attention to the retention of the existing tree population and to the extensive tree replacement plan.
- The simplicity of the design for the entrance to the park from Georgia Avenue.

Staff has concerns in two areas. The first relates to the extremely ambitious proposal for development of the park far beyond the historic use of the site as a retreat from city life. The original role of the site as a retreat, which ideally would continue to be the use of the site by the public, is being overwhelmed in the proposed development plan that greatly expands the roles of the house and its environmental setting to include:

- The park as proposed would be integrated into the Montgomery College Campus - with the donation of land to the college for construction of a cultural arts center and a pedestrian bridge. As it is bracketed by campus buildings on both sides with large paved pathways proposed to lead across the park from one campus building to the other, the park will become a passageway between campus structures.
- The park as proposed would be an active recreation area with sports activities including basketball, tennis, soccer, and skateboarding as well as running and a playground, supported by on street and off street parking.
- The park is being developed to be a neighborhood resource with a stage, paths, active recreation, a commemorative area, a lawn for festivals, concerts and other events, and a playground.
- The house is currently being used as transitional rental housing which requires parking, security, and privacy for the tenants.
- Jesup Blair Drive is to be used as an access road and parking area for the Giant Bakery and as an handicapped access road for the proposed cultural arts center.

Staff is concerned that the wooded retreat from the city which the Blair family enjoyed for so many years, and which Mrs. Janin generously donated to the public has been lost. The historic setting is being overwhelmed by the numerous facilities shown in the Renovation Plan that have

been suggested in order that the park can attempt to play the many roles that are envisioned by the developers.

Secondly, HPC staff is concerned that the proposed road, trails and parking plans create inappropriately extensive paving relative to the size of the park. On street parking was included in the plan in order to avoid installing parking spaces in the park. The interior parking spaces, except the minimum needed for the house and for handicapped spaces should be removed. Paved pathways should, in staff's opinion, be kept to a minimum with natural surfaces used wherever possible. In addition, the gravel parking for the house and the asphalt loop road surround the house on three sides with vehicular activity and discourage the prospect for appropriate landscaping that could improve the setting of the historic resource.

It should also be noted that the plans for the bridge and cultural arts center are not included in the development. As they are integrated into the plan, it is to be expected that they will add further to the demands on the historic setting, and to its further loss of integrity as a retreat.

STAFF RECOMMENDATION

Staff would recommend that the park development be simplified, and that the historic role of the site as a retreat from city life be allowed to predominate.

Finally, staff would recommend that the restoration of the exterior features of the historic house should be included in any plan for development of the park. This would include, for instance, restoration of the full-width front porch, the operable louvered wood shutters, and the picket fencing shown in historic photographs.

Sue Holland
MC Parks Department
9500 Brunett Avenue
VIA INTER-OFFICE MAIL

Lorraine Pearsall
7708 Takoma Avenue
Takoma Park, MD 20912

Jerry McCoy, President
Silver Sp. Historical Society
P.O. Box 1160
Silver Spring, MD 20910-1160

Mike Dwyer
Needwood Mansion
6700 Needwood Road
VIA INTER-OFFICE MAIL

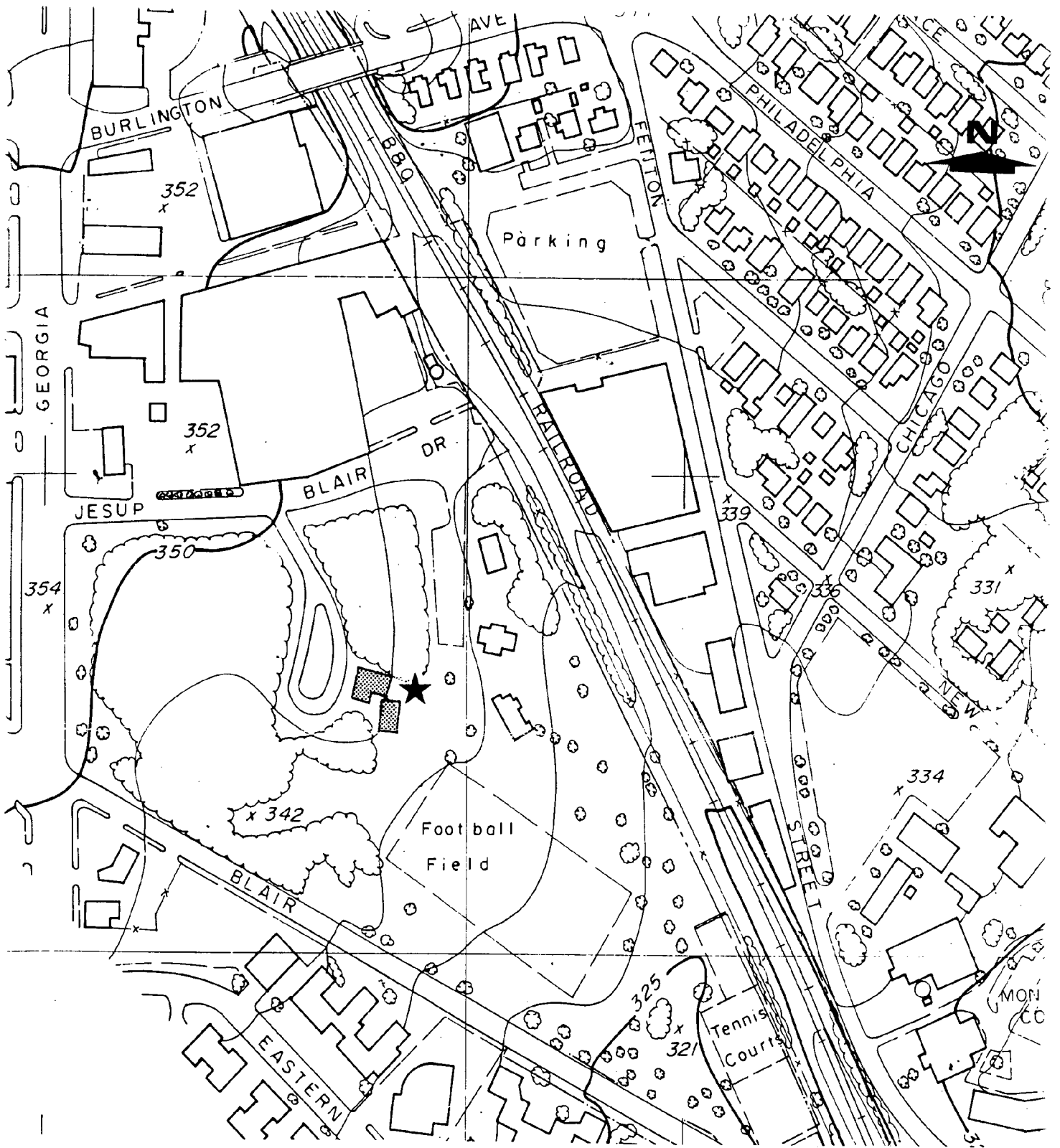
Giant Food, Inc.
Public Affairs, Dept. 59
P.O. Box 1804
Washington, DC 20013

Montgomery College
Attn: Chahnaz McRae
900 Hungerford Drive
Rockville, MD 20850

Silver Spring Redevelopment
Attn: Gary Stith
962 Wayne Avenue #300
Silver Spring, MD 20910

Dept. Recreation
12210 Bushey Drive
Silver Spring, MD 20902

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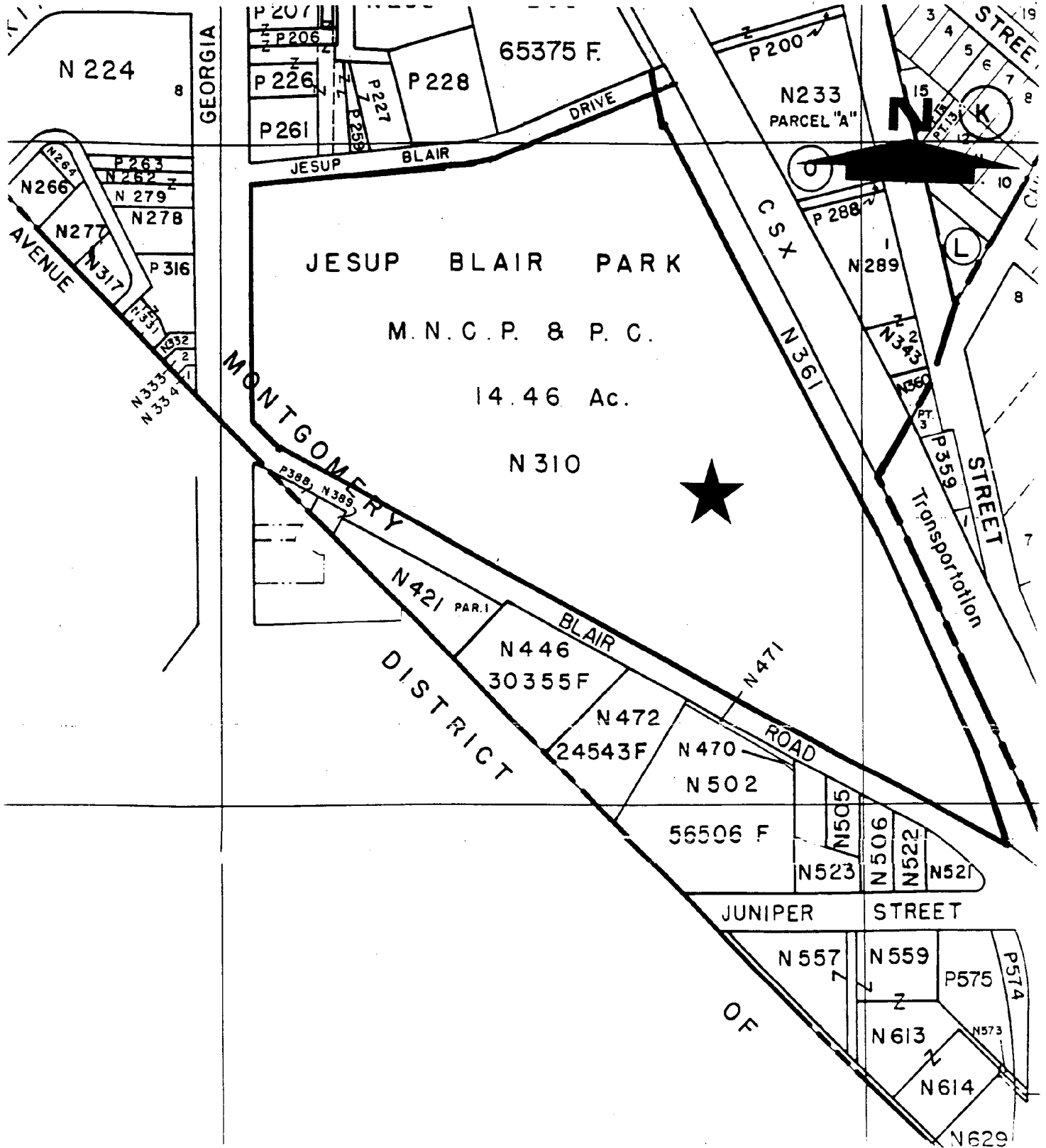
JESSUP BLAIR HOUSE
SITE 36/6

Scale: 1"=200'



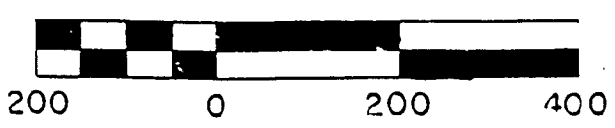
900 Jessup Blair Drive
Silver Spring, MD 20910

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JESSUP BLAIR HOUSE
SITE 36/6

Scale: 1"=200'



900 Jessup Blair Drive
Silver Spring, MD 20910

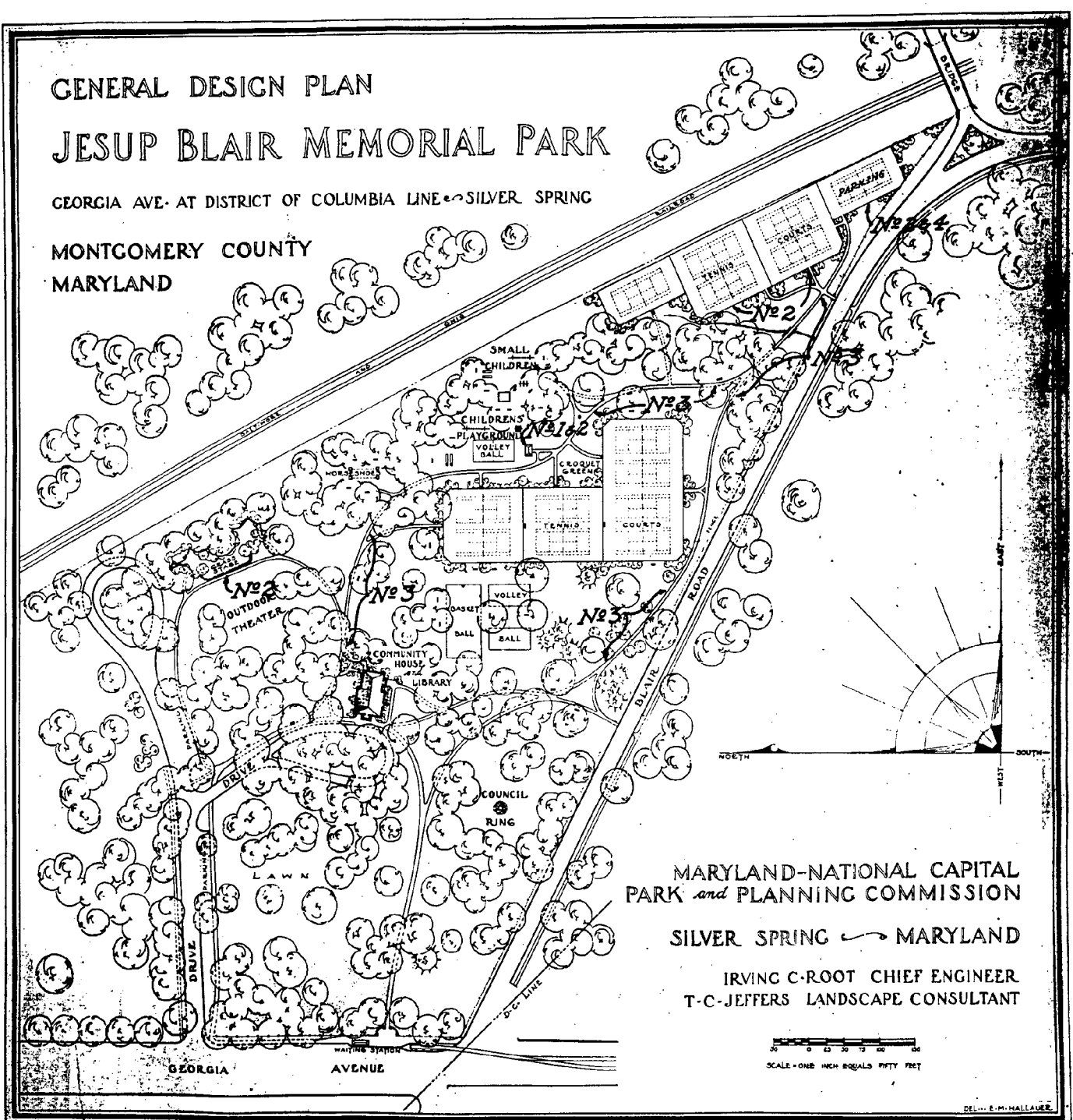
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GENERAL DESIGN PLAN

JESUP BLAIR MEMORIAL PARK

GEORGIA AVE. AT DISTRICT OF COLUMBIA LINE TO SILVER SPRING

MONTGOMERY COUNTY
MARYLAND



MARYLAND-NATIONAL CAPITAL
PARK and PLANNING COMMISSION

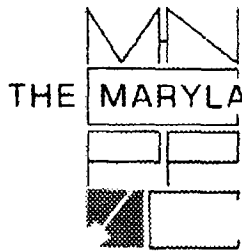
SILVER SPRING → MARYLAND

IRVING C-ROOT CHIEF ENGINEER
T-C-JEFFERS LANDSCAPE CONSULTANT

SCALE - ONE INCH EQUALS FIFTY FEET

DE... E.M. HALLAUER

Early Park Design (Apr 1934)
Proposal



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

January 18, 2001

MEMORANDUM

TO: Terry H. Brooks, Chief
Park Development Division

VIA: Gwen Wright, Historic Preservation Coordinator
Historic Preservation Section

FROM: Perry Kephart Kapsch
Historic Preservation Planner

SUBJECT: Historic Preservation Components of the Jesup Blair Park Facility Renovation Plan.

The Jesup Blair Park Facility Plan is consistent with the Development Plan that was reviewed by the Historic Preservation Commission in January 2000. It is expected that as site modifications are presented to the HPC with greater specificity in the next design stages, the issues raised at that time will be addressed. These issues include: 1) the preservation of the historic use of the park as a retreat from city life, 2) protection of the natural setting including the mature tree cover and open spaces, 3) the successful integration of the Montgomery College pedestrian bridge and cultural arts center, and 4) conservation and rehabilitation of the historic residence.

REVIEW BY THE HISTORIC PRESERVATION COMMISSION

The entire 14.46-acre park site, Jesup Blair Drive, and the residence ("the Moorings") are designated on the Montgomery County Master Plan for Historic Preservation. The facility plan respects the historic resource. Any changes in design and material including tree removal, site modification, storm water management, or new construction must be reviewed and approved by the Montgomery County Historic Preservation Commission. As the design moves forward and modifications such as signage, fencing, lighting, furnishings, and new architectural features such as the entry feature at Georgia Avenue, are reviewed by the HPC, the approved changes can be integrated into the final plans.

EVOLUTION OF THE HISTORIC SETTING

It is important that as the park is redesigned, the degree of shifting that occurs in recreational preferences over time be recognized. When compared to the early design plan by Irving C. Root and T. C. Jeffers that is attached to this memorandum, the current plan clearly reflects the trend away from volleyball and tennis toward soccer and basketball. In responding to new recreational needs from one generation to the next, it is important that the historic features of the park – the groves, the residence, and the lawns – be protected from incursion. The current plan, which does

not include the cultural arts center and the pedestrian bridge, for the most part confines the changes to existing recreational sites, or improves the historic setting by removing two tennis courts near the house. It also addresses the issue of evolving recreational preferences by creating a soccer field that could be returned to lawn if soccer loses its appeal in the future. The outdoor theatre shown in the early plan is more in keeping with the historic setting than are a pedestrian bridge and cultural arts building, but that is the challenge to be met by the bridge and arts center designers. The effect of the recreational lighting will be reviewed as the designs are forthcoming.

STRUCTURES REHABILITATION

The Facility Plan includes restoration of the front porch and picket fence around the historic residence. Rehabilitation of these features would enhance the site and add to its historical integrity.

TREE PRESERVATION AND REPLACEMENT

The removal of healthy trees in the park for any reason is not considered to be an appropriate historic preservation practice. Tree retention, protection, and replacement are given the highest priority in the Facility Plan. It is expected that this will be addressed more specifically when application is made to the HPC for a Historic Area Work Permit for removal of any trees over 6" dbh.

PAVING

The inclusion of a paved traffic circle and service road paving in the facility plan before the culture arts center has been designed is controversial from a historic preservation standpoint. The requirements for the cultural arts center need to be finalized before additional paving is considered. The concerns of the HPC as to the amount of paving proposed in the development plan for the park has been mitigated to some extent by narrowing the pathways.

CONCLUSION

This facility plan is responsive to the requirements for good stewardship of the historic resource. The changes proposed at this level of detail, except as discussed above, are consistent with proper preservation practices. A coordinated and timely review by the Historic Preservation Commission of any changes should be undertaken as the details of the plan are developed.



Montgomery County Government

May 21, 2001

RG Steinman
Coalition to Preserve Jesup Blair Park
9009 Fairview Road
Silver Spring, MD 20910

Dear Ms. Steinman:

Thank you for your letter of May 15th. I share your concern about the recent removal of the White Oak tree in Jesup Blair Park. This action was taken with no prior consultation or review with our office. As you correctly note, removal of trees 6 inches or greater in caliper at any historic site requires review by this office at a minimum and frequently full Historic Area Work Permit review before the Historic Preservation Commission (HPC).

We have expressed our concern to the MNCPPC staff involved in the recent tree removal and have reiterated the need for HPC review of any removal of trees that are 6 inches in caliper or greater. This requirement is already part of the County's historic preservation law and, thus, does not need to be restated in a Memorandum of Agreement – that is, MNCPPC needs to obey the County preservation laws with or without a MOA.

The issue of trees smaller than six inches in caliper is a more problematic matter. We do not have the jurisdiction to require that removal of smaller trees be reviewed by the HPC. We cannot treat MNCPPC differently than other owners of historic properties and we cannot single out one of the over 100 historic sites owned by MNCPPC for more stringent regulation. However, it may be possible for your Coalition to get some sort of commitment in writing from MNCPPC on removal of trees in Jesup Blair Park while the park renovations are under discussion. To this end, I have sent your letter to Terry Brooks, Ken Ernst, and Eugene Rose with a note asking them to consider such a written commitment. I cannot speak for them, but I can make sure that the issue is clearly brought to their attention for consideration.

Thank you again for your dedication to the trees in Jesup Blair Park.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Wright".

Gwen Wright
Historic Preservation Coordinator

Historic Preservation Commission

February 22, 2001

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To: Terry

From: Margaret

Re: Civic Space Design & integration of art in Jesup Blair Park & Montgomery College Expansion

There are several locations that we discussed, for more detailed design and costing estimates for civic open space with the idea that MNCPPC would incorporate the cost into the Facility Plan for Jesup Blair Park. These are the locations:

1. Along Georgia Avenue at the Park and College entries
2. At the Bridge entry within the Park.
3. At the Bridge entry from Fenton Street.
4. At the Gateway to Montgomery College on Fenton Street (east side)

The approach should involve not only design of the spaces but should integrate a system of new, "beautiful", coordinated design elements that relate to the College and to the Park. The design elements should relate both to the historic and to the new, revitalized Silver Spring.

These coordinated design elements should be integrated into the design of the space and even into the walls and pavement. For example, we discussed a series of gateways/arches, posts or columns, that could be placed within each of the four areas above, using both an historic and a contemporary design vocabulary. Within an area, they could be tied together for example, thru the use of a thin tube of light – or other design element - that could run along the entire park wall along Georgia Avenue. The tube of light could recur, incorporated in each arch, following the lines of the arch. The design elements would occur in new combinations designed for each of the above 4 locations. They should also be integrated into the entry corner of the Health Sciences Building and into entry and gateway signs – establishing a theme unifying both the college and park.

This overall design concept should be developed with close coordination between the artist and the landscape architect and architect.

What MNCPPC is interested in, is a collaboration between the park designers and the artist so that the art work is well-integrated into the actual park design.

In a previous description of how art could be integrated into the site as a gateway features we wrote:

We would like to involve an artist now as the concept for the Jesup Blair Park is finalized, to work with the design team. The design team would like a schematic from the artist so that the work can be accommodated or at least not precluded. (However, the artist needs to be able to

explain the approach verbally and in writing so it can be agreed upon.)

Consideration should be given to the fact that altho the original intent was for a “gateway “ piece of art work to be placed on the corner, that the entire park and particularly the edge along Georgia Avenue is a gateway. MNCPPC encourages exploring other possible locations for the art work.. For example, a “gateway” piece of art work might be placed near Jesup Blair Drive for example, with the architecture of the new Montgomery College building being responsive to it. It could also be a “landscape installation “ with a series of elements announcing the edge of the park as opposed to being limited strictly to a solitary element in a setting. However, the placement would be established as both park design and art work evolve. Placement options would definitely not need to be limited to the platform on the corner - which could be used in other ways.

Concept for Bridge Entry civic space from Fenton Street –This area should be designed as the entry to the Park and to the West Campus of the college. The signs should identify it as such. The design vocabulary should also. The design should use the grade of the ground plane to take up some of the rise - thus shortening the ramp length. There should be significant green in this space – particularly trees. There should be seating, good trail access, clear area for pedestrians at crosswalk landings where they can stand out of the flow of trail traffic. There should be good lighting for night use and pleasant seating. Sight lines from the ramp should be used to advantage. The storage facility wall should be used as an asset., somehow.

Concept for College Gateway civic spac on Fenton Street – This space should be a ‘fraternal” space to the Bridge Entry space above. It should also be clearly related to the design of the entry space for the West Campus along Georgia Avenue. This space announces the college and should be a landmark in combination with the Student Services Center, for those looking for the College campus for the first time. This space sets the theme for the entire east campus. There should be pleasant seating and good circulation across the space for neighbors as well as students.

Examples:

Good examples of contemporary design with historic references include some of the EYP buildings created for other campuses such as Marist College , Gaullaudet and Hartwich College. While these are not arches and walls, the concept of combining old and new elements is the same.

The Fort Lauderdale Beach Wall is a good example of the use of light, a sitting wall, and intermittent gateways to create a strong edge and strong image with clear entrances, and user-friendly design.

H:\WORD\MontgomeryCollege\January 28.doc

January 29, 2002

Chahnaz McRae(David Capp? John McLean?)
Montgomery College
Room 315 Central Administration
900 Hungerford Drive
Rockville, Maryland 20850

Re: Building Permit Sign-Off by MNCPPC for Montgomery College Expansion Phase I,
Health Sciences Building on Georgia Avenue

Dear _____,

We are looking forward to the groundbreaking for the Health Sciences Building and have just completed our review of the building permit application forwarded to us by the Department of Permitting Services.

Our review is based on the mandatory referral *comments* and *conditions* from the Planning Board (Mandatory Referral Proposal #01103-M-1, letter to Dr. Robert E. Schoenberg, Chair of the Board of Trustees, dated June 7, 2001). The pertinent comments and conditions from that letter which are relevant to the drawings you submitted, are shown in italics. As you know, the *conditions* concern construction on parkland which requires a permit permit.

COMMENTS

A. Overall

3. Participate in a coordinated public art program with M-NCPPC, the Public Arts Trust, citizens and others to include creating pedestrian gateways for the campus and park at Jesup Blair Drive/Georgia Avenue and on Fenton Street at the bridge entrance. (also see #21 below).

The pedestrian gateway at Georgia Avenue and Jesup Blair Drive is to include both sides of Jesup Blair Drive and is to be designed by EDAW in coordination with the College and MNCPPC. It is to be designed with the drive itself and tie in both College and Park design elements. It is also to be coordinated with a gateway for Fenton Street. This design work is expected to be completed this Spring by EDAW. Therefore, the design shown on these drawings is "a piece of a whole". We recommend revising these drawings to reflect the design when it is completed by EDAW. The gateway will need to incorporate signs for the building and park. The drawings also notes a general location for public art. Consideration should be given to incorporating art into the signs, wall or

pavement or free-standing gateway feature.

4. Participate in the Silver Spring Wayfinding Program and in creating a coordinated signage system for Jesup Blair Park and the College, with M-NCPPC.

A signage plan was not yet submitted for MNCPPC review. However, we understand that the College is already coordinating with the Silver Spring Wayfinding Program. We look forward to continued coordination between Montgomery College and MNCPPC.

6. Provide a final landscape, lighting and signage plan for review by M-NCPPC staff.

Landscape plans, Site details and layout and materials plans were provided for review.(Sheets L: 101-3, 201, and 301-4.

- A. We recommend extending the tree panels on Georgia Avenue and King Street, beyond the last tree at the end of each row. This provides space for tree roots and will help keep the last tree in each row as healthy as those in mid row.
- B. Consider adding an additional pedestrian light between the former Giant Bakery building and the Health Sciences Building. Right now there is only one such light shown on the plans.
- C. The rail along the ramp to the clinic entrance protrudes into the sidewalk area. Consider modifying the design to avoid this.
- D. Consider dropping the entire edge of each curb facing each row of handicapped parking spaces and providing wheelstops instead of constructing multiple ramps.
- E. Street lights on Georgia Avenue - center each between a pair of trees – the 4th and 6th street lights south of King Street should be shifted, if possible, to achieve this.
- F. Street tree on Georgia Avenue – the third tree south of King Street seems to conflict with a fire hydrant location. Preferably, maintain the tree location and shift the hydrant.

C. Health Sciences Building on Georgia Avenue & King Street (except Park edge).

12. Provide an interim green space along Georgia Avenue between King Street and Burlington Avenue. Identify the site through signage as the location for future construction.

The interim green space is shown. The Montgomery College sign is well located; however, it is important to provide a sign identifying the green space as the location for future construction so that people are not expecting the area to remain as open space.

13. Coordinate the streetscape design on Georgia Avenue with the Department of Housing and Community Affairs (DHCA), M-NCPPC, Montgomery County Department of Public Works and Transportation and the State Highway Administration.

We are pleased to see that DHCA has approved the streetscape. As with all major projects within downtown Silver Spring, MNCPPC carefully reviews the details of the streetscape design as well. Our streetscape comments are in # 6 above and #14 below.

14. Design an attractive pavement pattern for the corners where the brick pavers used on King Street and Jesup Blair Drive transition to the concrete pavers used on Georgia Avenue.

While the proposed transition design is a good one in many ways – we much prefer to see this attractive brick used as much as possible on the side streets. We recommend that the transition between the brick on the side streets and the concrete unit paver on Georgia Avenue, occur in a more limited area and that the concrete pavers not wrap onto King Street or Jesup Blair Drive. The multiple rows of brick in soldier course are one acceptable transition. We do not anticipate approving the concrete paver for use along the northern edge of parkland along Jesup Blair Drive.

CONDITIONS

Changes to Jesup Blair Park require the approval of the Planning Board; therefore, what follows are conditions of approval rather than advisory comments.

21. Jesup Blair Drive – Provide a design along the northern edge that “brings the park across the drive” as follows: locate the northern curb 24 feet from the existing southern edge of pavement. Provide a well-landscaped “park” edge along the northern curb with a 10-foot (minimum) sidewalk beyond it.

The drawings show the northern edge of Jesup Blair Drive and include the area that will be part of the pedestrian gateway for the campus and park at Jesup Blair Drive/Georgia Avenue. The drawings show broadened pavement from the corner to the Health Sciences Building entrance, with groups of benches.. The current design could be misconstrued as a drop off area. As you know, Jesup Blair Drive is not intended to function as a drop off area for the Health Sciences Building . A redesign as discussed in # 3 above, should address this issue.

As part of that redesign, the landscaped edge along the north side of Jesup Blair Drive should be extended to Georgia Avenue. The goal is to strengthen that northern edge of the park so the Health Sciences Building is right at the edge of the park. Consideration should be given to completing an allee of trees lining the drive, close to the edge of pavement to visually narrow the drive.

It is very helpful to us if the drawings that you provide for our review and coordination always include on the same sheet the most current and accurate Jesup Blair Park design information pertaining to the content of that sheet.

We would greatly appreciate receiving copies of revised drawings as well as your written response to the Planning Board concerning how you will address these comments and conditions.

We look forward to seeing the Health Sciences Building completed and working with you on the pedestrian gateways and other aspects of our partnership.

Sincerely,

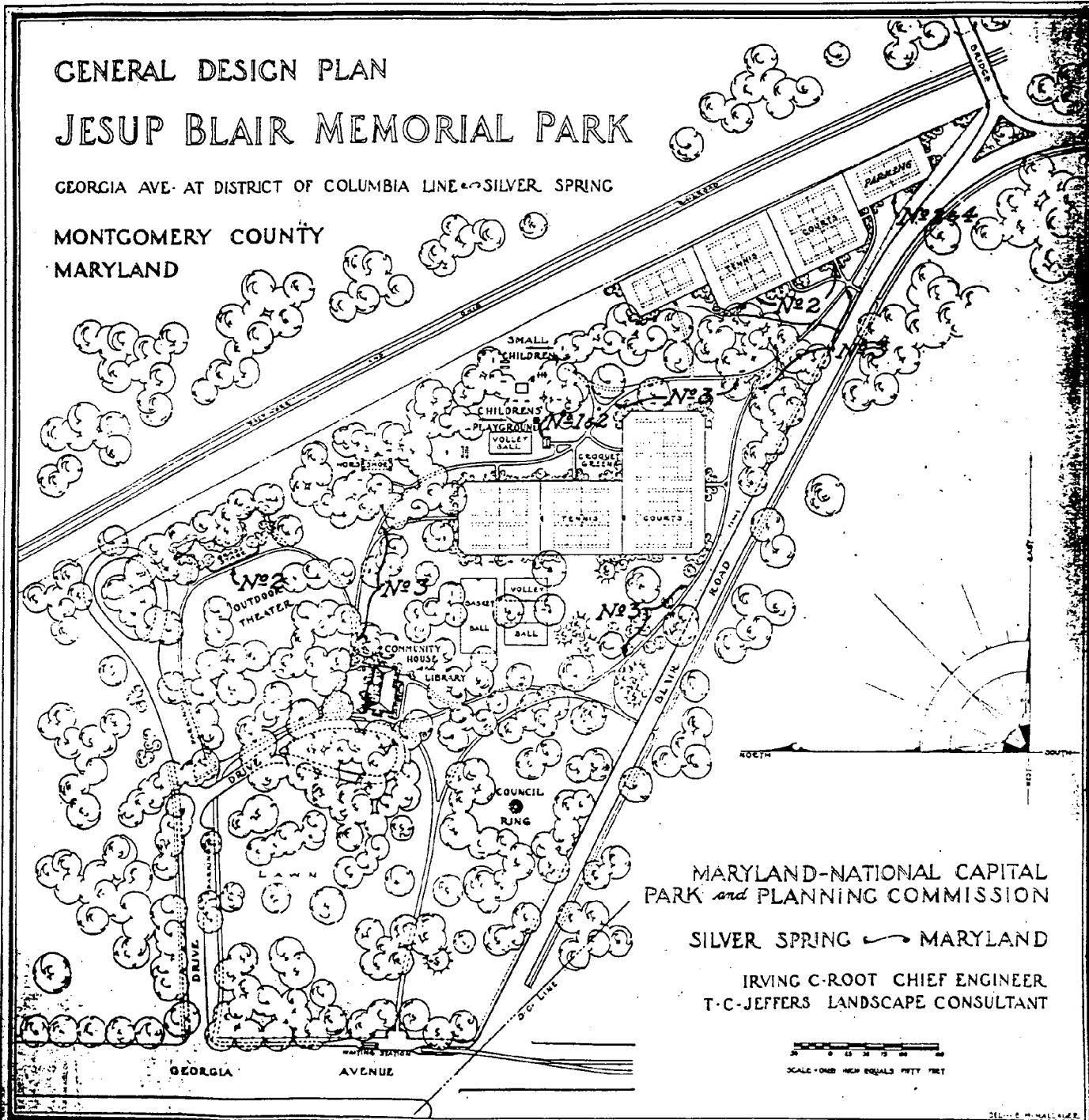
John Carter , Chief
Community-Based Planning Division

GENERAL DESIGN PLAN

JESUP BLAIR MEMORIAL PARK

GEORGIA AVE. AT DISTRICT OF COLUMBIA LINE TO SILVER SPRING

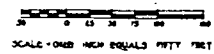
MONTGOMERY COUNTY
MARYLAND



MARYLAND-NATIONAL CAPITAL
PARK and PLANNING COMMISSION

SILVER SPRING MARYLAND

IRVING C. ROOT CHIEF ENGINEER
T. C. JEFFERS LANDSCAPE CONSULTANT



Early Park Design (APL 1934)
Proposal

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Jesup Blair House Inventory Number: M 36/6

Address: 900 Jesup Blair Drive City: Silver Spring Zip Code: 20910

County: Montgomery USGS Topographic Map: Washington West

Owner: State of Maryland - Maryland-National Capital Park and Planning Commission

Tax Parcel Number: N 310 Tax Map Number: JN32 Tax Account ID Number: 968588

Project: Takoma Park Campus Expansion Plan Agency: Montgomery Community College

Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____

Eligibility recommended X Eligibility not recommended ___

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G X None

Is the property located within a historic district? ___no ___yes Name of district: _____

Is district listed? X no ___yes Determined eligible? ___no ___yes District Inventory Number: _____

Documentation on the property/district is presented in: National Register for Historic Places Nomination form and Montgomery County's Master Plan for Historic Preservation

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Jesup Blair house is a two-story frame building set within the boundaries of the 14.46-acre Jesup Blair Park. The park is bounded by Jesup Blair Drive to the north, Georgia Avenue to the west, Blair Road to the south and the CSX Transportation lines to the east. A paved drive off Jesup Blair Drive leads to the front of the house. The house faces west onto Georgia Avenue.

The Jesup Blair house consists of a two-story, wood-frame principal block and two-story rear ell constructed ca. 1850. A one-story addition was appended to the rear ell ca. 1942. The house rests on a brick basement. The main block of the house has a square plan, three bays wide by two bays deep with a two-story ell constructed at the rear. The pyramidal roof is sheathed in standing seam metal. The eave is marked by a simple cornice. The rear ell features a front gable roof. The ca. 1942 one-story, wood-frame addition was constructed to the side (east) and rear (south) of the original building. The addition is connected to the ca. 1850 portion of the building by way of the rear ell. The gable roof is clad in composition shingles. The cornice of the addition is characterized by a single bracket at either end of the west elevation and gable returns. Both portions of the building are clad in wood clapboard siding with wood quoins. The current siding was applied over the existing siding when the house was altered ca. 1934. Exterior brick chimneys are located on southern elevation of the original house and the northern elevation of the addition.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended ___
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: _____	
Reviewer, Office of Preservation Services	Date
Reviewer, NR program	Date

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

The Jesup Blair house is an example of a ca. 1850 Italianate house that was modified in 1934 to reflect Colonial Revival influences. The house was built on a portion of Francis Preston Blair's vast land holdings, in what was historically a rural section of Montgomery County. The house and 14.46 acres were bequeathed to the State of Maryland in 1933.

In 1934 the building was dramatically altered and no longer resembles the Victorian period house it was during the Civil War period. The significance of the house is through its association with Violet Blair Janin when she bequeathed the house and 14.46 acres to the State of Maryland. The Colonial Revival changes to the building are associated with Howard Cutler, a prominent local architect of public buildings. After the State acquired the house, the building was put to public use. It was during that time the building was altered to function as a public library. When the decision was made to turn the building into a public library, one of Montgomery County's most prolific designers of public buildings was contracted to undertake the work. Howard Cutler's design altered the building's architectural style from the Victorian period to the Colonial Revival.

The Colonial Revival style was popular since the early years of the twentieth century; the popularity of the style peaked during the 1930s with the restoration of Colonial Williamsburg. The style emphasized the simplification of ornamentation. This simplification can be seen as a reaction to the highly decorative and exuberant, multi-colored architecture that characterized the Victorian period. The Colonial Revival style was dominant in the Washington, DC region. Although it was primarily used on residential buildings, the style also was found on public buildings including schools and courthouses, and commercial buildings. The Jesup Blair house possesses integrity of design, workmanship, feeling, association, and materials to convey the tenets of Colonial Revival architecture and to be a representative example of the style. When the building was altered in 1934, the features that gave the building its Victorian characteristics were removed. Those features include the removal of the front porch and its ornamentation. Characteristics typical of the Colonial Revival style were retained. These features include the window trim and the entrance with its transom and sidelights. Colonial Revival detailing, such as the quoins, also was added.

The locally designated boundaries for the Jesup Blair Park include the entire 14.46 acres that was bequeathed to the State of Maryland. The National Register boundaries consist of 7.27 acres. Since the property was given to the State, changes in the setting have impacted the character-defining features of the property. Those changes include the contemporary construction of a football/soccer field and tennis courts. When these playing facilities were installed, many of the old growth trees that characterized the property were removed. The western portion of the park and the area immediately adjacent to the Jesup Blair house have retained sufficient integrity of setting, association, and feeling. This remaining grove of old growth trees contributes to the historic character of the dwelling. A clearly differentiated pattern of historical development (a rural, passive landscape versus an active public park) has emerged to delineate the setting's boundaries.

Prepared by: Kirsten Peeler
Project Manager
Goodwin & Associates, Inc.

Date Prepared: October 2001

Jesup Blair House
M36-6
Montgomery County, Maryland
Silver Spring
Ca. 1850
Public

Capsule Summary

The Jesup Blair house is a two-story frame building set within the boundaries of the 14.46-acre Jesup Blair Park. The originally Italianate house was modified during the early part of the twentieth century. During a 1934 renovation, much of the Italianate detailing was removed and the building was altered to reflect the Colonial Revival style. The building's significance is derived from its association with Howard Cutler, a prominent local architect of public buildings. Of the Blairs associated with the property, Violet Blair Janin's contribution had the most impact on the Silver Spring community. Upon her death in 1933, she bequeathed the house and surrounding 14.46 acres to the State of Maryland for public use. After the State acquired the house, the residence was altered to reflect the Colonial Revival style.

The property possesses those qualities of significance and integrity identified in Criteria A and C of the National Register of Historic Places and the Maryland Register of Historic Properties. The period of significance for the historic property is 1934 to 1957. The boundaries of the historic property encompass 7.27 acres, which include all resources and land that retains its integrity from that period.

Popular since the early twentieth century, the Colonial Revival style was a widely distributed architectural style. The popularity of the style peaked during the 1930s with the restoration of Colonial Williamsburg. The locally and nationally significant Blair family has owned the property since 1849. The house was constructed ca. 1850, with major alterations completed ca. 1934.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M 36-6

1. Name of Property (indicate preferred name)

historic The Moorings
other Jes(s)up Blair House (preferred)

2. Location

street and number 900 Jesup Blair Drive not for publication
city, town Silver Spring vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name State of Maryland – Maryland National Capital Park and Planning Commission (M-NCPPC)
street and number 8787 Georgia Avenue telephone 301.465.4600
city, town Silver Spring state MD zip code 20910

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery liber HGC5 folio 316
city, town Silver Spring tax map JN32 tax parcel N310 tax ID number 968588

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: Montgomery County Master Plan for Historic Preservation Site

6. Classification

Category	Ownership	Current Function		Resource Count	
				Contributing	Noncontributing
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<u> 1 </u>	<input type="checkbox"/> buildings
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input checked="" type="checkbox"/> recreation/culture	<u> 1 </u>	<input type="checkbox"/> sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<u> 1 </u> structures
<input checked="" type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u> 2 </u>	<u> 1 </u> Total
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress		
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
					Number of Contributing Resources previously listed in the Inventory <u> 1 </u>

7. Description

Inventory No. M 36-6

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The Jesup Blair house is a two-story frame building set within the boundaries of the 14.46-acre Jesup Blair Park. The park is bounded by Jesup Blair Drive to the north, Georgia Avenue to the west, Blair Road to the south and the CSX Transportation lines to the east. A paved drive off Jesup Blair Drive leads to the front of the house. The house faces west onto Georgia Avenue. The western portion of the property is characterized by old growth oaks. The grounds behind the house are occupied by playing fields, tennis courts and a tot lot. Paved jogging paths cut through the park.

The Jesup Blair House was constructed ca. 1850. The original Italianate house was modified in 1934. During the 1934 renovation, the Italianate detailing was removed and the building was altered to reflect the Colonial Revival style. A rear, one-story addition was constructed ca. 1942. The house was renovated in 1991 to provide transitional housing for single parent families.

Dwelling

The Jesup Blair house consists of a two-story, wood-frame principal block and two-story rear ell constructed ca. 1850. A one-story addition was appended to the rear ell ca. 1942. The house rests on a brick basement. The main block of the house has a square plan, three bays wide by two bays deep with a two-story ell constructed at the rear. The pyramidal roof is sheathed in standing seam metal. The eave is marked by a simple cornice. The rear ell features a front gable roof. The ca. 1942 one-story, wood-frame addition was constructed to the side (east) and rear (south) of the original building. The addition is connected to the ca. 1850 portion of the building by way of the rear ell. The gable roof is clad in composition shingles. The cornice of the addition is characterized by a single bracket at either end of the west elevation and gable returns. Both portions of the building are clad in wood clapboard siding with wood quoins. The current siding was applied over the existing siding when the house was altered ca. 1934. Exterior brick chimneys are located on southern elevation of the original house and the northern elevation of the addition.

The principle façade (west) features a single, central entrance, with a two step stoop. The entrance is framed by a wood pilaster on either side and an entablature. The six-panel wood door is flanked by two, four-light sidelights. Recessed panels are underneath the sidelights. An eight-light transom, with dentils below, is located above the door. The two, first floor windows, flanking the entrance, are twelve-light, double casement units. The second floor windows feature, three, six-over-six light, double-hung, wood-sash windows. Shallow peaked lintels cap the first floor windows. A decorative, recessed panel is located below the windows. The eave line is marked by a very simple cornice, which lacks ornamentation. A decorative ventilator is located in the middle of the roof.

The north and south elevations of the ca. 1850 building feature two, six-over-six light, wood windows on both the first and second floors. An exterior brick chimney is located on the southern elevation between, the two bays of windows.

A two-story ell extends from the rear of the original building. The north elevation of the ell has three, four-over-four light, double-hung, wood sash windows on the first floor and three, six-over-six light, double-hung, wood sash, windows on the second floor. The window ornamentation is the same as that found on the primary (west) façade's second floor windows. The ell rests on a brick foundation and is clad in the same wood, clapboard siding as the main section of the house. The gable roof of the ell is sheathed in standing seam metal. A four-panel wood door is located at the eastern end of the north facade. The transom above the door has been infilled. A hood is located above the entrance.

The ell's eastern elevation has one, six-over-six light, double-hung, wood sash window and two, two-over-two light, double-hung, wood sash windows on the first floor. At the first floor, a four-panel door with a three-light transom is located between the six-over-six and two-over-two windows.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M 36-6

Name Jesup Blair house
Continuation Sheet

Number 7 Page 1

Circa 1942, a one-story addition was constructed on the east and south side of the ca. 1850 structure. The addition is connected to the main portion of the house by way of the rear ell. With the exception of the twelve-over-twelve light, double-hung, wood sash windows found in the passageway connecting the addition to the original building, all windows in the addition are double-hung, six-over-six light, wood sash windows. On the east elevation, five small, six-over-six light, double-hung windows are located at the basement level and are located in window wells. A bay window is located on the addition's south elevation. The addition rests on a brick foundation and is clad in wood clapboard siding that matches the original building.

A modern, concrete ramp leads to an entrance located on the front (west) elevation. A four-panel, wood door features two, five-light sidelights and a four-light transom. A single bracket is found at either end of the eave.

In 1991 the house was rehabilitated to accommodate ten transitional housing units. Although the original center hall plan was maintained during the rehabilitation, as was the original staircase (which has been enclosed in a firewall and doors), banister, and treads and risers, little of the building's original interior features remains. Access was restricted to the public sections of the house, including entrance, corridors, laundry room, and offices.

The first floor and the basement of the 1940s addition originally consisted of one large room (Gwen Wright, personal communication 2001) which was divided and partitioned to accommodate the living units. Modern building materials have been used throughout. Although the original section of the house retains its original floor plan and room configuration, the interior integrity has been severely compromised. Aside from the staircase, few of the original materials or finishes have been retained. Some original elements may exist behind modern building materials that include carpeting, linoleum and new drywall.

The house exhibits three phases of construction: ca. 1850, ca. 1934, and ca. 1942. When it was originally constructed, the house was designed in the Italianate style, with a front porch extending the width of the house. Based on 1934 designs by Howard Cutler, the house was extensively altered and most Italianate detailing was removed. The front porch was removed and the exterior altered to reflect the Colonial Revival style circa 1934. Modifications include removal of four interior chimneys, changes to the ventilator, application of new, wood siding, and the addition of quoins. Not all of the stylistic ornamentation was implemented when the building was altered in 1934. Features such as a balustrade along the roofline and decorative panels below the second floor windows were not executed. Although the center hall plan was maintained, the interior was altered to accommodate a public library. The Maryland National Capital Park and Planning Commission (M-NCPPC) determined that the Colonial Revival style has obtained significance in its own right and that the structure should not be rehabilitated to reflect Italianate influences (Wright, personal communication 2001).

Surrounding Landscape

The landscape is characterized by a mix of old growth and younger trees scattered throughout the property. Documentation indicated that there are currently 210 trees in the park (Edaw, Inc., 04/23/01).

The property currently functions as a public park. Contemporary tennis courts and a football field are located to the south of the house and a tot lot is found to the east. After acquiring the property in 1933, the State of Maryland constructed two small structures, a county administration building and an outdoor pavilion. These structures were built for the functioning of the park. M-NCPPC determined that both structures were non-contributing resources. They were demolished in 1999; only the pavilion's stone fireplace remains. The remaining fireplace is approximately twelve feet tall and is constructed with squared and coursed rubble.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M 36-6

Name Jesup Blair house
Continuation Sheet

Number 7 Page 2

Conclusion

The house exhibits three phases of construction. The first phase comprises the principle building constructed ca. 1850. This section consists of a two-story, wood-frame building that rests on a low brick foundation. The building is three bays wide and two bays deep. It is square in plan and has a two-story ell constructed at the rear. The second phase of construction includes the 1934 Colonial Revival alterations. It was during this phase of construction that the building was re-clad and the interior finishes removed. The third phase of construction was the addition constructed ca. 1942. All the exterior walls are clad with clapboards. Aside from the central hall floor plan and staircase, little historic fabric remains in the interior of the building. The house is surrounded by the Jesup Blair Park, which consists of a mixture of old growth trees and modern sports facilities and playing fields. It is the last remaining residence that is still standing and is associated with the Blair family in Silver Spring.

8. Significance

Inventory No. M:36-6

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates multiple years Architect/Builder Howard Cutler, architect

Construction dates c. 1850, 1934, circa 1942

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

The Jesup Blair House and Park possesses sufficient integrity necessary for consideration for listing in the National Register of Historic Places under Criteria A and C, the development history of Silver Spring and the broad historical trends in domestic architecture. The house was located on a portion of Francis Preston Blair's vast estate. The property derives its significance through its association with Howard Cutler, a prominent, local architect who redesigned the house in the Colonial Revival style. Popular since the early twentieth century, the Colonial Revival style was a widely distributed architectural style. The popularity of the style peaked during the 1930s with the restoration of Colonial Williamsburg. A Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places was completed for the house in 1975. When the National Register Nomination form was completed, the period of significance was determined to be the nineteenth century. However, a statement of significance was not provided nor was a determination of eligibility made. The building and park were designated on Montgomery County's Master Plan for Historic Preservation in 1985. The house and the entire 14.46 acres that comprise the park were designated for the architectural character of the house and its association with the Blair family.

Property History

The Jesup Blair house was constructed ca. 1850 and remained in the ownership of Blair family members until 1933. The house was built by Francis Preston Blair at the request of his son James L. Blair. In 1933 Violet Blair Janin bequeathed the house and 14.46 acres to the State of Maryland.

Around 1850, James Lawrence Blair asked his father Francis Preston Blair to construct a house for his wife Mary Jesup Blair and daughter Violet (Smith 1980: 185). The house, originally called the Moorings, a nautical reference, was located on part of Francis Preston Blair's vast Silver Spring estate. On October 30, 1849 Eliza Violet Blair acquired 25 acres of land. She deeded the property to her husband Francis Preston Blair on October 31, 1849. In 1854, Francis Preston Blair conveyed the 25 acres and the house known as the Moorings to Mary Jesup Blair (Montgomery County Land Records Liber JGH 3, folio 286). Upon her death, Mary Jesup Blair willed the Moorings to her daughter, Violet Blair Janin. In 1933, the State of Maryland acquired ownership of the property after it was bequeathed to the State by Violet Blair Janin (Will of Violet Blair Janin). When the property was bequeathed to the State of Maryland, Violet Blair Janin's will stipulated that the name of the house change from the Moorings to the Jesup Blair house, in honor of her brother. The house has been used for the Silver Spring public library, a draft board and community center, as an apartment for the park's groundskeeper, and the Chelsea School (*Silver Spring Gazette*, 10/30/1996 and Michael Dwyer, personal communication 2001).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M 36-6

Name Jesup Blair house
Continuation Sheet

Number 8 Page 1

Francis Preston Blair owned a large track of land in what is now Silver Spring and Takoma Park. He owned approximately 1,000 acres that extended over both sides of Georgia Avenue (Farquhar 1962: 282). The Silver Spring estate was constructed ca. 1842 (Sween 1984: 158) as a summer home. Silver Spring was located on a track of land known as Falkland Manor. Francis Preston Blair made it his primary residence in 1854. Francis Preston Blair's primary residence originally was Blair house, located across from the White House on Lafayette Square. The Manor included Silver Spring, Montgomery Blair's Falklands, and James Blair's the Moorings. Falkland Manor was reduced in size when Silver Spring and the Falklands were separated from the parcel (Montgomery County Equity Case Liber EBP 13 folio 356). As was typical of the time, the Blairs had primary residences in the District of Columbia and used the Maryland homes as summer residences.

James Lawrence Blair was one of four children (Montgomery, Elizabeth, and Francis Preston, Jr. (Frank)) of Eliza Violet Gist and Francis Preston Blair (1791-1876), the founder of Silver Spring. The Blairs were a politically active family, and various members played influential roles in both local and national politics. Francis Preston Blair was prominent during Andrew Jackson's presidency and was a member of his kitchen cabinet. Montgomery Blair was trained as an attorney and represented Dred Scott in *Dred Scott v. Sandford*. He was appointed Post Master General by President Lincoln. James Blair's sister Elizabeth married Lt. Samuel Phillips Lee, a member of the Lee family of Virginia. Well into the twentieth century the Blair family continued to be active in state and local politics. Elizabeth Blair Lee's son, Francis Preston Blair Lee, known as Blair Lee, became the first popularly elected United States senator from Maryland.

James Blair (1819-1853) was an officer in the United States Navy and served under Lt. Charles Wilkes on the United States Exploring Expedition, 1838-1842. Authorized by Congress in 1828, the purpose of the scientific expedition was to examine the coasts, shores, flora and fauna of the Pacific. In 1846 James Blair married Mary Serena Jesup (1825-1914), daughter of General Thomas Sidney Jesup, a United States Army officer who served in the War of 1812. After taking a leave of absence from the Navy, James Blair went to San Francisco, and, using money borrowed from his father, founded a shipping company that operated the first steamship line on the Sacramento River.

James and Mary Blair had three children: Violet Blair Janin (1850-1933), Jesup Blair (1852-1902), and Lucy Blair Wheeler (1853-1902). Although Violet Blair Janin was a Washington socialite and was involved in many charitable organizations, including the National Society of Colonial Dames, the National Society of the American Revolution, and the National Society Opposed to Women's Suffrage, little archival information has been uncovered on the life of her brother Jesup Blair, for whom the property is named. As was common of women in her social position, Violet Blair Janin was generous with her resources. Many charitable organizations were the beneficiaries of her will, including St. John's Episcopal Orphan Asylum, the Protestant Episcopal Cathedral Foundation, the Emergency Hospital of Washington, DC and the Episcopal Home for Colored People (Will of Violet Blair Janin).

Although all three Blair properties witnessed troop activity during the Civil War, the Moorings suffered the least damage. Silver Spring was ransacked and the Falklands was destroyed, whether by Confederate or Union troops remains unclear. Falklands was subsequently rebuilt in a different location. In summer, 1863, the Blair properties were the scene of Union encampments. As Elizabeth Blair Lee told her husband in a letter dated July 1, 1863, they had "50 men at the (h)ouse and 500 (c)avalry from Sunday night until yesterday in Mary Blairs lawn" (Laas 1991: 280). In July 1864, Jubal Early approached Washington after his engagements outside of Frederick, Maryland, at the Battle of the Monocacy and skirmishes in Rockville. Early originally planned a full-scale attack of Washington, but later altered his strategy. What resulted was a series of small skirmishes between Confederate sharpshooters and Union troops. After hostilities ceased, Early moved his troops out of Silver Spring and towards the Potomac River.

During his Washington campaign, Early made Silver Spring his headquarters. While occupying the residence, his troops ransacked the house and "left demijohns of good (o)ld Bourbon empty under the table and cleaned out the larder and poultry" (Laas 1991: 405). Elizabeth Blair Lee also reported to her husband that there was fighting from "Munsons house-Moorings up to Wilsons...." (Laas

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M 36-6

Name Jesup Blair house
Continuation Sheet

Number 8 Page 2

1991: 405). After the Confederate troops left Silver Spring, Elizabeth Blair Lee described the condition of the Blair properties. Elizabeth Blair Lee reported to her husband in a letter dated July 18, 1863 "so many dead buried near our front gate & others on Mary Blairs place...." (Laas, 1991: 406). The exact location of the buried soldiers is unclear. A preliminary archaeological reconnaissance of the Jesup Blair Park conducted in October 1999 and April 2000 did not yield any significant historic or prehistoric resources.

Despite its proximity to Washington, the Silver Spring area remained a rural enclave until the early twentieth century. Even though three major turnpikes and two trolley lines crossed the area, for the most part, Silver Spring comprised the estates of the Blair, Lee and Bonifant families. Silver Spring began as a summer resort for Washington D.C.'s elite. When a post office was established in 1899, the three communities of Woodside, Forest Glen and Linden were combined to become Silver Spring. The area did not experience much development until after World War I, at which point sidewalks were laid and streetlights installed. By the 1920s and 1930s, Silver Spring was rapidly changing as it experienced tremendous development. E. Brook Lee, speaker of the House of Delegates and Blair Lee's son, was influential in the development and growth of Silver Spring. His development company, North Washington Realty Company, designed several developments including Northgate, Colonial Village, Sligo and Sligo Park Hills (Walston 1984: 2). Brooke Lee also laid out a subdivision on 19 acres of the Gist Blair (his father's first cousin) property in 1921 (Walston 1984: 2).

In 1933 Violet Blair Janin left the house and surrounding 14.46 acres to the State of Maryland. After acquiring the property, the State commissioned local architect Howard Cutler to convert the residence into a public library. Educated at the Mechanics Art Institute, Cutler began his career Washington in 1906 with the firm of Culter & Moss, after working in Rochester, New York. He opened his own practice in 1923. From the mid-1920s to the mid-1940s, Culter was Montgomery County's primary architect for public buildings and schools. His work in Montgomery County includes Montgomery Blair High School (1935), Chevy Chase Elementary School (1930), Garrett Park School (1927-28) and Bethesda-Chevy Chase High School (1930). His work was completed during a period of growth and development in the surrounding suburbs of Washington, including Silver Spring.

After the State of Maryland acquired the property in 1933, plans were developed to convert the grounds surrounding the Jesup Blair house into a public park. Irving C. Root, chief engineer, and T. C. Jeffers, landscape contractor, developed the plans. Proposed park features included an outdoor theater, council ring, tennis, basketball and volleyball courts, and children's playground. Of the improvements proposed, only the tennis courts planned for the southeast corner (at the junction of Georgia Avenue and the CSX railroad tracks) of the parcel have been installed in the location proposed. Of the remaining features, the outdoor theater and council ring were not built. The location proposed for the tennis, basketball and volleyball courts, is now occupied by the existing football and soccer field.

Conclusion

The Jesup Blair House at 900 Jesup Blair Drive is an example of a ca. 1850 Italianate house that was modified in 1934 to reflect Colonial Revival influences. The house was built on a portion of Francis Preston Blair's vast land holdings, in what was historically a rural section of Montgomery County. The house and 14.46 acres were bequeathed to the State of Maryland when the Silver Spring area of Montgomery County was experiencing a period of rapid growth and commercialization.

Historical research indicates that the appropriate historic context for the evaluation of the house and grounds is the suburbanization of Silver Spring and the broad historical trends in domestic architecture (Criteria A & C). The house was constructed for a member of the Blair family, a family significant at the local, state and national levels. However, the building's significance is derived from its association with local architect Howard Cutler. Of the Blairs associated with the property, Violet Blair Janin's contribution had the most impact on the Silver Spring community. She was involved with a variety of charitable organizations, many of which benefited

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name Jesup Blair house

Continuation Sheet

Number 8 Page 3

from her generosity when she died. When she died, Violet Blair Janin donated the Moorings and the surrounding 14.46 acres to the State of Maryland for public use (Will of Violet Blair Janin).

The property played a minor role during the Civil War and was witness to activity by both Union (in 1863) and Confederate (during the Defense of Washington, 1864) soldiers. In 1934, the building was altered to reflect the architectural design sensibilities of the time: the Colonial Revival period. The removal of Italianate detailing and the substantial front porch erased physical evidence that this building is a ca. 1850's structure. Although the house retains its central hall plan and staircase, little of the original interior features and finishes remain.

Dwelling

In 1934 the building was dramatically altered and no longer resembles the Victorian period house it was during the Civil War period. Therefore, the building's association can not derive from the minor role it played during the Defense of Washington. The significance of the house is through its association with Violet Blair Janin when she bequeathed the house and 14.46 acres to the State of Maryland. The Colonial Revival changes to the building are associated with Howard Cutler, a prominent local architect of public buildings. The historic context for the house derives from its significance to Montgomery County in the areas of community planning and architecture. The period between 1934 to 1957 is the period of significance associated with the property. After the State acquired the house, and in accordance with the will of Violet Blair Janin, the building was put to public use. It was during that time the building was altered to function as a public library. When the decision was made to turn the building into a public library, one of Montgomery County's most prolific designers of public buildings was contracted to undertake the work. Howard Cutler's design altered the building's architectural style from the Victorian period to the Colonial Revival.

The Colonial Revival style was popular since the early years of the twentieth century; the popularity of the style peaked during the 1930s with the restoration of Colonial Williamsburg. The style emphasized the simplification of ornamentation. This simplification can be seen as a reaction to the highly decorative and exuberant, multi-colored architecture that characterized the Victorian period. The Colonial Revival style was dominant in the Washington, DC region. Although it was primarily used on residential buildings, the style also was found on public buildings including schools and courthouses, and commercial buildings. The Jesup Blair house possesses integrity of design, workmanship, feeling, association, and materials to convey the tenants of Colonial Revival architecture and to be a representative example of the style. When the building was altered in 1934, the features that gave the building its Victorian characteristics were removed. Those features include the removal of the front porch and its ornamentation. Characteristics typical of the Colonial Revival style were retained. These features include the window trim and the entrance with its transom and sidelights. Colonial Revival detailing, such as the quoins, also was added.

Surrounding Landscape

The locally designated environmental setting for the house includes the entire 14.46 acres that were bequeathed to the State of Maryland. The National Register boundaries and boundary for the Maryland Register of Historic Properties for the Jesup Blair Park comprise 7.27 acres. The National Register boundary was defined to include significant resources and land that retain its integrity from the first half of the twentieth century. This boundary excludes areas of contemporary recreational development. This modern development includes tennis courts, and football and soccer fields, which were added in the late 20th century.

Violet Blair Janin's will stipulated that some trees could be removed so that a park could be created. The degree to which the old growth trees have been removed has diminished the setting that characterized the property at the time of the donation. Since the

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Inventory No. M 36-6

Name Jesup Blair house
Continuation Sheet

Number 8 Page 4

property was given to the State, changes in the setting have impacted the character-defining features of the property. After the property was given to the State, the setting was altered so that the property could function as a public park. As stated in her will, she gave

the remaining portion of my farm, "The Moorings" near Silver Spring, Montgomery County, State of Maryland, from the trees fronting on the Brookeville Pike and the road on the south, together with all improvements thereon, unto the State of Maryland, for the establishment of a public park thereon, in memory of my beloved brother, Jesup Blair, subject to the following conditions:

...That all the trees now upon the property be preserved except such of them as it is absolutely necessary to remove in connection with the laying out of such park. It is my earnest wish and request that if any of the trees upon the property are destroyed, or die, that such trees be replaced (Item XVII, Will of Violet Blair Janin).

When the playing facilities were installed, many of the old growth trees were removed. The western portion of the park and the area immediately adjacent to the Jesup Blair house have retained sufficient integrity of setting, association, and feeling. This remaining grove of old growth trees helps the park retain its historic character from the period 1934 to 1957. A clearly differentiated pattern of historical development, rural passive landscape versus a contemporary active public park, has emerged to delineate the setting's boundaries.

9. Major Bibliographical References

Inventory No. M:36-6

Land and Equity Records of Montgomery County, Maryland

See attached continuation sheet for additional references.

10. Geographical Data

Acreage of surveyed property 14.46 acres
Acreage of historical setting 7.27 acres
Quadrangle name Washington West Quadrangle scale: 1:24 000

Verbal boundary description and justification

The property boundary is depicted on Montgomery County Tax Map JN32, Tax Parcel N310. The boundary for the Jesup Blair Park is shown as the dotted line on the map entitled "Maryland Register of Historic Properties Boundaries, Jesup Blair Park". The boundary includes the building and immediately adjacent grounds historically associated with the Jesup Blair house and excludes that part of the original site now occupied by playing fields and tennis courts. The boundaries retain sufficient integrity of setting, association, and feeling that are not present in the area adjacent to the playing fields.

11. Form Prepared by

name/title	Kirsten Peeler / Project Manager		
organization	R. Christopher Goodwin & Associates, Inc.	date	October 2001
street & number	241 East Fourth Street, Suite 100	telephone	301.694.0428
city or town	Frederick	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:36-6

Name Jesup Blair house
Continuation Sheet

Number 9 Page 1

EDAW, Inc.

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~~Coalition to Preserve Jesup Blair Park~~

~~2001. Memo to Councilmember Isiah Leggett. Montgomery County Department of Park and Planning.~~

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Laas, Virginia

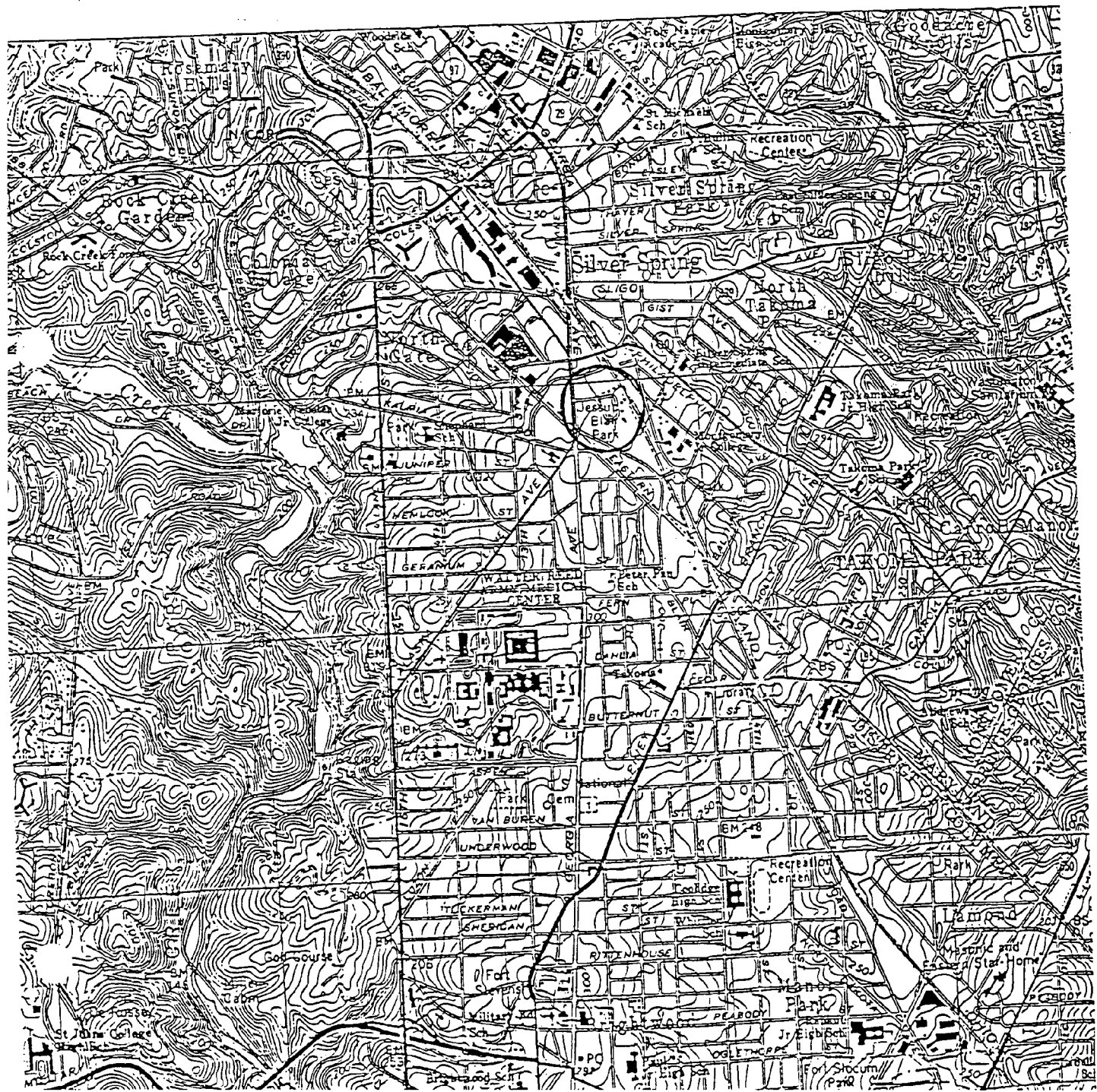
1991. *Wartime Washington. The Civil War Letters of Elizabeth Blair Lee.* University of Illinois Press, Urbana and Chicago.

Smith, Elbert

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Will of Violet Blair Janin

M:36-6
Jesup Blair House and Park
Silver Spring, Montgomery County, Maryland
U.S.G.S. Map: Washington West Quadrangle

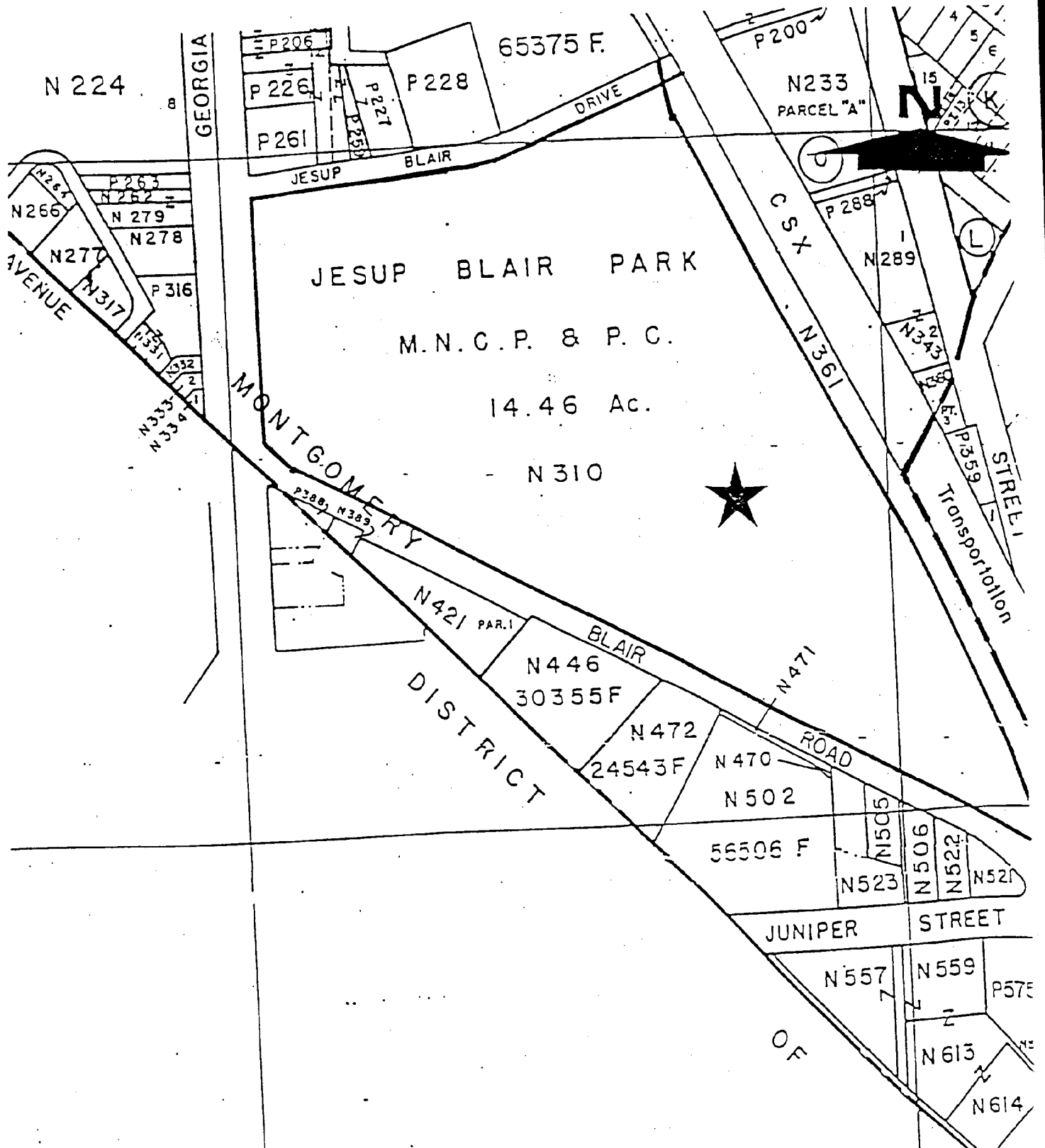


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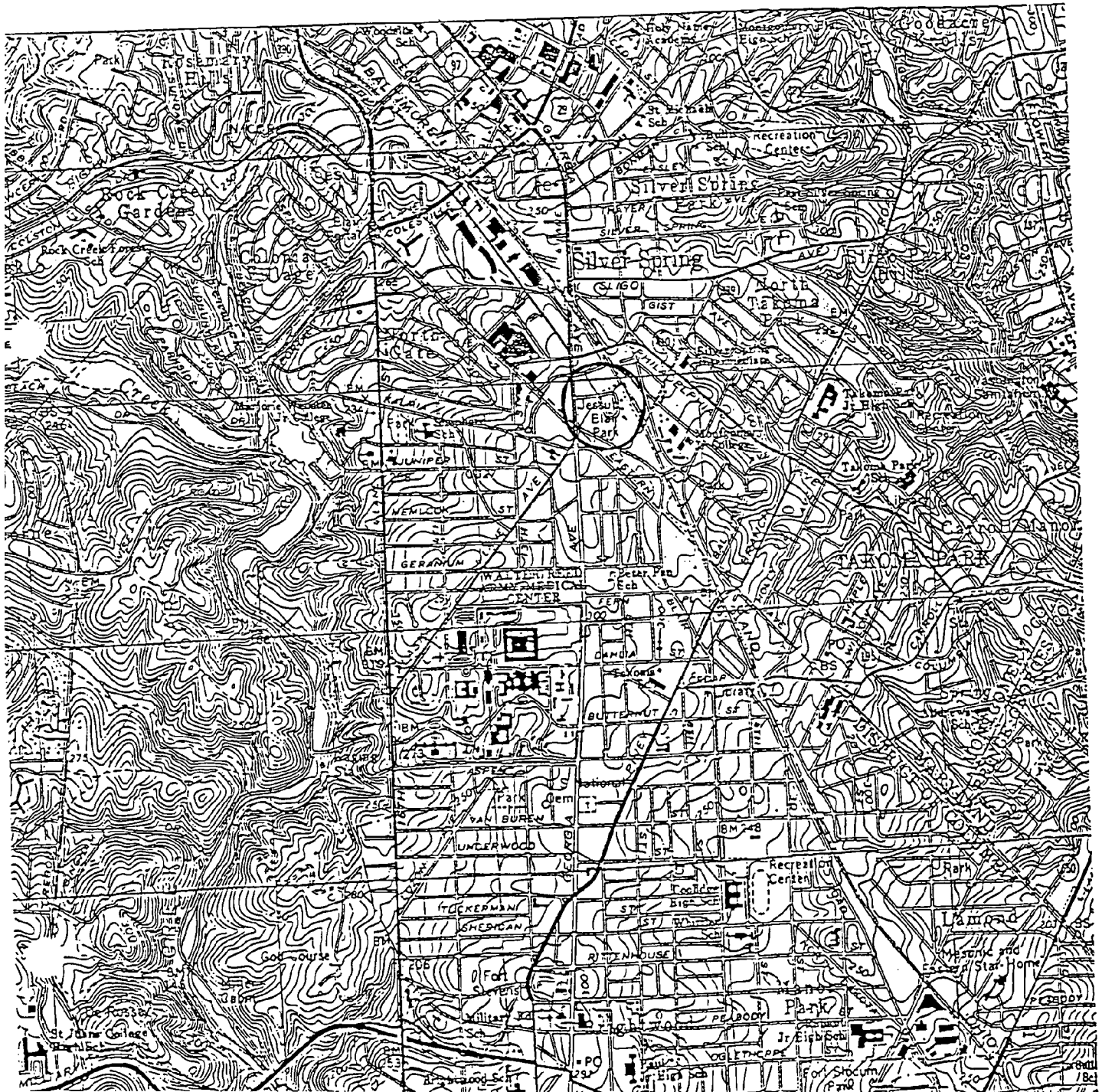
Jesup Blair House and Park

Silver Spring, Montgomery County, Maryland

Parcel Map: Map JN32, Parcel N310



M:36-6
Jesup Blair House and Park
Silver Spring, Montgomery County, Maryland
U.S.G.S. Map: Washington West Quadrangle

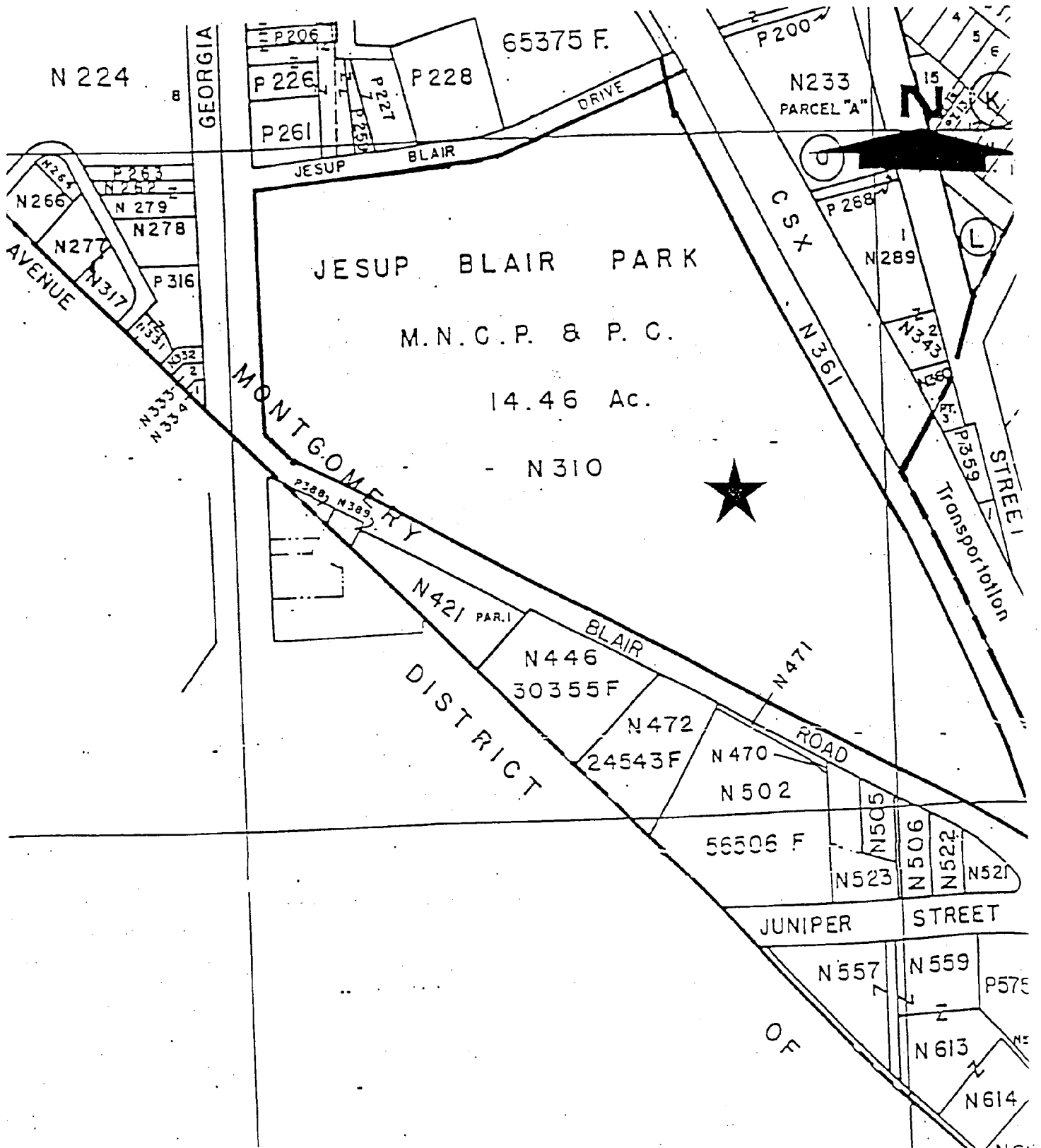


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Jesup Blair House and Park

Silver Spring, Montgomery County, Maryland

Parcel Map: Map JN32, Parcel N310



M:36-6

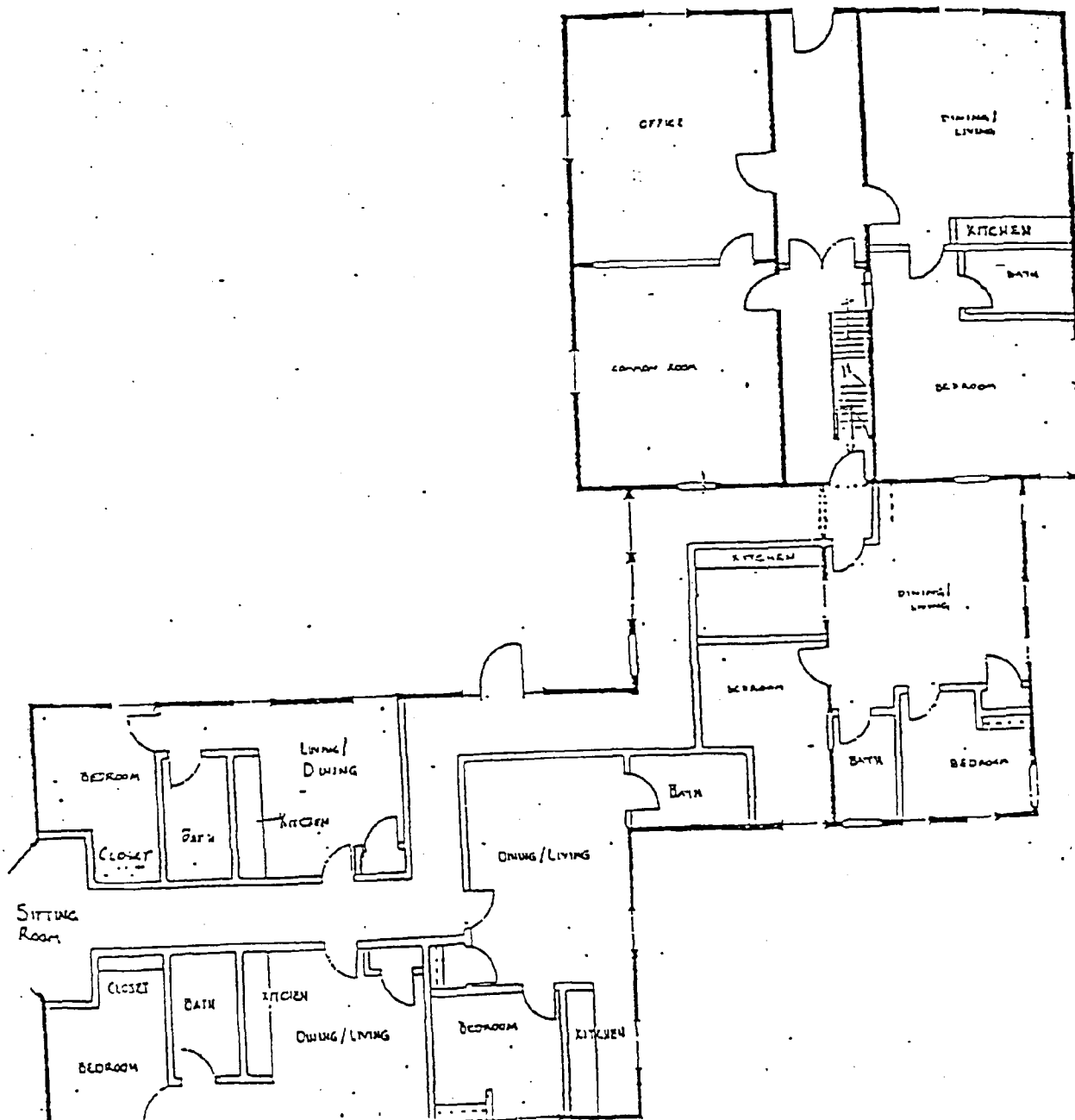
Jesup Blair House and Park

Silver Spring, Montgomery County, Maryland

First Floor Plan

(Not to Scale)

FRONT OF BUILDING



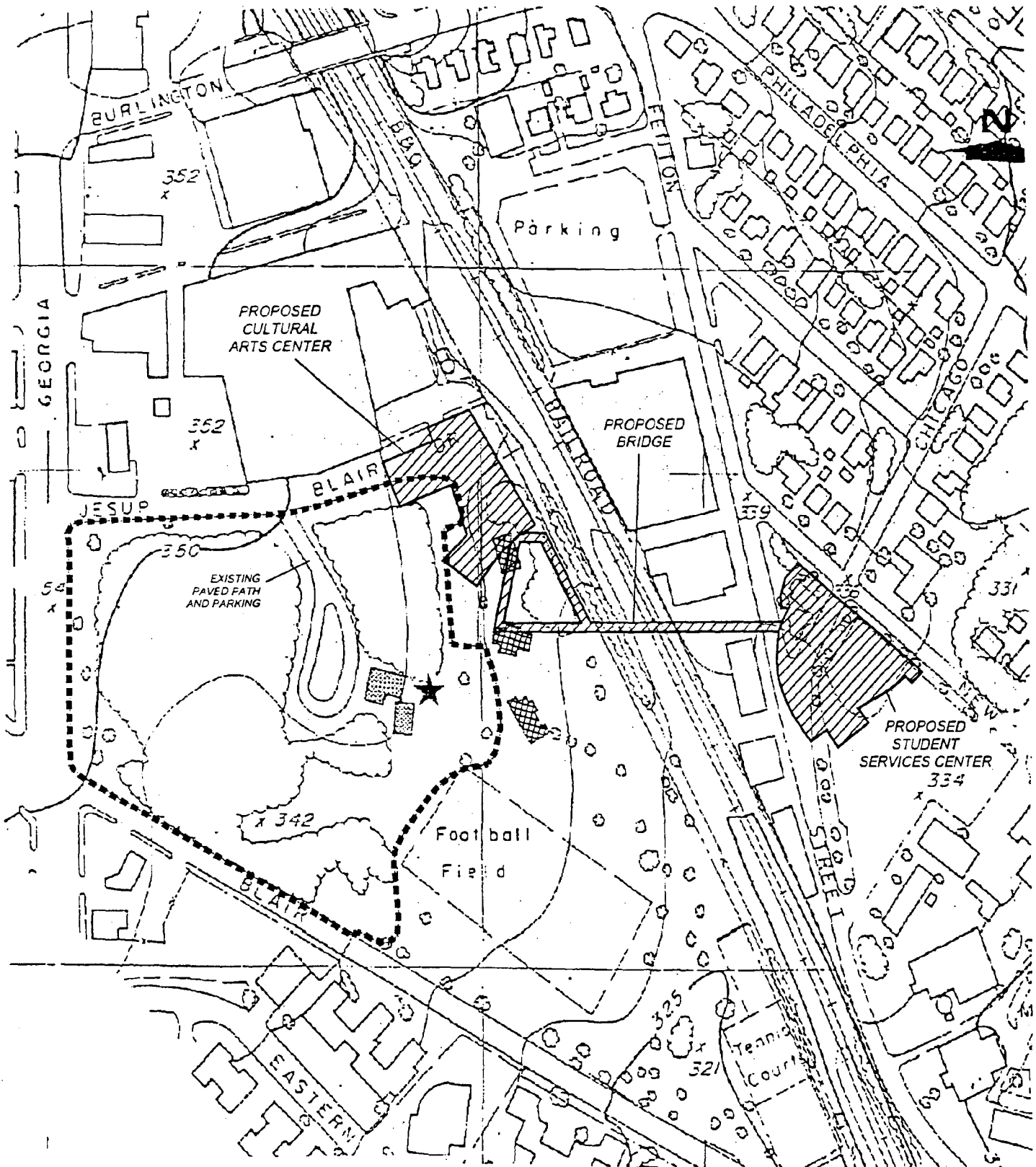
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Jesup Blair House and Park

Silver Spring, Montgomery County, Maryland

MD Register of Historic Properties Proposed Boundary, Jesup Blair Park

Source: Undated map in Maryland - National Capital Park
and Planning Commission Staff Report, dated 1/05/00



Scale: 1"=200'



KEY:

- ★ Jesup Blair House
- MD Register of Historic Properties Proposed Boundary
- ▨ Proposed Structure
- ▧ Demolished Building, 1999

terms of a 99-year ground lease.

Similar revivals are occurring from Oakland, Calif., where a 20-acre transit development will include a health clinic and library, to South Orange, N.J., where the renovated station will share parking with a new arts center. Meanwhile, locales such as Richardson, Texas, are using transit villages to create town centers, with a two-acre public plaza at the heart of a 27-acre mixed-use development planned for the Dallas suburb.

While some studies have shown increased demand and rent premiums near transit stations, construction costs rise, as well. Not only does urban land tend to be more expensive, so does multistory development that combines, for example, retail with housing. The final tab can run as much as 50% more than that of a comparable suburban development, says Art Lomenick, president of Workplace Urban Solutions in Dallas. "You tend to get forced into some pretty high rents."

In addition, developers often come up against opposition to increased density and, ironically, traffic. Worried about the car trips generated by a 47-acre, 4.9 million

square-foot development at Atlanta's Lindbergh Station, a neighborhood group has filed multiple suits against the transit agency to block the plan. The project will encompass up to five office buildings for communications-services provider BellSouth Corp., along with 8,500 new parking spaces.

Formulas for public funding vary. Portland's regional government, for example, uses federal funds to purchase station sites, reselling them to developers at discounts based on projected ridership and extraordinary costs. Maryland's transportation department draws on state funds to award grants to developers for transit-related improvements, while a San Mateo County, Calif., government association gives its money to cities: as much as \$2,000 per bedroom for high-density housing around stations.

In Los Angeles, the MTA sets parameters for station-area development and solicits proposals, preferring to lease vs. sell its sites. Agency funding is typically limited to parking or station improvements. "We're not subsidizing development," Ms. Inge says.

In fact, apartments and retail at Western Avenue are being built partly on MTA land with no transit-agency money. But with 2,500 applications for the first 60 affordable-housing units, developer Tony Salazar of St. Louis-based McCormack Baron Salazar isn't griping. "It's right next to a subway that turns a 45-minute drive into a 10-minute ride," he says.

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#36/6

JOURNAL Spare Jesup Blair from college's plan

The Takoma Park campus of Montgomery College occupies a special place in my life. But the happy memories I have from that time and the values I learned would be violated by the campus' taking of public open space in Jesup Blair Park. I hope the college will uphold its fine principles and rethink this action.

In 1971, the Takoma Park campus was a mix of young war veterans, kids of diplomat families and recent high school graduates with no clue about how to proceed in life (count me as one of those). We ate meals in the old stucco building that we called "The Alamo," and we sat in the shady groves of trees and debated the goings-on of the world. It was a happy, stimulating atmosphere of exploration and of appreciation of the natural world.

Friends and fellow students lived on a small farm just across the train tracks from the campus, adjacent to the Jesup Blair Park, where they

kept goats and chickens. There were no tennis courts or paved walks there; it was just a simple, restful spot where goats could wander and people could think. As I passed through those delightful days at Takoma, I learned — somewhat to my surprise — that college was fun and that I was good at it. What became a rewarding career path began at that quaint little Takoma Park campus.

The way the Takoma Park campus opened that path was by being sensitive to who I was, what I needed and the neighborhood I came from. That is how I hope Montgomery College will always operate, as part of the neighborhood. Now, in 2001, as new generations begin adult life at the Takoma Park campus, our neighborhood has lost most of its undeveloped areas. The farm across the tracks is now covered by town houses and asphalt, and no open space remains — except quiet, oak-shaded Jesup Blair Park.

But, the college appears to be wedded to a particular plan for a new Cultural Arts Center to occupy much of that park. This seems to be a rather unethical and certainly very unneighborly seizure of public parkland for non-park use. The college can have its new arts center at the former bakery site, and leave

this remaining bit of public land as it is. Please remember that it takes a hundred years to grow a big oak, and removing just one is a major change to our landscape for generations to come. Please keep my old college the good neighbor that it has always been, and do the right thing by all of us. Keep this public land as it is, so that future generations of students from our neighborhood can enjoy what previous generations of public administrators had saved for me in 1971 — the joy of preserved open space.

JANE L. HARMAN
Takoma Park

Let them eat meters

This letter is regarding the April 27 *Journal* article, "Bethesda parking fees to increase."

Yup! The pigs at the trough have finally convinced me. No more Bethesda restaurants or visits. The 50 percent increase in hourly rates, as well as extending the hours to 10 p.m. and including Saturdays is the final straw. The county pigs — oops, "officials" — think they can milk the cow and not kill it.

I hope everyone will join me in totally avoiding any patronage to Bethesda establishments. There are plenty of quality restaurants in Chevy Chase, Gaithersburg, Germantown and D.C. areas that aren't trying to gouge their customers. Maybe if it hurts enough, the business interests will stop this madness. If not, then they will have to close or move to other areas to survive.

Got to hand it to our "leaders." They really know how to encourage business. I hope they choke on their meters.

KENT MILLER III
Germantown

Railway Agencies Play Bigger Real-Estate Role

'Transit Villages' Sprout Around Train Stations; A Red Line Experience

By NANCY D. HOLT

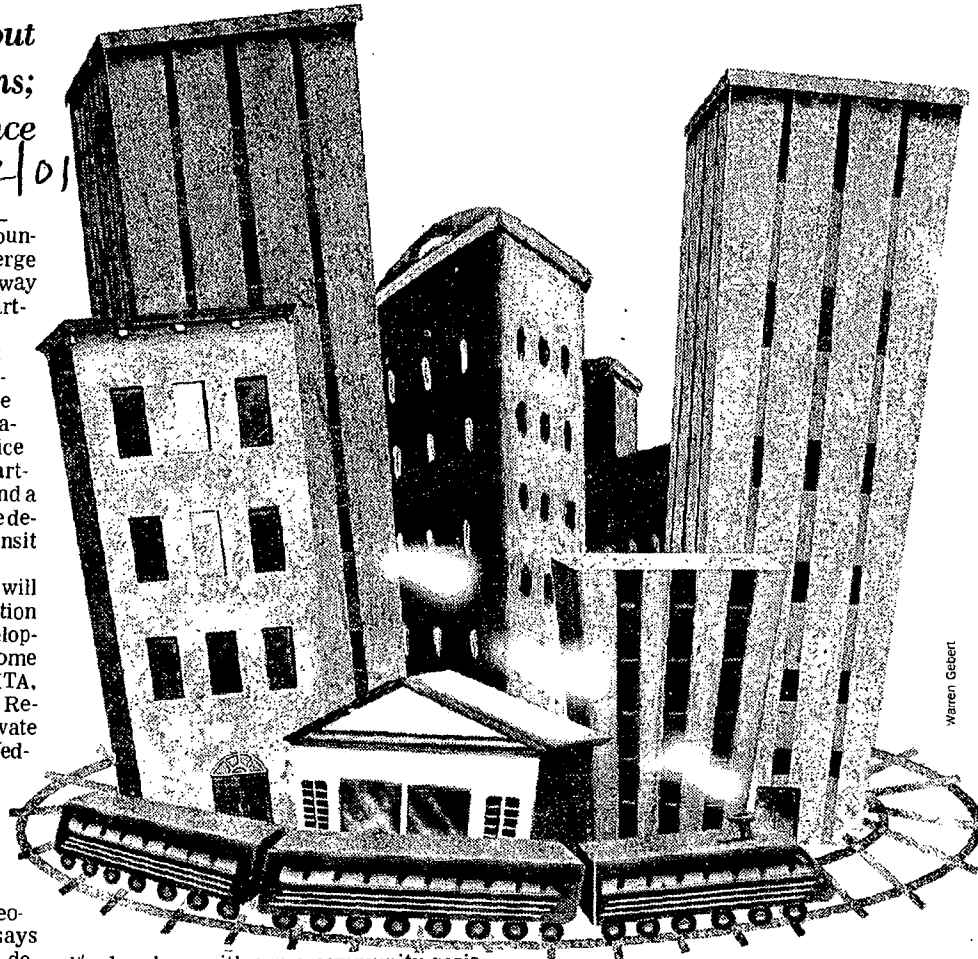
Special to THE WALL STREET JOURNAL

AT THE END of Los Angeles County's Metro Red Line, riders emerge from the new orange-tiled subway station, with murals by a local artist and bright canopies arching over the portal, to asphalt parking lots that stretch almost to the horizon. But change is on the way: Private proposals for a 13-acre overhaul of the station area, likely to include a blend of office buildings, restaurants, shops and apartments, along with structured parking and a bus plaza, are due next week. Driving the development process: the public transit agency.

While the North Hollywood project will be one of the Metropolitan Transportation Authority's largest transit-station developments, officials here hope it will become just another stop on the line. The MTA, working with Los Angeles Community Redevelopment Agency, is recruiting private companies to build high-density, mixed-use communities on land it owns around at least a dozen subway and light-rail stations throughout Los Angeles county.

"It enhances the ridership experience if people come out of the portal and see bright store windows, other people walking and, maybe, a cafe," says Carol Inge, the MTA's director of joint development. "People may ride the subway just to get to the station."

As traffic clogs freeways, transit-oriented development is gaining momentum—even in car-crazy Los Angeles. Spurred by projections of new ridership and revenue, transit agencies across the country are teaming up with government entities and private companies to revamp neighborhoods around stations in cities and suburbs they serve. Despite the high costs of building in established neighbor-



hoods, along with some community resistance, developers say they are responding to accelerating demand, even as the economy slams on the brakes.

"People like living in these communities for the same reasons they like living in New York City," says David Stockert, president of Atlanta's Post Properties Inc., an upscale apartment developer with transit-accessible projects in several cities. Mr. Stockert says he looks for public trans-

portation close to sites, along with retail, office and entertainment venues for "street-level excitement. Everything works together."

Transit villages, by definition, cluster a variety of uses within walking distance to a station to encourage area residents, shoppers and workers to take the train or bus. They also strive to create pedestrian-friendly environments so neighbors may

walk to the station, picking up a cup of coffee and newspaper on the way. Transit-oriented developments also may include public spaces and services.

The concept of transit villages isn't new: Examples date to the late 19th century, with towns growing up around rail lines coming out of cities such as Boston, Cleveland and, even, Los Angeles (which retired its electric Red Cars in the '50s). Then the focus shifted to highways: Cities declined, communities sprawled and traffic worsened. Transit-oriented development regained speed in the '90s,

with funds now increasing for planning and construction.

"Transit villages are more than just buildings and stations next to each other," says Robert Certero, professor of city and regional planning at the University of California, Berkeley. "In many ways, they are an effort to rebuild communities."

Indeed, development atop Los Angeles subway stops already is revitalizing Hollywood Boulevard. Projects taking shape there range from affordable apartments and neighborhood retail at Western Avenue to a 640,000-square-foot, entertainment-retail complex and 640-room hotel at Highland Avenue. Developed by a division of Toronto-based TrizecHahn Corp., the Hollywood & Highland site is expected to generate hundreds of extra subway trips a day, with attractions such as a multiplex cinema and live-broadcast theater for the Academy Awards. In addition, the transit agency will net at least \$500,000 annually under the

Conte new development page

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36/6



UPCOUNTY

Bringing the County Closer to You

Today

VOLUME 7, ISSUE 5
MAY 2001

Douglas M. Duncan, County Executive
Bruce Romer, Chief Administrative Officer

Catherine Matthews, Director
Carol Rieg, UCAB Chair

Spraying for Gypsy Moths in County

The Maryland Department of Agriculture will be spraying for gypsy moths in Montgomery County parkland. Spraying will take place between the last week in April and

the third week in May, depending on weather conditions. Spraying in the Upcounty will be conducted in parts of Little Bennett Regional Park, the area adjacent to Clarksburg Local Park, and Great Seneca Stream Valley Park. For more information call M-NCPPC at 301-650-2614.

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Don't compromise integrity of park

JOURNAL 5/4/01

Do not clear-cut historic Jesup Blair Park, our green and tranquil oasis, in downtown Silver Spring at the Maryland-District of Columbia line. This is a habitat park for everyone.

The park was bequeathed to Maryland in 1933 by Violet Blair Janin, granddaughter of Silver Spring's founder, Francis Preston Blair. Violet is a flower's name. How appropriate a gift for one who loved nature so much, especially

the trees on her country estate, the Moorings, with its 1850s mansion.

Just as preservation and environmentalism cut across jurisdictional lines, so, too, does Jesup Blair Park serve everyone on both sides of the county-District line. "Hyperactivity" does not accurately describe the action in Jesup Blair Park. On Earth Day, the park hosted the county's Earth Day activities — music, dancing, story-telling, tree adopting and other activities.

There is a joyfulness to our Jesup Blair Park, with its 250 trees, representing 42 species, as well as songbirds and animal life. More than half, about 131, of the trees are from the park's original native forest. Forty trees will be de-

stroyed outright by the construction of the Cultural Arts Center proposed by Montgomery College.

The 14.5-acre park and 150-year-old mansion are designated in the Master Plan for Historic Preservation, which affords them special protections and preserve their integrity. They also are protected by Violet Blair Janin's will, which bequeathed the land as a public park in perpetuity.

Jesup Blair Park's integrity should not be compromised. Montgomery College must do the ethical and proper thing, as it pledged to do in March at a meeting of the Gateway Coalition. The college should build the center adjacent to the park on the Giant property it is purchasing. (The sale was strongly endorsed by local preser-

vationists.)

We ask Montgomery College, as an educational and "inspirational" institution, to keep its promise work with us to see it come to fruition. It will be "win-win" for all of us — in perpetuity. Further, it will respect and realize Violet Blair Janin's incredible vision and foresight in bequeathing her beloved land and trees as a public park for everyone to enjoy. It vividly expresses the true essence of "legacy open space" in Montgomery County.

MARCIE STICKLE
Takoma Park

Editor's note: Ms. Stickle is a representative of the Silver Spring Historical Society for the "Coalition to Preserve Jesup Blair Park."

BlackRock Center for the Arts begins new phase of development

Cultural arts center hopes to improve quality of life through unique programs

GERMANTOWN — BlackRock Center for the Arts, a new cultural arts center at Germantown Town Center, recently named Betsy Platt president and Tom Hoffmann, chairman of the Board of Directors.

The appointments mark a new phase in the development of the arts center. As president, Ms. Platt will oversee the construction of the building and develop activities.

Ms. Platt believes strongly in the Chautauqua concept that blends educational and cultural activities.

“My vision is for BlackRock to reflect the community — for it to be a focal point for local artists and performers as well as students and audiences in Germantown and the surrounding area. Simultaneously, we will broaden horizons and stretch imaginations by bringing in artists and performers from outside the area,” she said.

Ms. Platt continued, “Warm-weather programs on the outdoor performance stage will attract

diverse audiences. We will have barn dances on the sprung wood dance floor and exhibit photography and artworks created by local and regional artists in the gallery.”

In looking to secure the financial future of BlackRock, Mr. Hoffmann foresees that a broadly based fundraising effort will complement the county and state support received thus far.

“BlackRock is going to be the center of civic and community life in the Germantown area,” he said. “Every company whose employees live within seven or eight miles of Germantown has a tremendous stake in our success. BlackRock will enhance quality of life for everyone, and that makes it easier to attract and retain a high quality work force in the community.”

Before joining BlackRock, Ms. Platt was executive director for the Institute of Musical Traditions.

For six years, she was a partner in Dancing Planet Productions. She served on the program committee for the Washington Folk Festival for nearly 10 years, and has co-directed Victoria’s Revenge, an annual Victorian music and dance event, since 1991.

Mr. Hoffmann is president and CEO of International Energy Partners (IEP) a privately held investment company in the energy project development business. Before that,

he was a partner in the Bethesda law firm of Paley Rothman Goldstein Rosenberg & Cooper.

With plans to use his financial and business expertise to help position BlackRock as a permanent and prominent part of the upper Montgomery County community, Mr. Hoffmann said, “Our board of directors is growing and evolving. The founding directors had the vision to make BlackRock an integral part of the Germantown community. Now I want to make sure the I-270 technology community is involved with BlackRock as well. Their work force is highly educated, and I feel certain that the commitment to the arts will be deep and permanent.”

Raised in Glens Falls, New York, Ms. Platt earned a bachelor’s in Political Science and Anthropology from Bryn Mawr College in 1983. Mr. Hoffmann, originally from Fort Mitchell, Kentucky, earned his Juris Doctor in 1976 from New York University, where he was a Root-Tilden

Scholar. He studied at Lincoln College, Oxford University, where he earned a bachelor’s in Jurisprudence in 1975. He also holds a bachelor’s English Honors degree (1972) from Georgetown University.

The \$7.3 million BlackRock Center for the Arts is slated to open in 2002. The 32,000 square foot facility will include theaters for the performing arts, an exhibition gallery, a

children’s art and activity studio, outdoor performance space, and education studios for art, dance, music and literature.

BlackRock Center for the Arts will present a broad spectrum of arts programs, with emphasis on participatory education. As a presenting facility for the performing and visual arts, the center will enable area artists and arts-producing organizations to reach a population of more than 600,000 in rapidly growing upper Montgomery County and neighboring areas.



Betsy Platt is president of BlackRock Center for the Arts, a new cultural arts center at Germantown Town Center.

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MC expansion into Jesup Park a

SOURCE 9/13/01

I am writing with regard to the plans for the renovation of Jesup Blair Park and the proposed expansion of Montgomery College onto public parkland ("MC lands \$6M Giant property in Silver Spring," April 4). The college should be commended for its desire to expand onto the Giant Bakery site and along Georgia Avenue in South Silver Spring, thus bringing back life to a long depressed area.

However, the proposals to construct in the park an unsightly pedestrian/bicycle bridge and ramp, as well as a new Cultural Arts Center, would together, in my opinion, destroy the rustic beauty and historic character of this unique park. And Jesup Blair Park is unique locally, because it is the only urban park in Montgomery County with a historically designated house as its centerpiece.

Unfortunately, recommendations regarding the location of the bridge and the Cultural Arts Center were made when the expansion of the college onto the Giant Bakery site was not an option.

At that time, construction in the park may have been acceptable to some because there was no apparent alternative. However, with the recent purchase of the Giant Bakery parcel by the college, the situation has changed. The space constraint has been removed.

Does it not make sense to re-evaluate those previously conceived plans in light of new circumstances? The college should build its Cultural Arts Center on the newly acquired Giant Bakery parcel, and the bridge should feed onto that well-lit site from the vicinity of the campus parking garage. Students and visitors to the

Cultural Arts Center and the Health Sciences building would then have the safe and convenient option of parking on either side of the campus.

If the Historic Preservation Commission approves the location of the bridge in the park now, it will be giving tacit approval to the construction of the Cultural Arts Center on public parkland. This will be before the public has had opportunity to voice concerns about construction in the park in light of the altered circumstances.

The location of the pedestrian/bicycle bridge and ramp and the location of the Cultural Arts Center are inextricably linked, and they should be evaluated by the Historic Preservation Commission as such.

As much as Montgomery College officials and others would like it, Jesup Blair Park is not — nor was it ever intended to be — an extension of the Takoma Park campus. The availability of the Giant Bakery parcel removes any compelling reason for the Historic Preservation Commission, as caretaker of this unique and irreplaceable historic resource, to allow a self-serving fantasy to become a fait accompli.

NANCY URBAN
Silver Spring

'self-serving fantasy'

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Orphans of Time 50

Remember those heroic modernist buildings? Now they're in the way.

By Eric Gibson

4/13/91
Wall St. J.

Air travel, these days, has little to recommend it. One exception is the TWA terminal at New York's Kennedy Airport, the very sight of which will lift the spirit as no plane flight can. Designed by Eero Saarinen in 1962, the terminal's swelling and swooping forms suggest a giant, stylized eagle coming in for a landing.

The eagle is about to have its wings clipped. Because the Port Authority of New York needs room for another terminal, it wants to eliminate Saarinen's satellite structures, where passengers board their planes after passing through tubular walkways. The terminal and one satellite were landmarked in 1994, but that apparently won't stop the Port Authority.

The TWA terminal isn't alone in facing such a threat. In Bloomfield, Conn., just outside Hartford, Cigna is getting ready to demolish the headquarters of Connecticut General Life Insurance. This architectural icon, designed by Gordon Bunshaft in 1957 and set in a rolling landscape, pioneered the suburban office building, imitated soon after, famously, by IBM and Pepsico.

Cigna, the Philadelphia-based insurance company that absorbed Connecticut General in 1982, wants to move its operations to one end of the 600-acre campus and convert the rest to a mixed-use development whose centerpiece will be a golf course. In the cruelest cut of all, Bunshaft's International Style gem is to be razed to erect a clubhouse-hotel-conference center. Another Bunshaft building on the property, the former headquarters of Emhart Corp., will also be demolished.

The Saarinen terminal and CG headquarters belong to a special class of buildings: classics of modernism designed in the 1950s and 1960s for Fortune 500 companies. Other examples include Bunshaft's Lever House (1952) and Marine Midland Bank (1967); Wallace K. Harrison's Time-Life Building (1958) and Saarinen's "Black Rock," the CBS headquarters (1965); and the General Motors Technical Center in Warren, Mich. (Saarinen, 1950).

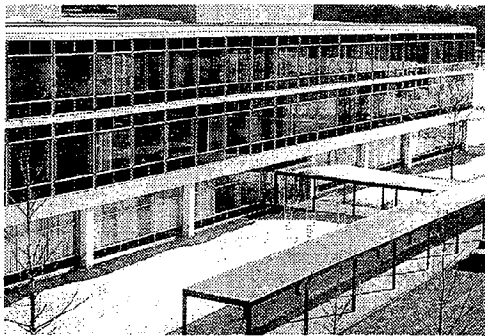
Confidence and Utopia

When these buildings were put up, their strong lines, clear forms and commanding presences captured the confidence of the American Century as well as modernism's utopian vision—the belief that architecture could improve peoples' lives. The CG building, a long, low, three-story structure the size of a football field, had generous interior spaces and interior courtyards to ensure that no desk was more than a few feet from a window.

But time has not been kind to these buildings. It's not just that weather and

wear-and-tear have taken their toll. It's that 40 or 50 years after their construction, the world has passed them by. The companies that commissioned them may not still own them—or even exist. Work patterns have changed, technology too, breaking up the buildings' once perfect marriage of form and function. Meanwhile, land values have soared, tempting developers and their architects and sparking a heated debate on the nature of corporate responsibility.

As Mike Fernandez, Cigna's vice president of corporate affairs, delicately puts it, referring to the Bunshaft building: The "enormously thin margins" of the health-



MIT Photo Library

The 19th hole? Gordon Bunshaft's 1957 building, near Hartford, Conn., may give way to a golf course and clubhouse.

care business mean that Cigna "can't afford to plow a lot of dollars into real estate." Richard Moe, president of the National Trust for Historic Preservation, sees the matter differently: "This is a very special building and they are its stewards. The best corporations in America value things beyond the bottom line."

The situation, Mr. Moe notes, "is filled with irony." The preservation movement was born in the 1960s in reaction to modernism's assault on the great buildings of an earlier age, such as the 1963 demolition of McKim, Mead and White's Beaux Arts-style Pennsylvania Station in favor of the horror we now know as Madison Square Garden. The price of creating a modernist utopia was the obliteration of the past. Now it is the modernist buildings that stand in the way.

True, preservation still happens. Lever House (landmarked in 1982) is undergoing an extensive renovation—including the replacement of nearly half of its water-damaged glass skin—at a cost of \$40 million. "The rents for the building are more than justifying this gamble," says David Childs, architect in charge of the renovation.

And indeed, with Lever House, as well as the Chrysler Building and other archi-

tectural treasures, midtown Manhattan itself can be leveraged into rent dollars, so an owner can afford to polish such jewels. But the suburbs are different—"a tougher sell," acknowledges Jared Edwards, co-chair of the "Save Connecticut General" campaign. In short, the demand for office space near Hartford will never reach Manhattan levels.

Glorified Caddyshack

Even so, there's something appalling about destroying Bunshaft's great (unlandmarked) modern building to put up, well, a glorified caddyshack. Cigna says that it has little choice. The reality is that the Bunshaft site "is no longer a functional, operable office location," says Anthony J. Paticchio, the company's assistant general counsel.

Renovation would cost at least \$40 million, he notes, and much more to make the building truly efficient. Adaptive re-use—the practice of saving an architectural gem by finding a new purpose for it—would be expensive, too, and would mean "demolishing more of the building than they [the preservationists] are prepared to accept." Its fate was sealed when a market study determined that the best spot for a hotel conference center was at the center of the site, by the lake

where the CG building stands.

Is there a way out of this dilemma? Mr. Paticchio says that Cigna would consider an offer to buy the CG building and some land. But apparently there is no chance of saving this particular modernist icon by taking the whole parcel off Cigna's hands. "We would get more money if we demolished the buildings than if we left them there," Mr. Paticchio states bluntly.

That is a cruel calculation, and an unnecessary one. Richard Moe, of the preservation trust, dismisses Cigna's attitude. He suggests that in the past 40 years "more and better minds" have applied themselves to discovering how to "reuse buildings of all kinds." He adds: "There's no reason why the same principle can't apply to modernism."

You can't force a corporation to hold onto a burdensome asset. Still, it's hard to believe that the price of a healthy balance sheet is cultural destruction. Barring a miracle, Bunshaft's CG building will soon go the way of the old Penn Station, and such a prospect certainly does not make the spirit soar.

Mr. Gibson is deputy editor of the Journal's Leisure & Arts page.



**VIEW LOOKING FROM BLAIR HOUSE
TOWARDS SITE OF
FUTURE PEDESTRIAN BRIDGE**

Montgomery College Takoma Park Campus Expansion
Phase I – Mandatory Referral Submittal
18 May 2001

Changes to April 14th Submittal:

Health Sciences Building

- Entrance added from Georgia Avenue
- New surface parking at Burlington and Blair deleted (existing parking from motel will remain)
- Glass area increased to allow for more interaction between building and street
- Brick pattern introduced (two brick colors and two brick sizes) at ground floor and vertical entry feature
- Width of sidewalk increased along Jessup Blair Road and south side of King Street
- Sidewalk on King Street revised to brick
- Street trees and street lights added on south side of King Street
- Area of parking reduced behind building resulting in increased landscaped area
- Pedestrian path created to connect building with parking on former Giant site
- Signage opportunities identified at each street intersection

Cultural Arts Building

- Cultural Arts Building added to submission
- Building relocated approximately 58' to the north to take advantage of the former Giant Bakery property.
- Turn-around deleted
- Giant site used for relocated utilities, turn-around for fire trucks and service vehicles, and handicapped parking
- Impact of utilities reduced
 - WSSC Sanitary sewer to be abandoned north of connection to Cultural Arts building
 - Waste from former Giant building will be directed to Georgia Avenue sewer pending confirmation from WSSC (requires Montgomery College to install new piping within building, outside of building, a holding tank, and two pumps – minimum estimated cost of \$50,000)
 - As an alternative, the College may install a private sanitary line within the footprint of the Cultural Arts Building that ties into the existing WSSC sewer in the Park.
 - Water piping connecting future central plant on existing campus with new campus buildings will be hung from ramp and will then be routed through the Cultural Arts Building and along Jessup Blair Road to the Health Sciences Building
 - Information technology conduit connecting hub on existing campus with new campus buildings will be hung from ramp and will then be routed

through the Cultural Arts Building and along Jessup Blair Road to the Health Sciences Building

- No trees lost due to utilities
- Total trees lost _____ compared to _____ in 3/14/2000 scheme
- Total trees impacted _____ compared to _____ in 3/14/2000 scheme
- Entrance added from pedestrian ramp
- Building reconfigured to place auditorium to north to increase distance between building and Blair House
- Building reconfigured to place classroom and meeting wing along path between Pedestrian Bridge and Health Sciences building to maximize interaction between building occupants and park users in the interest of improving park security
- Black Box theater relocated along railroad property line to minimize impact of windowless space on Blair Park.
- Extent of new paths reduced, existing paths reused to extent possible

Pedestrian Bridge and associated Ramp, Stair, and Elevator

- West (park) side of bridge shifted 80' north to take advantage of natural break between trees and view of existing historic chimney
- Stair redesigned to come directly into park without a switchback for improved visibility (pedestrian safety) and to focus on view of existing historic chimney
- Size of stair tower reduced to minimum area and height necessary to enclose stair
- Elevator revised to be freestanding and exposed with glass enclosure and glass cab
- Ramp integrated with Cultural Arts Building (may require part of ramp to be temporary until the building is built)

Montgomery College Takoma Park Campus Expansion
Phase I – Mandatory Referral Submittal
18 May 2001

Design Objectives:

Health Sciences Building

- Create a memorable building image for Montgomery College that also serves as a gateway to south Silver Spring
- Relate to, and help activate, Georgia Avenue and Blair Park
- Relate to future campus buildings
- Satisfy the programmatic needs of Montgomery College
- Provides services to the community – Health Clinic, Job Resource Center, Continuing Education programs

Cultural Arts Building

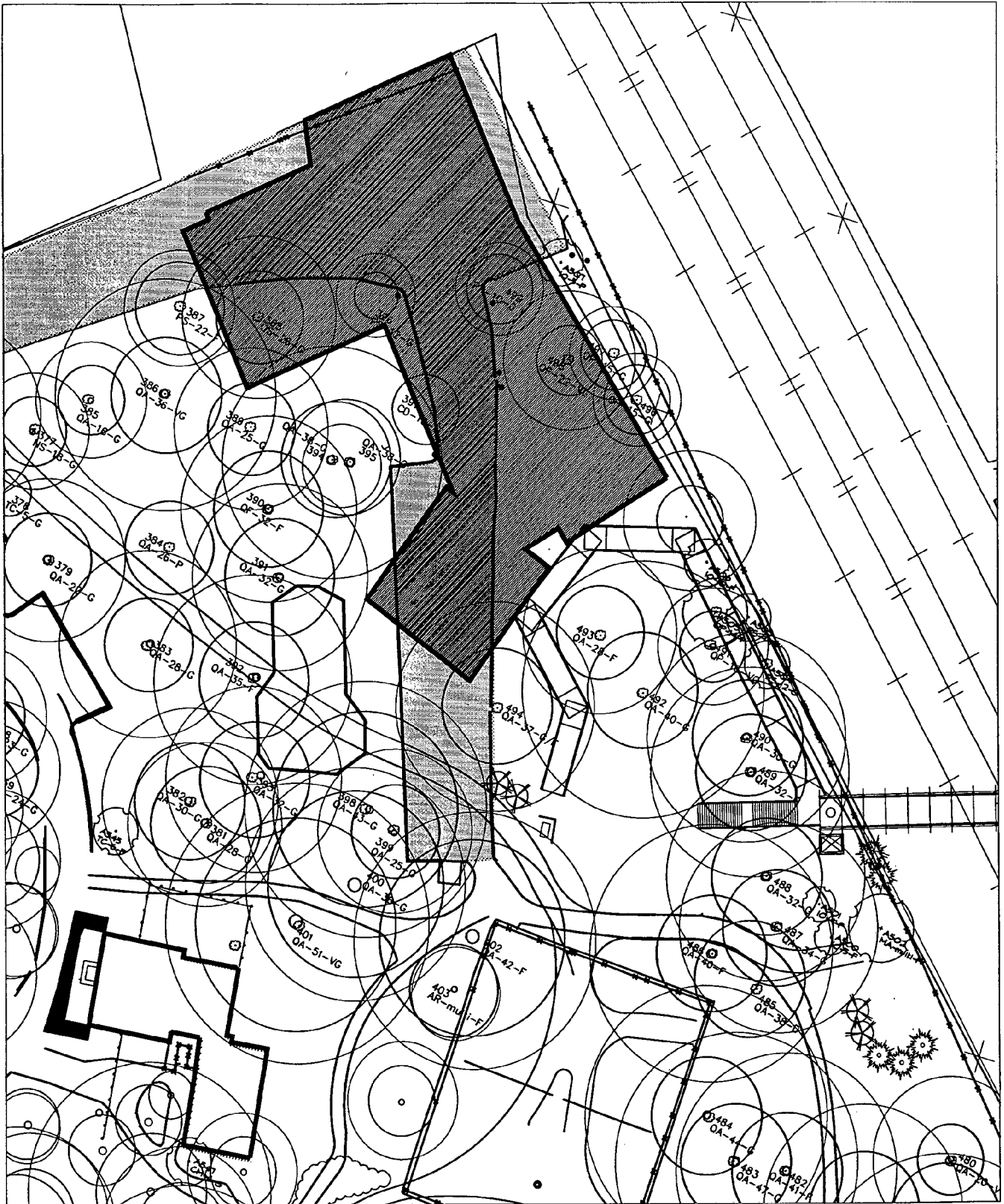
- Minimize impact on trees within Blair Park
- Use space efficiently
 - Provide flexible spaces that can be used for a variety of purposes
 - Locate spaces so that they can be shared between programs
 - Tie to future College central mechanical plant (reduces amount of space dedicated to building systems)
- Relate to the historic Blair House with a good piece of modern architecture
- Satisfy the programmatic needs of Montgomery College
- Provide a cultural venue for the community - including 500 seat auditorium, 100 seat “black box”, exhibit space, and a meeting room
- Use Giant site for parking, vehicular access, and utility distribution
- Link the existing Montgomery College Campus with new College buildings
- Provide space for activities related to Blair Park – including an athletic equipment storage room and security office

Pedestrian Bridge and associated Ramp, Stair, and Elevator

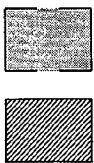
- Minimize impact on trees within Blair Park
- Relate to the historic Blair House with a good piece of modern architecture
- Link the existing Montgomery College campus with Blair Park and College Buildings west of the railroad tracks
- Provide convenient access for ambulatory users as well as bicyclists and physically challenged individuals
- Provide a memorable image for Montgomery College that also serves as a gateway to Blair Park and Takoma Park
- Activate the future Student Services building by entering at the second floor and creating a second “ground” floor
- Enhance security for the community and College by providing options for securing components of the bridge at different hours according to need

Fenton Street Realignment

- Relocate and realign Fenton Street to create site for future Student Services Building
- Widen road to satisfy Department of Transportation requirements within constraints of existing buildings, trees, buildings, and road widths
- Provide safe crossings for pedestrians
- Incorporate Metropolitan Branch of Capital Crescent bike trail
- Provide streetscape improvements including:
 - Street trees
 - Street lights
 - Burying of existing above grade utilities
- Provide on-street parking

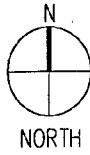
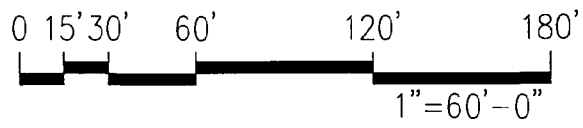


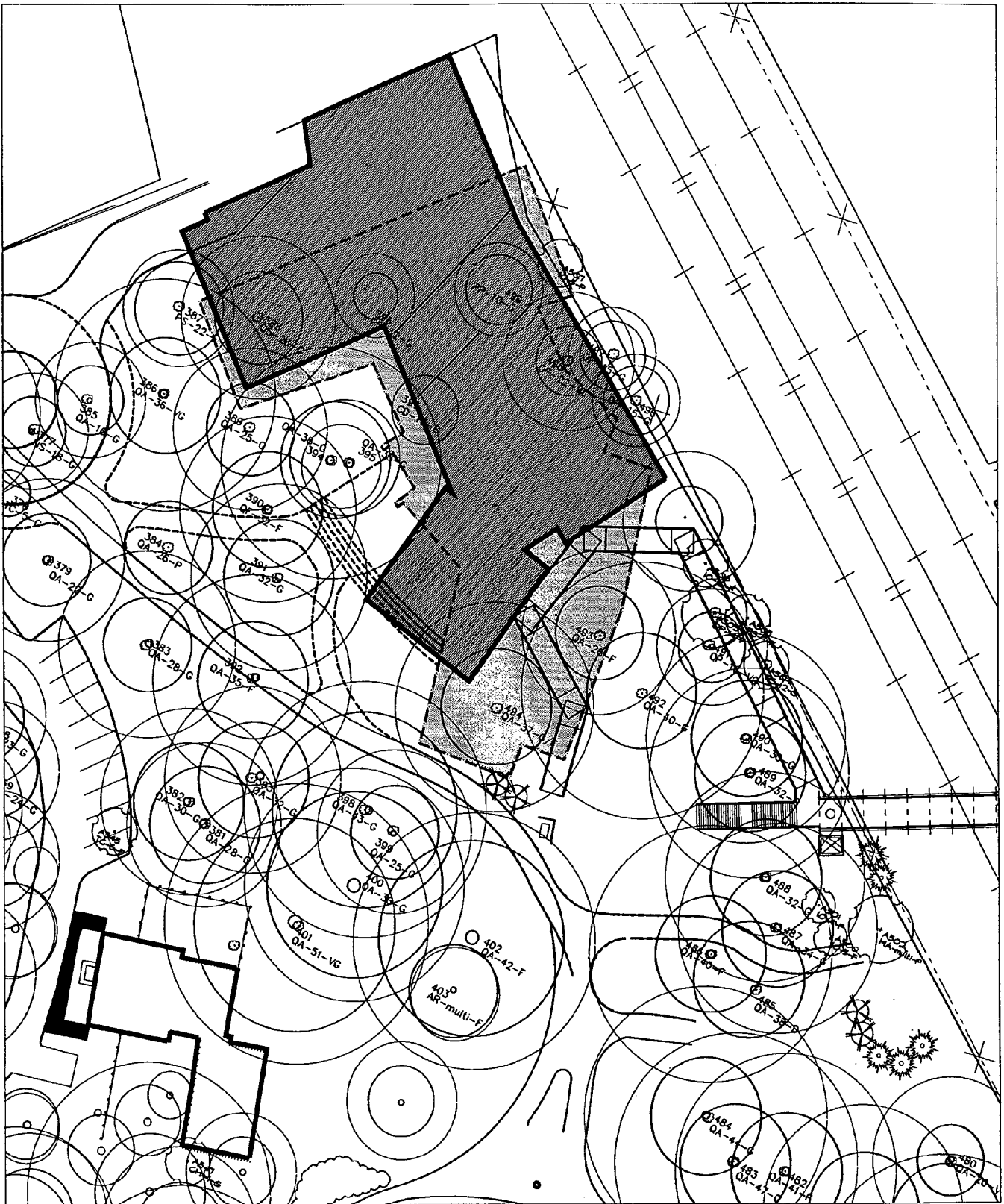
CULTURAL ARTS CENTER AND BRIDGE ON EXISTING SITE





EXISTING PAVED SURFACE

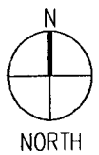
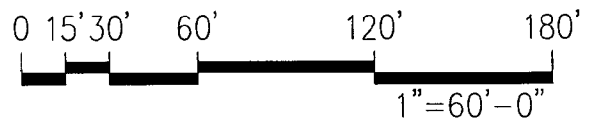
5/18/01 FOOTPRINT





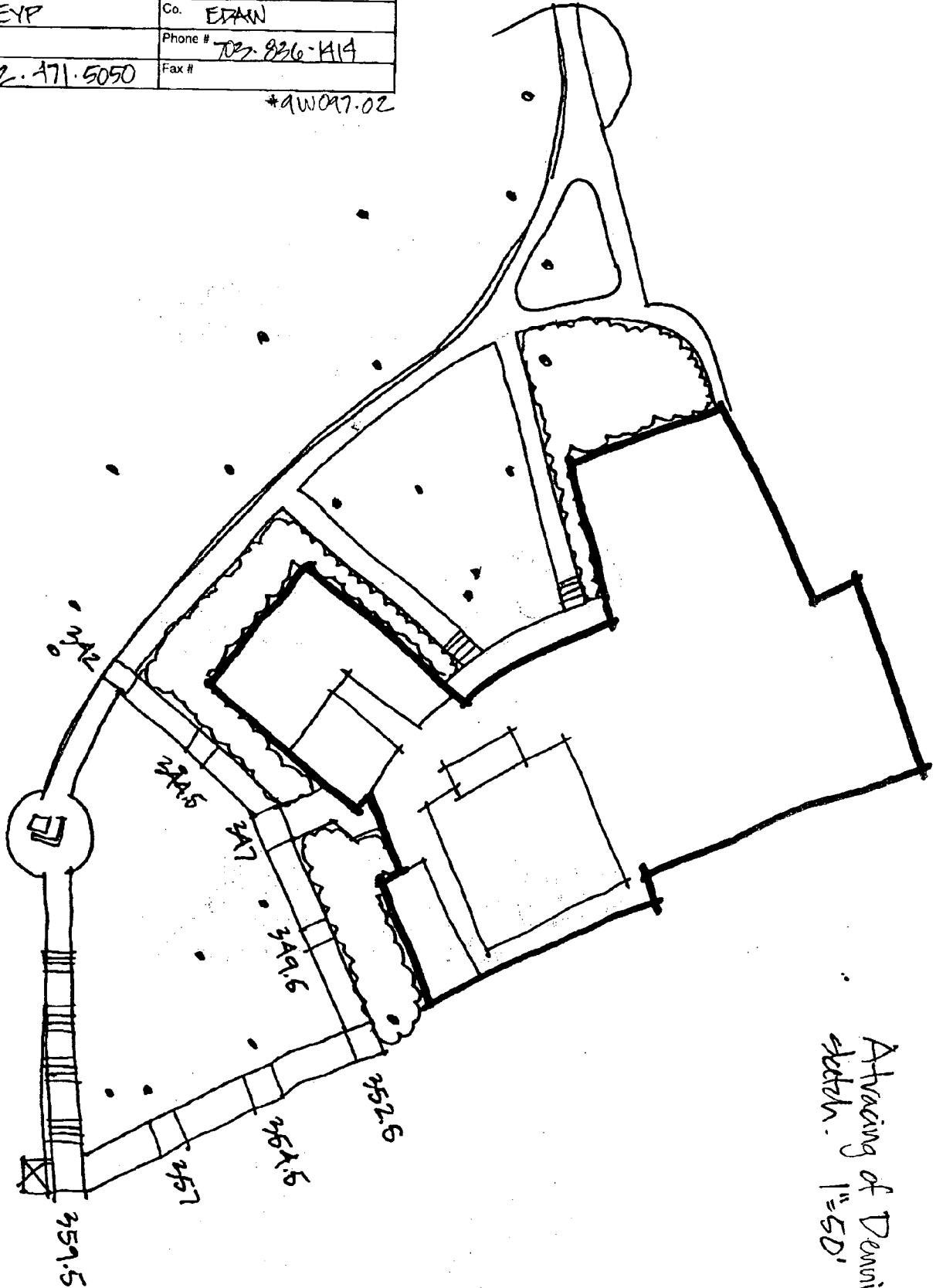
COMPARISON OF CULTURAL ARTS FOOTPRINT ON 4/15/01 TO 5/18/01

-  4/15/01 FOOTPRINT
-  5/18/01 FOOTPRINT

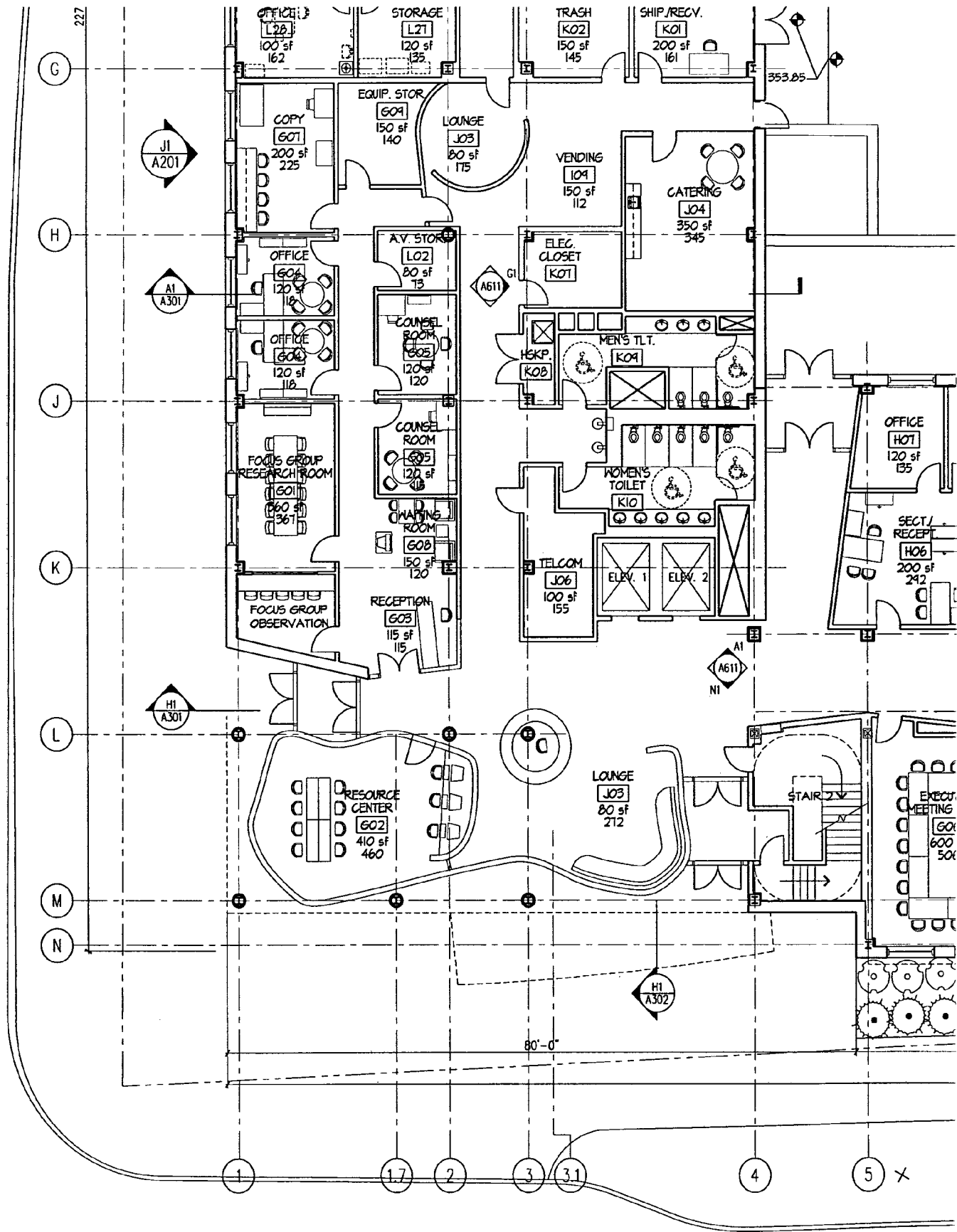


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To	ELIZA BOWETT	From	KRISTI FARRINGTON		
Co./Dept.	EYP	Co.	EDAW		
Phone #		Phone #	703.836.1114		
Fax #	702.471.5050	Fax #			

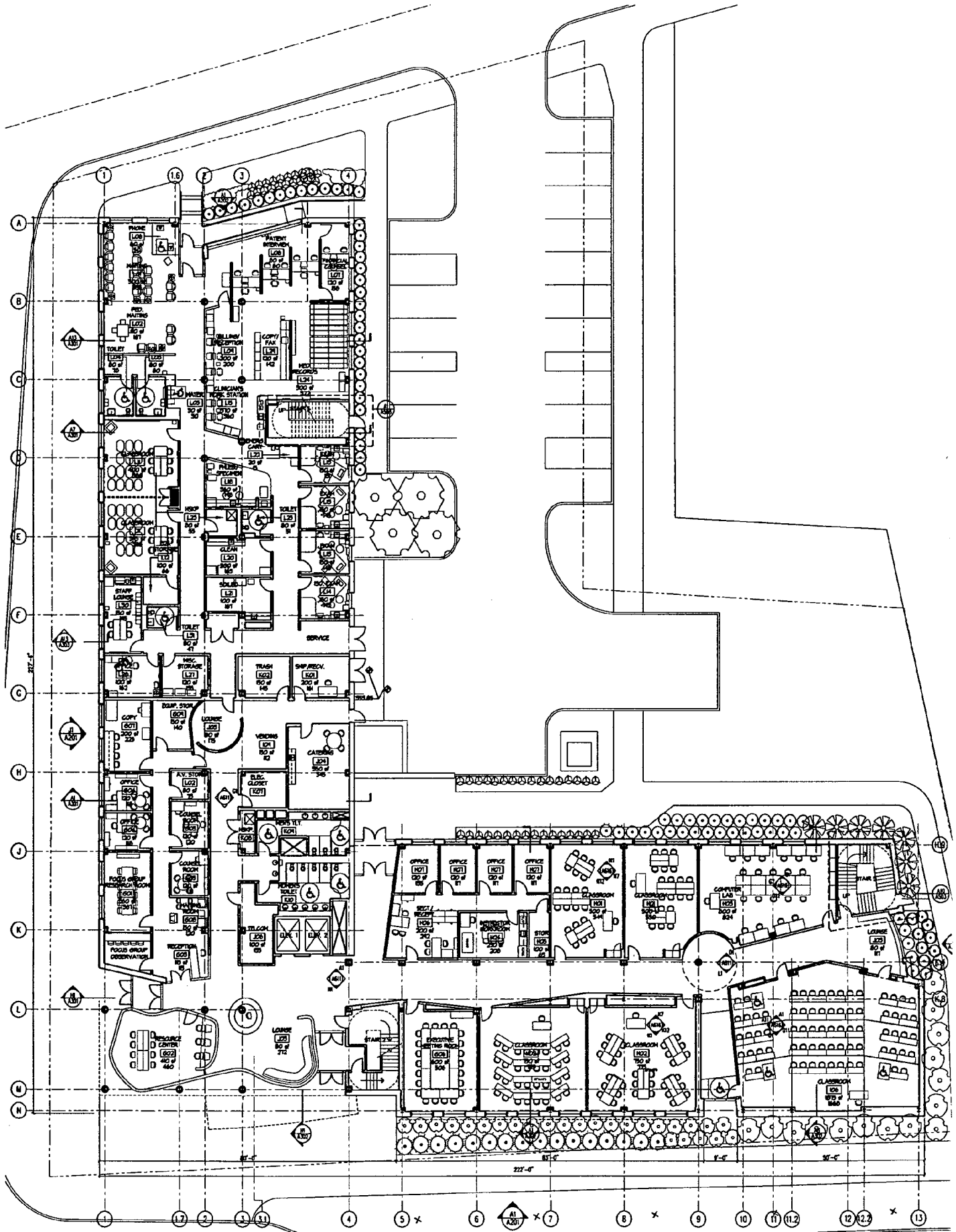
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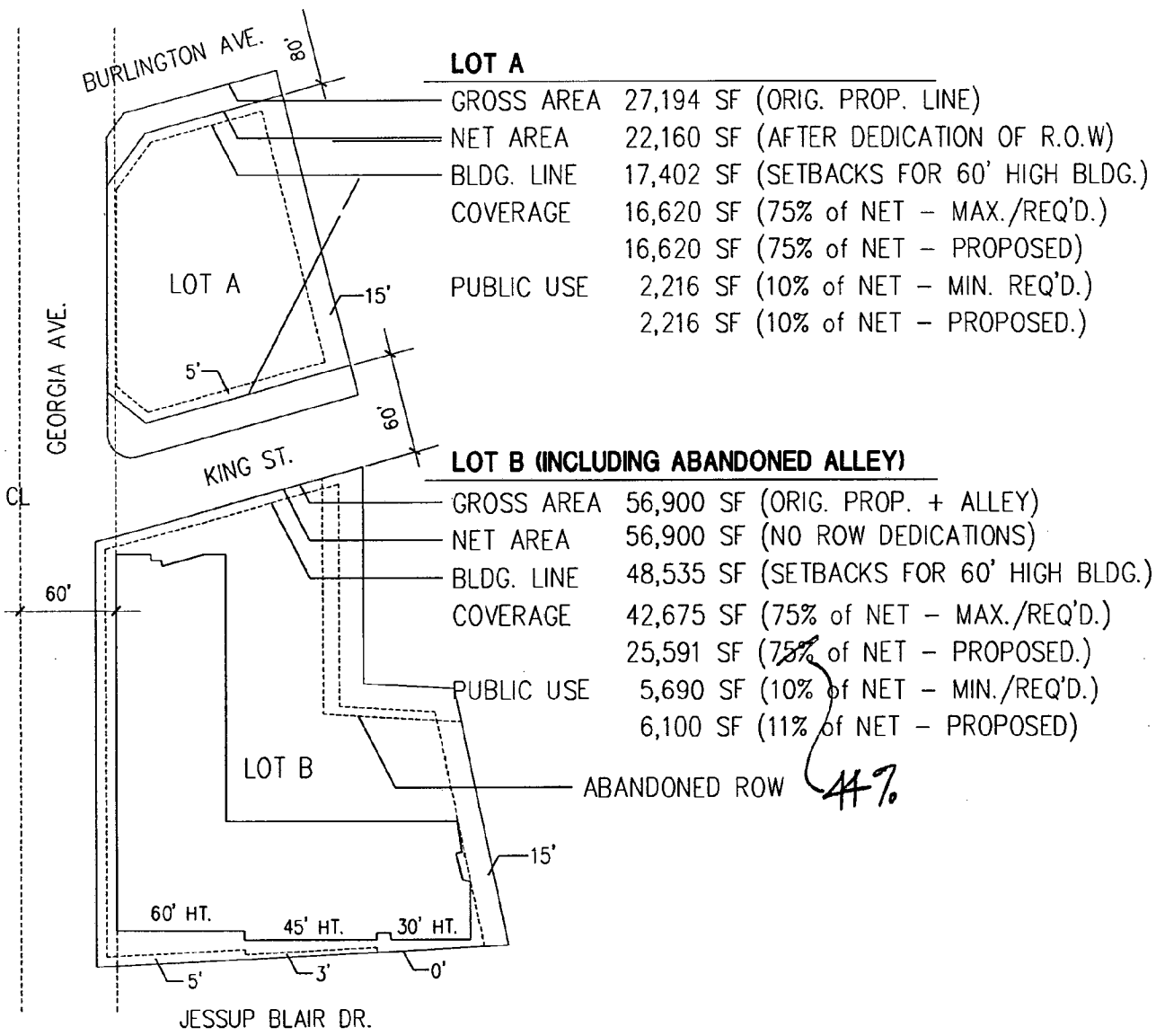
Attaching of Dennis's sketch. 1"=50'



Scale: 1/16" = 1'-0"



Scale: 1/32" = 1'-0"



LOT A

GROSS AREA	27,194 SF (ORIG. PROP. LINE)
NET AREA	22,160 SF (AFTER DEDICATION OF R.O.W)
BLDG. LINE	17,402 SF (SETBACKS FOR 60' HIGH BLDG.)
COVERAGE	16,620 SF (75% of NET - MAX./REQ'D.)
	16,620 SF (75% of NET - PROPOSED)
PUBLIC USE	2,216 SF (10% of NET - MIN. REQ'D.)
	2,216 SF (10% of NET - PROPOSED.)

LOT B (INCLUDING ABANDONED ALLEY)

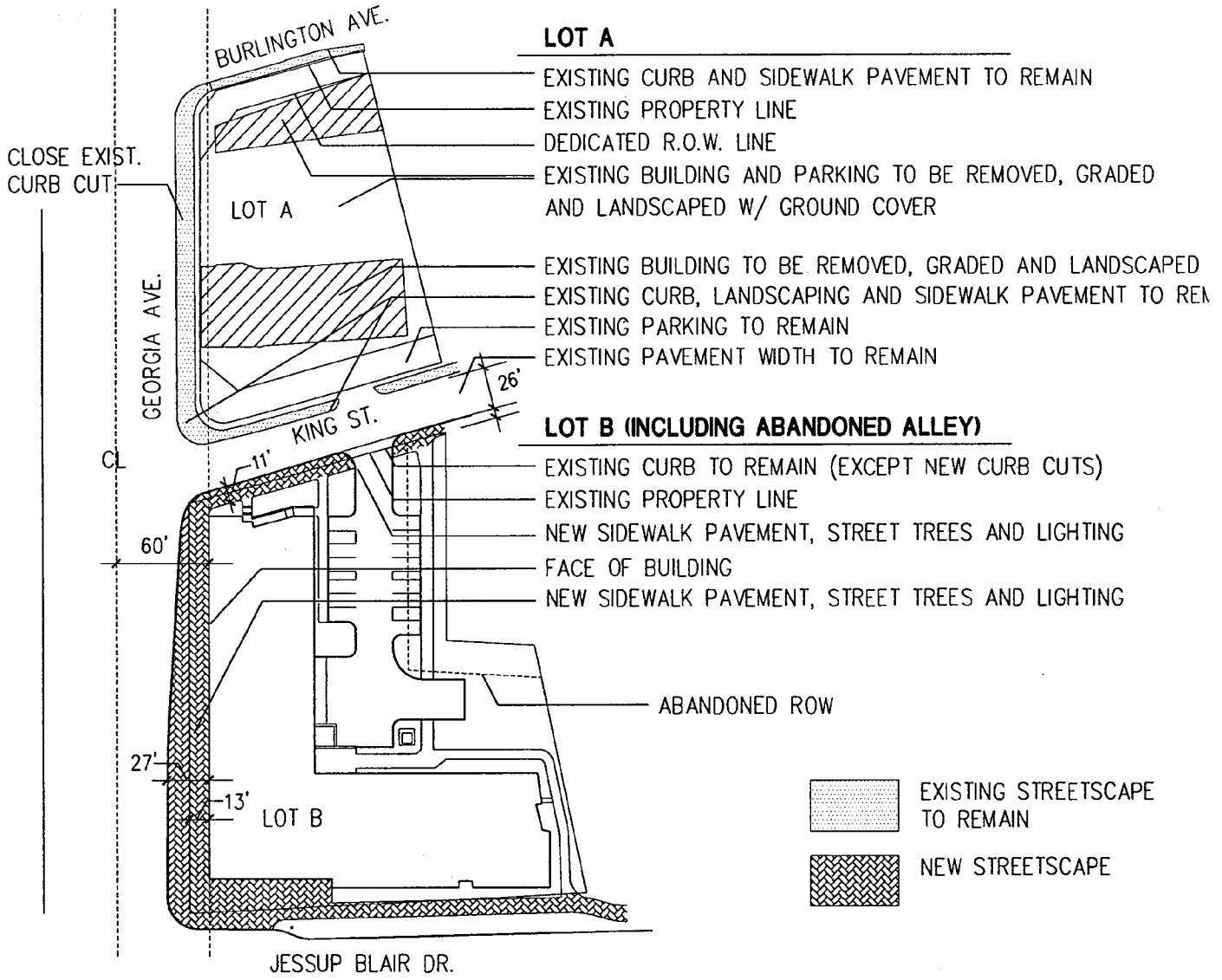
GROSS AREA	56,900 SF (ORIG. PROP. + ALLEY)
NET AREA	56,900 SF (NO ROW DEDICATIONS)
BLDG. LINE	48,535 SF (SETBACKS FOR 60' HIGH BLDG.)
COVERAGE	42,675 SF (75% of NET - MAX./REQ'D.)
	25,591 SF (75% of NET - PROPOSED.)
PUBLIC USE	5,690 SF (10% of NET - MIN./REQ'D.)
	6,100 SF (11% of NET - PROPOSED)

ABANDONED ROW **47%**

Montgomery College Health Sciences Building

ZONING AREA ANALYSIS

5/18/01
1" = 100'-0"



Montgomery College Health Sciences Building

STREETScape DIAGRAM

Phase I

5/18/01
1" = 100'-0"

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

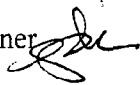
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 10, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Marcus Wright, Historic Preservation Coordinator 

FROM: Perry Kephart Kapsch, Historic Preservation Planner 

RE: Montgomery College Takoma Park Expansion, 70% Bridge Design Submission dated August 17, 2001.

The following are comments on the 70% Design Submission, "Montgomery College Takoma Park Campus Pedestrian Bridge," dated August 17, 2001 with regard to the proposed placement of a pedestrian bridge and ramp at the individually designated *Master Plan* Site #36/6, **Jesup Blair House**. The house was constructed in 1850 by Francis Preston Blair for the use of his son's (James') family. James' daughter, Violet Blair Janin enjoyed the use of the estate throughout her life, and in her will left the house and grounds to be used as a public park, with particular emphasis given to the preservation and replacement of the trees in the park.

The historic preservation staff commends Montgomery College for developing a modern design for the bridge/ramp that is compatible with the Victorian Greek Revival design of the historic structure and with the historic wooded setting in which the bridge/ramp is being installed.

- The architectonic design is a starkly modern industrial design that acknowledges the bridge's function, which is to span railroad tracks.
- When the historic house was constructed, its spare Greek Revival Style combined with an elaborate front door treatment was considered forward-thinking. The simplicity of design of the current bridge/ramp project, to which have been added flourishes such as tubular lighting, can be seen as a parallel to the architectural development of the adjacent historic structure.
- The contrast of the 21st century bridge/ramp design with its destination in a lush Victorian wooded park, historically significant for its trees and as the country retreat of a prominent family, is appropriate. The Secretary of the Interior Guidelines note that each property shall be recognized as a physical record of its time, place, and use. They go on to warn against creating a false sense of

historical development, and that new construction should be differentiated from the old.

- At the same time as there is a marked contrast between the old and new structures, the bridge/ramp design has been carefully integrated into the Victorian setting by design and materials choices such as the use of a truss span (rather than a suspension, arched or other bridge design), as well as the use of metalwork screens and metal structural cables, verdigris finishes, and concrete underpinnings. These details allude to the painted metal bridges often used to traverse railroad tracks in the 19th century. Reference to the Victorian railroads is appropriate as the railroads were flourishing in 1850 when the Jesup Blair house was under construction.
- The concrete foundation piers appear to have been sited to minimize the negative impact on the wooded park setting. The current plan indicates that a 13" willow oak, 9" pine, 11" pine, and 4" holly will be removed. The designer is encouraged to investigate further whether the loss of the willow oak could be avoided. One of the Secretary of the Interior Guidelines states, "New additions and adjacent or related new construction shall 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."
- Installation of new pathways and the use of asphalt paving on paths and at the base of the stairs and ramp should be minimized as the paving is out of keeping with the age of the house and the impermeable surface is detrimental to the health of the natural resources in the park.
- The height of the bridge/ramp is mitigated by the placement of its highest components at the rear of the historic site, as far as possible away from the Jesup Blair House.
- The use of a variegated green patina to resemble oxidized copper should help to diminish the scale of the bridge/ramp relative to the 2-story historic building.
- Lighting for the bridge, ramp and walks will impact the night setting of the park, but for that reason has been installed as an interesting design feature – and to encourage use of the bridge/ramp after dark – as well as for safety.

Besides serving as a connector between the existing Montgomery College campus and the new college buildings along Georgia Avenue, the bridge/ramp also provides access to the Jesup Blair Park from the Takoma Park Historic District. It serves as a replacement for the Juniper Street Bridge, an important link between the two neighborhoods that was demolished.

Jesup Blair Park is owned by M-NCPPC and administered by the Montgomery County Parks Department. As has been the long-standing practice for Park-owned historic sites, changes to Jesup Blair House and its 14.46 acres environmental setting (Jesup Blair Park), including new construction, must be reviewed by the Montgomery County Historic Preservation Commission under Chapter 24A of the Montgomery County Code. Projects using state funds also require Section 106 review by the Maryland Historical Trust.

Margaret –

In addition to the staff memorandum on the proposed design, here are some technical notes on the plan documents themselves.

TITLE PAGE - PLANS

1. On the Location Map - Delete the Cultural Arts Center. The footprint is misleading, and probably inaccurate as the building has yet to be designed. More importantly, it does not exist presently, nor is not a part of this Phase of Expansion and should not be represented as such.

2. Also on the map, correct the placement of the label, “Jesup Blair Drive.”

S101 – S111

3. Delete Cultural Arts Center footprint for reasons given above.

S112, S201, S202

4. Detail on the design for the ramp turns is not shown here. I did not see it anywhere else in the plans.

S302, S303, S306

5. The ramp railings and screening are not shown on the cross sections. Also not shown is how they are attached to the concrete base.

L101

6. Delete reference to Phase 3 asphalt path that is not included in this project.

7. No detail or paving plan is shown for the area around the chimney, or the path to the ramp. Is that included in this phase?

8. Is there a path planned to the south over the tennis court site? The reference to the tennis court removal seems vague.

SE203

9. Lower the emergency phones. They would be useless at the height shown if a person had fallen to the ground. They are shown at handicapped access level for pay phones, not at emergency access level, usually 12 - 18” above grade.

PB-A101-K1 & A1

10. Delete reference to the Cultural Arts Center.

11. What is the path to the south? It is not shown on the Landscape Plan (L101).

PB-E002

12. Trees are shown on this page that are shown on L101 as being removed – specifically a 13” oak, 9” pine, 11” pine, 4” holly.

PB-E101-K1 & A1

13. Delete reference to Cultural Arts Center.

interest in the cottage and one acre of ground appurtenant thereto hereinbefore devised to Edward Danner for and during his lifetime.

ITEM XVII. I give and devise, in fee simple, the remaining portion of my farm, "The Moorings" near Silver Spring, Montgomery County, State of Maryland, from the trees fronting on the Brookeville Pike and the road on the south, together with all improvements thereon, unto the State of Maryland, for the establishment of a public park thereon, in memory of my beloved brother, Jessup Blair, subject to the following conditions:

That this devise be accepted by the General Assembly of the State of Maryland within three years after the date of my death.

That ample provision shall be made for the perpetual maintenance of said property as a park open to the public.

That all of the trees now upon the property be preserved except such of them as it is absolutely necessary to remove in connection with the laying out of such park. It is my earnest wish and request that if any of the trees upon the property are destroyed, or die, that such trees be replaced.

In event, however, this devise is not accepted by the General Assembly of the State of Maryland, said real estate shall fall into and become a part of my residuary estate and shall be disposed of in accordance with the provisions of the residuary clause of this my Will.

ITEM XVIII. I give and bequeath, absolutely, the sum of One Hundred Dollars (\$100) each unto Henry Hawkins and Sophia Hawkins, and the sum of fifty Dollars (\$50) unto Annie O'Connor Moore, if said legatees, respectively, shall be living at the time of my death.

ITEM XIX. I give and bequeath absolutely, the sum of One Thousand Dollars (\$1,000) unto my granddaughter, Gertrude Grealy Shoad, if living.

ITEM XX. I give and bequeath, absolutely, the sum of One Thousand Dollars (\$1,000) and my automobile owned by me at the time of my death unto Edward Danner, if living.

ITEM XXI. All the rest, residue and remainder of my estate and property, real, personal and mixed, and any legacies, bequests or devises which shall have lapsed or shall otherwise become ineffective, I give, bequeath and devise, in absolute estate and in fee simple, in equal shares and as tenants in common, unto the children of my cousins, Montgomery Blair and Blair Lee, per capita, the issue, per stirpes, of any deceased child or children to take the share of any residuary estate which their deceased ancestor or ancestors would have been entitled to take, if living.

ITEM XXXI. I nominate, constitute and appoint Woodbury Blair, Blair Lee and the National Savings and Trust Company, a corporation organized under the laws in force in the District of Columbia and doing business therein, Executors of this my last Will and Testament, and I direct that Woodbury Blair and Blair Lee be not required to give bond for the faithful performance of their duties as said Executors.

IN TESTIMONY WHEREOF, I have hereunto set my hand this fourth day of March, A.D. 1923, to this my last will and testament, typewritten upon six pages. For the purpose of identification I have signed the margin of each of the five preceding pages hereof.

Violet Blair Janin.

Signed, published and declared by the above named testatrix, VIOLET BLAIR JANIN, as and for her last Will and Testament, in the presence of us, who, at her request, in her presence and in the presence of one another, have hereunto subscribed our names as witnesses this 4th day of March, A.D. 1923.

S. Jones Hill, Washington, D.C.

J. Fontaine Hall " "

Carlta Manon " "

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological 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 proportion, 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



MONTGOMERY COUNTY
CODE

1955


Consisting of a compilation and codification of the public local laws of Montgomery County, the laws applicable to special taxing areas, the city, town and village laws, the bicounty district laws, and the ordinances, rules and regulations of the County, so as to set forth all such laws, ordinances, rules and regulations which are general and permanent in character as they are in force on August 15, 1955

Volume 1

PUBLISHED BY ORDER OF THE COUNTY COUNCIL

Under the Supervision of
CHARLES M. IRELAN
County Attorney

MICHELLE CITY PUBLICATIONS COMPANY
CHARLOTTESVILLE, VIRGINIA
1955



(g) *Payments not to be considered as income.* — Payment received under this section may not be considered as income for the purposes of Title 10 of the Tax-General Article. (1976, ch. 857, § 3; 1977, ch. 525; 1983, ch. 57, § 1; 1984, ch. 255; 1991, ch. 55, § 1.)

§ 5-106. Jesup Blair Park.

(a) *Devise of a portion of the farm "The Moorings".* — A devise is accepted of a portion of the farm "The Moorings" under the provision of the last will of Violet Blair Janin for the establishment of a public park thereon in memory of Jesup Blair. The portion of the farm is from the trees fronting on the Brookville Pike and the road on the south, together with all improvements thereon, subject to the conditions that (1) ample provision shall be made for the perpetual maintenance of the property as a park open to the public, and (2) all of the trees upon the property be preserved except such of them as it is absolutely necessary to remove in connection with the laying out of the park; together with the wish and request that if any of the trees on the property are destroyed or die, they be replaced.

(b) *Duties of Commission.* — The Commission may make provision for the perpetual maintenance of the property as a park open to the public and as a memorial to Jesup Blair, deceased. The Commission may take possession of, manage, and control the park as such, preserve the trees thereon, and maintain the public park in good condition and carry out the purposes of the devise in respect thereto, see that good order is maintained therein and build and maintain roads, buildings, and conveniences as necessary or advisable for the public park, and replace trees that die or are destroyed, and do such other things as are right and proper in maintaining the park and in carrying out the purposes of the devise.

(c) *Cost of maintenance.* — The cost of the maintenance, development, and/or utilization of the lands as a public park shall be provided for perpetually and annually paid from the general revenues of the Commission received under this title. The Commission shall make the expenditures annually, in perpetuity from these revenues, as necessary to accomplish the purposes of this title.

(d) *Survey and recording of boundaries.* — The Commission may have a proper survey made and ascertain and determine the boundaries of the land referred to in the devise; and record the survey and the boundaries in the land records of Montgomery County; and mark the boundaries in a suitable manner. (1975, ch. 892; 1983, ch. 57, § 1.)

§ 5-107. Land held for general benefit.

Lands acquired under this article, title to which shall become vested in the State of Maryland or the Maryland-National Capital Park and Planning Commission, shall be held by the State or the Commission for the general benefit of the citizens of the State of Maryland and especially for the benefit of the citizens and residents of Montgomery and Prince George's Counties within the metropolitan district. Title to the lands may not be conveyed by the State, nor

tation service and facilities within the district, the coordination thereof upon the highways, roads, bridges, railroads, street railways and other arteries of traffic; the manner of effecting such co-relationship, and what improvements and new facilities should be provided for a comprehensive and coordinated development of transportation for the district, and to submit to the legislature from time to time any other recommendations respecting legislation which the commission, as a result of its activities, may regard as to the best interests of the district. (1927, ch. 448, sec. 17. P. L. L. (1930), Art. 16, sec. 601. Mont. Co. Code (1939), sec. 656. 1943, ch. 1008, sec. 11. Mont. Co. Code (1947), sec. 705. Mont. Co. Code (1950), sec. 128-12.)

Sec. 72-15. Violations punishable as misdemeanors; persistent violations.

Every act or omission designated as a misdemeanor in this chapter, unless otherwise provided, shall be punishable before the circuit court or the proper trial magistrate or justice of the peace of the county in which such offense is committed and shall be brought by warrant or indictment upon the oath or information of any member of said commission or any employee thereof, and the offender shall, upon conviction, be subject to a fine not exceeding one hundred (\$100.00) dollars or thirty days in the county jail, or both, in the discretion of the court. Where such an act or omission is of a continuing nature or is persisted in, in violation of the provisions of this chapter or of any rule or regulation formulated thereunder, a conviction for one offense shall not be a bar to a conviction for a continuation of such offense subsequent to the first or any succeeding conviction. (1927, ch. 448, sec. 18. P. L. L. (1930), Art. 16, sec. 602. 1935, ch. 504. Mont. Co. Code (1939), sec. 657. 1943, ch. 1008, sec. 12. Mont. Co. Code (1947), sec. 706. Mont. Co. Code (1950), sec. 128-13.)

Sec. 72-16. Jesup Blair Park accepted; will of Violet Blair Janin; commission to establish park; maintenance; survey.

a. Whereas, a paper writing has been presented to the Supreme Court of the District of Columbia, in probate, as and for the last will of Violet Blair Janin who died in said district January 14, 1933, and probate of the same as such petitioned for by the executors named therein, namely, Woodbury Blair of Washington, D. C., Blair Lee of Montgomery County, Maryland, and the National Savings and Trust Company of Washington, D. C., and

Whereas, further said paper writing contains a provision as follows:

(1) Item XVII: I give and devise, in fee simple, the remaining portion of my farm, "The Moorings," near Silver Spring, Montgomery County, State of Maryland, from the trees fronting on the Brookeville Pike and the road on the south, together with all improvements thereon, unto the State of Maryland, for the establishment of a public park thereon, in memory of my beloved brother, Jesup Blair, subject to the following conditions:

(2) That this devise be accepted by the General Assembly of the State of Maryland within three years after the date of my death.

(3) That ample provision shall be made for the perpetual maintenance of said property as a park open to the public.

(4) That all of the trees now upon the property be preserved except such of them as it is absolutely necessary to remove in connection with the laying out of such park. It is my earnest wish and request that if any of the trees upon the property are destroyed or die, that such trees be replaced.

(5) In event, however, this devise is not accepted by the General Assembly of the State of Maryland, said real estate shall fall into and become a part of my residuary estate and shall be disposed of in accordance with the provisions of the residuary clause of this my will.

b. Said devise of the remaining portion of the said farm "The Moorings" be and the same is hereby accepted; that the terms and conditions of the said devise are hereby accepted; that the Maryland-National Capital Park and Planning Commission be and it is hereby authorized to make provisions for the perpetual maintenance of said property as a park open to the public and as a memorial to the brother of said testatrix, Jesup Blair deceased; to take possession of, manage and control the said park as such, to preserve the trees thereon, and to maintain such public park in good condition and to carry out the purpose of said testatrix in respect thereto, to see that good order is maintained therein and to build and maintain such roads, buildings and conveniences as may be necessary or advisable for such public park, and to replace such trees as may die or be destroyed and to do such other things as may be right and proper in maintaining such park and in carrying out the purposes of the said testatrix.

c. The cost of the maintenance, development and/or utilization of the said lands as a public park shall be provided for perpetually and annually paid from the general revenues of the commission received under this chapter; and the said commission is hereby authorized, empowered and directed to make such expenditures

annually, in perpetuity from its said revenues as may be necessary to accomplish the purpose of this chapter.

d. The commission is hereby authorized to cause a proper survey to be made and to ascertain and determine the boundaries of the land so left by said testatrix as and for such a park and to record the said survey and said boundaries as ascertained by said commission, together with a copy of this section in the Land Records of said Montgomery County, and to mark the said boundaries in suitable manner.

e. Provided, however, that this acceptance of said devise and other provisions herein for the carrying out of the purposes of said Violet Blair Janin in respect thereto are made subject to due probate of said paper writing as and for such last will and testament of said deceased in Montgomery County, Maryland, the payment of all of the debts of the said decedent by her executors and there vesting in the State of Maryland by said devise and this acceptance of a good title in and to the said remaining portion of the said farm "The Moorings".

f. And further provided, that prior to such probate in Montgomery County and perfecting of the title, the said Maryland National Capital Park and Planning Commission shall have authority to make a preliminary survey for the ascertainment of the boundaries aforesaid and may enter upon the property and take possession for the purpose of protecting the same, and for the purpose of taking such other steps as may be advantageous and necessary in the discretion of the commission. (1933, ch. 505. Mont. Co. Code (1939), sec. 661. 1943, ch. 1008, sec. 13. Mont. Co. Code (1947), sec. 707. Mont. Co. Code (1950), sec. 128-14.)

**Sec. 72-17. Street renaming and house renumbering;
payment of expenses from building permit
fees.**

a. For the purpose of removing confusion due to a duplication of street names and in order to secure a uniformity of street names and numbering of houses, the commission is hereby authorized and empowered to name and rename any street or highway and to number and renumber the houses within the boundaries of the district. The said commission shall have the power to correct mistakes and to change existing names of streets and highways, and to rename said streets and highways from time to time and to place or to have placed proper signs showing or indicating the names of streets and highways, and shall also have the power to change existing numbers of houses and to change said numbers

ginia boundary line to a point on the said Maryland-Virginia boundary line at the intersection of the said boundary line with a straight line produced southwesterly from the point of intersection of the center of the Falls Road and center of the road running westerly and northwesterly from Scotland in Montgomery County, through Oak Spring Lock Triangulation Station, thence northeasterly along said line produced to the point of intersection of Falls Road and the center of the road running westerly and northwesterly from Scotland in Montgomery County, thence due south along the westernmost boundary line of the Maryland-Washington Metropolitan District to the point of beginning. (1929, ch. 379, sec. 1. P. L. L. (1930), Art. 16, sec. 626. Mont. Co. Code (1939), sec. 672. Mont. Co. Code (1947), sec. 722. Mont. Co. Code (1950), sec. 128-28.)

Sec. 72-31. Silver Spring Public Library. /

a. The Maryland-National Capital Park and Planning Commission is hereby authorized and empowered to erect or cause to be erected a room or rooms adjoining to or near the present Jessup Blair Community House at Silver Spring, for the use of the Silver Spring Public Library Association, and for the purpose of defraying the cost of said construction the Maryland-National Capital Park and Planning Commission is authorized to appropriate a sum not to exceed three thousand dollars (\$3,000.00) from the Montgomery County seven-cent tax received by said commission, and the county commissioners of Montgomery County are hereby authorized to appropriate a sum not to exceed three thousand dollars (\$3,000.00) from the Fifth Suburban District Fund to apply to the cost of said construction; any remaining cost thereof shall be borne by the trustees of the Silver Spring Library Association, which said trustees of the Silver Spring Library Association are hereby specifically authorized to appropriate such sums as may be agreed upon from the tax, not exceeding two cents on each one hundred dollars (\$100.00) of valuation now levied by the county commissioners of Montgomery County on all the assessable property in Precincts 1, 2, 5, 7 and 8 of the Thirteenth Election District under and by virtue of section 46-1 of this Code, but before said construction, the plans and cost thereof shall first be agreed upon in writing by the Maryland-National Capital Park and Planning Commission, the county commissioners of Montgomery County and trustees of the Silver Spring Library Association.

b. The Maryland-National Capital Park and Planning Commission is hereby authorized and empowered to service and maintain

the said building as to light, heat, janitor service, repairs, and/or any other expenses which may be necessary for the proper and reasonable operation of said building, one-half of the cost of said maintenance to be paid by the county commissioners of Montgomery County from the Fifth Suburban District Fund and one-half of the cost thereof to be paid by the Maryland-National Capital Park and Planning Commission from its general maintenance fund. (1941, ch. 284, Mont. Co. Code (1947), sec. 723. Mont. Co. Code (1950), sec. 128-29.)

Sec. 72-32. Laws applicable to budget procedure.

None of the provisions of any other public general law governing the preparation and filing of budgets by agencies of the State of Maryland shall be applicable to the budget procedure of the Maryland-National Capital Park and Planning Commission, but the budget programs and procedures heretofore followed by said commission are hereby ratified and confirmed and approved for use by said commission hereafter, together with such improvements therein as shall, in the discretion of said commission, be necessary or appropriate in the public interest, and, to that end, said commission is hereby expressly directed to hold, in the months of March or April, of each year two public hearings on the budget proposed to be adopted by it for its fiscal year beginning May 1, of each such year, one such public hearing to be held in Prince George's County and one such hearing to be held in Montgomery County after giving at least ten days' notice of such hearings, in each instance, by publication in a newspaper or newspapers having a general circulation in the county where such hearing is held. (1953, ch. 761, sec. 11.)

Sec. 72-33. Park commissioner designated vice-chairman and park commissioner; powers and duties generally; authority of commission, etc.; section applicable to Montgomery County only.⁴

No provision of this section shall apply except to the portions of the Maryland-Washington Regional District located in Montgomery County or in other parts of Montgomery County.

In addition to and not in limitation of the authority and jurisdiction already conferred by Chapter 992 and Chapter 1008 of the

⁴ Sec. 5, ch. 761 of 1953, repealed secs. 2-B, 2-C, 2-D and 2-G of ch. 952 of 1945.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ✓2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- ✓3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- ✓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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological 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 proportion, 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

David Capp - Facilities Director MC
Milo Gildea - Board - MC

EYP → EDAW - ~~Marsha~~
Elissa

1) temporary walkway b/t
bridge & the HSB.

2) only MC is the Bridge

869163380

- Michael Gildea - Past Chair of NSB

testimony -

89 mil expansion.

phase 1 - 15 mil bridge -

- phases ^{relate to} county budget - not
phased planning.

- anchor for SS revitalization

Bridge - safety of students of NSB

- connect / avoid isolation

Marsh & Steve EYP

EDAW

Telecommunications related to
CAC remove 5 fees.

* → Utility Plan - Phase 1 - Talking tele. to
HSB from TP.

HSB. entrance on Park side.

Public

~~Randy Boehm~~

1) Clarence Porter. - VP & Proposal
also Pres. Greater ^{SS} Co of C - in support.
- value of park renovation
- expansion of mc good for by.

2) Randy Boehm - 1994.
Galaxy Coalition
stem deterioration of the "loop"
area.

involved w/ will of Violet Baird Janis
in metro dispute in the 90's.

3) Dan Wallace. Burnt Mills CA.

- Bring bridge to end of JB Drive -
reasons of security.

- Impact of construction as a whole

- 150 year old tree being proposed
for removal. - will not come this way
again

- Everyone in favor ~~of~~ of the
expansion.

P. 2)

Public

- 3) RQ Steerman - cannot take as seq. plan.
- 250 trees - so was ignored
- last green space in SS
- CAC is so central that
- impacts of the integrated plan
205 125 impacted & 80 removed
HPC goals.

get collage out of park.

Move bridge north to end of JB Drive

- 4) Jim Carr, Moud. Gyp of Sierra Club.
green space is defining element
of mc. e.g. Los. Down County
green space.
bridge can avoid park completely.

- 5) John Parrish, lifelong mc resident
- pathway going thru white oak
- slow death from impact.
- trees have not been replaced
as in JB will
- everyone - 1st rehab & now college
want to take a chunk.

- 7) Joe White - letters from Blair & Lee^t family
- 8) Wayne Goldstein MP, t 1948 photo
 - trees gone, not replaced
 - + shade line creation
 - / bark protection - / mulch cover.
 - / no driving on grounds -> compaction
 - / lightning rods for trees.
- 9) Fran Arams^{not} - Cultural Arts & Humanities
 - MC - importance to country
 - revitalization of SS - MC an important component
- 10) Judy Reardon. resident. t
 - see testimony.
- 11) Jean Fielding - outdoors w/ John^{not} Paroush - beauty of park & trees should be protected.
MC in the City of trees.
- 12) how David's & Juniper Bridges removed.

4-

12) Dan Meyer ^t probridge.
T

not 13) George Trent 50 year res. of SS. ^{not.}
n.e. retired - SSS was empty.
need more people MC does that.

14) George French.
shift bridge north.

- 15) nancie stickle

Break
applicants

David Capp - mission is changing
lower - not "expansion"

Steve Berlin

- heard little opposition to expansion
of college & too bridge per se.
- why can't b move further north?
- DC - tied in with stat serv. but
could only go a little further north.
- trying to get into park @ least
unpacked area
- designed as one part of overall
campus.

Get RG or John to put
budget in various places.

LW

tower - intention of today, but
glass enc too heavy. too much
size.

SB

tower shud be background
element - ~~too~~ it is now an
architectural statement -
too strong.

need rendering of house
(G. we asked ~~also~~ for study
model).

MR = 25' is very high.

no ramp from 25' high.
no ramp design -

SV construction materials for
ramping.

LW - ramp - 10' to match bath path
- MC prefer B'

LW - Southern ramp.

SB tower needs to be redesigned &
be less overwhelming.
location further north.

Dcapp. want to stick to overall
master plan.

SV scaled back tower - improve ramp &
lessen impact on trees.

other kinds of piling.

ramps:

SB - ramp - close to r - no scussoring
if going to ~~ball~~ tree - put ramp in
right place.

nr. due to overcome safety issues
w/ alarms? ~~then~~ ~~sh~~ minimize
sig / scale / of ramp

10m. zigzag to avoid heels. - avoid
impact on heels. incl. construc.
of tower - use small eq. u.p. -
boardwalks & temporary

LW ~~remove~~ bring st. down the path.
define & protect the edges.

SS zig zag under the bridge

single supports - so only pup heels.

11/25 Open House - comments.

4/24 - Allied Civic Association supported gateway
County Council ^{Resolution} want serious siting
Schedule. not inappropriate.

5/9 - HPC PC - Bridge ramp. CAC

5/15 MR Staff report due. Snapshot?
including bldg envelope.

5/31 MR.

McCouncil:

- Blair Ewing. 1) Diagonal path as a problem -
- (tree impact) 2) utility runs impact
- 3) CAC - path & trees minimized
- 4) seriously consider options for relocating CAC.

not out of park, but shufflers
footprint.

- voted against adding CAC to amendment but supported the language.

Rodney Sumrell - MC staff.

need power point drawings

SB - is possible to move it north
to TP boundary & move north in
JBP.

bucolic park - having circulation
cutting thru park will ~~be~~ using
park. - becomes good for college.

S-Exp - thought we wanted to
bring people thru the park -

SB - if move north, then the paths
get away from trees.

LW why not just an elevator -
*step - bikes have hard time
*DC - elevator doesn't always
work - maintenance

JO'm would ~~you~~ use mulch for
temp paths.

SU - ramp v. elev. ADA ??
mulch - ADA has d/w + 1

LW only 1 bridge? - yes.

SU where are white oaks - seem
to ~~be~~ be purplehees.

- MR purple is slow death. \bar{E} might be or might not. - under stress & other factors may
- can do wiring in b/w above ground
 - on San Jennie cont demish
 - lighting - not ready to discuss
 - entrance to JBD.
 - open - give guidance.
 - treat it like street or.
 - mixed street - pedestrian oriented as it is
 - no curbs.

SV minimize car use - be very pedestrian friendly, prefer it to ~~look~~^{be} pedes.

- bridge location & design.

SB. Another north the better w/ ramp moving traffic along periphery

JO'm design - glass overhacks is good - ramping & railing need to be open - Do st dif w/ tower

must &

PC: 1) location of
sanitary line ^{walking}
2) WSSC - technical issues
or political
2) vehicular/peel use of JBD.

PC: 2) program in of
field sig - ~~not~~
? can it be

1) sewer lines

2) utility lines.

3) actual footprint & location - ^{mode} north & east?

4) ramp - Buss. preference.

Can CAC program be any smaller?

- unless you are perfect - pa useless.

5/29/01 Pre-mandatory Referral Con 6/31/01

nc CMC PB John Carter H: Gwen Elissa

DC Glen PK

John M. Rifkin

5/31/01

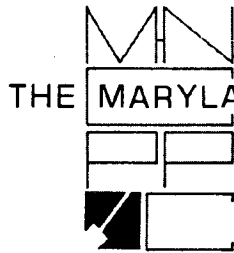
duany threads expansion
Add duany threads to HTI

JBP

6-13-01 Chalmers

- mov by Fall 01
- rtn to PC for bridge finalization
(admin)

3/19 ✓



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

*Additional info
and clarification
about the FAX from
Marcie Stickle sent
to you last
Friday.
Amen*

FAX

March 19, 2001

To: Historic Preservation Commissioners

From: Perry Kapsch *Perry*

Voice: 301-563-3400

Fax: 301-563-3412

Re: John Parrish Tour of Jesup Blair Park

Several citizen groups are sponsoring a tree tour of Jesup Blair Park as described in the circular. The invitation arrived on Friday with a request that we forward it to you all.

The John Parrish tour is separate from the Montgomery College bridge and walk delineation, which is to provide background information for the April 11 preliminary consultation, and which was discussed as a staff item at the HPC meeting last Wednesday. At this point, we have no plans for a discussion between HPC and the college about the cultural arts center.

Just to remind you, the bridge and related park changes (and park changes related to the health sciences building) are being staked out by Montgomery College all day on March 23 for you to visit at your convenience.

Any questions, give me a call.

PLEASE FAX ASAP TO HPC CHAIR SPURLOCK & ALL COMMISSIONERS, THANK YOU! 3/16/2001

TO: HPC CHAIR SPURLOCK & ALL COMMISSIONERS

RE: TOUR OF JESUP BLAIR PARK TREES, FRI., 3/23, 4:00 P.M., & IMPACT OF CULTURAL ARTS CENTER PROPOSED SITING & PARK REDESIGN

**FR: Jerry McCoy, President, Silver Spring Historical Society
Maria Hoey, President, Montgomery Preservation Inc., 301-476-7616
Wayne Goldstein, Vice President, MPI Inc., 301-942-8079
John Parrish, American Native Plant Society, & R.G. Steinman, 301-565-2025
Jim Fary, Sierra Club Conservation Cmte. Chair, 703-603-8899
Marcie Stickle & George French, SSHS Reps., 301-585-3817**

Chairman Spurlock & all Commissioners, We invite you to participate on Friday, March 23, 4:00 p.m., along with Council President Blair Ewing, on a Tour of Jesup Blair Park Trees led by John Parrish, who has written the definitive study of all 250 trees in our historic Park. This Tour will allow you to clarify and experience the full impact of the Cultural Arts Center's proposed placement in our public Park and that of MNCPPC's proposed redesign of the Park. Locating the CAC on the Giant Bakery property immediately contiguous to the Park will create a Win-Win for all parties.

If you have any questions, call Wayne Goldstein, MPI V.P., 301-942-8079. We look forward to seeing you there, Fri., 3/23, 4:00 p.m. Thank you.

cc: Gwen Wright, HPC
Perry Kephart, HPC

Info re: John Parrish Tour of Jesup Blair Park 3-23-01 from Marcie Stickle - FAX numbers:

✓ Steven Breslin
301-718-9192

no longer
✓ Marilyn Boyd DeReggi
301-540-2160

✓ Doug Harbit
202-822-6068

✓ Nancy Lesser
301-365-6940

✓ Julia O'Malley
~~301-942-8933~~ *no info*
fax & phone

✓ Steven Spurlock
202-265-8599

✓ Susan Velasquez
301-977-2097

✓ Lynne Watkins
301-384-5072

✓ Kim Williams *mailed to Ken*
301-907-3435 *Friday p.m.*

✓ *Velasquez*
301-977-2097

URGENT

To: GWEN WRIGHT & PERRY KEPHART
Voice Number:
Fax Number: 301-563-3412
Company:
From: MARCIE STICKLE
Company:
Fax Number: 301-585-1555
Voice Number: 301-585-3817
Date: 3/16/01
Number of Pages: 2
Subject: John Parrish Tour of Jesup Blair Park, 3/23/01

Message:

Gwen & Perry, We appreciate enclosed Invitation to HPC Chair & all Commissioners be Faxed asap today to them for Tour of Jesup Blair Park Trees; & Impact of Cultural Arts Center's Proposed Siting & Park Redesign, Fri., 3/23/01, 4:00 p.m.. Thank you! Silver Spring Historical Society, MPI, Inc., Sierra Club, John Parrish, R. G. Steinman, Marcie & George, 301-585-3817

PLEASE FAX ASAP TO HPC CHAIR SPURLOCK & ALL COMMISSIONERS, THANK YOU! 3/16/2001

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If you have any questions, call Wayne Goldstein, MPI V.P., 301-942-8079. We look forward to seeing you there, Fri., 3/23, 4:00 p.m. Thank you.

**cc: Gwen Wright, HPC
Perry Kephart, HPC**



Art in Public Places

Francoise Yohalem, Consultant

10834 Antigua Terrace #203
North Bethesda, MD 20852-5526
(301)916-0518 fax (301)916-0343
franyo@erols.com

francyo@earthlink.net

FAX TO:

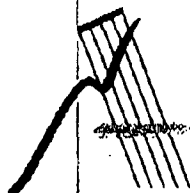
Robin Zick

Number of Pages: *+1*

Comments:

Hope you can join us!

F



**Arts and
Humanities
Council**
of Montgomery
County

4405 East West Highway, Suite 401, Bethesda, MD 20814
301.215.7227 • Fax: 301.215.7118 • www.ahcmc.org

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Kathleen Holmay
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Ke Zhang, Ph.D.

Adjunct to the Board

Deane Sherman
Emeritus

Steven J. Fienstock, Esq.
Legal Counsel

Eileen Mader
Historian

SILVER SPRING GATEWAY PUBLIC ART COMMITTEE

General meeting to discuss site and opportunity.

On **WEDNESDAY APRIL 18**, from 5:30 p.m. to 6:45 p.m.

SILVER SPRING SERVICES CENTER,
8435 Georgia Avenue (Georgia and Wayne)

Please confirm that you will join us. Thank you

Françoise Yohalem
Public Arts Trust
301 816-0518.
Francyo@earthlink.net

Sue Holland
MC Parks Department
2500 Brunett Avenue
VIA INTER-OFFICE MAIL

Lorraine Pearsall
7708 Takoma Avenue
Takoma Park, MD 20912

Jerry McCoy, President
Silver Sp. Historical Society
P.O. Box 1160
Silver Spring, MD 20910-1160

Mike Dwyer
Needwood Mansion
6700 Needwood Road
VIA INTER-OFFICE MAIL

Giant Food, Inc.
Public Affairs, Dept. 59
P.O. Box 1804
Washington, DC 20013

Montgomery College
Attn: Chahnaz McRae
900 Hungerford Drive
Rockville, MD 20850

Silver Spring Redevelopment
Attn: Gary Stith
62 Wayne Avenue #300
Silver Spring, MD 20910

Dept. Recreation
12210 Bushey Drive
Silver Spring, MD 20902

4A

Date: 03/01/2001
Sender: "McRae Chahnaz" <cmcrae@mc.cc.md.us>
To: Brooks Terry, "McRae Chahnaz" <cmcrae@mc.cc.md.us>, KEPHART, Rifkin
cc: Wright, Zyontz, "Capp David" <DCapp@mc.cc.md.us>, "McLean John"
<jmclean@mc.cc.md.us>
Priority: Normal
Receipt requested
Subject: RE: Jesup Blair Park HPC site visit

Perry -- when we met with Gwen there was no plan to invite the public to this site visit. We agreed that this would offer the commissioners an opportunity to see the park and for the College to review the design of the bridge with the commissioners. It was a design consultation meeting. What is the purpose of the visit now? May be we need to reconsider the site visit.

-----Original Message-----

From: tbrooks@mncppc.state.md.us [mailto:tbrooks@mncppc.state.md.us]
Sent: Thursday, March 01, 2001 4:55 PM
To: cmcrae@mc.cc.md.us; kephart@mncppc.state.md.us;
rifkin@mncppc.state.md.us
Cc: wright@mncppc.state.md.us; zyontz@mncppc.state.md.us
Subject: Re: Jesup Blair Park HPC site visit

Perry:

I will mark my calander and attend the meeting.

question !!!

I am unfamiliar with how the HPC operates. My historic preservation experiences have only been with The DC Historic Preservation Committee, The Fine Arts Committee, also in DC, and the National Trust for Historic Preservation. Why are we inviting known advocates for preservation to a pre-meeting suggested by staff in order for the applicant, in this case another public agency, the Montgomery Community College, an opportunity to explain what I thought were just spatial and siting relationships. I did not think we were going to have a dialogue/debate out on the site. From all appearances the way this meeting has now been structured the outcome seems abundantly obvious. Can someone tell me how this tour is going to be handled and what are the ground rules for conducting such meetings; especially if the issues are going to be contentious with Marci ???

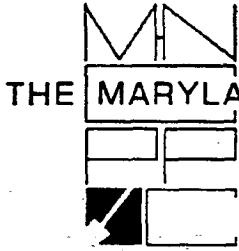
Reply Separator

Subject: Jesup Blair Park HPC site visit
Author: Kephart
Date: 3/1/01 3:10 PM

Terry - As you may have noticed in Margaret's schedule, the Historic Preservation Commission will be making a site visit to JB Park on March 12 at 8:00 am. Chahnaz has offered to yellow tape the proposed sites of the Cultural Arts Center and the bridge so the HPC will have a better concept of the impact of these projects on the park.

It might be very useful if you could be available to answer any park related questions. Please let me know if that would be possible. Many thanks, Perry

Chahnaz - I left you a message (the old-fashioned way - by telephone) confirming the HPC site visit on March 12. Of the 9 commissioners, I have acceptances from 5 so far and will be in touch with you when I hear from the other four. Marcie and some other citizens are also planning to attend. Thank you for providing this opportunity to clarify the scope of MC's proposed projects. Perry



THE 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: Steve Buslin FAX NUMBER: 301-718 9192

FROM: Perry Kopsch

DATE: 03-21-01

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 7

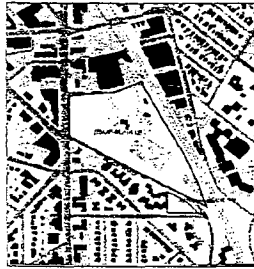
NOTE:

You may have a ledger sized
set of these plans from the
Sept 13, 2000 meeting.

JESUP BLAIR PARK RENOVATION

Prepared for:
 The Montgomery County Department of Park and Planning
 The Maryland-National Capital Park and Planning Commission

January 5th, 2000



VICINITY MAP

Landscape Architect



DESIGN, PLANNING, AND MANAGEMENT SERVICES

Arboretist
 The Care of Trees
 9228 Gaithers Road
 Gaithersburg, MD 20877
 tel (301) 948-3833
 fax (301) 948-4353

Civil Engineer

Rummel, Klepper, & Kahl
 81 Mosher Street
 Baltimore, MD 21237
 tel (410) 728-2900
 fax (410) 728-3160

Surveyor
 Curry & Associates
 716 Firsstone Drive
 Silver Spring, MD 20905
 tel (301) 476-7381
 fax (301) 476-7386

Architect

Esteban, Vafae, Prescott
 1900 Potomac Street N.W.
 Washington, D.C. 20007-3238
 tel (202) 471-5000
 fax (202) 471-3050

Traffic Studies
 O. A. George & Associates
 1718 Elbow Road, Suite 121
 Silver Spring, MD 20903
 tel (301) 436-7722
 fax (301) 436-7739

Contents

- Cover Sheet
- L1 - Existing Conditions
- L2 - Jesup Blair Park Renovation Plan
- L3 - NPL/PSD
- L4 - Final Conservation Plan
- L5 - Stewardship Management Plan

Review and Approval

Project	Date	Signature	Date
Plan Approval			
Design Quality of Plan			
Approval of Plan			
Final Review			
Contract Review			
Contract Review			
Contract Review			

Notes

- 1) Elevations shown are based on U.S.C.S. Datum.
- 2) Property boundary information shown is based on information obtained from the Land Records of Montgomery County Maryland.
- 3) The Subject Property is not located in a Flood Plain in accordance with FEMA Flood Maps.

Surveyor's Certificate

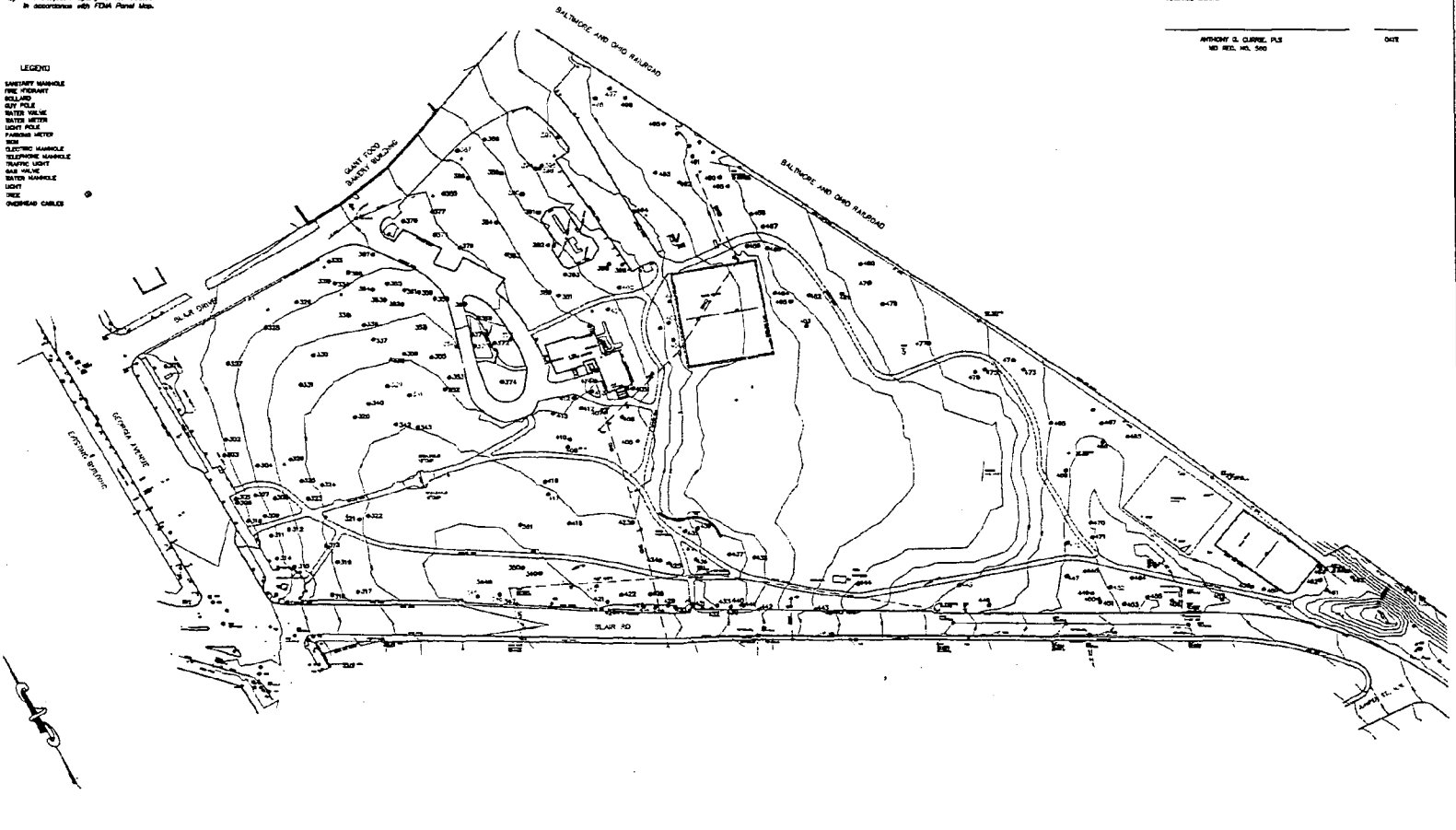
I hereby certify to the best of my knowledge and belief that the information shown herein is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.

WYNDY D. CURRIE, PLS
NO. REC. 401, 560

DATE

LEGEND

- SAFETY MARKER
- FIRE HYDRANT
- BELLMAN
- UTILITY POLE
- WATER METER
- WATER METER
- WATER METER
- PAVING METER
- MAN
- ELECTRIC MARKER
- TELEPHONE MARKER
- TRAFFIC LIGHT
- RAIL HOSE
- WATER MARKER
- LIGHT
- WELL
- OVERHEAD CABLE



EDAW	EDAW	EDAW
EDAW Inc.	EDAW Inc.	EDAW Inc.
1000 ...	1000 ...	1000 ...
...

JESUP BLAIR PARK RENOVATION

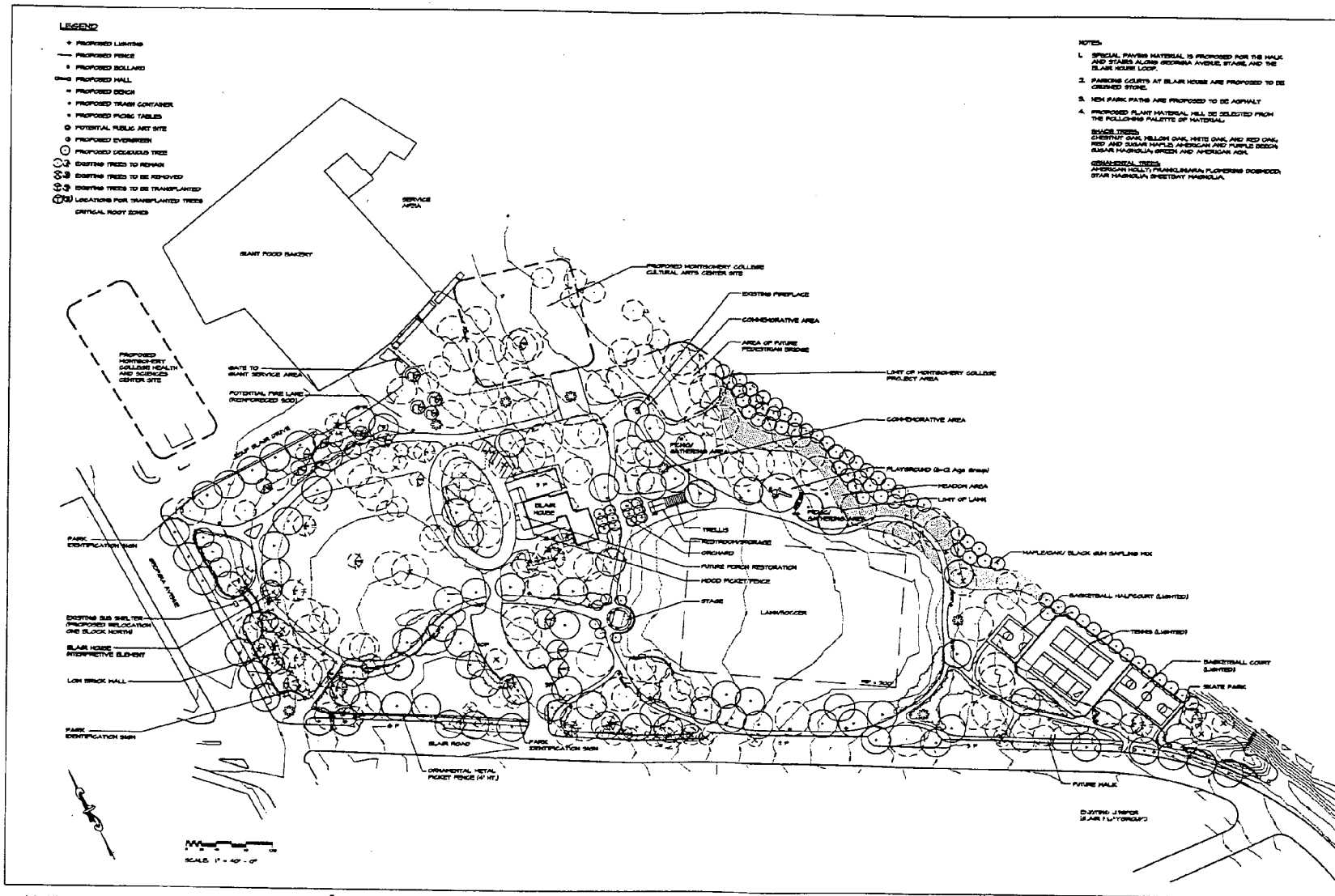
The Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission

NO.	DATE	DESCRIPTION

JESUP BLAIR PARK
EXISTING CONDITIONS

EX-1

SHEET
2 of 6



- NOTES:**
1. SPECIAL PAVEMENT MATERIAL IS PROPOSED FOR THE HALL AND STABLES ALONG GEORGIA AVENUE STAGE AND THE BLAIR HOUSE LOOPY.
 2. PARKING COLETS AT BLAIR HOUSE ARE PROPOSED TO BE CEMENTED STONE.
 3. NEW PARK PATHS ARE PROPOSED TO BE ASPHALT.
 4. PROPOSED PLANT MATERIAL WILL BE SELECTED FROM THE FOLLOWING PALETTE OF MATERIALS:
SHADE TREES:
 CHESTNUT OAK, YELLOW OAK, WHITE OAK, AND RED OAK, RED AND SHAW HAWKLE AMERICAN AND PEARLE DESIGN SUGAR HAWKLE, GREEN AND AMERICAN ASH.
ORNAMENTAL TREES:
 AMERICAN HEMLOCK, FRANKLINIANA, FLORIDANA DOGWOOD, STAR HAWKLE, SWEETBAY HAWKLE.

EDAW
 Environmental Design Architecture
 1000 North 17th Street
 Philadelphia, PA 19102
 Tel: 215-381-1000
 Fax: 215-381-1001
 www.edaw.com

Project:
 JESUP BLAIR PARK RENOVATION
 1000 North 17th Street
 Philadelphia, PA 19102
 Tel: 215-381-1000
 Fax: 215-381-1001
 www.edaw.com

Scale:
 1" = 40'-0"

JESUP BLAIR PARK RENOVATION

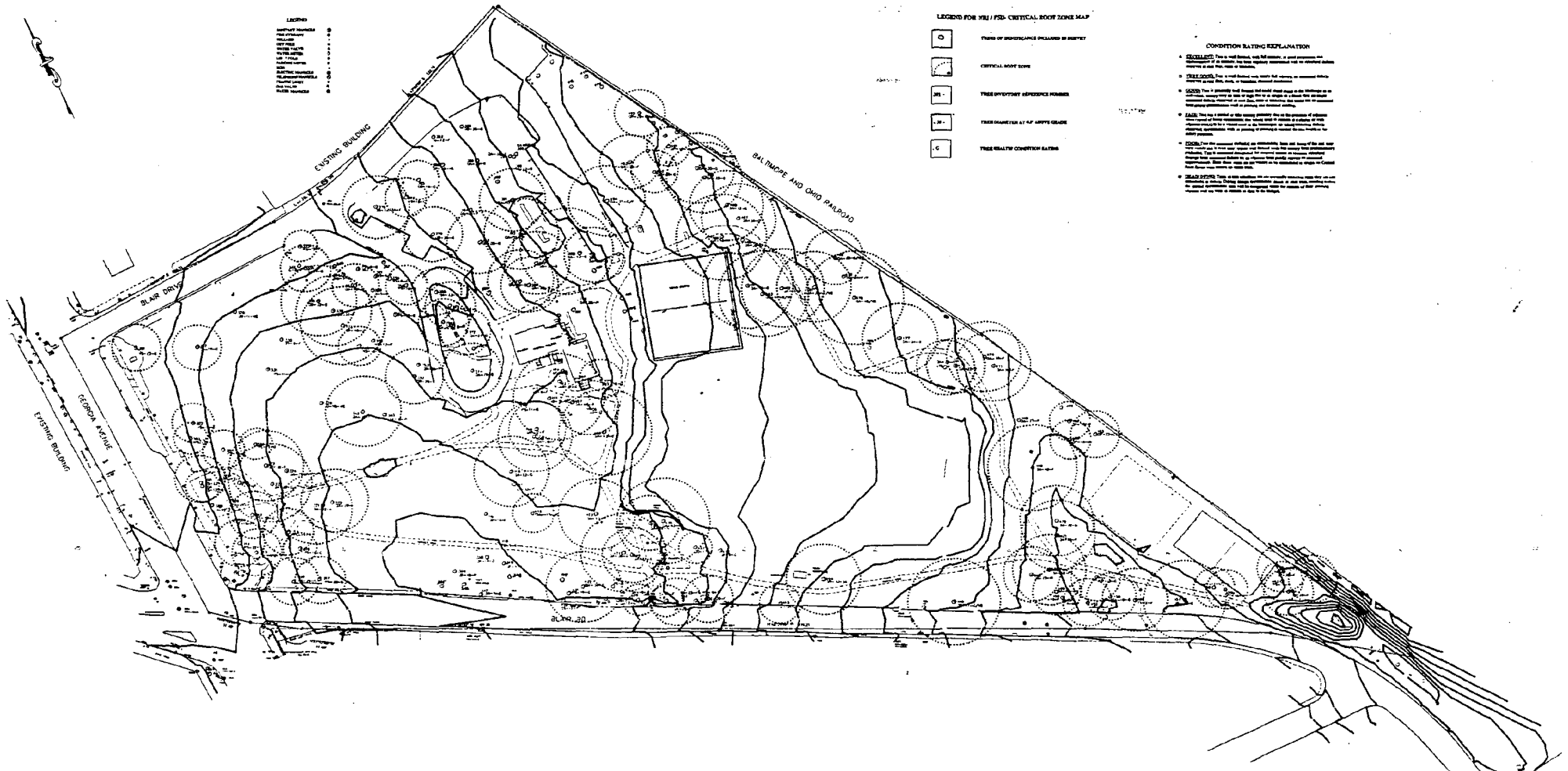
Prepared by:
 The Montgomery County Department of Park and Planning
 The Maryland-National Capital Park and Planning Commission

NO.	DATE	DESCRIPTION

JESUP BLAIR PARK RENOVATION PLAN
 1000 North 17th Street
 Philadelphia, PA 19102
 Tel: 215-381-1000
 Fax: 215-381-1001
 www.edaw.com

L-1

SHEET
 2 of 6



LEGEND

- EXISTING BUILDING
- BLAIR DRIVE
- GEORGIA AVENUE
- BALTIMORE AND OHIO RAILROAD
- EXISTING BUILDING

LEGEND FOR NRI / FSD - CRITICAL ROOT ZONE MAP

- TREES OF IMPORTANCE INCLUDED IN INVENTORY
- CRITICAL ROOT ZONE
- TREE INVENTORY REFERENCE NUMBER
- TREES COLLECTED AT TOP OF SLOPE GRADE
- TREE HEALTH CONDITION RATING

CONDITION RATING EXPLANATION

- EXCELLENT:** Tree is well rooted, has full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in excellent condition.
- FINE GOOD:** Tree is well rooted, has a full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in good condition.
- GOOD:** Tree is well rooted, has a full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in good condition.
- FAIR:** The tree is well rooted, has a full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in good condition.
- POOR:** The tree is well rooted, has a full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in good condition.
- DEAD/DYING:** Tree is well rooted, has a full canopy, a good structure and shows signs of vigor. The tree is well maintained and is in good condition.

LANDSCAPE ARCHITECTS
DAW
 1100 G STREET, N.W.
 WASHINGTON, D.C. 20004
 TEL: 202-331-2000
 FAX: 202-331-2001

CIVIL ENGINEERING
 Raymond E. Galt
 8000 Old Georgetown Road
 Bethesda, MD 20814
 TEL: 301-752-3800
 FAX: 301-752-3801

ARCHITECTS
 Raymond E. Galt
 8000 Old Georgetown Road
 Bethesda, MD 20814
 TEL: 301-752-3800
 FAX: 301-752-3801

TRAFFIC ENGINEERS
 D.E. Galt & Associates
 7140 Old Georgetown Road
 Bethesda, MD 20814
 TEL: 301-752-3800
 FAX: 301-752-3801

ASPHALT
 The City of Falls
 2225 Oakleaf Drive
 Chantilly, VA 20151
 TEL: 703-544-3300
 FAX: 703-544-3301

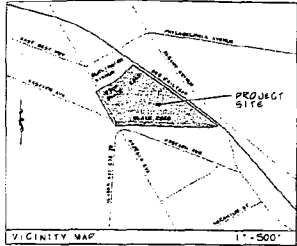
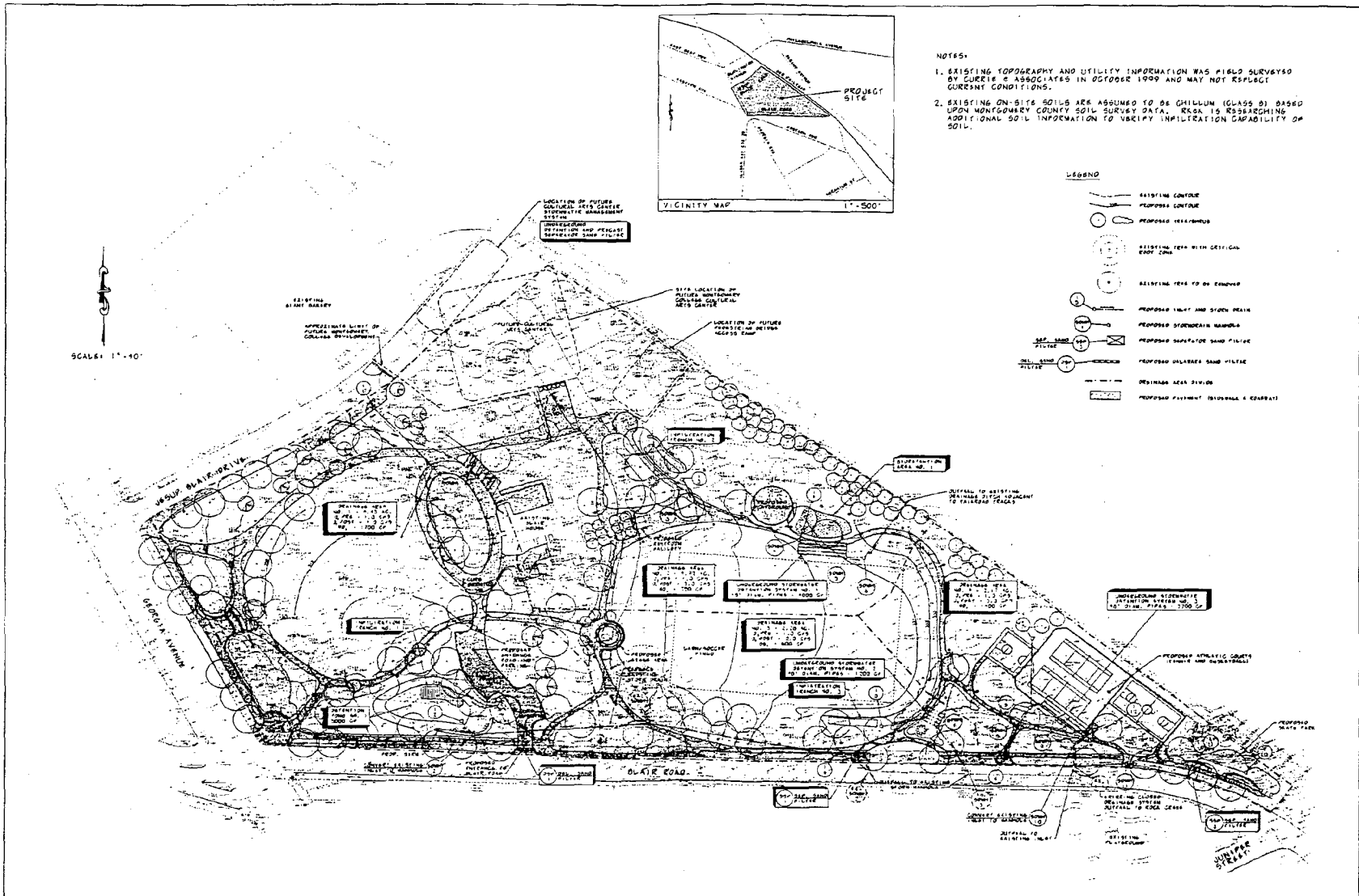
Jesup Blair Park Renovation

Prepared for:
 The Montgomery County Department of Park and Planning
 The Maryland-National Capital Park and Planning Commission

Number	Date	Description

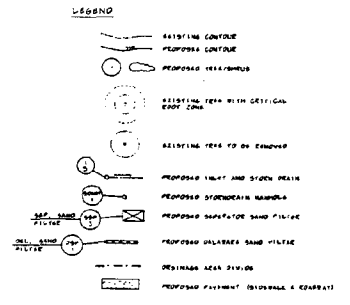
Date: 11/25/99
 Plot No: 99-04201
 Drawing No: NRI/FSD PLAN
 Drawing Title: NRI/FSD PLAN
 1998 CEDAW, Inc. All Rights Reserved

TP-1
 SHEET
 4 of 6



NOTES:

- EXISTING TOPOGRAPHY AND UTILITY INFORMATION WAS FIELD SURVEYED BY CURRIE & ASSOCIATES IN OCTOBER 1999 AND MAY NOT REFLECT CURRENT CONDITIONS.
- EXISTING ON-SITE SOILS ARE ASSUMED TO BE CHILLUM (CLASS B) BASED UPON MONTGOMERY COUNTY SOIL SURVEY DATA. REGA IS RESEARCHING ADDITIONAL SOIL INFORMATION TO VERIFY INFILTRATION CAPABILITY OF SOIL.



LANDSCAPE ARCHITECTS	ON-SITE ENGINEER	ARCHITECTS
CURRIE & ASSOCIATES 1000 W. WISCONSIN AVE. SUITE 200 WASHINGTON, DC 20004 TEL: (202) 331-1100 FAX: (202) 331-1101 WWW: CURRIE-CA.COM	JAMES W. HARRIS, P.E. 1000 W. WISCONSIN AVE. SUITE 200 WASHINGTON, DC 20004 TEL: (202) 331-1100 FAX: (202) 331-1101 WWW: CURRIE-CA.COM	CURRIE & ASSOCIATES 1000 W. WISCONSIN AVE. SUITE 200 WASHINGTON, DC 20004 TEL: (202) 331-1100 FAX: (202) 331-1101 WWW: CURRIE-CA.COM

JESUP BLAIR PARK RENOVATION

Prepared for:
 The Montgomery County Department of Park and Planning
 The Maryland-National Capital Park and Planning Commission

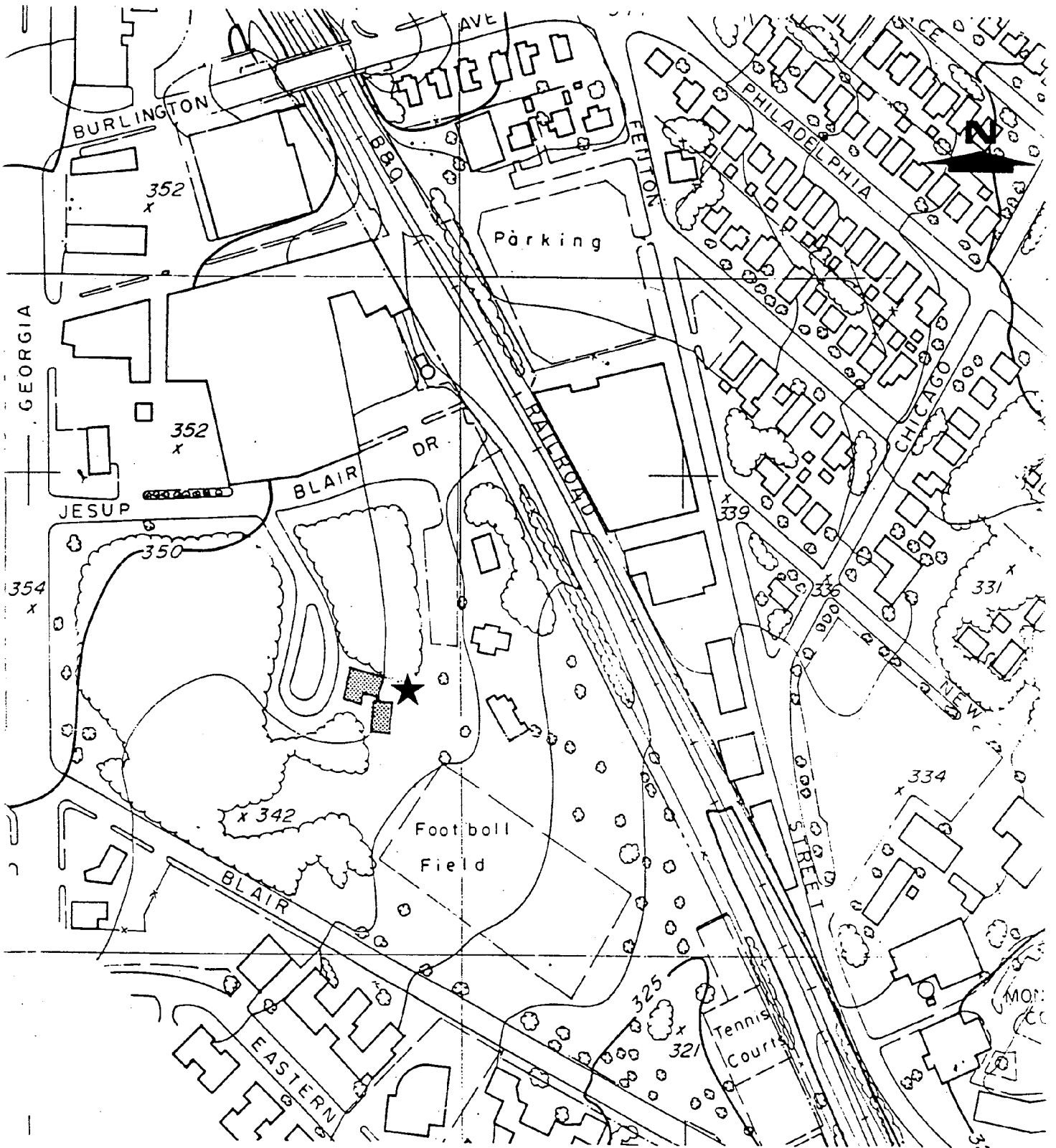
NO.	DATE	DESCRIPTION

DATE: 10/15/00
 DRAWN BY: JWH
 CHECKED BY: JWH
 APPROVED BY: JWH

STORMWATER
 MANAGEMENT
 CONCEPT PLAN

SW-1

SHEET
 6 of 6



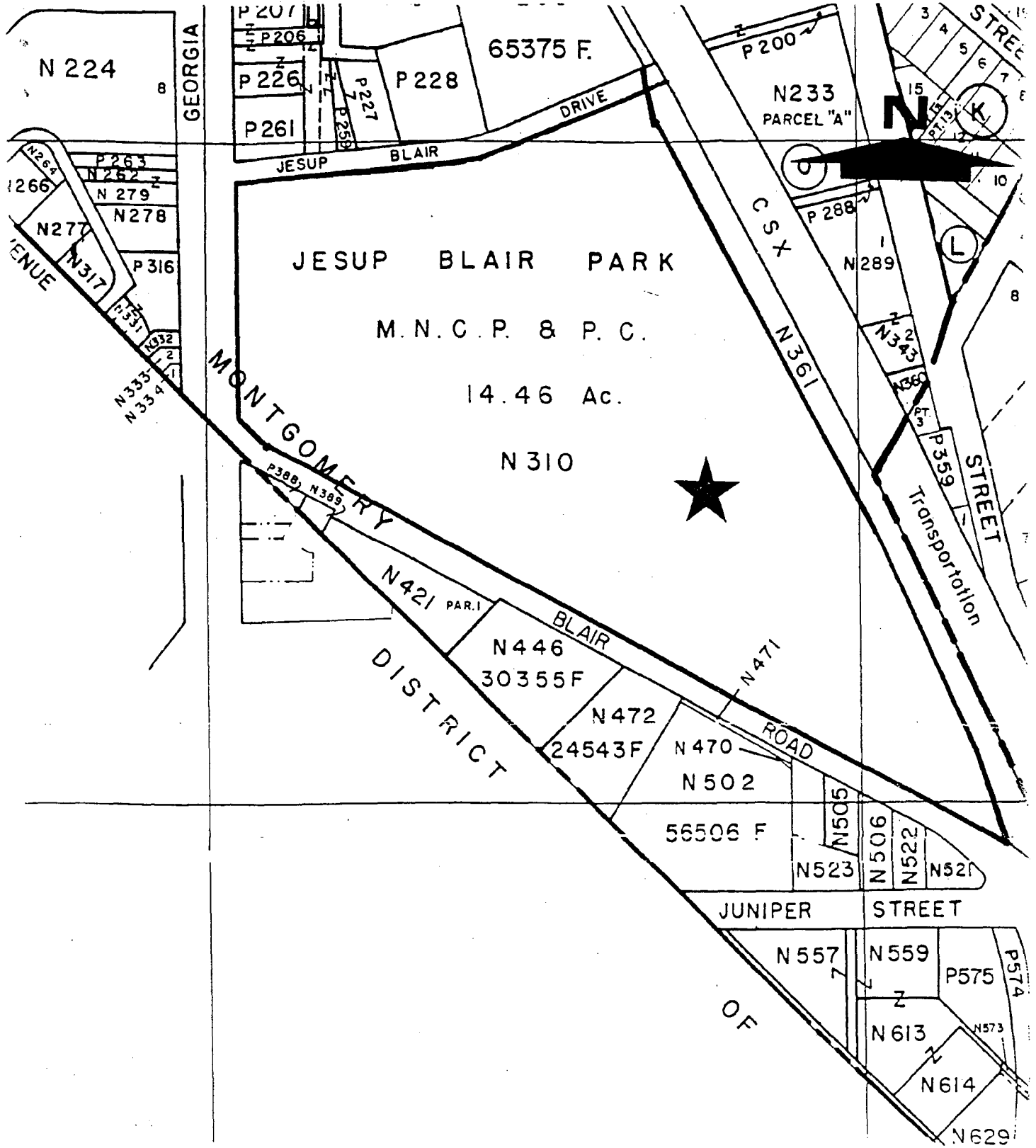
JESSUP BLAIR HOUSE
SITE 36/6

Scale: 1"=200'



900 Jessup Blair Drive
Silver Spring, MD 20910

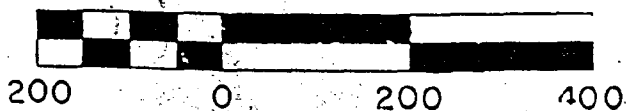
5



JESSUP BLAIR HOUSE
SITE 36/6

900 Jessup Blair Drive
Silver Spring, MD 20910

Scale: 1"=200'

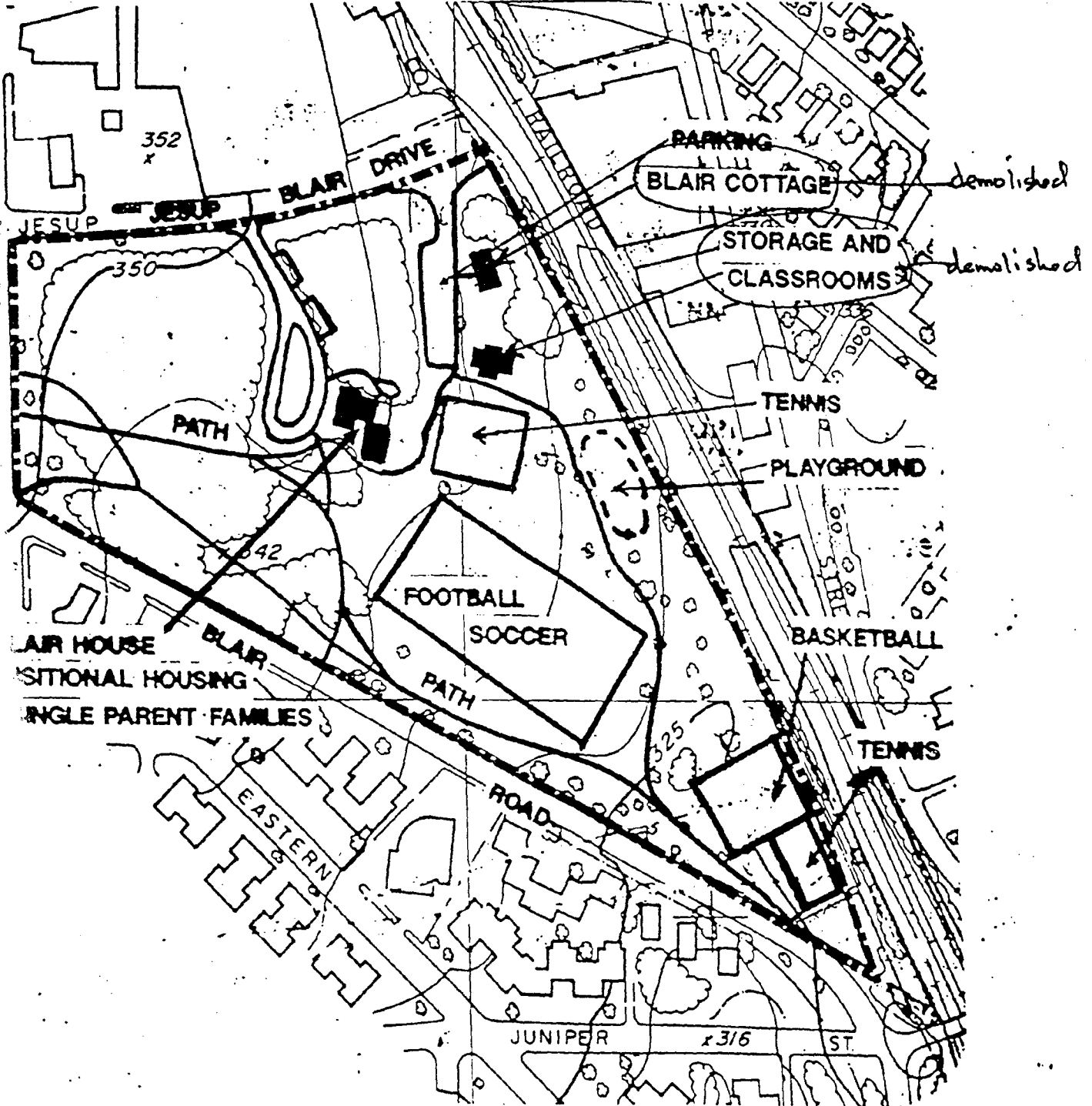


6

37 A11

JESUP - BLAIR L.P.

900 JESUP BLAIR DRIVE, SILVER SPRING



HCPPC STAFF GUIDE 39-3F

SCALE 1" = 200'

	ACREAGE	14.8	REGION II, AREA B
	FACILITY CODE	D68	

Existing

8

Make mailing list copy
for file

Suz-

Do you still have
the mailing list
from 12/15 mailing?

~~Sue Holland
MC Parks Department
9500 Brunett Avenue
VIA INTER-OFFICE MAIL~~

Lorraine Pearsall
7708 Takoma Avenue
Takoma Park, MD 20912

Jerry McCoy, President
Silver Sp. Historical Society
P.O. Box 1160
Silver Spring, MD 20910-1160

Mike Dwyer
Needwood Mansion
6700 Needwood Road
VIA INTER-OFFICE MAIL

~~Giant Food, Inc.
Public Affairs, Dept. 59
P.O. Box 1804
Washington, DC 20013~~

Montgomery College
Attn: Chahnaz McRae
900 Hungerford Drive
Rockville, MD 20850

Silver Spring Redevelopment
Attn: Gary Stith
962 Wayne Avenue #300
Silver Spring, MD 20910

Dept. Recreation
12210 Bushey Drive
Silver Spring, MD 20902

JBLP - MORE CONTACT PERSONS / CHANGES TO FIRST LIST

MC REC. D. PAT STREETER (EASTERN OFFICE) 301-565-7494

MNCPPC/PARK POLICE OFC. DEAN SMITH 301-929-2721 SHADLESBROOK
LT. LAURA SHELDON 301-929-5993 SHADLESBROOK

OFIC. CHERI WINTER 301-929-2754 SHADLESBROOK

GIANT FOOD ROGER POMPEI 301-341-8762 F 301-618-4969

SILVER SPRING ADVISORY BD. DAN MUELLER 301-585-1458

EASTERN AREA RECREATION ADVISORY BD. JIM ERICKSON 410-362-7654

MONTGOMERY COUNSEL:

CHAHNAZ MCRAE 301-251-7374

JOHN MCLENNAN x 7360

DEBRA HAYRE 301-650-1403

CLARENCE PORTER " x 1312 cporter@mc.cc.md.us

MICKIE CARLSON " x 1469 mcarlson@mc.cc.md.us

PERRY SCHWARTZ " x 1385

900 Hungerford Drive
Rockville Md 20850

WASHINGTON AREA WOMEN'S SOCIETY LEANNE ERIC HOY 202-715-7409 EricHoy@aol.com

SILVER SPRING HISTORICAL SOCIETY JOYCE NALEWALK 301-587-5180 joyceliza@aol.com

MARIE STICKLE + GEORGE FRENCH 301-585-3817

MARY REDDON 301-585-7914 (W) 202-694-5136 (W) 202-512-0201

EAST SILVER SPRING CITIZENS ASSOCIATION BOB COLVIN 301-585-8326

DALE BRANHARD 301-565-5926

GARDEN DEV. CORP. GRACE BATON 202-686-4660

GEORGE + RUTH TRETER S.S. BUSINESS GROUP 301-587-5472

NORTH TAXOMA CITIZENS ASSOC. + HISTORIC TAXOMA LORRAINE PEARSELL 301-585-8061

LJ Pearsall@aol.com

GARDEN + CONCERNED NEIGHBORS VERA M CARLEY 202-892-2352 +

MATIE M LONES (SP?) - CHECK W VERA ON IT 202-726-1320

→ Silver Spring Redevelopment Board
Gary St. H
962 Wayne Avenue # 300
SS 20910

to be deleted
Large maps for
HPC + stuff
only

small people to be
included - coming soon

For Jessup Blair

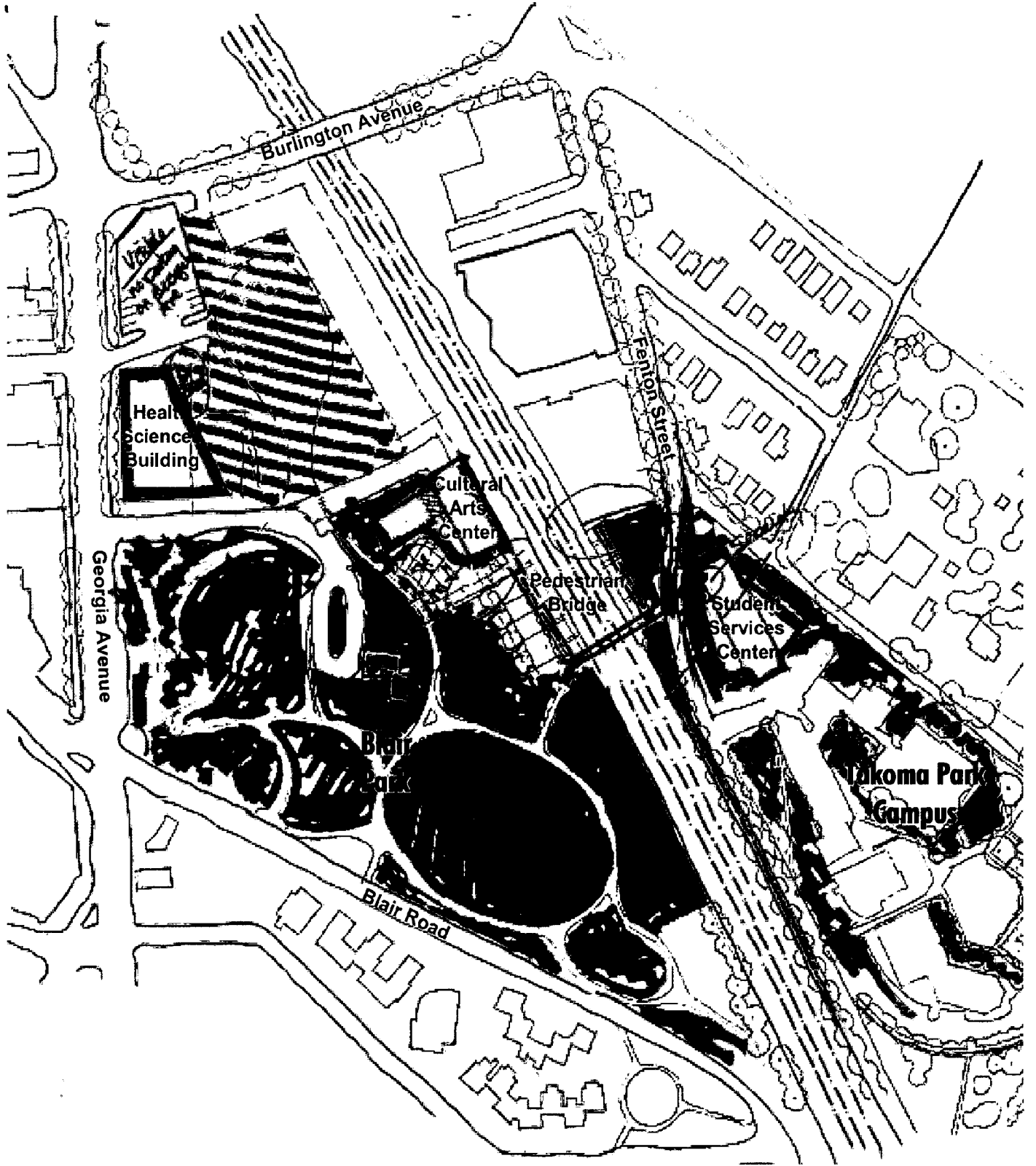
✓ Hermano Pearsall
7708 Tahona Avenue
Tahona Park 20912

✓ Jerry A McCoy, President
SS Historical Society
PO Box 1160
SS 20910-1160

✓ Mike Druggs
Parks Department

Jesup Blair Park-Invited Participants

ORGANIZATION	CONTACT PERSON(S)	Phone/Fax	Date Contacted? Coming? When?
Montgomery College	Chahnaz McRae		9/30 Sue.
	John McLean		(Chahnaz will invite)
	Joe White	301-251-7356	(Chahnaz will invite)
Agencies: MC-DPW&T	Greg Leck	240-777-7189 or 240-777-64881 (Gregory) 240-777-7178 FAX	No, tied up; 10/4 Mame
	✓ David Adams	240-777-7200	Yes, 10/4 Mame
MC-DPS	Rick Brush	240-777-6343	
	✓ JAY BEATTY x6340	240-777-6339	Yes, 10/4 Mame
	Sarah Navid	240-777-6304	(Brush will invite)
Dept. of Recreation 12210 Bushey Drive Silver Spring, MD 20902	✓ Greg Bayor, DIRECTOR	240-777-6802 240-777-6803 FAX	Left message & faxed sched recreat.bayor@co.mo.md.us
Housing Opportunities Commission (HOC)	Gary Hillesland Public Affairs	301-929-5508	
	✓ MARY JANE ROBERTS	301-929-6755 FAX	TRANSITION HOUSING HANDLES A PROJECT @ JBLP 301-929-5673
PARK County Police	Betsy Kreiter, Chief Kathleen Wilson	301-929-2702 301-929-7818 FAX	Unknown; 10/4 Mame Will send representation
Jurisdictions: City of Takoma Park	✓ Suzanne Ludlow	301-270-1700x229 WCB 301-270-8794	suzanne@takoma.gov.org
Utility Companies: WSSC	Save for Sue. Try: Tom Buckley. Ask who should come?		
PEPCO	Save for Sue. Try Roger Cheek. Is he the right person to Participate in design process?		
Others: Giant Food, Inc. Public Affairs, Dept. 59 P.O. Box 1804 Washington, D.C. 20013	Barry Scher	301-341-4710 301-618-4967 Fax	
Silver Spring Chamber of Commerce	Roger Bain	301-587-6200 301-589-6324	Left message
✓ Gateway Coalition	Randy Boehm	301-951-4574	Left message rboehm@erols.com
Eastern Area Recreation Advisory Board	(Ask Debbie)		
SILVER SPRING Mid-County Advisory Board	(Ask Debbie)		



Einhorn
Yaffee
Prescott



ARCHITECTURE &
PLANNING

Montgomery College Takoma Park Expansion Master Plan Charrette Sketch

September 1, 2000

6

9.13.00

Stew - resp. to mls w/ staff

- 1) opened entry to JBD.
- 2) depressed into grad ~~at~~ 28' h @ Bm end
 entry from road. 24' h @ G End
 3) glass fronted 16-18' h center.

4) bridge Δ to be L to site w/ ramps along
 tracks.

5) # 7 not @ detail yet but want
 to keep bldg sitting "quiet".

6) campus bldgs. relate to their spec.
 sites.

DW absorbing park as part of campus

GW.

7) Ep about 1/4 F² less than before ca. 24 W

John Carlson EDAW - all trees size & cond

has been surveyed. - orig design 13 trees lost

(321" Total) New plan - ^{now} 246" Total Oost. 3 are

circular tunnel needed for ^{3 are} ~~right of way~~ ^{col b spn} ~~bln tree~~ ^{bln tree}

plus service - cost 2 more trees. 280" ^{10 beautiful} ~~tree~~ ^{tree}

- landscaping will be bldg + grass + trees ^{10-26" dbh.}
 not gardens

Briefing Document on the
Montgomery College Takoma Park Expansion

September 7, 2000

Montgomery College is a community-oriented, non-residential, multi-campus institution which offers diversified post secondary career and transfer educational programs to at moderate cost to residents, businesses, and other organizations in the county. Students attending the Takoma Park campus, situated between the southern edge of Silver Spring and the northern border of Takoma Park, represent a rich diversity in ethnicity, cultural background, and experience. The College extends its resources to the community and to public, private, civic and governmental agencies.

The planned expansion is the physical representation of the college's commitment to supporting the revitalization of downtown Silver Spring and to maintaining the unique character of Takoma Park and the surrounding residential communities while providing much needed space to support expanding academic programs. Three new buildings are planned – a Health Sciences Building, a Student Service Center, and a Cultural Arts Center. A pedestrian bridge crossing Fenton Street and the rail right-of-way will link two of the buildings and connect the existing campus with Blair Park. Several existing structures will be demolished to make way for the new construction, including the realignment of Fenton Street.

Health Sciences Building

(Construction early 2002 – Late 2003)

A 4-story structure of approximately 100,000 GSF is planned for the Georgia Avenue site. Three primary uses will be located in the building – Health Sciences classrooms, labs, and offices; a Continuing Education and Business Center; and an outpatient clinic for Holy Cross Hospital.

Student Services Center

(Construction early 2003 – Late 2004)

A 90,000 GSF building is planned for the 2.5-acre site at the intersection of Fenton Street and New York Avenue. Enrollment Management offices; an open computer lab, a bookstore, cafeteria and other student life facilities; and, the Offices of the Dean of Students will be located in the 3-story building.

Cultural Arts Center

(Construction early 2004 – Late 2005)

A site at the northeast corner of Blair Park has been designated for the Cultural Arts Center. The 2-story, 40,000 GSF building will include a 500-seat auditorium, a black box theater, a gallery, and supporting offices and classrooms.

Pedestrian Bridge

(Phase I construction early 2002 – early 2003) (Phase II construction early 2003 – Late 2004)

Linking the Student Services Center and the Cultural Arts Building will be a pedestrian bridge over Fenton Street and the CSX/Metro rail right-of-way. A path through the park will link the bridge and Cultural Arts Center with the Health Sciences Center and Georgia Avenue.

Demolition/Road Realignment

(Construction early 2001 – late 2001)

Existing industrial and commercial structures along Fenton Street and Georgia Avenue are currently being acquired and will be demolished shortly to make way for the new structures. The north end of Fenton Street will be moved and a portion of Chicago Avenue closed to provide a large enough site for the new Student Services Center.

Contact Mrs. Chahnaz McRae, Montgomery College at 301-251-7374 for further information.

GK: ambient letter. - ans. doesn't relate to this project.

DH: ramp - avoid excessive property.

GK: 1) storm water mgmt?

EDAW. pit u/g system behind bldg.
haven't explored site yet.

2) as bldg site expands what will be done.
Steve - been very conservative about as
w/in plans?

When will come back. in Dec w/schematic drawing.

Briefing Document on the
Montgomery College Takoma Park Expansion

September 7, 2000

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Health Sciences Building

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Contact Mrs. Chahnaz McRae, Montgomery College at 301-251-7374 for further information.

Mon Oct. CAB 3 phases

Enhan Jaffer Pressed as arch for both CAS & HSC.

- Footprint, env. bldg orientation
- 1) Design Phase - for ~~3~~ 5 standard arch for schematic
 - 2) Consider ~~to~~ ~~State~~ ~~Env.~~ ~~Con.~~ ~~Del~~
~~and~~ ~~landings~~ ~~and~~
Site Prep 01
 - 3) Build CAC
HSC 02 begin
04 - finish

Bridge - 2 phase

Site	Con	Finish	
01	02	04	HSC
02	03	05	SSB
03	04	06	CAC

1) Crossroads

Swamp HSC Bridge

2) Tie SSB into bridge

Bridge will

HPC Sept 13 briefing

Shubert

1. Connection & relation of B & base.
Background v. relational
- 2.

REHABILITATION

is defined 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.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match

REHABILITATION AS A TREATMENT.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 or related new construction shall 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.

9/13/00

1 the Society of Blindness building. And the people had
2 applied vinyl siding and then had brought before you, and the
3 Commission had told them to remove the vinyl siding and
4 repair the wood. And the applicant called and said it looks
5 beautiful and thank you very much and everybody was helpful
6 and she called out of the blue and said come down, please.
7 I'd love to show off the building. That was Sharon Wallpuff
8 and the corner building; it now has -- you also -- oh,
9 Grandma's Antiques? Aunt Betty's Antiques. And she said the
10 applicant has planted a little rose garden in front of the
11 building and anyway, it's a very nice unsolicited positive
12 statement. I wanted to pass that on to you.

13 MR. KOUSOULAS: Okay, thank you. I guess we have
14 what we need to proceed with our discussion item. We're
15 going to have a briefing on the cultural arts center proposed
16 for Jesup Blair House -- the park and at this time it's a
17 briefing. We're not going to be taking any public testimony
18 tonight on this issue, but we already have received some
19 written comments from Marcie Stickle and we urge anybody else
20 that's interested in this site to write in also.

21 With that, can we move on to our briefing?

22 MS. KEPHART: Yeah, we have a number of people here
23 to meet with you tonight and I would like to just make one
24 correction for the record. When you all were sent the
25 packet; the briefing document dated September 1st, under the

1 Health Sciences Building, which is not something we'll be
2 discussing tonight. The last sentence that talks about the
3 development of the building on the corner parcel adjacent to
4 Burlington Avenue is not planned at this time; that sentence
5 should be deleted and I think it's -- it has been indicated
6 by the folks at Montgomery College that that's -- it's
7 important that that sentence not be included in the record
8 for the -- that particular project.

9 And then also in addition to Marcie Stickle, I
10 point out that we do have some other -- we have a letter from
11 George French, we have the letters from Jean Rose about the
12 trees that were memos that came in at the time of the plans
13 being developed for Jessup Blair Park. And a letter from the
14 Silver Spring Historical Society has also been received and
15 that's being included in the record.

16 The people from Montgomery College that are here
17 tonight have also provided an updated briefing document that
18 gives you a clear idea of the schedule for the various
19 buildings that are included in the Montgomery College/Takoma
20 Park expansion. And other than that, I'll just point out at
21 the end of my memorandum, I list a number of issues and if
22 you have a list that you want to bring to the attention of
23 the people planning this project, I'm sure they would
24 appreciate it. But they're here if you'd like to have them
25 come up.

1 MR. KOUSOULAS: Yeah, if you could come up to the
2 round table here?

3 MS. KEPHART: While they're setting up, I would
4 note that the -- as you saw, most of the input from the
5 public was concerned about the trees. That was the primary
6 subject.

7 MR. CAPP: Are you ready?

8 MR. KOUSOULAS: Yeah.

9 MR. CAPP: Just to introduce myself, and the
10 speakers, my name is David Capp. I'm the facilities director
11 for Montgomery College. And with us tonight is Ms. Chahnaz
12 McRae, and she's the senior project manager for Montgomery
13 College. And from Einhorn, Yaffee, Prescott we have Steve
14 Kyloff as the principal, and we have David Kenmister from
15 Einhorn, Yaffee, and John Pierce from EDAW, and the purpose,
16 as you said tonight, is an information briefing on the
17 concept plan.

18 MR. KENMISTER: Sorry we had to get out of order --

19 MR. KOUSOULAS: We're going to need to get you on
20 to one of the mics.

21 (Discussion off the record.)

22 MR. KENMISTER: Well, we were late because we were
23 still working on the drawing apparently, so this is fresh off
24 the press. We apologize for being --

25 MR. KOUSOULAS: Could you move that back up onto

1 the platform there?

2 MS. KEPHART: Turn it so the audience can see it a
3 little bit.

4 MR. KOUSOULAS: That's probably good right there.
5 Maybe just perfectly parallel to the wall would be fine.

6 MR. KENMISTER: Okay. I'm going to be using the
7 notes. We have a meeting with staff about a month ago and
8 I'll be using the points that were sent to us as discussion
9 points for tonight. And we're here to update you on what I
10 understand is the Master Plan that's been approved and we've
11 taken it a step further. And tonight we're really going to
12 concentrate on the Cultural Arts Building and its
13 relationship to the Blair House and to the Jesup Blair Park.

14 The first point in our discussion with staff last
15 month was the siting of this building -- thank you -- and
16 before we had an L-shaped building and we put the performance
17 block against the tracks and we've revisited that. There
18 were a number of points -- good points that were brought out
19 and we think we've addressed those in our initial studies.

20 The first is that we're using Jesup Blair Drive as
21 a point for a turnaround to drop the patrons off, so it will
22 come up the existing Jessup Blair Drive, there will be a
23 turnaround so people can get out and leave the site. We've
24 taken the building and we've put the black box -- and I have
25 larger scale drawings if you'd like to see them. So we've

1 oriented two blocks of buildings in this direction. It
2 breaks up the mass so it relates more to the scale of the
3 Blair Mansion. We've also taken the building and we've
4 depressed it into the ground. You enter the auditorium --
5 you enter the facility here. The entrance into the
6 auditorium is at this point and then it's tiered down into
7 the ground so that we're able to minimize the height of the
8 building; particular at this end because the stage is at this
9 end of the building. So that the maximum height of the
10 building at this point is about 28 feet and it's about 24 or
11 22 feet at this end of the building, which relates more in
12 scale to the size of the Blair Mansion.

13 And then this block is about 24 feet tall, so it's
14 two stories. And we've taken the black box here that's in
15 this space and we've actually pushed it down into the ground
16 so you enter it from a lower level. We we've used the volume
17 of the site to lower the height of the building. And then
18 this lobby is an exhibit hall here with an all-glass
19 enclosure so it breaks down the mass of the building and that
20 -- this structure will probably be able 16 to 18 feet tall.
21 So we've gone to great lengths to lower the height of the
22 building.

23 We've also turned this away -- the diagram I think
24 that we sent you we showed a parallel bar. But this thing --
25 this works a little bit nicer on site. I think it's a little

1 bit more comfortable on the site and it also solves numerous
2 acoustic problems for us.

3 Any questions about siting? Okay.

4 MR. SPURLOCK: Are all the trees on your site plan
5 existing trees -- all this green?

6 MR. KENMISTER: No. That's one of the items and
7 John Pierce from EDAW will address those issues.

8 And I talked a little bit about the second item;
9 how it relates to the Blair House, and I think it does a
10 pretty nice job of doing that. Having the lobby face outward
11 into the park, I think is nice because this will be all glass
12 and it's -- it will just be a very exciting place. And also
13 one of the things that we tried to do is to make sure that
14 when you're entering the building at this point, you can
15 actually see the front door. And you can see the front door
16 from each of these buildings, which I think is important.

17 And I've addressed number three, the scale of the
18 historic house. And as we get further into this, we'll be
19 back with sections and elevations that are more specific than
20 what I've set. We're just working with the plan right now.

21 Integration of the new building and the bridge into
22 the existing setting. At our original Master Plan showed a
23 bridge that linked the Student Services Building with the
24 Cultural Arts, and it was a bridge that crossed diagonally,
25 and because the surface of the bridge is 28 feet above the

1 height of the tracks, it necessitated a very long ramp. And
2 in the original Master Plan we had ramps that were coming way
3 out into the park both on this side and on this side. And
4 what we've done is created a linear ramp that parallels the
5 park. We've shortened the bridge so it's perpendicular to
6 the tracks. They'll be an elevator and a stair at this point
7 so that we no longer need to attach that bridge from this
8 bridge to the Cultural Arts Building. So, we've really freed
9 up an awful lot of land in the park and we think that's a
10 very positive move.

11 Any questions about that? Okay, I'm going to come
12 back to loss of mature trees in a second.

13 There's a discussion here about signage and
14 lighting and exterior seating and paving, and we obviously
15 haven't gotten to that level. Even though we were late with
16 our drawing tonight, we're not down to that level of detail.
17 And that's something that we will, as we get further into it,
18 will be very sensitive to that. What we want to try to do is
19 create a public place, which is a very unique opportunity,
20 but we're very aware of the scale of this building and we
21 want to try to keep it quiet.

22 And use of the park as a route between the campus
23 buildings. From the college's point of view, one of the most
24 important things about this project; each of these buildings
25 responds to its individual site. This is a continuation of

1 some masses that are along New York Avenue, and so as we
2 develop this building, it has a relationship to the buildings
3 that are on the campus. This relates to the Blair House.
4 This building, part of it is relating to Georgia Avenue and
5 part of it relates more to the park. And what we've done is
6 we've put the college entrance -- at this point Holy Cross's
7 entrance will be back over here. They occupy the first floor
8 of the Georgia Avenue wing of the building. We'll enter at
9 this point so that you can see from point to point to point
10 so you always known where you're going, but the circulation -
11 - the primary circulation is along the edge of the park. You
12 can see we developed a walk here that comes across and
13 meanders, so the park isn't becoming a circulation route for
14 the campus. We've held the circulation very much to the edge
15 of the park.

16 MR. HARBIT: I have a question about that, because
17 I had not previously seen that Health Sciences Building at
18 that location, and I guess my fundamental concern is that if
19 the campus continues to grow on Georgia Avenue, Blair Park is
20 going to become the quad for the students in the campus. I
21 mean, it's going to be the green space in the middle of the
22 campus. I had always view the Cultural Arts Center as like
23 one wing that was going to be on the edge of the campus, but
24 by beginning to build classrooms on Georgia Avenue for the
25 campus, you're actually beginning to absorb the park as part

1 of the campus.

2 MR. KENMISTER: Regardless of -- the original
3 Master Plan showed this building spanning to the corner. You
4 know it's a -- I think the density that's allowed on Georgia
5 Avenue is higher and it would be -- I don't think a great
6 urban design to have a low building slung all the way across
7 the site and the building is also bisected by this road which
8 we have to maintain so it necessitated putting a bridge on
9 it. There is concern on the part of the college of making --
10 you know, making some visual relationships between these
11 buildings. Regardless if this building does this, and the
12 doors over here are over here, people are still going to
13 wander through this park. So, I think by turning it, I think
14 it might improve some visual relationships.

15 MR. HARBIT: I understand exactly what you're
16 doing, but my concern grows -- goes to the future or
17 potential growth of the campus, which, if you begin to build
18 significant classroom buildings on that side of the park,
19 you're essentially absorbing the park into the campus, and
20 I'm not sure that that was previously presented to the
21 Commission as part of the Master Plan.

22 MR. KENMISTER: So your concern --

23 MR. HARBIT: My concern is that you're absorbing
24 the whole park into the campus.

25 MR. KENMISTER: But specifically is it this wing of

1 the building?

2 MR. HARBIT: No, it's the fact that there -- you're
3 beginning to build --

4 MS. WRIGHT: That was part of what the Commission
5 saw in 1996 and was part of the Master Plan that they bought
6 into in 1996. When we discussed the overall development of
7 the park in 1999, I guess it was, that was an issue that was
8 discussed at length because I think staff raised the same
9 concern that you're raising and said they don't -- that it's
10 important for the park not to be viewed as literally just a
11 pass-through way to get from one college building to another.
12 And that was discussed during the EDAW's study and there was
13 a lot of discussion about doing some treatments of fencing
14 around the park to give it a particular identity and
15 definition, programming activities in the play areas of the
16 park to make sure that the park still had very much a public
17 park kind of use and presence. It is an issue that has been
18 debated, although I don't -- again, it may not be fully
19 resolved to your satisfaction, but I think it is something
20 that in the design process needs to be handled very carefully
21 because it's important the park doesn't ultimately just
22 become a pass-through to get from one part of the college to
23 another. And it was certainly raised and discussed a lot
24 during the EDAW plan in 1999.

25 MR. KENMISTER: John, would you like to talk

1 about -- trees. One other note; this building right now and
2 its footprint is about 1,000 square feet and it will probably
3 change as we develop it, but right now this footprint is
4 smaller than the one in the original Master Plan.

5 MR. PIERCE: Hi, I'm John Pierce from the -- can't
6 tell if it's on.

7 FEMALE VOICE: It is on.

8 MR. PIERCE: Thank you. Following what Mr. -- just
9 said, the interesting thing about the footprint as we see it
10 here now compared to what was originally shown in the very
11 conceptual stage as a large square, I took the size which is
12 measure -- trees are measured in caliper which is the
13 diameter of a tree; what we call a caliper. And each tree,
14 as you know, has been surveyed and has a size and a condition
15 on it. And I thought it was interesting to note in the
16 original Jesup-Blair Park plan that there was a loss within
17 the square and directly adjacent to the square which because
18 of construction, the trees would be unable to survive; a
19 total of 13 trees lost equalling 321 caliper inches total.
20 With the new now worked-through plan -- actually the first
21 concept plan that you see before you, we have a total of --
22 again the footprint and the immediate area as I was speaking
23 before about of a total of only 246 caliper inches. Three
24 twenty-one versus 246 so we going in the right direction,
25 which is terrific.

1 The other thing I do have to add onto that, though,
2 is -- and I think it will probably occur in both schemes --
3 even with the first -- scheme is in order to get access in
4 here and safety vehicles and have when events are occurring
5 and it's all starting at one time, at 8:30 -- we need a place
6 where you don't just have pulling in and then backing up and
7 turning around. It would turn into, I think, quite a messy
8 situation. So, we felt the need for the circular turnaround.
9 It is, in my estimation, the appropriate size because it
10 works for a fire truck and -- will be happy for that. And
11 it's really just at the end of the Jesup Blair Drive as we
12 know it today, more or less, and then a slight turn off down
13 into service the building down at the lower level; it drops
14 about eight feet across this side.

15 And what I'm leading up to is that we had to take
16 off about two additional trees in order for this to come into
17 play. So it dropped us down to -- or, up I should say. It
18 takes us up to 280 caliper inches of loss, again 41 caliper
19 inches less than what the original concept plans show. So
20 we're very pleased about that and I worked with Steve quite
21 closely on this on many meetings on the phone and in his
22 office to shape this building and rotate it; work it as best
23 we possibly could to try to miss these mature trees, because
24 they certainly are magnificent and I share your concern for
25 them.

1 But we are losing those 13; three of them, I might
2 add, are trees that probably don't even belong there --
3 spruce, black cherry and -- what's the other one -- oh, --
4 cedar. So they're not exactly native trees anyway. So the
5 general nature of this park has been native trees and so I
6 think that the loss of those three is no big deal. We're
7 only losing ten nice trees; their calipers range from 10 to
8 26 inch.

9 (Discussion off the record.)

10 MR. PIERCE: Someone asked if the trees shown on
11 here were all existing. I think that the best way to
12 describe that is to say that I really -- instead of trying to
13 point to individual trees. That we came in with a small
14 amount of additional new trees to infill areas that seem to
15 be slightly open, but the general concept for landscaping
16 this project is going to be building and grass and not
17 foundation planting, not -- ; just basic building. Let it
18 speak for itself.

19 And we have -- this is an existing tree which we
20 are trying to save. It's the -- extensive aeration and
21 construction for it and -- these two trees and this one. But
22 those are the three that are closest to being -- close to the
23 building that we would have to do some specialty work for to
24 save them.

25 So, without pointing to individual trees -- and

1 it's kind of hard to see anyway -- the plan does not have all
2 the trees that are there now. We've added some. But I think
3 that's the -- I think I've probably talked that out pretty
4 well.

5 Any questions?

6 MR. KOUSOULAS: A couple. One, I want to go back
7 to the footprint of the building. You said something about
8 1,000 square feet. Did you mean to say there's 1,000 less
9 than it had in previous -- I mean, it's probably a 20,000
10 plus or minus footprint?

11 MR. CAPP: It's -- right now it's 24,400, I think?

12 MR. KOUSOULAS: Okay, so you meant to say it was
13 1,000 less than --

14 MR. KENMISTER: Previous, yes.

15 MR. KOUSOULAS: Okay. About the trees. Have you
16 read the arborist's letter? Reading this letter and looking
17 at that plan and hearing what you just said, the two don't
18 seem to marry up too well.

19 MR. KENMISTER: Let me try to help you. I'm not
20 sure what you're referring to, sir. Could you help me?

21 MR. KOUSOULAS: Well, there's a letter here that
22 basically says of the 199 significant trees, 95 would have to
23 be removed for construction. I'm looking at that plan and I
24 have a hard time seeing how that building can make half the
25 trees go away.

1 MR. KENMISTER: I agree with you. I can't
2 imagine --

3 MS. WRIGHT: He was --

4 MR. KOUSOULAS: What?

5 MS. WRIGHT: -- referring to the entire -- that
6 letter was written at the time that the EDAW plan was being
7 done for the entire park.

8 MR. KOUSOULAS: So --

9 MS. WRIGHT: So that included the new road --

10 MR. KOUSOULAS: -- roads through here?

11 MS. WRIGHT: Everything that was being proposed in
12 the entire park. All letters from December '99 and February
13 2000 were written at the time of the discussion about the
14 park development and refer to changes planned for the entire
15 park.

16 MR. KOUSOULAS: Okay, so these are just vastly
17 different numbers for something else entirely.

18 MR. KENMISTER: I'm glad you asked me because I can
19 see your concern. No, the total number here that we're sure
20 of is 13.

21 MR. HARBIT: Now, have you looked at the
22 possibility of moving the pedestrian bridge closer to -- I
23 guess it would be the north end, so that there is less
24 pedestrian traffic through -- yeah, all the way up further,
25 further, keep going, keep going, go another foot --

1 MR. KENMISTER: -- because this is not our
2 property.

3 MR. HARBIT: So that you reduce the pedestrian
4 traffic that's going to go through the park.

5 MR. KENMISTER: Would you like to --

6 MR. CAPP: Yeah, actually the ramp lets out over
7 here. By putting the bridge over there, the ramp would let
8 out over here. It's a three-legged ramp. A two-legged ramp
9 is way too long and the way we had it before, we ate up too
10 much land with the ramp because we needed 300-and something
11 of ramp to get down.

12 And it also would make it impossible then to
13 connect from the bridge to this building, with a bridge. We
14 want to get people safely across the street to be able to do
15 that. So, yes, we have looked at it and we have ruled it
16 out.

17 The other thing the Chahnaz McRae asked me to note
18 is that we might -- we haven't made a final decision on
19 whether or not there will be an elevator in this tower or
20 not.

21 MR. HARBIT: And why do you need to connect to the
22 building on the other side; it's a student -- is that the
23 parking garage?

24 MR. CAPP: The parking garage is down here.
25 Because that's part of the Master Plan. That's part of --

1 Chahnaz --

2 MS. McRAE: It's for the safety of the students.
3 This is the existing campus and the students who are
4 travelling through the campus were going through this
5 building and instead of crossing Fenton Street, that's going
6 to be a -- quite a highly-traffic street, they will cross a
7 bridge over the span of the street, enter the bridge, and get
8 to the other side and go to their classes here and here.

9 MS. KEPHART: Part of the bridge railing is
10 actually within -- is planned right now to be within the
11 Student Services Building, is that correct? That's what we
12 talked about before. Is that still the case? That's the
13 Student Services Building; the one on the --

14 MS. McRAE: Right.

15 MR. CAPP: Yeah, there's a bridge that connects to
16 it, and then the way you get down to grade within the
17 building is via an elevator or a stair around.

18 MR. KENMISTER: But there's also a ramp on the
19 outside --

20 MR. CAPP: Yeah, the public is able to use this
21 bridge, but we don't want the public coming into this
22 building so the public can come down here through a stair or
23 they can come down this ramp, and there will be a stair into
24 this, too, so you only have to one leg is you wanted to let
25 out down at that end.

1 MS. KEPHART: And is there any way of getting --
2 his concern is that at the end on the left-hand end of the
3 bridge, is there any way of getting down into the park, other
4 than going back down that ramp toward the Cultural Arts
5 Center?

6 MR. CAPP: Well, you can -- or, you can exit a
7 stair at this point.

8 MR. KEPHART: And that's the only way out off --

9 MR. CAPP: Well, the ramp ends at this point as
10 well. So, actually, we're doing what you said, and it's just
11 that in order to do that, the bridge is most efficient, cost
12 effective, and cleanest if the bridge is at this point and we
13 let the ramp out at that point. So I think we're
14 accomplishing actually what you're asking us to do.

15 MS. KEPHART: Right.

16 MR. HARBIT: Again, my concern is that you're going
17 to have hundreds, if not thousands, of students walking
18 through on a daily basis from one of the campus to the other
19 traversing this park if you have the bridge in that location.
20 If they're trying to get to the Health Sciences Building with
21 the bridge in the current location, the only way they can do
22 it is to walk through that public open space. And I'm trying
23 to figure out if there's a way to push the bridge to the
24 north so that they -- so that the street becomes the
25 pedestrian way, rather than the park. Do you see what I'm

1 saying?

2 MR. CAPP: Yeah, I do --

3 MR. HARBIT: That stream right there.

4 MR. CAPP: Yeah, but that's not on -- the campus is
5 over here. And the parking garage is over here. It's
6 probably, what, 200 hundred people occupying this building,
7 so it's not hundreds.

8 MS. MCRAE: It's not thousands.

9 MR. CAPP: And it's not thousands --

10 MR. HARBIT: But --

11 MR. CAPP: -- and it's probably not daily and
12 actually some students walking across here, I think, would
13 really enliven and enrich this park. You know, plenty of
14 public parks -- well, I think we're trying to respond to your
15 questions. I mean, we're bringing people along the edge of
16 the park and they're coming up and they're entering the ramp
17 here. We can't put the ramp over here because it doesn't get
18 us to this building. It just physically doesn't work.

19 I'd be happy to -- next time we come back, we could
20 show you some options, but this is the one that I think is
21 the one that was approved basically with the planned
22 modification to it. And it's also the most efficient and
23 actually uses the least amount of the land in the park. So,
24 I think -- I mean, we hear your concerns, but I think that we
25 need to sort of keep people coming along this edge and deal

1 with that in an effective way.

2 MR. SPURLOCK: I quite honestly don't -- I think
3 the applicants have made an effort and I also think that it's
4 not so bad to see people walking through the park. I mean,
5 the park is there for everyone to use and if it's a couple
6 hundred students between -- the park is under-utilized right
7 now and I think it might be nice to see it becoming more
8 utilized. We're not cutting right across it, by any means,
9 or -- you know, we're still -- from what I can see, it still
10 looks like they're making an effort to keep in on that edge.

11 MR. CAPP: And, frankly, I think it's absolutely
12 very exciting to have this. This is a very civic response, I
13 think, to this for the college and the park to be working
14 together to be able to do this. And the idea of putting a
15 Cultural Arts Building in another sort of civic-minded
16 building adjacent to the park, I think is a very exciting
17 thing for Silver Spring.

18 MR. KOUSOULAS: A couple more questions. The
19 single letter I referred to mentioned stormwater management,
20 how are you going to -- are you going to have to handle that
21 in a way that -- land or --

22 MR. KENMISTER: Well, not to use a pun, but we
23 haven't crossed that bridge yet. But, if -- on the original
24 plan, you may remember, showed behind the square, this
25 triangle back here was for stormwater retention. I think

1 that in order to not intrude upon the park any more, and it
2 may have to be an underground system, which is going to cost
3 a little more money, I'm afraid. But we have not
4 investigated it. This is the first concept -- just developed
5 this in the last two weeks or so that we've come up with it.
6 It puts the building as far back as it possible can with the
7 service down -- like I said, a drop-down here, down to the
8 lower level and we need this distance to get a truck in here
9 for bringing some kind of stage productions. And so, like I
10 said, we put it as tight as we can back in here and try to
11 hold this path. We're right across from the building here
12 and on out there, again, trying to keep that -- we want a
13 very direct path, too. A slight meander; students will
14 follow it. You give them a right-hand turn, they're going to
15 cut the corner.

16 So -- we've fallen behind on all this, but thing I
17 can tell you right now is that it can be handled underground
18 here because that's the low part of the site. I don't know -
19 - we haven't really explored the rear possibilities yet and
20 the cost implications.

21 MR. KOUSOULAS: Okay, my last question is how
22 conservative have you been in planning the building, and by
23 that, I mean over the course of time, things only get bigger,
24 desks get wider, beams get -- everything grows. It never
25 goes in the other direction in building, and if for some

1 reason as you plan your ancillary spaces to this building and
2 it starts getting fatter and encroaches in this direction,
3 that diagram may start changing. If it -- just like if we
4 find out that this underground stormwater management is just
5 too expensive to handle and you have to do it into service,
6 that also changes that drawing.

7 MR. CAPP: I think we've actually been pretty
8 conservative. We've laid out the main spaces in here and
9 we've taken everything we can and we've put it below grade
10 and we haven't used up all of the below-grade space, so I'm
11 very confident that the above-grade space is really not going
12 to grow at this point. We've been very conservative. We've
13 maintained, you know, the site lines that we need within a
14 certain acoustic zone within the auditorium. The black box
15 is really just a box, and so we know what the size of that
16 is. And we know, having done numerous of these kinds of
17 facilities, we know what the requirements are for the green
18 rooms and the scene shop and all of that, so we're pretty
19 fairly comfortable with this.

20 MR. KOUSOULAS: Any other questions?

21 MS. VELASQUEZ: I don't have a question. I have a
22 comment. I want to thank you for listening the last time you
23 were here. I feel much more comfortable with this structure
24 than I did the overpowering one before. I think it's much
25 more respectful of the house. Going in the right direction.

1 We probably are still going to tinker with it some more, but
2 I think -- in my opinion, it's getting a lot better, and
3 thank you.

4 MR. CAPP: Good. Thank you.

5 MR. KOUSOULAS: Okay, thank you for the briefing.

6 MR. KENMISTER: Let me add one thing real quickly,
7 not to -- you brought up some points about possibly changing
8 this, and I just wanted to reemphasize again this is a
9 concept plan and the architects will be eventually briefing
10 the president and board of trustees who would also probably
11 tinker with this a little bit. So, I want to make sure that
12 everybody realizes this is not cast in stone; the bricks may
13 move a little bit. I'm sure people will have comments too
14 and we'll go back through this again.

15 MS. WRIGHT: Well, what is the timing? When might
16 you come back to the Commission for either another briefing
17 of a preliminary consultation or some additional discussion?

18 MS. McRAE: We'll be guided by you. I think we
19 will work with the Park & Planning Historic Commission staff.
20 We are going to have our schematic drawings completed by mid-
21 December, so you just let us know when you would be
22 comfortable. I realize that you will require some detailed
23 plans and elevations. So when -- we'll work with you and you
24 will let us know. Would schematic drawing phase be
25 appropriate?

1 MR. KOUSOULAS: I think so.

2 MS. McRAE: Okay. All right, then we'll schedule a
3 meeting and come back.

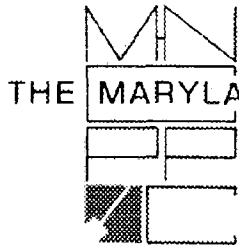
4 MR. KOUSOULAS: Okay, great. Thank you.

5 MS. McRAE: Thank you.

6 MR. KOUSOULAS: Okay, moving on with our agenda,
7 back up to the Historic Area Work Permits and Case B. Can we
8 have a staff report?

9 MS. ZIEK: I'm still not sure the person from the
10 State is here. Yeah, he is.

11 The Allegheny Power and Light is applying for tree
12 removal in our historic district of Hyattstown. Now, the
13 interesting thing about this project in particular is that
14 the requirements that are bringing Allegheny Power and Light
15 to us for permission to move a pole over a few feet and
16 install a higher pole in this new location and remove some
17 trees along the edges between two residences. On the west
18 side of Frederick road is being necessitated by construction
19 of two new houses that the Commission has approved on the
20 east side of Frederick Road. The people who are being
21 impacted and who are being -- and who will speak tonight who
22 have -- we have letters -- a letter from the Casselmans
23 already, which I've presented to the Commission -- have no
24 interest in having these houses on the east side of Frederick
25 Road built. But they are bearing the brunt of the extension



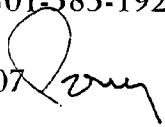
Fax

Historic Preservation Section

Tel: 301-563-3400

Fax: 301-563-3412

To: Terry Brooks Fax: 301-585-1921

From: Perry Kephart Ext 3407 

Date: October 17, 2000

Total Pages: 22

Re: Staff Report for Jesup Blair Park Renovation Plan

Terry – The recorder arrived late on that particular evening (01/12/00) and there are no transcribed minutes for this item.

1. My notes indicate that the HPC agreed with the staff report and with staff's recommendation.
2. They also requested more information about the impact on the park trees of the various construction projects and swm systems.
3. This plan does not clearly show Jesup Blair Drive, which is a private road within the park – and within the historic setting. They asked for clarification as to the plan for the road and roadside improvements – if any.

HPC meetings in December are scheduled for the 6th and 20th. I'll be out of the office November 9 – 24, but will be back in time to put the facility plan on the agenda for 12/20 - or for a January meeting (2nd and 4th Wednesday) if you decide HPC should do a preliminary review of infrastructure (bridge, swm, road/paths). The college has not scheduled the Cultural Arts Center concept plan as yet.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Terry Brooks FAX NUMBER: _____

FROM: Perry Kepsch

DATE: _____

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: _____

NOTE:

Silver Spring Historical Society
P. O. Box 1160 Silver Spring, MD 20910-1160

May 17, 1999

Mr. William Hussman, Chair
 Montgomery County Planning Board
 8787 Georgia Avenue
 Silver Spring, MD 20910-3760

Post-it® Fax Note	7671	Date	5/17/99	# of pages	1
To	GEORGE KOUSOULAS	From	JERRY A. MCCOY		
	GWEN WRIGHT	Co.			
	PERRY KEPHART	Phone #	(301) 565-2519		
Fax #	(301) 563-3412	Fax #			

Dear Mr. Hussman:

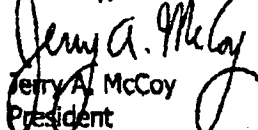
In response to your letter dated May 11, I would like to make it clear that the Silver Spring Historical Society is not attempting to interfere with Montgomery College's and Park & Planning's development of Jessup Blair Park.

We believe that saving both of these structures, and/or one and part of the other, e.g. the fieldstone fireplace and shelter, is an enhancement to the park's development. These interesting and useful structures are integral to the original park. Doing so will express a respect and awareness by Montgomery College and Park & Planning to the history of the park, towards these individual structures, as well as to Mrs. Violet Blair Janin's wishes and vision.

As expressed in our request, it is early enough in the design process so that these structures can be incorporated historically, visually, and usefully into the construction of the building plans. This is an exciting and enhancing project. It would also be educational to the students, teachers, public and community who will partake of the new Montgomery College Campus.

We ask, respectfully, that you rethink your previous conclusions. We would welcome meeting with you to discuss this matter. A message can be left at (301) 565-2519 or FAX at (202) 434-4873. Thank you.

Sincerely,


 Jerry A. McCoy
 President
 Silver Spring Historical Society

cc: George Kousoulas
 Gwen Wright
 Perry Kephart
 Don Cochran, Park & Planning
 Judy Christensen, Montgomery Preservation, Inc.



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

BLAIR G. EWING
COUNCILMEMBER AT LARGE

May 21, 1999

William H. Hussmann
Chairman
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Bill:

I am writing about the situation involving Jessup Blair Park, Montgomery College and the two structures at 906 and 910 Jessup Blair Drive.

It is my understanding that you have provided a few weeks for study of the historical significance of these structures. However, the demolition of these structures is scheduled for August 2, 1999. Is that true? I wonder if more time might be allowed for the research on these structures to be completed. Would an extension until November 30 or November 2 be possible?

I am interested in your view of this matter and look forward to hearing from you about it.

Sincerely,

A handwritten signature in cursive script that reads "Blair".

Blair G. Ewing
Councilmember At-Large

PLEASE DELIVER ASAP TO GWEN WITH CC: TO PERRY, THANK YOU!, 6/9/99

TO: GWEN WRIGHT, HPC

FROM: MARCIE STICKLE, 301-585-3817 (VM), 585-1555 (FAX)
MarciPro@aol.com

**RE: CLARIFICATION ON 6/23 HPC HEARING & 7/14 HPC MEETING,
AND INFORMATION GATHERING**

Gwen, We'd appreciate very much if you're contacted by anyone who has recollections of having taken part in activities at 910 or 906 Jesup Blair Park, or in the vicinity thereof, or has information about them, to share that information with us, as we reconstruct their vital stories, and the history of the Park. Thank you!

Gwen. We'd also appreciate clarification on the 6/23 HPC Hearing and 7/14 Meeting on the Jesup Blair Park structures:

- (1) Purpose of the 6/23 Hearing -- information gathering, vote of any sort?
Will you or Perry be writing a Staff Report to introduce the issues?
What is most helpful; how much detail from us, for the writing of the Staff Report?
When is it best for you and Perry to receive our information for the Report?
Purpose of the Staff Report? By when, & how many copies of testimony?
- (2) Purpose of the 7/14 Meeting -- what happens?, what is the process?
What decision(s) will be made, what alternative(s) discussed and considered?
Staff Report, how much detail from us to you most helpful?, and by when?
Purpose of Staff Report? Testimony by when, how many copies?
If decision(s) are in our favor, what happens between 7/14 & 8/2, the demolition date?
If decision(s) not in our favor, how do we appeal, and/or file reconsideration?
- (3) What is the relationship of the 6/23 Hearing and the 7/14 Meeting?

As we gather the information, is it most advantageous to your preparation, and the safeguarding process, to get this information to you asap, for incorporation into the HPC documents supporting preservation of these structures?

Thank you!

cc: Perry Kephart

Silver Spring Historical Society
P. O. Box 1160 Silver Spring, MD 20910-1160

April 26, 1999

Mr. George Kousoulas, Chairman
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Mr. Kousoulas:

The Silver Spring Historical Society (SSHS) respectfully requests reconsideration of the Historic Preservation Commission's decision to grant an HAWP dated 12/17/97 for demolition of 910 & 906, Jessup Blair Drive, Silver Spring, Maryland. Structure 910 is a red brick cottage with fireplace known as the Blair or "Y" Cottage and 906 is a wooden structure with a fieldstone fireplace, both located in Jessup Blair Park.

HPC staff reports filed 12/10/97 and 11/19/97 for 910 and 906 evaluated the structures in the context of their significance to the Blair property and found no significance because they postdated Blair ownership.

The SSHS contends that these structures should be evaluated in the context of their significance to Jessup Blair Park as possibly one of the first designated parks in Silver Spring's CBD. The historical, social, and cultural significance to the people of Silver Spring is another criteria of evaluation, which needs to be considered.

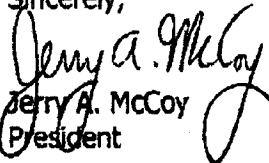
The Society believes that the buildings were constructed to fill vital community needs and were used for many years for social purposes such as education and training programs for the community. Research of Park and Planning records found that microfilmed records of the Jessup Blair Park history and development are illegible in some cases and missing in others. Additional leads must be followed.

For this reason, research will take more time than anticipated. The Society estimates a final report will take approximately one year. We respectfully ask that you grant us this critical research time. The Society believes the final product, a complete history of the Jessup Blair Park, its significance as an amenity, and its pivotal role in education, youth training, and recreation, will be time well spent. Any help or guidance from HPC staff will be welcomed.

Our Society is very interested in utilizing either or both of these structures, and returning them to their original function for meetings and education. The Society wants to play a positive role in the ongoing revitalization of South Silver Spring by restoring these buildings to their original purpose

It seems that the closer we approach the new millenium, the faster the speed at which Silver Spring is losing its past through demolition of its built environment. Please reconsider the decision on the fate of the Jessup Blair Park structures.

Sincerely,


Jerry A. McCoy
President

Cc:
Gwen Wright
Perry Kephart

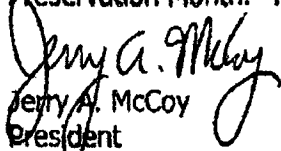
Silver Spring Historical Society
P. O. Box 1160 Silver Spring, MD 20910-1160

To: Perry Kephart

Date: April 28, 1999

Re: Jessup Blair Cabins

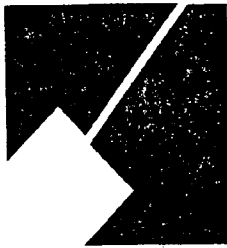
I, Jerry A. McCoy, President, Silver Spring Historical Society, request that the 4/26/99 reconsideration for the HAWP on 910 and 906 Jessup Blair Drive, be submitted, preferably, at the June 1st HPC Meeting, the second choice for submission being May 12th. The June date is preferable. The preservation community is actively and intensively engaged in preparing for May as Historic Preservation Month. Thank you.



Jerry A. McCoy
President

Silver Spring Historical Society

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 15, 2000

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeffrey L. Zyontz, Chief
Countywide Planning Division

FROM: Gwen Wright, Historic Preservation Coordinator *GW*
Perry Kephart, Historic Preservation Planner
Historic Preservation Section

SUBJECT: Historic Preservation Commission Review of Jesup Blair Park Renovation Plan
(*Master Plan* Site #36/6, Jesup Blair House)

On January 12, 2000, the Historic Preservation Commission had a briefing on the Jesup Blair Park Renovation Plan dated November 29, 1999. The Commission raised a number of issues related to the extent of paving in the plan, the retention and protection of the large trees and other natural features, the balance between contemporary recreational improvements and the historical setting, and the rehabilitation of the historic house.

MNCPPC staff and the project consultant, EDAW, worked to address the issues raised by the Commission and revised the plan accordingly. A revised draft plan was provided to Historic Preservation Section staff and was shown informally to the Commission on January 31, 2000. The Commission felt that the plan was much improved and that it addressed their stated concerns. They did not see any major problems with the plan and did not suggest further changes.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

December 1, 1999

MEMORANDUM

TO: Marcie Stickle, Silver Spring Historical Society

FROM: Perry Kephart, HPC Staff *Perry*

RE: Jesup Blair Park Development Plan Briefing

In response to your inquiry this morning -

The purpose of the briefing is to present the Facility Development Plan for Jesup Blair Park to the HPC for them to comment before the plan is reviewed by the Development Review Committee at M-NCPPC and the Planning Board. As a practical matter, input by the HPC at the development stage - before a Final Facility Plan is compiled and submitted for a preliminary consultation - will assist the planners in assuring that the plans for renovation of the park will be consistent with optimum historic preservation practices.

I have not seen the most recent draft of the FDP, but I am not aware of any changes being proposed for either the interior or the exterior of the house.

There is no public participation planned for this briefing as the purpose of the briefing is to present the FDP to the HPC for their feedback.

No HPC votes will be taken. This is a briefing only. The entire park, including the house, the grounds, the site of the proposed MC Performing Arts Center, and the site of the pedestrian bridge are all included in the environmental setting for the Master Plan Site (Jesup Blair House), and any changes to the exterior of the house and to the setting must be submitted as Historic Area Work Permits which must be reviewed and approved by the HPC before the actual work can begin. As the projects are only in the development stage, formation of final plans that will constitute the HAWP application is still several months in the future.

Hope this answers your questions.

PLEASE DELIVER ASAP TO GWEN, THANKS! 12/1/99

TO: Gwen Wright, HPC

**FROM: Marcie Stickle, Silver Spring Historical Society
301-585-3817 (vm), 301-585-1555 (Fax)**

**RE: Jesup Blair Park Development Plan Briefing,
Master Plan Site #36/6, Jesup Blair House,
HPC Meeting, 12/15/99**

Gwen, Per HPC Mtg. Agenda, 12/15/99:

What is the purpose of the JB Park Briefing?

What specifically will be covered?

Will there be details about the Jesup Blair Mansion, both inside and outside? NO

Will there be discussion which allows the public to participate? NO

Will any HPC votes be taken? NO

Thanks!

**PERRY -
PLEASE RESPOND
TO MARCIE ABOUT THIS.
Gwen**

TO: BLAIR EWING & MATT NISENOFF, 6/15/99
FROM: MARCIE STICKLE, SILVER SPRING HISTORICAL SOCIETY &
SAVE THE JAMES & MACIE KING FARM!
RE: JESUP BLAIR PARK/NORWOOD PARK HISTORIC STRUCTURES
JAMES & MACIE KING FARM, & OUR CRITICAL NEEDS!

JESUP BLAIR PARK, ARBITRARY DEMOLITION SET FOR MON., 8/2!
(& NORWOOD PARK HISTORIC STRUCTURES, ACTIVELY IN USE, NOT PROTECTED):

- (1) Moratorium on Demolition for 1 Year -- to complete our research on Jesup Blair Park Structures, to save, use, and to receive historic status; (& Norwood Park Twin Structures, & Mansion, to protect, continue use, receive historic protective status.)
- (2) Reconsideration Suspended Indefinitely; rescheduled, if necessary, after we have met with Chairman Hussman, and our research is completed.
- (3) Meet with Chairman Hussman to achieve Moratorium, resolve and discuss issues. 301-495-4605.
- (4) Mr. Ewing talk with Chairman Hussman to achieve Moratorium, resolve, discuss issues.
- (5) Mr. Ewing talk with HPC, Gwen Wright, 301-563-3400, to Suspend HPC Reconsideration, now set for Wed., 6/23, and to Suspend demolition, Mon., 8/2, until the above requests are met.
- (6) Our calls, Faxes, & information requests to Terry Brooks, 301-495-2477 (vm), 2535 (main), Chief, P&P Dev. Div.; Sue Holland, 301-650-2860; Jesup Blair Park Project Manager; Mick Turpie, 301-495-2517 (vm), P&P Property Manager; are not returned; Mick is person who can provide access to the properties; they have been totally uncooperative:

"Requests for Proposals" is recent example of material we need asap. "Requests for Proposals" and other information should be provided to HPC, as an integral part of P&P/HPC protocol. One HPC Staff person was dissuaded by Sue Holland from receiving a RFP copy, ostensibly, because it is prohibitively expensive, \$75.00! There needs to be free interchange of information, there needs to be transparency. Jesup Blair Park is this HPC Staff person's purview. Information should be provided free of charge to HPC, and to key participating preservation activists and organizations, working on specific projects.

- (7) Mr. Ewing/Matt please call, request that our calls, Faxes, information & assistance requests be responded to & materials provided immediately, and/or Mr. Ewing/Matt request directly, including immediate access to the Jesup Blair properties, long overdue, requests were initiated several months ago, at the recommendation of an HPC Staff person. We also need HPC to assist us.

Montgomery College Provost's Office, Takoma Park, has been helpful in providing basic materials and information, as of March '98, for Jesup Blair Park development.

JAMES & MACIE KING FARM:

- (1) Before Soccerplex Foundation signs Agreement with Park & Planning, we must be assured in writing and visually that the parking lot shown in 2/2/99 Concept Plan as directly being on the Farmstead, where the Machine Shed is & overlapping the Corn Crib & Dairy Barn, has been removed, & is placed within the Soccerplex itself! Calls & Requests to Terry Brooks and Sue Holland regarding this are not being met:

Requests for Overlays for James & Macie King Farm are being "stonewalled" -- "are being drawn up," "not yet available, only ones available are from 2/2/99!" The newest design for Soccerplex was revealed 2 weeks ago, & white washes our Farmstead into "Prospect Hill" & "Open Green Area." We need to be assured in writing & visually that the parking lot has been removed from the Farmstead; we need to see most recent overlays, & have provided to us asap.

The Soccerplex Foundation & Park & Planning may sign their agreement before the end of July! At March 30 County Council Hearing, and previously, including before 1/21 Park & Planning Board, Chairman Hussman had stated that nothing from the Soccerplex infringed on the Farmstead.

- (2) At the request of George Kephart, former Planning Board Commissioner, '70's, who is working with us to save the Farm, I left a message to Terry Brooks, indicating that George's Proposal for continuing use of the Farm as a Youth Hostel, with Cafeteria, to serve the Germantown and Soccerplex children, was being sent over to him via Bill Mooney, Mr. Duncan's CAO, and explaining its significance. Never was there any acknowledgement as to the receipt of this well-crafted, special proposal. We will bring this Proposal up this Fri., 6/18, 2:00 p.m.!

Thank you!

MONTGOMERY PRESERVATION

P.O. Box 4661 Rockville, Maryland 20850

June 15, 1999

William Hussmann, Chairman
Montgomery County Park and Planning Commission
Gwen Wright, Executive Director
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hussmann and Ms. Wright:

The officers and board of Montgomery Preservation, Inc. (MPI) met on June 9, 1999. One agenda item was the demolition of the park structures at Jesup Blair Park in Silver Spring. The discussion amongst the members present brought out a number of aspects and considerations of the situation. Most importantly, the Board expressed concern for the historical and cultural value of the principal structure, the Blair Mansion. The consensus of the Board was that MPI could not take a formal stand on the preservation of the two 1940 cottage structures, as their history is not presently researched. However, the board and members present were united on several points:

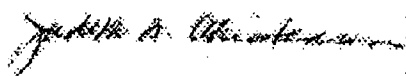
First: When a community finds cultural and historical significance in a local structure, it should be evaluated in the local context.

Second: We ask that the Historic Preservation Commission reconsider the demotion request in order to admit the more recent history into the record.

Third: These buildings should not be demolished until research is completed and an evaluation and history of their role in park development and community service is produced with appropriate photographic documentation.

Fourth: As there is no compelling need for their immediate demolition, the Board suggested a year to complete research and write a report.

Sincerely,



Judith A. Christensen
President



MEMORANDUM

EDAW INC
601 PRINCE STREET
ALEXANDRIA VIRGINIA
22314

TEL 703 838 1414

FAX 703 549 5869

www.edaw.com

549-5869

TO Ms. Sue Holland
Park Planning and Development

FROM Dennis Carmichael

DATE January 5, 2000

CC

SUBJECT *Manche & Regi*
Jesup Blair Park Renovation

INTRODUCTION:

The following information describes the background, planning process, and proposed site improvements to Jesup Blair Park, as part of the proposed plans for the renovation.

BACKGROUND:

Jesup Blair Park is a former Blair family property, upon which a summer residence was constructed in 1850. Violet Blair Janin bequeathed the house and property to Montgomery County in 1933. It is the only original "country estate" remaining in downtown Silver Spring, and now serves as the only urban park in Montgomery County. Jesup Blair Park is notably located at the convergence of ~~Montgomery County with the District of Columbia, in downtown Silver Spring.~~ ^(District of Columbia) The entire site is on the National Register of Historic Places. ~~Jesup Blair House~~ ^{Jesup Blair House} was put on the Master Plan for Historic Preservation in 1986. Blair House is currently leased to the Housing Opportunities Commission. As part of the park renovation project there are no plans to change the current use of Blair House by H.O.C. Montgomery College will be constructing a Cultural Arts Center and a pedestrian bridge over the Metro tracks in Jesup Blair Park as part of an agreement with the Montgomery County Park and Planning Commission. The Cultural Arts Center will occupy a portion of the site in the northeast corner of the park, near the Giant Food Bakery Facility loading area. Montgomery College also intends to construct a Health Sciences Center just north of the park on Georgia Avenue. ? no

EXISTING SITE CONDITIONS:

Jesup Blair Park is a 14-acre facility located in South Silver Spring, at the District line, with direct frontage on Georgia Avenue, a main 6-lane thoroughfare in Silver Spring. The site is open on all sides, except where it is fenced at the border of the Metro tracks. Several asphalt paths from the northwestern, southwestern and southeastern corners of the park provide pedestrian access into the park. A vehicular entry into the park from Jesup Blair Drive provides access to a small parking area and a turn around in front of Blair House. A second drive from Jesup Blair Drive leads to a small parking area near the eastern edge of the park. The edge of the park along Georgia Avenue serves as a gateway to Silver Spring in a mainly retail/small business area. Blair Road defines the southern perimeter, with mixed residential/business buildings lining the opposite side of the road. The northern edge of the

EDAW**MEMORANDUM**

EDAW INC
801 PRINCE STREET
ALEXANDRIA VIRGINIA
22314

TO Ms. Sue Holland
Park Planning and Development

FROM Dennis Carmichael

DATE January 5, 2000

CC

SUBJECT Jesup Blair Park Renovation

TEL 703 938 1414

FAX 703 549 5859

www.edaw.com

INTRODUCTION:

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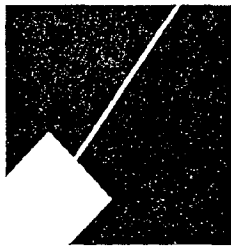
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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: JESUP BLAIR PARK

FILE No.: _____

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 12/20, 1997 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by _____
- Planning Board date (if available) _____ (date subject to change)

*w/30' board
r/w sub'n
median (for lot
split)*

1. new entrance w/ 15 pb. + shp + 6 JB Drive + 24 m Blair
2. stage area - @ end of lawn
3. narrowed ga central access
4. tweaked walks to keep them

- new cap not get sub. - @ median, lot of 30" impacted
no sketches on list

- summit RKK - maybe sand filter (can't be rodged)
stem w/ next site being worked out

add trees - lawn - JBlaire w/in env setting, private wood
Blair Rd. small proj (change pillars) in the woods

Greg Cook SHA. Ga is coming but may be going to slide - close
drop of lane & move to health dr. Blair also condr



EDAW INC
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22314
TEL 703 836 1414
FAX 703 549 5869
www.edaw.com

TO Malcolm Shaneman, Development Review Division, M-NCPPC
via Park Development Division
FROM Marsha Lea
DATE November 29, 1999
CC Sue Holland, Park Development Division
SUBJECT Jesup Blair Park Renovation, DRC Submittal

Attached please find the following document:

*Non-Building - h.p. - is there any? for case
Dev Review*

- Site Plan with vicinity map (20 copies)
- NRI/FSD Plan (11 copies)
- Forest Conservation Plan (11 copies)
- Stormwater Management Plan (6 copies)

These documents and the following project description are being submitted to initiate review by the Development Review Committee.

Project Background

The park is a 14-acre facility located in South Silver Spring. Blair Road, Georgia Avenue, Jesup Blair Drive and the Metro tracks bound the park. Blair House sits in the approximate center of the park surrounded by mature trees. In fact the park contains nearly 200 trees, many of them of significant size and quality. Existing active recreation facilities at the park include three tennis courts, two full court basketball courts, a soccer field used for Montgomery County league play and a play area. There is a vehicular drive into the park from Jesup Blair Drive providing access to a turn around in front of Blair House and another drive from Jesup Blair Drive leading to a small parking area. There are several asphalt paths that provide pedestrian access into the park from the southwestern and southeastern corners of the park.

Proposed Development

The renovation plans for Jesup Blair Park have been developed to protect and preserve as many of the existing assets of the park as possible while re-creating a park with improved recreation facilities, enhanced safety, identity and aesthetic improvements. A topographic and boundary survey, including the location, species, caliper, root zone and condition of all existing trees was prepared as part of the planning process. New park facilities are proposed in locations that will minimize the impact on existing trees wherever possible.

? Blair House is on the National Register of Historic Places and was bequeathed by Violet Blair Janin to Montgomery County along with the property that is now Jesup Blair Park. Blair House is currently leased to the Housing Opportunities Commission. As part of the park renovation project there are no plans to change the current use of Blair House by H.O.C.

*Non-Building - WSSC - existing sewer line may impact culverts
15' r/w*

Non-Building - r/w 90' on 90 & 60' on Blair

*Utilities - provided by builder (unknown) stage & date, etc.
various & possible dead water*

Montgomery College will be constructing a Cultural Arts Center and a pedestrian bridge over the Metro tracks in Jesup Blair Park as part of an agreement with the Montgomery County Park and Planning Commission. The Cultural Arts Center will occupy a portion of the site in the northeast corner of the park, near the Giant Food Bakery Facility loading area. Montgomery College also intends to construct a Health Sciences Center just north of the park on Georgia Avenue.

The Facility Plan for the park proposes revising access to Blair House by connecting the existing loop drive in front of Blair House to Blair Road and removing the access from Jesup Blair Drive. The plan proposes to provide the parking spaces required for the tenants of Blair House in two small parking courts adjacent to the house. The loop will also contain 5 handicap parking spaces and a drop off area for the Cultural Arts Center.

Parking for park users is proposed along the access road into the park, along Blair Road and Jesup Blair Drive. Parking for the Cultural Arts Center will be provided in the existing Montgomery College garage and nearby parking lots on the west side of Georgia Avenue. Pedestrian circulation will be enhanced with the addition of new pedestrian entrances in the center and at the northwest corner of the park at Georgia Avenue. Existing paths will remain or be reconfigured to provide flowing yet direct connections to facilities within the park. Some of the existing paths will be demolished.

The park renovation plan proposes removing the two existing tennis courts near Blair House to provide a suitable setting for the historic structure and to create an appropriate space for passive park activities such as picnicking. The renovation plan proposes adding two new tennis courts, a full and a half basketball court and a skate park in the southeastern corner of the park, on the footprint of existing courts. A play area for children in the 6 to 12 year age ranges is proposed near the picnic area. The plan proposes retaining the soccer field in the existing location and adding an uncovered stage area on the western end of the field to allow the field and adjacent open area to function for festivals. The renovation plans also include a restroom and storage facility. The plan suggests a location to the east of Blair House, convenient to the soccer/festival area and the picnic and play areas for the restrooms. As an alternative, the Park Development Division would prefer locating the restrooms in the Cultural Arts Center, with access to the restrooms provided on the building exterior. This alternative is being pursued through discussions between Montgomery College and the Park and Planning Department.

Development Schedule/phasing

The Park Development Division anticipates presentation of the renovation plans to the Planning Commission in February 2000 for approval of the design and construction funding in Fiscal Years 2001 and 2002, respectively. The Park Development Division is proposing to perform all of the renovation activities in one phase with the exception of those elements of the proposed plan that will be affected by construction of the pedestrian bridge and the Cultural Arts Center.

Development Issues

The following development issues will have an impact on the proposed park renovation plans:

- Coordination with Montgomery College

Coordination with Montgomery College will include construction scheduling and construction phasing of the College's Health Science Building, the pedestrian bridge and the Cultural Arts Center. Additionally, Park and Planning and the College will need to coordinate and identify respective responsibilities for funding for storm water management and site improvements associated with the College facilities within the park. Coordination will also be necessary to resolve the restroom location, parking requirements, site utilities, and the selection of site amenities such as bollards, benches, and path materials.

- Coordination with the Central Business District

Coordination with the Central Business District will include coordinating the needs of the Park and College with the Wayfinding Study being undertaken for the CBD. This will include identifying directions to the park and College's Cultural Arts Building and directions to off-site parking for the park and College's Cultural Arts Center. Coordination with the CBD will also include considering the CBD and College when selecting material and furnishings for the park.

- Maintenance Funding

The approach to funding park maintenance will consider a partnership arrangement with participation by M-NCPPC, Montgomery College and the business district.

- New access to park from Blair Road

The proposed site access from Blair Road will offer the park an identifiable, visible entrance to the park in lieu of the current arrangement which is difficult to find and mixes park visitor traffic with semi-trailers and other service vehicles traveling to the Giant Bakery facility. The proposed entrance drive will also minimize pedestrian and vehicular conflicts by separating the vehicular park access from the proposed pedestrian path leading from the pedestrian bridge to the northwest corner of the park. The new entrance drive will also provide tenant, staff and emergency access to Blair House.

- Parking along Blair Road and Jesup Blair Drive

The proposed parallel parking along Blair Road and Jesup Blair Drive will increase the parking available to the park while minimizing the impact on existing trees and the loss of park land.

- Coordination with WMATA on the relocation of the bus shelter

- Coordination with the public art program

Contact Person

Please do not hesitate to contact the following individuals if you have questions about the submittal:

At EDAW: Marsha Lea, Project Manager or Dennis Carmichael, Principal-in-Charge
tele: 703 836 1414

At M-NCPPC, Park Development Division:
Sue Holland, Project Manager, tele: 301 650 2860

EDAW

MEMORANDUM

EDAW INC
601 PRINCE STREET
ALEXANDRIA VIRGINIA
22314

TEL 703 836 1414
FAX 703 549 5869

www.edaw.com

TO Ms. Sue Holland
Park Planning and Development
FROM Dennis Carmichael
DATE January 5, 2000
CC
SUBJECT Jesup Blair Park Renovation

INTRODUCTION:

The following information describes the background, planning process, and proposed site improvements to Jesup Blair Park, as part of the proposed plans for the renovation.

BACKGROUND:

Jesup Blair Park is a former Blair family property, upon which a summer residence was constructed in 1850. Violet Blair Janin bequeathed the house and property to Montgomery County in 1933. It is the only original "country estate" remaining in downtown Silver Spring, and now serves as the only urban park in Montgomery County. Jesup Blair Park is notably located at the convergence of Montgomery County with the District of Columbia, in downtown Silver Spring. The entire site ~~is on the National Register of Historic Places. Jesup Blair House~~ was put on the Master Plan for Historic Preservation in 1986. Blair House is currently leased to the Housing Opportunities Commission. As part of the park renovation project there are no plans to change the current use of Blair House by H.O.C. Montgomery College will be constructing a Cultural Arts Center and a pedestrian bridge over the Metro tracks in Jesup Blair Park as part of an agreement with the Montgomery County Park and Planning Commission. The Cultural Arts Center will occupy a portion of the site in the northeast corner of the park, near the Giant Food Bakery Facility loading area. Montgomery College also intends to construct a Health Sciences Center just north of the park on Georgia Avenue.

EXISTING SITE CONDITIONS:

Jesup Blair Park is a 14-acre facility located in South Silver Spring, at the District line, with direct frontage on Georgia Avenue, a main 6-lane thoroughfare in Silver Spring. The site is open on all sides, except where it is fenced at the border of the Metro tracks. Several asphalt paths from the northwestern, southwestern and southeastern corners of the park provide pedestrian access into the park. A vehicular entry into the park from Jesup Blair Drive provides access to a small parking area and a turn around in front of Blair House. A second drive from Jesup Blair Drive leads to a small parking area near the eastern edge of the park. The edge of the park along Georgia Avenue serves as a gateway to Silver Spring in a mainly retail/small business area. Blair Road defines the southern perimeter, with mixed residential/business buildings lining the opposite side of the road. The northern edge of the

(14.46 acre site, road & the residence)
Montgomery County
was designated as

← mention the site is not NRHP.

as the Jesup Blair House

See attached

park is defined by Jesup Blair Drive, upon which the Giant Food Bakery and Distribution Center is located. This facility includes loading docks, tractor-trailer parking, warehouse space, and various storage units. The only access to the Giant Bakery and Distribution Center loading docks and service areas is from Jesup Blair Drive. The east edge of the park borders the Metro train tracks. Blair House sits in the approximate center of the park, surrounded by mature trees. The park contains nearly 200 trees, many of them of significant size and quality. Existing recreation facilities at the park include three tennis courts, two full court basketball courts, a soccer field used for Montgomery County league play, and a play area.

PLANNING PROCESS:

The planning process was a collaborative effort, commencing with a work session with park and planning staff, various personnel from MNCPPC, representatives of Montgomery College, local business persons and local residents to hear the issues and concerns of the park stakeholders first hand. During the work sessions questionnaires were distributed, and an open forum process permitted participants to voice their concerns, identify their priorities for the park renovation and hear the thoughts and priorities of the other participants. In addition to the preliminary "listening" work session, site visits were conducted by the planning and design team to observe existing conditions in and around the park, and a topographic and boundary survey was prepared. The survey included a detailed survey of the location, size, variety and condition of all of the existing trees on the site. The tree survey was a collaborative effort between the surveyor and the project team arborist. Based on this information and feedback from the public and staff workshops, EDAW developed five concept plans for presentation at a second work session with the same participants from the first work session invited to review and comment on the concepts. A preferred concept plan or direction was identified and a draft concept plan was developed for review. The draft plan was refined following meetings with Historic Preservation, Environmental Planning, Development Review, Montgomery College, interested citizens, and Giant Food. The plan was further advanced by a Natural Resource Inventory/FSD and a Forest Conservation Plan developed by the project team arborist and the Stormwater Management Plan developed by the Civil Engineers.

MASTER PLAN:

The proposed renovation of Jesup Blair Park is necessary for its vitality as a public space. The renovation is essential to protect and preserve the existing cultural and historic features of the site such as Blair House and the mature hardwood trees as well as to improve the overall aesthetic appeal, enhance the passive and active recreational uses, and to assuage the inclusion of the proposed Montgomery College Cultural Arts Center building and pedestrian bridge to the site. The comprehensive objective of the renovation is to maintain the historic quality of property, of which the entire parcel is a designated historic site ^{by the} ~~by the~~ ^{MC Council} ~~Historic Preservation~~ ^{or} ~~Commission~~ ^{in the MCMHP}. The existing layout of the park is a result of piecemeal additions over time to address the varying needs of its users. The park serves the local community of Silver Spring and District of Columbia neighborhoods, Montgomery College, and all of Montgomery County. As a dynamic public space, there is a need to provide for active recreational pursuits such as tennis, basketball and league soccer. In addition, other facilities are needed, including restrooms, a stage and storage area, and further site amenities. Additional efforts are proposed to enhance security, including improved lighting.

The plan for Jesup Blair Park proposes revising access to Blair House by connecting a slightly altered existing loop drive in front of Blair House to Blair Road and removing the access from

The entire site (14.46 acres and the residence) was designated in 1986 on the Montgomery County Master Plan for Historic Preservation as the **Jesup Blair House (#36/6)**.

Jesup Blair Drive. The plan proposes to provide the parking spaces required for the tenants of Blair House in two small parking courts adjacent to the house. The loop will also contain 5 handicap parking spaces and a drop-off area for the future Cultural Arts Center. The new drive includes 15 parking spaces just north of the new entry into the park. Additional parking is provided in parallel form along Blair Road and Jesup Blair Drive.

A revised path system is proposed which, while providing direct connections to the various activity areas in the park, is also reminiscent of a historic meandering path network. This system uses existing paths wherever possible to reduce unnecessary development around existing trees. A hierarchy of widths is suggested for the paths, with the intent being to provide the minimal width necessary for anticipated pedestrian traffic. The path system is designed to avoid the critical root zones of favorable existing trees wherever possible.

The renovation plan proposes removing the two existing tennis courts near Blair House to provide a suitable setting for the historic structure and to create an appropriate space for passive park activities such as picnicking. In the vicinity of the existing tennis courts, a new restroom/storage structure, reminiscent of a garden house, is proposed. Two new tennis courts, a full and a half basketball courts, and skateboard park are proposed for the southeastern corner of the park, on the footprints of existing courts. A play area for children in the 6 to 12 year age range is proposed near the picnic area. The plan proposes retaining the soccer field in its current non-regulation size of 195'x300' and using it for festivals with the addition of a performance stage on the western end of the field. Several public art sites have been designated around the site.

A landscape plan has been developed to enhance views, create outdoor spaces, and impart a definitive character throughout the entire site appropriate to the historic context. Each existing tree has been evaluated and maintained whenever possible. Proposed plantings will also serve to support natural resource and forest conservation goals. Plant material will be selected from a palette of plants which reinforce the existing mature hardwoods including White, Red, Chestnut, and Willow Oak, American Beech and Holly trees. Ornamental trees, shrubs and ground covers will be introduced to enhance the park setting.

STORMWATER MANAGEMENT

The proposed stormwater management concept plan includes a combination of water quantity and quality control measures. The site is within the Rock Creek watershed. The proposed site is divided into 4 drainage areas that vary in size from approximately 2.2 acres to 5.0 acres. Existing and proposed drainage outfalls are to an existing public storm drain system in Blair Road and the drainage ditch adjacent to the railroad tracks on the north side of the site.

Proposed water quality measures will be designed to control the first 1/2" of runoff from impervious areas (rooftops, sidewalks, parking areas and roadways). These types of facilities include infiltration trenches, a bioretention area, separator sand filters (structural), and Delaware sand filters (structural). It is assumed that infiltration is a feasible method of treatment based upon geologic data obtained for this area; however, further information is being researched (existing geotechnical reports for surrounding developments) to verify that infiltration is suitable.

The proposed stormwater management system will restore the site to pre-development flowrate discharges for the 2-year storm event per Montgomery County requirements. This will be

achieved using a combination of underground stormwater detention facilities (Drainage Areas 2, 3, 4) and a dry storage detention pond (Drainage Area 1).

Stormwater management (quantity and quality) for the future Montgomery College Cultural Arts Center, Drainage Area No. 2, can be provided in the future by underground detention and structural sand filters located to the northwest of the proposed footprint. At this time, the footprint for this building has not been developed. The future Montgomery College pedestrian bridge will also be located in Drainage Area No. 2. Stormwater management for the pedestrian bridge can be achieved utilizing the infiltration trench and underground detention system proposed under the park redevelopment.

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Handwritten notes in a circle: "and, as such, is subject to review by the MC APC if any changes in design materials on the site)"

Handwritten note: "is there a plan for this?"

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no plan
no plan

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grading plan?
how much
is being cleared
by the plan is
required?

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no plan

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? no design

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*Signage design
sub on plans
no wall design*

(meeting) Fri 1/21 w/ Jeff. Sue. Terry etc)

JB.

→ loan slides to EDAW

1/26 to ML - move loop.

keep loop narrow - min widths (1 way)

keep ^{future} porches

move fence back from front facade plane.

- rest room - make it ^{a) smaller} clear that it is convertible
to storage shed if becomes a thac nuisance -
or if CAC has one avoid e.g. in lobby?
oh to switch hells & no

- Blair Drive kept as main access.

no new parking except along street
keep opening ^{in line along} where B D d ^{road prop for} ~~entry~~ ^{ped entry?}

- "no handsheld"

- minimal ^{narrow paths} paving & use of permeable paths.
fewer paths on north side & around ^{lawns} ~~area~~.

- ~~slab based path?~~

- ~~Support Front Court Plan~~ haven't met w/ Gene Rose
re. trees yet.

The following 3 pages are directed to the staff of EDAW from Sue Holland, Project Manager:

Jesup Blair Park Design Direction

October 21, 1999

The following is a summary of the meeting held on October 21, 1999 with Key Park and Planning staff in attendance. As discussed with you, we were charged with giving you specific design direction after you had presented 5 design alternatives to staff and the public on October 20th. The plans presented were named as follows:

1. "Back to Nature"
2. "House and Garden"
3. "Festival Park"
4. "Town Square"
5. "Art Park"

Post-it [®] Fax Note 7671		Date 10/26	# of Pages 3+2
To Perry Kephart	From Sue Holland	Co.	
Co/Dept.		Phone #	
Phone #		Fax #	
Fax # 563 3412			

Design Direction

Preferred Alternative: We like the aesthetic approach to be most like the "Town Square". We feel this approach serves everyone fairly equally. We feel you can develop this plan to provide more visual access both to the Blair House and to the Cultural Arts Center. We also like that, philosophically speaking, the plan offers the opportunity for more of a front yard to the College, thereby integrating the Cultural Arts Center with the park. Accordingly, we are asking you to develop this integration within the plan itself, while still achieving some distinct space for the Blair House. We feel that when our Chairman made the decision approving the College expansion with the pedestrian bridge, that the added campus activity would be bringing life into the park. We therefore need to shape the plan in a way that welcomes the College's presence and identity, and does not treat the College as an incidental and peripheral aspect of this renovation.

We like the fountain, the way Georgia Avenue is treated as an entire edge, and see the importance of something distinctive at the corners. Propose some specific guidelines about the corner art pieces or features, and whether we go with the Art Trust's specific design or if we want to redirect it. ^{or this is} a good time to do so.

Maintenance: We mention this now because it affects the design so comprehensively. The word "urbane" came up a lot in our discussion of the park's character. In character and as a civic resource, we feel that this park needs to be thought of more like Brookside Gardens than an average suburban recreational park.

With regard to the maintenance of the park, the staff discussed the idea that the cost of this be divided at least three ways, with M-NCPPC spending no more than one-third of the total, and Montgomery College paying at least one-third and the business district paying a significant portion. Also, it was suggested that the maintenance of this park be privatized. That way, concerns about some of the more "high maintenance" aspects of the project (like fountains) can be explored on their own merits and do not have to be so strongly opposed to by our Parks staff due to traditionally limited resources. We would like you to begin to present this shared and privatized maintenance approach as you not only develop but also communicate about the plan.

Front Yard Options: We would like some variations on how the front yard landscape is treated. At this point in time, we feel most comfortable if you can make a more "open" landscape work in this area. However, we are in the early stages of the plan, and want you to creatively explore different front yard options, especially with regard to the landscape plantings, scale (understory vs. canopy), walks, grading, and vistas. We think this is a good time in the process to develop "front yard" options (at least 3), and such an exercise will help get Historic Preservation on board

to advocate for our specific design direction. We'd like you to rename the theme so it doesn't compete with the Silver Spring Town Center.

Architecture: Some of this discussion is a little more information than you need right now, but to the extent that it helps you formulate a plan, we want you to know the following: we want to discuss the architectural design approach with the architect as soon as possible, and understand that we will need to coordinate that through the College. We may want the building to be very distinct from whatever is being thought of right now. If you need immediate clarification, Terry Brooks can best give you an idea of specifics. One aspect of the architecture that we are interested in you exploring is how the building can be tied in with the bridge and vice versa.

Road: We see a need for a "park road", given the numbers of people coming to the Cultural Arts Center and the larger programmed events, festivals and concerts that everyone seemed to want. We do not want a "thru road". The College mentioned a road that could be "blocked off". In our meeting today, one idea of a "meandering" road was brought up. Another was two road [stub] ends with a blocked off circle in front of Blair House. We would like to see if you can give us some options for this instead of exactly what you showed us in the 5 plans.

Parking: We see a need for some parking, as long as it does not interfere with the character we are trying to achieve. On street parking is good, both on Blair Road and our park drive. Turn-arounds are preferred versus dead-end parking. Some parking on Jesup/Blair Drive (with access to Giant) might be considered.

Pedestrian Bridge: Most of all, we think that the bridge should be inviting, well-maintained and well-lit, basically "an experience" when you are on it. The staff's preference leaned toward the "Town Square" option, with steps and ramps getting back to grade quickly. Staff members see the chance for creative treatment of the steps—a grand entrance to the park, a series of steps and terraces—and the ramp being articulated more like an artful ribbon, with opportunities for art and seating integrated in to it. (I myself think it's starting to sound awfully fussy as I type these details out. We all agreed that we want you to design it, not us!) This seemed to be preferred over the "art park" bridge because it was thought we didn't have the money for that bridge. Some staff didn't like the how the long stretch of the "art park" bridge had students and pedestrians doubling back on themselves to enter the Cultural Art Center (CAC).

Program Elements:

Basketball: At least 1-1/2 courts, two would be great.

Tennis: We don't need them, and think we could get more distance out of reforestation along the tracks and a nice passive picnic area.

Jogging: See if you can add back in the 1/4 mile track and fitness station.

Teen

Skatepark: Yes, we really like this idea, located at the southern tip, near the street. We like attending to this population, and the attraction it could be for the park. We especially like the idea that it could be a real creative custom design by EDAW! Perhaps this feature could act as an 'art piece', or at least some of the art park ideas with creative fencing might happen here.

Parking: We like it along the road in a parallel fashion as much as possible. We need some associated with the soccer field. Put it where it looks okay without terribly impacting the character, and see how many spaces we end up with. Draw up the circulation and parking for the college some way that you think they would like it without going overboard.

- Soccer Field:** Yes, full size, but flexible for festivals and concerts. Also, consider creative ways to accommodate spectators.
- Restrooms:** We did not get to discussing these. So keep them in as separate. I think we should have restrooms in the more recreationally active end of the park anyway.
- Blair House:** We want to think about Blair House as ultimately a gallery or similar public function, with adequate site facilities. Make some specific recommendations for our Oct. 27 preview of the plan that you think are "pushing the envelope but still within creative bounds".
- Landscape Plantings:** Please start to think about and express how this will be addressed. Miscellaneous preliminary staff thoughts are that we want a landscape management program, and that we may be justified in putting in very large caliper trees to establish a specific character. We'll want a level of sophistication on this fairly soon if not now. Several of us have ideas if you want some input.

Comments on the Other Design Schemes:

'Art Park': We would like to see elements of the "Art Park" incorporated into the overall design, but as an overall context, it seems that this plan is too controversial and too personally dependent on the art and artistic elements themselves to make it through the review process successfully. Individual ideas are exciting, but, with or without the specific art, we need the park to "read" and to be able to be readily funded. My impression is that it is too risky as an overall concept and going with it as a context may set the whole project back if we embark on such a bold approach. Staff did indicate that they thought we could propose various funding options for art, memorials, monuments, etc., and the Chairman would then rule to that end. We were reminded that the County Executive, Douglas Duncan's wife is apparently quite an advocate for the arts. So it's not a real long stretch that as an element over time, art in the park could be very readily supported.

'House and Garden': We like the openness. My additional comment is that since the public gravitated to this, what about elements of idealizing the Blair House?

'Back to Nature': We like the openness mostly.

Schedule: As discussed between Marsha and myself, let's meet next **Wednesday afternoon, Oct. 27** here with the Historic Preservation folks. Margaret Rifkin is setting this up (495-4583). If you want Reggie to give me a preview Tuesday or Wednesday morning before our meeting, let me know the afternoon or evening before. Especially while we are crunching, feel free to call me at home if you need to coordinate in either the later evening or earlier morning (301-625-8458). I'll be at home most likely on Monday. If this schedule does not give you enough freedom to do what will best work for you, please let me know.

EDAW 'Veto Power': Also, if you think any of the staff's ideas don't work, or you don't like them, we can discuss eliminating or modifying them. Mostly, we want a dialogue between us to achieve the highest and best plan for this project. Better for us to know now than to delude ourselves and the public about what we're planning.

Good Luck!

1. Want historic resource & Paul activities
unintegrated - Don't want

1) Use survey -

good - fair - poor → hazardous

→ w/ replacement
plan -

2) w/d → code → issues are:

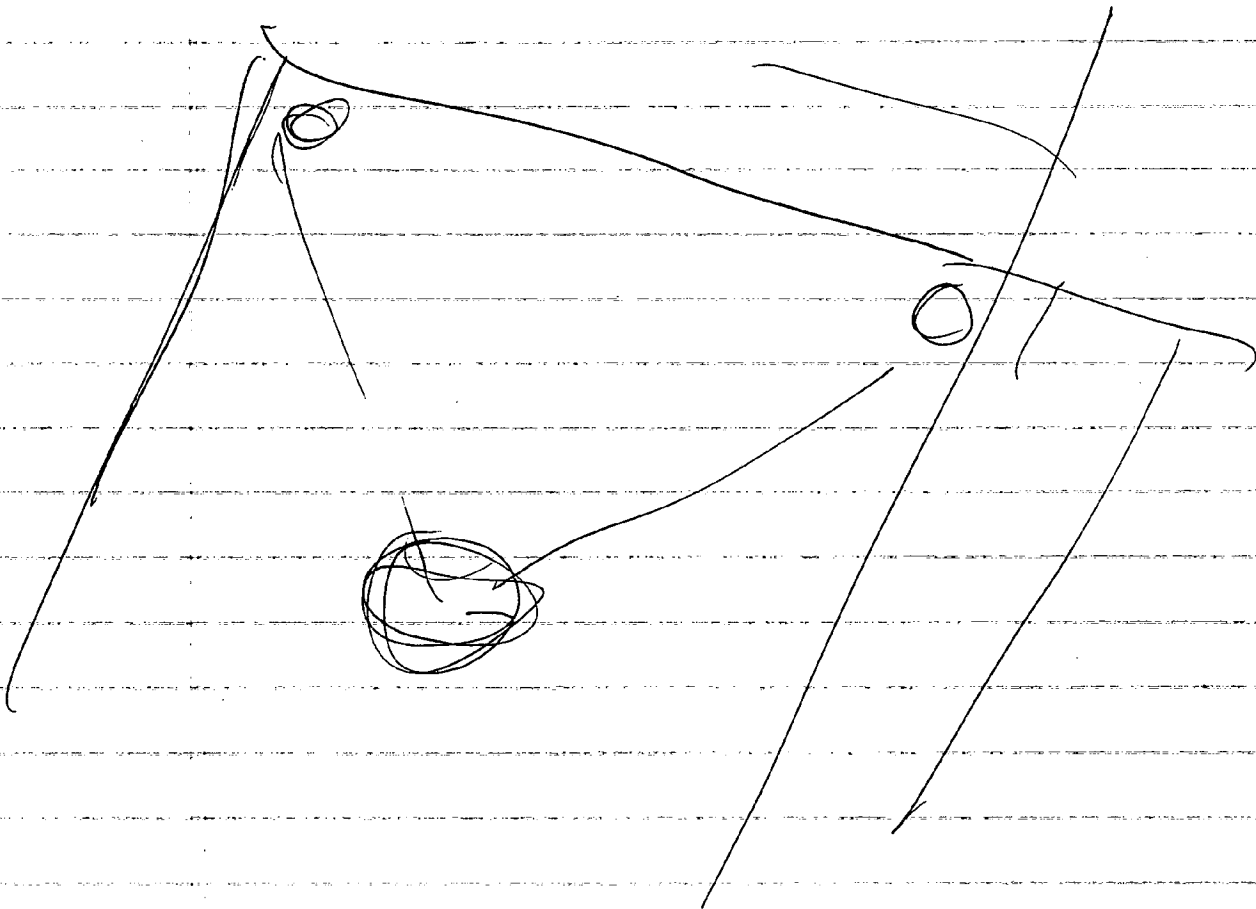
- trees - rep. and die or destroy

- maint - public resp for parks dept

- build roads bldgs & conveniences

- getting a proper survey.

1. keep loop - but restricted to 1 way, er
for special events.
2. 26 sp on Blair
3. activities @ Blair on end
4. fountain on Ga Ave.
5. 1/4 mi track around soccer field



6w

1. Skate park too noisy
2. Parking, alone, park Brent
3. Short ~~pat~~ to formal.

1. tennis courts some want (mc.)

manuscript - road?

Don

Road

Oct. 20 3-5pm

#5

Art Park.

Scheme that connects art cent
 outdoor sculpture gallery / precinct
 an attitude toward Insp that's
 graphic, bold, artistic
 open up to H/S bldg.
 hands and is this residual
 history is a continuum & it's still
 happening

Mark W: Playground not good adj to b-ball

Shariel: I'd ~~take~~ take out all the parking; I don't think we need anymore

Mark W: Can't get rid of soccer field; (H&W Bld., shortage down county)

Parking is demand driven

Mont College: Parking is essential if you have tennis, b-ball & soccer

Pete B: Steer clear of any pond; homeless (bathing)

Mark W: Tennis court use is declining in gen. public

Mont Coll: People from college need park for tennis

Gene: Back to Nature

Satisfy needs of rec. users / Don't put in fitness stations

Norma: Hoping wayfinding will solve

Not adding more parking; Public seems to pref
 Vesp m. l. in h. t. / circulation

Sue's notes of Consultant's 5 Plans

Oct. 20 3-5 pm

Dennis
Carrichael

What should live on - vs. What should be removed now

① Back to Nature

Existing Green Path
Save every path
Help to re-green the site
remove tennis cts.
- allow successional forest - reduce mow, turf areas
reforestation against metroplex
kitchen garden/orchard
do "nature in the city"
Blair Road
restroom / concession / ^{food} mt.
victory gardens
stormwater - bio-ret. swale
keep persons recreation

④ Town Square

Green lawn, zig-zag paving bit dest. pts.
Walking, sunny underneath trees
Little parking in front
Pedestrian precinct
Aggrandizing house
walk lined w/ trees
Cars free zone
pedestrian
Fountain bonded from either end
Restroom, bandstand
Quadrangle, urban park
Tennis
Teen Play area

② Home & Garden

View from Co. Ave goes to traditional / 19th c. idealized version of
breakthrough that (instead of) this concept goes fwd.)
four beds, serpentine
Cult. Arts ctr. recedes
does not assert itself
recreation is b/h house
remove tennis courts.

③ Festival Park

Open up front lawn / festivals
kids softball
soccer 28' x 45'
quarter mile track
Multi-pump hard surf. court
A lot of parking
Lose most trees
Bandstand backed by stream
Intervinely people oriented
Road goes all the way through
(maximum semi-circularity)

ALL PLANS

soccer
lighting
road 36' @ Co. Ave.
24' neck down
22' (Main City)

Date: 11/9/99
Sender: Kephart
To: Rifkin
Priority: Normal
Subject: Re: latest JB Park iteration

Hi Margaret - Thank you for making the plan so accessible. I came by this morning and took a look. It won't mean much to the HPC without elevations, but some comments that came to mind:

1. Parking looks great along the side.
2. Use of Blair Road as an entrance makes a lot of sense.
3. I thought I saw a fence. Glad that was included.
4. There seem to be a great many roads and paths leading hither and yon, not particularly focusing on the house. Some paths straight, some curved. Seems pretty random, and more of an overlay of new paths on old than a conscious design. Does EDAW know that the paths are not historic - just need to be reviewed to be removed or changed? Is the house being ignored?
2. The loop on one side and the road from Blair on the other side seem a bit much. Couldn't they decide on one or the other. Maybe a curved road off of Blair leading to the house and **much less paving** elsewhere (remove the loop)? Could some of the paths be bank sand or some equivalent?
3. The steps in front are an improvement on the fountain - do they work given the undulating grade behind them?
4. Where is the statuary that the Silver Spring folks are planning to install?
5. Have doubts about the amount of active recreation in a woodland park. HPC was concerned that too much active recreation killed the "walking in a verdant setting on the grounds of a historic house in the middle of a city" feeling that they thought the historic site could provide.
6. Are there understory trees and gardens anywhere besides the front piece and the house perimeter?
7. EDAW is being wonderfully responsive, but do you think so much input caused EDAW to make too many compromises? What would happen if we asked them to design an urban historic park from scratch (just the big trees and the old house) without trying to please everybody? Do you think the outcome would be a stronger design?

Again, thanks. I'll be attending the 1:00 meeting, but skipping the others.
Perry

1) Parking
+ 24 Paved
+ 6 } private use
10 }
3 }

2) 2 tc
2 bball ct
shade pad
play area

3) 12-16' paths

4) open wall by park
no fence on Blair

5) abandon JB Drive



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

November 1, 1999

MEMORANDUM

TO: Sue Holland

FROM: Perry Kephart, Historic Preservation Section

RE: Brief Notes from 10/27 Historic Preservation Commission Review
of Jesup Blair Park Project.

FYI - Here are a few of the points that were discussed by the HPC last Wednesday.

1. They want the historic resource and park activities to be integrated - They do not want a historic "front" and a playground "back" - as the park is seen from all four sides and should be used as integrated whole.
2. They suggest that performing arts center - and bridge - design will have very large effect on overall plan for the site and did not want to comment too specifically on the park plan until the PAC design is better developed.
3. They support the idea of a fence to give better definition to the edge.
4. They think the park needs a readable - or several readable - entrances. They support the use of JB Drive as the entrance, but think it needs a better design - and the situation with the bakery resolved.
5. The fountain met with mixed reviews, but its use at the street front was generally seen as stopping the eye at the front border of the park - rather than pulling one into the park.
6. All were cautious about a through drive - for many reasons. Several commissioners were adamantly opposed to having one. No one felt that the loop drive was historic, but felt that needed more research. They pointed out that the safety issues could be addressed by the use by the park police of the park paths - that they did not need a road just for that. Until the PAC design is better developed, they could not anticipate transportation needs for the facility.
7. The specific recreational suggestions were discussed, but there was not a consensus.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

Sue Holland

301 585 - 1921

TO: EDAW - Marsha / Reg. FAX NUMBER: 703 - 549 - 5869

FROM: Perry Kephart - 563 - 3407

DATE: 4/5/00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE:
- Two bits of errata you might
want to correct - otherwise is fine -
P.

Jesup Blair Park Renovation – Facility Plan
Tree Preservation Summary

The following information is summarized from the tree conditions survey prepared by the Care of Trees in the spring of 1999. The trees were surveyed for location, species, size, and condition of their health, including an evaluation of their structural condition. The trees were given a ranking of very good, good, fair or poor.

Existing Trees – Condition Designation

<i>Tree Condition</i>	<i>Quantity of Trees</i>	
	<u>Park</u>	<u>Montgomery College Project Area</u>
Very Good	16	3
Good	88	19
Fair	49	7
Poor	17	1
<i>Total</i>	<i>170 (3566"total trunk dia.)</i>	<i>30 (320"total trunk dia.)</i>

Tree Removal for Park renovation

<i>Tree Condition</i>	<i>Tree Quantity</i>	
	<u>To be removed for park construction</u>	<u>To be removed for health/safety reasons**</u>
Very Good	0	
Good	16*	
Fair	8	5
Poor		14
<i>Total</i>	<i>24 (327"total trunk dia.)</i>	<i>19 (402"total trunk dia.)</i>

* 10 of the 16 trees are white pine trees.

** In addition to the 19 trees recommended for removal due to their health/structural conditions, 7 other trees were designated by the arborist as requiring further assessment to determine whether they should be removed for safety reasons due to disease, storm damage or poor structural characteristics. They are not included in the tree removal figures listed above.

Proposed Tree Planting for Park renovation

The proposed renovation plans for Jesup Blair Park include planting approximately 75 shade trees and 15 ornamental trees. The shade trees will be installed as 5 inch in caliper trees, selected from the following varieties: Chestnut, Willow, White and Red Oak, Red and Sugar Maple, American Beech, Southern Magnolia and Green and White Ash. Ornamental trees will include American Holly, Frankliniana, Flowering Dogwood, and Star and Sweetbay Magnolia.

Jesup Blair Park Renovation – Facility Plan
Tree Preservation Process and Procedures
November 28, 2000

Survey Techniques

In the fall of 1999 Care of Trees tagged all existing trees with permanent aluminum tags. They recorded each trunk diameter at 4 ½' above grade; species; condition rating; and critical root zone radius. The survey was performed by a Certified Arborist who is also a registered professional forester in the State of Maryland, and a member of the International Society of Arboriculture. A County arborist also reviewed the survey.

Once the trees were tagged for identification a licensed land surveyor identified the topographic elevation and horizontal location at the base of each tree as part of the certified survey of existing conditions in the park. A field confirmation of the location survey was performed by the project arborist.

Forest and Landscape Tree Assessment - Condition Rating

In evaluating inventoried tree conditions the trees are analyzed by visual inspection, using the methodology supplied in the Guide for Plant Appraisal, eighth edition, published by the International Society of Arboriculture, 1992. The assessment includes an evaluation of the roots, trunk, scaffold branches, smaller branches and twigs, and foliage of the tree. By calculating the sum condition of these parts, a condition with a ranking of 0-100 is assigned to each tree. The results of the condition analysis are included in a tree inventory report. An explanation was included in the inventory for all deductions of condition explaining the reason for the condition rating.

The five categories of condition assessment are as follows.

<u>Rating</u>	<u>General Condition</u>
90-100	Very Good
70-89	Good
50-69	Fair
25-49	Poor
05-10	Very Poor

Tree Preservation Measures and Tree Protection Methods

Preservation Measures

General Prescription: The poor condition of the native soils within the park is seriously impacting the remaining mature trees. The need to develop a prescription for healthy soil is of great importance for these trees to survive. Even if no development were to take place this is an urgent need.

A balanced Soil Foodweb will suppress disease-causing and pest organisms; retain nitrogen and other nutrients; make nutrients available for plant growth at the times plants require at the rates plants require; decompose plant residues rapidly; produce hormones that help plants grow; produce good soil structure, improving water infiltration, oxygen diffusion, and water-holding capacity and consume pollutants in the soil. Soil testing will determine the specific soil needs.

Wood chip mulch: Mulch beds will be provided for significant trees impacted by proposed construction to enhance soils as well as improve moisture holding capacity and compaction prevention.

Supplemental Water: Various strategies will be considered to maintain adequate soil moisture during drought times, including the use of temporary watering systems, slow release cisterns or containers, water trucks, etc.

Crown Clean Pruning: Significant trees most impacted by proposed construction or adjacent to public areas will be pruned for deadwood as well as selective thinning for overall health per arboricultural standards. To provide safer support of weak forks of significant trees adjacent to public areas, certain trees will be designated to be cabled.

Selective Removals: Trees designated for removal standing within tree retention areas will be removed using sectional take down techniques to minimize damage to adjacent tree canopies or root systems. Stumps will remain, ground to below soil level.

Root Prune prior to protective fencing: Exact location per Forester's layout. Equipment & methods to be determined based upon depth & tree impact. Hand prune where necessary.

Integrated Pest Management: A seasonal program of IPM will be developed to focus on minimizing stress from insect and disease.

Root Aeration Mat: Root aeration matting will be provided to allow ventilation of atmospheric gas exchange to roots of trees to receive soil on top of their critical root zone.

Protective Methods.

Root Protection Mat: Trees anticipated to receive temporary or repetitive materials staging, foot traffic, or equipment access within protected root zone will receive Root Protection Geomat.

Tree Protection Fence: Two phases of fencing will be prescribed, interim tree protection fencing for the purpose of controlling demolition and construction tree protection fencing to protect trees during construction of new park elements. Fencing will be 6' tall chain link with tree protection signs mounted on the fences at appropriate intervals.

Educational program: Tree preservation signage plays an important role in setting the tone for respecting the tree environment. "Tree Preservation Project" signs will be erected at designated locations around the Park describing the significance of the existing trees and the measures being taken to preserve them. A pre construction meeting for members of all construction trades will also include an educational component on tree preservation.

Date: 10/26/99
Sender: Rifkin
To: Holland Sue
cc: Kreger;Kephart
Priority: Normal
Subject: Jesup Blair Park - What we said today...

Sue-

As you asked, I am summarizing what we concluded at today's meeting re legal constraints on the design of Jesup Blair Park as reflected in The Will & The MD Code (with tomorrow being a focus on any additional legal or design considerations related to the site's designation as a County Historic Resource).

SUMMARY

At today's meeting with you, Perry Kephart and Glenn Kreger, we looked at the Will, the State Code and discussed what limitations if any affect the design of the site. We also discussed the effect of the Historic Resource designation on the design.

We concluded:

The State Code and the Historic Resource designation are the primary considerations.

The State Code provides for much flexibility - in keeping with the use of the property as a public park... roads, buildings, "conveniences" (such as paths...) can all be built to that end. Trees are to be protected...BUT... they can come down to meet the purpose of providing a park. And they should be replaced. This is all in keeping with our concept for the site. Glenn's reading is that we can basically do anything we feel we need to do to create the public park.

The Historic Resource designation is the next consideration. Perry and Gwen can give us a better idea of what that means in terms of the design. It basically means that the Historic Preservation Commission must approve any changes to the sites... tree removal etc. Based on the criteria set forth in county legislation. This is why it will be so helpful to sit down with Perry and Gwen tomorrow as we look at design alternatives, not only to get their ideas but to understand what concerns the HPC may have that we need to be ready to address.

We do want to be prepared to respond as non-legal staff, if publicly challenged concerning whether or not we are acting within the law. I have given the Will and the MD Code to our legal staff (Debra Daniel) so she can look it over and be "in the loop" should we need her advice along the way.

Our bubble diagram of the legal construct affecting the site design is:

1. The Will which leads to
2. The MD State Code which echoes The Will and gives the property to
3. The MNCPPC Parks Department (The Planning Board/Parks Commission)

The Site is owned by Parks Department BUT is also is designated by the County as an Historic Resource - The HPC therefore, as a body separate from the Planning Board, has jurisdiction over the site and must approve any changes

Sue - hope this is helpful. I am copying this to Perry and Glenn in case they want to add anything.

Date: 12/9/99
Sender: Wright
To: Kephart
Priority: Normal
Subject: Fwd:Re:Jessup Blair Park-Plan Review

Perry: FYI. Please note change in date for Plan Review. Gwen

Forward Header

Subject: Re:Jessup Blair Park-Plan Review
Author: Brooks Terry
Date: 12/9/99 10:35 AM

Tony:

We appreciate your comments and the sensitivity we need to be aware of relative to the future development of the park. Many of your comments/concerns may be addressed in the news we received yesterday from the Chairman that the Giant Bakery may, in fact, be moving to a new location. If this informal information becomes an official announcement many, if not all of your issues may be satisfied. In the alternative, if this does not happen we believe, that on balance with all of the myriad of competing interests this park must satisfy, the plan, as currently proposed is the best solution.

With respect to the Plan Review date, I believe Polly has re-scheduled this meeting to December 20, 1999 at 9:30 AM. I hope you can attend.

Terry.....

Reply Separator

Subject: Jessup Blair Park-Plan Review
Author: Janda Anthony
Date: 12/8/99 9:39 AM

I may not be able to attend the Plan Review 12/14/99 as I have jury duty beginning 12/13/99 and do not know whether it will extend.

I do want to reiterate my concerns for the historic amenities at this park being overwhelmed by the size and scope of the new building and pedestrian overpass. The real problem with this park has long been, and it appears will continue to be, the Giant Foods Bakery access and parking, and the lack of same for this important bit of history. This park has always been "cut off" by the busy street and commerce so that it is most accessible to patrons we wish to discourage, the homeless, instead of the community at large. I'm disappointed that this process merely met the needs of Montgomery College-Takoma Park and added an unmet parking burden to the park! It's too bad that some of the "expansion" didn't redirect Giants operation to the benefit of the college, the user community and the historic resource. I also worry that use of the athletic fields/facilities will now be subservient to college's programs.

FAX

Date 6/15/99

Number of pages including cover sheet 3

TO: Ms. Gwen Wright
Historic Preservation Commission

Phone 301-563-3400
Fax Phone 301-563-3412

FROM: Chahnaz McRae
Montgomery College

Phone 301-251-7374
Fax Phone 301-251-7379

Re: Proposed Cultural Arts Center

REMARKS: Urgent For your review Reply ASAP Please Comment

For your information and per your recommendation. A copy of this letter has been faxed to Mr. Kousoufas. I plan to attend the June 23rd meeting. Please call me if you have any questions. Thank you for your help.

June 18, 1999

Montgomery
College

Mr. George Kousoulas, Chairman
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3780

Dear Mr. Kousoulas:

The College is aware that there is a request before the Montgomery County Historical Preservation Commission from the Silver Spring Historic Preservation Committee to reconsider the Commission's earlier approval of a work permit to demolish two small, unused buildings in Jessup Blair Park. We thought that the following information would be useful.

As I am sure you are aware, the College is undertaking a major expansion of the Takoma Park Campus. That program calls includes the construction of a Cultural Arts Center in the Park. The assumed location is the northeast corner of the Park and includes the site of the two buildings:

The genesis of the concept dates to late summer 1994 and meetings between the College's President and the Montgomery County Planning Board Commissioner.

By winter of 1995, preliminary meetings were held with participation from County elected officials and agencies, citizen groups such as The Gateway Coalition, and the City of Takoma Park.

In 1996, under contract to M-NCPPC, consultants began the development of alternative concept plans for expansion of the campus. By June 1996, the effort had reached the point at which public charretts were held. There was participation by many public agencies, citizens groups and private citizens.

The period 1996-1997 was characterized by a continuum of public forums at College Trustees meetings, City of Takoma Park Council meetings and public information meetings held at the Takoma Park Campus.

In June of 1997, the Board of Trustees chose a plan that called for construction of three buildings: a Student Services Center to be built on Fenton Street, a Health Sciences Center on Georgia Avenue which would house educational space, a Holy Cross Hospital Clinic and a Continuing Education facility; a Cultural Arts Center (CAC) in Blair Park which would house a 500 seat

Central Administration
900 Hungerford Drive
Rockville, MD 20850
(301) 279-5000

Germantown Campus
20200 Observation Drive
Germantown, MD 20878
(301) 353-7700

Rockville Campus
51 Mannakee Street
Rockville, MD 20850
(301) 279-6000

Takoma Park Campus
7600 Takoma Avenue
Takoma Park, MD 20912
(301) 650-1300

Continuing Education
51 Mannakee Street
Rockville, MD 20850
(301) 279-5188

Mr. Kousoulas
June 18, 1999

Page 2

auditorium and various visual and theater arts educational programs. Planning of the CAC included an emphasis on joint community and College uses. The entire scheme is to be tied together by bridging the railroad right of way. The site for the CAC was selected for several reasons. It would minimize intrusion into the Park, and utilize space occupied by the two unused buildings (which had previously been scheduled for demolition as part of an earlier plan for renovation of Blair Park). The location would help to screen the industrial building to the north of the Park, and provide a logical connection between the existing Campus and the Georgia Avenue site. It has always been an assumption that input would be sought during design from the Historical Commission, Parks Division and citizens groups.

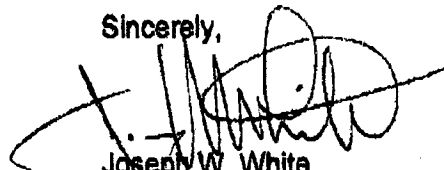
In the fall of 1997 the plan was presented to the County Council and the Planning Board; it was supported unanimously by both. At the same time, the heirs of Violet Blair Jannin, the person who donated the Park, were presented with the plan. In October, the family endorsed it with enthusiasm, and approved it subject to several very reasonable conditions. One of those conditions is that the Cultural Arts Center be named for Violet Blair Jannin. The Board of Trustees has approved that dedication.

In March of 1998, the project was approved by the County Executive, and in May by the County Council. In January 1999, the Governor of Maryland approved the project and presented it to the General Assembly for consideration. The Assembly approved it in April 1999.

The College is now in the midst of acquiring properties on Georgia Avenue and Fenton Street and the form of the lease for the property in Blair Park is under development. The College is in the process of seeking proposals for architectural and engineering design of the project. Approval by the College Board of Trustees and the Maryland State Board of Public works is required and it is anticipated the design will commence in October 1999.

We hope this information will be of value in your deliberations. If there are any questions or need for additional information, please contact me at once (301.251.7356).

Sincerely,



Joseph W. White
Director of Facilities

JESUP BLAIR PARK

NRI / FSD Report

The Care of Trees Inc.

November 1999

NATURAL RESOURCE INVENTORY REPORT- SPECIMEN AND SIGNIFICANT TREES OF JESUP BLAIR PARK

In its current condition as an urban park the existing natural resources are comprised of trees and turfgrass. Therefore typical NRI/ FSI items such as understory plants, wildlife habitat, wetlands, steep slopes, and other woodland features items are not pertinent. However, due to the presence of almost 200 mature native trees representing the original woodlands, the focus will be on the following items:

- Tree Inventory and Assessment Summary
- Critical Root Zone Map- Design Guidelines

TREE INVENTORY AND ASSESSMENT SUMMARY-

A complete inventory and ground survey was completed in November of 1999 for all trees of significance within the park. Attached to this report is the entire inventory spreadsheet.

Certified ISA (International Society of Arboriculture) Arborists collected the tree data and a registered survey firm provided the field locations. Generally, dead and dying trees and smaller new landscape trees were not shown.

Summary of data collected:

Total trees inventoried	199
Species Breakdown:	
□ Oak species (White, Swamp white Red, Saw-toothed, Willow)	60%
□ Other species (White Pine, Red Maple, Black Gum, Spruce, Hickory, Holly)	30%
□ New plantings	10%
Condition Summary:	
□ Excellent	0
□ Very Good	14
□ Good	110
□ Fair	57
□ Poor	18
□ Dead	1

Assessment of overall tree health and recommendations:

Based upon discussions with the Park's Arborist and on site inspections the following items are reported:

- This grove of trees represents the largest significant stand of original native trees in the downtown Silver Spring area. Of special interest is the high percentage of Oak, principally, White Oaks found here.

- Although half of the trees are in “Good” condition the overall health of the trees in this park is declining. The decline has been more rapid recently due to the severe droughts.
- Numerous trees have been removed over the last few years. The 57 trees in “Fair” condition are at risk of declining to “Poor” over the next several years should neglect of particular stresses to the trees continue.
- The 2 top stresses (besides drought) impacting the trees are as follows:
 - 1) Long-term topsoil compaction resulting in an absence of soil pore space, organics, or living macro and micro- organisms necessary for soil conditions favoring good root health.
 - 2) Urban park maintenance routines that exasperate the item # 1 above by removing all leaves and supplemental organic decomposition, encouraging turfgrass in competition for water and nutrients with tree roots, additionally compacting depleted soil with regular tractor mowing, and wounding every single tree in the park with mowing equipment. This wounding alone has undoubtedly hastened the decay and decline of many trees no longer in existence.

In summary, without a major change in maintenance practices as well as instituting remedial arboricultural treatments, the decline will continue. A comprehensive three-part plan would include the following:

1. Alter maintenance practices to a “forest friendly” approach.
2. Implement arboricultural treatments to include the above ground portion of the tree as well as testing and enhancement of the soil/ root ecology.
3. Supplemental landscape planting that features native forest species such as White Oaks as well as native understory.

CRITICAL ROOT ZONE- DESIGN GUIDELINES

Critical Root Zones for Trees

Roots are a component vital to the life support of any tree. Besides providing structural support for the tree they act as a major mechanism for nutrient and water uptake. Most roots are in the surface layers of soil for ease of air/ gas transfer. This topsoil layer also provides the most nutrients, organic substances, moisture and macro/ microorganisms beneficial to good root growth.

Field investigations and research in the last two decades have destroyed the popular myth that the root system extends only to the drip line of the tree canopy. Another commonly held myth is that all mature trees have a deep taproot that is the most vulnerable portion of the root system; this also is not true.

A trees root system varies in width and depth (and structural characteristics) with the species of tree as well as soils characteristics and moisture levels. However, existing

structures, such as curbs, utilities, roadbeds and old retaining walls also obstruct or redirect root growth.

Critical Root Zone Determination

In order to successfully engineer and build in close proximity to significant or specimen trees, it is important to have an accurate depiction of a trees underground structure. Relying in formulas or guesswork alone will not suffice when engineering a parking lot. to the nearest inch in elevation or to the nearest fraction of a foot horizontally for a sanitary line.

Investigative digging is a common sense approach employed by experienced urban forestry and arborist professionals. Sample trees within representative soil and moisture levels are traced to determine representative root widths, depths, and responses to particular site conditions.

Because nature is variable, textbook answers will never be sufficient. Site investigation, combined with field experience, has always been necessary for the natural resource professional to design with nature.

Mapping the Critical Root Zone

Once planning and design has developed schematic or preliminary site plans but prior to final engineering design, a more exact representation will be needed of the Critical Root Zones as a base map. This graphic representation is the Critical Root Zone Map, which is used as an overlay or underlay tool.

The Critical Root Zone Map is not the same as a tree survey. A tree survey or inventory locates the trees deemed worthy of consideration by the urban forester, and is performed by a survey crew or GPS unit. This includes horizontal and vertical angles for these trees. The tree survey is a valuable tool for tree preservation only after the Critical Root Zones are added and the health and condition of each tree is evaluated.

In summary this process involves four steps:

- ❑ Determine trees worthy of consideration in final design and engineering.
- ❑ Survey the exact location + or – one foot with both horizontal and vertical angles.
- ❑ Plot tree survey with tree number, species, condition rating, and root radius.
- ❑ Develop the Critical Root Zone Map to be used as an overlay for all design/ engineering, and landscape architecture components that affect the ground.

The purpose of the Critical Root Zone Map is threefold:

- 1. To modify and improve the design for less impact to trees.**

2. **To develop construction procedures for work impacting trees and their Critical Root Zones.**
3. **To prescribe specific tree preservation measures and protection methods for impacted trees.**

CONDITION RATING EXPLANATION

- ❑ **EXCELLENT:** Tree is well formed, with full canopy, in good proportion and representative of its species; has been regularly maintained with no structural defects observed in root flair, stem or branches.
- ❑ **VERY GOOD:** Tree is well formed with nearly full canopy, no structural defects observed in root flair, stem, or branches; minimal deadwood.
- ❑ **GOOD:** Tree is generally well formed and could stand alone in the landscape as an individual; canopy may be thin or high due to its origin as a forest tree; no major structural defects observed in root flair, stem or branches that could not be corrected with proper maintenance such as pruning and minimal cabling.
- ❑ **FAIR:** Tree has a partial or thin canopy probably due to the presence of adjacent trees typical of forest conditions; tree would need to remain in a cluster or with adjacent tree(s) to be a visual asset in the landscape; no major structural defects observed; maintenance such as pruning or cabling is needed for tree health or for safety purposes.
- ❑ **POOR:** Tree has structural defect(s) not correctable; form and shape of the tree may vary widely and it even may appear well formed with full canopy until professionally evaluated. Tree is normally designated for removal unless its location precludes damage from structural failure by its distance from public activity or proposed improvements. Since these trees are not worthy to be considered in design no Critical Root Zones were shown on these trees.
- ❑ **DEAD/ DYING:** Trees in this condition are not normally surveyed since they are not considered in design. During design development phase all dead trees standing within the general construction area will be designated since the method of their removal impacts both the trees to remain as well as the budget.

Jesup Blair Park NRI / FSD
Inventory of Significant Trees
The Care of Trees- October 1999

INV #	Key	Latin Name	Common Name	Diam.	Condition	Condition Comments	Critical Root Zone (CRZ) (Radius)
301	NS	Nyssa Sylvatica	Black Gum	22	Good		30'
302	PS	Pinus Strobus	White Pine	13/13	Good		25'
303	PS	Pinus Strobus	White Pine	15	Good		20'
304	PS	Pinus Strobus	White Pine	18	Good		25'
305	NS	Nyssa Sylvatica	Black Gum	22	Good		30'
306	NS	Nyssa Sylvatica	Black Gum	12	Good		20'
307	PS	Pinus Strobus	White Pine	12	Fair	Leaning	20
308		Tree		12	Poor	Defoliated	
309	PS	Pinus Strobus	White Pine	24	Poor	Basal decay	
310		Tree		12	Fair	Lawn mower damage	
311		Tree		15	Fair	Basal decay	
312	PS	Pinus Strobus	White Pine	20	Good		30'
313	PS	Pinus Strobus	White Pine	24	Good		30'
314	PS	Pinus Strobus	White Pine	22	Good	Slight lean	30'
315		Tree		Multi	Good		30'
316	PS	Pinus Strobus	White Pine	26	Good		30'
317	PS	Pinus Strobus	White Pine	20	Good		30'
318	PS	Pinus Strobus	White Pine	24	Good		30'
319	PS	Pinus Strobus	White Pine	16	Good	Storm damaged stubs	20'
320	IO	Ilex Opaca	American Holly	10	Very Good		
321	QA	Quercus Alba	White Oak	32	Fair	Declining; possible root decay	45'
322	QA	Quercus Alba	White Oak	28	Fair	Possible root decay; declining; one sided	40'
323	QA	Quercus Alba	White Oak	39	Good	Root scar	50'
324	QA	Quercus Alba	White Oak	26	Poor	Severe lean; 24' stress crack	
325	QR	Quercus Rubra	Red Oak	38	Fair	Hazard evaluation	45'
326	PS	Pinus Strobus	White Pine	15	Good		20'
327	PS	Pinus Strobus	White Pine	19	Very Good		30'
328	QR	Quercus Rubra	Red Oak	11	Very Good		
329	PS	Pinus Strobus	White Pine	14	Good		
330	DV	Diospyros Virginiana	Persimmon	9	Fair	Basal decay	
331	PS	Pinus Strobus	White Pine	11	Good		
332	C	Carya	Hickory	8	Poor	Severe basal decay	
333	PA	Picea Abies	Norway Spruce	15	Fair	IPM	20'
334	C	Carya	Hickory	24	Good		30'
335	QB	Quercus Bicolor	Swamp White Oak	32	Good	One-sided	45'
336	QA	Quercus Alba	White Oak	31	Fair	Tip dieback; one-sided	45'
337	QA	Quercus Alba	White Oak	40	Good	One-sided	50'
338	NS	Nyssa Sylvatica	Black Gum	15	Fair	Leaning; thin canopy	25'
339	PS	Pinus Strobus	White Pine	10	Good		
340	QR	Quercus Rubra	Red Oak	6	Very Good		
341	QB	Quercus Bicolor	Swamp White Oak	33	Fair	Root problems; large deadwood	45'

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342	QA	Quercus Alba	White Oak	32	Fair	Abundant sucker growth; stress crack	45'
343	QA	Quercus Alba	White Oak	36	Poor	Hazard evaluation; basal fungus	
344	AR	Acer Rubrum	Red Maple	10	Poor	Small leaf size; girdling roots	
345	QP	Quercus Phellos	Willow Oak	11	Good		
346	QP	Quercus Phellos	Willow Oak	13	Good		
347	QP	Quercus Phellos	Willow Oak	5	Good		
348	QP	Quercus Phellos	Willow Oak	13	Good		
349	AR	Acer Rubrum	Red Maple	5	Poor		
350	QP	Quercus Phellos	Willow Oak	14	Very Good		
351	AR	Acer Rubrum	Red Maple	14	Fair	Small leaf size; lawn mower damage	
352	QR	Quercus Rubra	Red Oak	26	Fair	Possible root decay	35'
353	QR	Quercus Rubra	Red Oak	30	Poor	Remove! 30' crack; basal fungus	
354	QA	Quercus Alba	White Oak	11	Good	Close to curb	
355	QA	Quercus Alba	White Oak	36	Poor	Lightning strike	
356	NS	Nyssa Sylvatica	Black Gum	12	Fair	Basal decay; leaning	
357	PS	Pinus Strobus	White Pine	10	Good		
358	PS	Pinus Strobus	White Pine	16	Good		25'
359	NS	Nyssa Sylvatica	Black Gum	6/3	Good		
360	C	Carya	Hickory	5	Good	Crowded	
361	NS	Nyssa Sylvatica	Black Gum	6	Fair		
362	PS	Pinus Strobus	White Pine	9	Good		
363	QA	Quercus Alba	White Oak	40	Good	Root scars	55'
364	NS	Nyssa Sylvatica	Black Gum	4	Good		
365	C	Carya	Hickory	5	Poor	Basal decay	
366	AS	Acer Saccharum	Sugar Maple	16	Fair	Large deadwood; tip dieback; girdling roots	25'
367	CD	Cedrus Deodara	Deodar Cedar	12	Poor	Basal Decay	
368	QA	Quercus Alba	White Oak	23	Good		30'
369	QA	Quercus Alba	White Oak	24	Good	Full canopy	30'
370	QA	Quercus Alba	White Oak	24	Good	Possible construction damage	30'
371	IO	Ilex Opaca	American Holly	Multi	Good		
372	QA	Quercus Alba	White Oak	24	Good		30'
373	QA	Quercus Alba	White Oak	26	Poor	Root scars; hollow; 10' trunk crack	
374	QA	Quercus Alba	White Oak	26	Good		35'
375	IO	Ilex Opaca	American Holly	6	Good		
376	QB	Quercus Bicolor	Swamp White Oak	22/34	Fair	Hazard evaluation; large deadwood	40'
377	NS	Nyssa Sylvatica	Black Gum	18	Good		25'
378	TC	Tsuga Canadensis	Hemlock	3	Good		
379	QB	Quercus Bicolor	Swamp White Oak	22	Good		35'
380	QA	Quercus Alba	White Oak	40	Poor	35' stress crack; maybe hollow	
381	QA	Quercus Alba	White Oak	28	Good	One-sided; Foliar stress/drought stress	35'

Jesup Blair Park NRI / FSD
Inventory of Significant Trees
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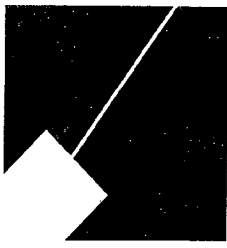
382	QA	Quercus Alba	White Oak	30	Good		40'
383	QB	Quercus Bicolor	Swamp White Oak	28	Good		40'
384	QA	Quercus Alba	White Oak	26	Poor	Basal decay	
385	QB	Quercus Bicolor	Swamp White Oak	16	Good		25'
386	QA	Quercus Alba	White Oak	36	Very Good		50'
387	PV	Prunus Virginiana	Choke Cherry	22	Fair	Poor plant space	25'
388	QB	Quercus Bicolor	Swamp White Oak	26	Good		35'
389	QA	Quercus Alba	White Oak	25	Good		35'
390	QR	Quercus Rubra	Red Oak	32	Fair	Tip dieback	40'
391	QA	Quercus Alba	White Oak	32	Good		40'
392	QA	Quercus Alba	White Oak	35	Fair	Tip dieback; root decay	45'
393	QA	Quercus Alba	White Oak	32	Good	One-sided	40'
394	QA	Quercus Alba	White Oak	38	Good		50'
395	QA	Quercus Alba	White Oak	38	Good		50'
396	PS	Pinus Strobus	White Pine	12	Good		
397	CD	Cedrus Deodara	Deodar Cedar	10	Good		
398	QA	Quercus Alba	White Oak	43	Good		55'
399	QA	Quercus Alba	White Oak	25	Good		35'
400	QA	Quercus Alba	White Oak	36	Good		50'
401	QA	Quercus Alba	White Oak	51	Good		60'
402	QA	Quercus Alba	White Oak	42	Good	One sided	55'
403	AR	Acer Rubrum	Red Maple	Multi	Fair		
404	QR	Quercus Rubra	Red Oak	18	Fair	One sided; leaning	25'
405	MS	Magnolia Soulangiana	Saucer Magnolia	16	Good	Wires	25'
406	CO	Carya Ovata	Shagbark Hickory	22	Good	Wires	35'
407	QA	Quercus Alba	White Oak	40	Good	Wires	55'
408	QA	Quercus Alba	White Oak	43	Good	Wires	55'
409	QA	Quercus Alba	White Oak	39	Fair	Tip dieback	45'
410	QA	Quercus Alba	White Oak	22	Fair	Possible girdling root	35'
411	IO	Ilex Opaca	American Holly	14	Very Good		
412	IO	Ilex Opaca	American Holly	9	Fair	Thin canopy; trunk damage	
413	IO	Ilex Opaca	American Holly	12	Good		
414	IO	Ilex Opaca	American Holly	4	Good		
415	PS	Pinus Strobus	White Pine	11	Good		
416	QA	Quercus Alba	White Oak	32	Good		45'
417	LT	Liriodendron Tulipifera	Tulip Poplar	33	Poor	Remove! Basal decay	
418	QAC	Quercus Acutissima	Sawtooth Oak	15	Very Good		25'
419	PS	Pinus Strobus	White Pine	5	Good		
420	CS	Catalpa Speciosa	Northern Catalpa	13	Poor	Decaying roots	
421	PS	Pinus Strobus	White Pine	10	Good		
422	QA	Quercus Alba	White Oak	34	Good		45'
423	QA	Quercus Alba	White Oak	32	Fair	Leaning; one sided	45'
424	QA	Quercus Alba	White Oak	38	Good	Wires	50'
425	QA	Quercus Alba	White Oak	27	Good	Wires	35'
426	PS	Pinus Strobus	White Pine	6	Fair		

Jesup Blair Park NRI / FSD
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427	C	Carya	Hickory	7	Good			
428	C	Carya	Hickory	12	Good	Wires		
429	QA	Quercus Alba	White Oak	10	Good	Wires		
430	C	Carya	Hickory	14	Good		20'	
431	C	Carya	Hickory	14	Fair	Leaning; basal decay	20'	
432	QR	Quercus Rubra	Red Oak	20	Fair	Declining	30'	
433	QS	Quercus Stellata	Post Oak	25	Poor	Declining		
434	M	Malus	Crabapple	Multi	Good			
435	QA	Quercus Alba	White Oak	26	Good	Trunk scar	35'	
436	QA	Quercus Alba	White Oak	43	Very Good		55'	
437	C	Carya Ovata	Shagbark Hickory	12	Good		20'	
438	QR	Quercus Rubra	Red Oak	9	Good	Trunk scar		
439	AT	Asimina Triloba	Paw-Paw	4	Good			
440	NS	Nyssa Sylvatica	Black Gum	10	Good			
441	C	Carya	Hickory	20	Fair	Trunk deformities	30'	
442	C	Carya	Hickory	8	Poor	Trunk decay		
443	C	Carya	Hickory	15	Good		25'	
444	QR	Quercus Rubra	Red Oak	32	Good		45'	
445	M	Malus	Crabapple	8	Fair	Basal decay		
446	QR	Quercus Rubra	Red Oak	47	Good		55'	
447	QA	Quercus Alba	White Oak	25	Good		35'	
448	QA	Quercus Alba	White Oak	32	Fair	Root problems	45'	
449	QA	Quercus Alba	White Oak	20	Good		30'	
450	FP	Fraxinus pennsylvanica	Green Ash	10	Fair	Tip dieback		
451	RP	Robinia Pseudoacacia	Black Locust	8	Fair			
452	M	Malus	Crabapple	6	Good			
453	QA	Quercus Alba	White Oak	20	Good		30'	
454	QP	Quercus Phellos	Willow Oak	18	Good		30'	
455	QP	Quercus Phellos	Willow Oak	18	Good		30'	
456	FP	Fraxinus pennsylvanica	Green Ash	22	Fair	Basal decay	40'	
457	QP	Quercus Phellos	Willow Oak	38	Good		50'	
458	PT	Pinus Thunbergiana	Black Pine	17	Fair	Vines; one sided	25'	
459	PT	Pinus Thunbergiana	Black Pine	16	Good		25'	
460	DV	Diospyros Virginiana	Persimmon clump	Multi	Fair	Tip dieback		
461	QP	Quercus Phellos	Willow Oak	20	Fair	Crowded	30'	
462	PS	Pinus Strobus	White Pine	14	Good	Crowded	25'	
463	QP	Quercus Phellos	Willow Oak	21	Fair	Stress crack	30'	
464	JV	Juniperus Virginiana	Eastern Red Cedar	20	Fair	Basal decay	30'	
465	QP	Quercus Phellos	Willow Oak	22	Very Good		30'	
466	QP	Quercus Phellos	Willow Oak	18	Good		25'	
467	QP	Quercus Phellos	Willow Oak	18	Good		25'	
468	QA	Quercus Alba	White Oak	27	Poor	Declining; topped		
469	QA	Quercus Alba	White Oak	40	Fair	Hazard evaluation; basal fungus	55'	
470	QA	Quercus Alba	White Oak	32	Good	One sided	45'	

Jesup Blair Park NRI / FSD
Inventory of Significant Trees
 The Care of Trees- October 1999

471	QA	Quercus Alba	White Oak	36	Fair	Drought stress		45'
472	QA	Quercus Alba	White Oak	38	Fair	Topped		45'
473	QA	Quercus Alba	White Oak	36	Fair	Dead top		45'
474	QA	Quercus Alba	White Oak	38	Fair	Declining; dead top		45'
475	QA	Quercus Alba	White Oak	22	Fair	One sided		35'
476	QA	Quercus Alba	White Oak	24	Good			35'
477	QA	Quercus Alba	White Oak	34	Good			45'
478	QA	Quercus Alba	White Oak	48	Very Good			60'
479	QA	Quercus Alba	White Oak	34	Poor	Dead top; large deadwood		
480	QA	Quercus Alba	White Oak	20	Very Good			35'
481	QA	Quercus Alba	White Oak	35	Good			45'
482	QA	Quercus Alba	White Oak	41	Fair	No center leader; basal fungus		50'
483	QA	Quercus Alba	White Oak	47	Good	One sided		55'
484	QA	Quercus Alba	White Oak	44	Good			55'
485	QA	Quercus Alba	White Oak	38	Dead			
486	QA	Quercus Alba	White Oak	40	Fair	Thin canopy; tip dieback		55'
487	QA	Quercus Alba	White Oak	34	Good			
488	QA	Quercus Alba	White Oak	32	Good	One sided		45'
489	QA	Quercus Alba	White Oak	32	Good	Slight lean		45'
490	QA	Quercus Alba	White Oak	30	Good	Leaning because of #490		45'
491	QP	Quercus Phellos	Willow Oak	16	Very Good			25'
492	QA	Quercus Alba	White Oak	40	Good			55'
493	QA	Quercus Alba	White Oak	28	Fair	Mechanical damage		35'
494	QA	Quercus Alba	White Oak	37	Fair	Close to curb		45'
495	QP	Quercus Phellos	Willow Oak	20	Good			30'
496	QP	Quercus Phellos	Willow Oak	15	Good			20'
497	QP	Quercus Phellos	Willow Oak	15	Good			20'
498	QP	Quercus Phellos	Willow Oak	22	Very Good			30'
499	PP	Picea Pungens	Colorado Blue Spruce	10	Good			



November 30, 1999

MEMORANDUM

To: The Jesup Blair Park Team (see Memo Distribution, page 2)

From: Sue Holland, Project Manager *SWH 11/30/99*

Subj: Jesup Blair Park, Plan Review

The consultant team led by EDAW, Inc., delivered plans yesterday for the official submission of this project to the Development Review Committee. Please remember that this is a Facility Plan and we do not yet have a contract to prepare construction drawings. Construction Drawings will be prepared after Planning Board approval, hopefully in February, 2000.

I forward these plans for your review and approval via Plan Review on December 14, 1999. A presentation will be made on this plan at the Tuesday, Dec. 14 Plan Review meeting at Parkside at 9:30 a.m. This Plan Review meeting follows our Special Plan Review meeting held on November 2.

Please take a look ASAP and let me know whether you have any comments. If so, I'll need them in writing by December 8th at 4 p.m. If I do not hear from you by then, there's a good chance that your comments cannot be fully incorporated into the plan and still meet the project schedule. **If you have not heard from me, please call to me to confirm that I received your written comments by December 8.**

For staff of the Parks divisions [Southern Region, Natural Resources (Ken Ernst), Park Police, Central Maintenance, and Park Development], at least two copies will be available. Contact me by telephone at 301-650-2860 if you have not located your set or sets by Wed., Dec. 1.

In general, the following is the **Distribution of Plans and Reports** for the submission:

**Community Based
Planning**

Margaret Rifkin **6 sets** (to be distributed
to Etemadi, Kawecki,
Cacciatore, and other
CBP staff)

Historic Preservation

Perry Kephart **12 sets** (to be distributed to
Commissioners and
Gwen Wright and
Sorensen and Dwyer)

Southern Region

Karl Noyes **2 sets**

Natural Resources

Ken Ernst **1 set**
Eugene Rose **1 set**

Memorandum dated November 30, 1999
Jesup Blair Park, page 2

Distribution of Plans and Reports, continued:

Park Police	Dean Smith	2 sets (please distribute among staff--Sheldon and Winter)
Central Maintenance	Tony Janda	2 sets
Park Development	Sue Holland	2 sets

Your contribution to this park is appreciated. I look forward to seeing you at Plan Review December 14th at 9:30 a. m. at Parkside. If you have questions or concerns, feel free to contact me at 301-650-2860, or by e-mail: sholland@mncppc.state.md.us.

M-NCPPC Distribution of Memorandum, November 30, 1999:

Southern Region: Carl Falcone
Karl Noyes
Marty Aument
Pete Boettinger

Natural Resources: Ken Ernst
Eugene Rose
Holly Stauffer

Park Police: Betsy Kreiter
Dean Smith
Laura Sheldon
Cheryl Winter

Central Maintenance: Tony Janda
Al Astorga
Ed Arnold

Park Development: Terry Brooks
Dale Armstrong
Ali Khan

Community Based Planning: Glenn Kreger
Margaret Rifkin
Sandy Tallant
Miguel Iraola

Historic Preservation: Gwen Wright
Perry Kephart
Mike Dwyer
Jim Sorensen

Natural Resources Management Group: Norma Kawecki

Environmental Planning: Seekey Cacciatore

Date: 11/9/99
Sender: Rifkin
To: Kephart
Priority: Normal
Subject: Re[2]: latest JB Park iteration

Thank you Perry for your comments! If you have not sent them to Sue I will forward them!

Sue -

Have to get to meeting, but here are few points from 10/27 HPC Review:

1. They want the historic resource and park activities to be integrated - Do not want a historic "front" and a playground "back" - as the park is seen from all four sides and should be used as integrated whole.
2. They suggest that performing arts center - and bridge - design will have very large effect on overall plan for the site and did not want to get too specific about the park plan until the PAC design is better developed.
3. They support the idea of the fence to give better definition to the edge.
4. They think the park needs a readable - or several readable - entrances. They support the use of JB Drive as the entrance, but think it needs better design - situation with bakery resolved.
5. The fountain met with mixed reviews, but its use at the streetfront was generally seen as stopping the eye at the front border of the park - rather than pulling one into the park.
6. All were cautious about a through drive - for many reasons. Several commissioners were adamantly opposed to having one. No one felt that the loop drive was historic, but felt that needed more research. They all felt that the safety issues could be addressed by the use by the park police of the park paths - that they did not need a road just for that. Until the PAC design is better developed, they could not anticipate transportation needs for the facility.
7. The specific recreational suggestions were discussed, but there was not a consensus.

**Meeting 12/16/99 w/Consultant- EDAW
for Completion of Jesup Blair Park
Approved Facility Plan**

As a result of the meeting held on December 16, 1999 between the project managers for EDAW (Marsha Lea) and M-NCPPC (Sue Holland), the following is an outline of the process and products that are needed to make the February presentation to the Planning Board, prepared by Sue Holland:

Action Plan and Schedule for EDAW

- | | | |
|------------|---|---|
| I. | DRC Meeting | Dec. 20 |
| | A. Rendered Plan
Note: Be able to communicate revisions | |
| | A. "Paving Impact Plan" | |
| | B. "Tree Impact Plan" | |
| | C. RKK presence | |
| II. | Finalize Plan- | Dec. 17- Jan. 18 |
| | A. Draft Plan | Dec. 30 (EDAW in-house deadline) |
| | 1. Clarify NRI/FSD & FCP req'mts.
w/ Environmental Planning Staff | Dec. 20 |
| | 2. Coord. w/ All Subs | Dec. 30 |
| | <ul style="list-style-type: none"> • RKK- SWM qual. & qty. • Care of Trees- FCP | |
| | 3. Finalize NRI/FSD, FCP | Dec. 30 |
| | 4. Coordinate w/ Giant Foods
plans | [Jan. 10] Note: Giant is reviewing |
| | <ul style="list-style-type: none"> • Initial contact • Review notes from 12/14
mtg. b/t Giant & Proj. Mgr.) | Dec. 20 & providing comment
by Jan. 7
Dec. 20 |
| | 5. Incorporate Staff and Citizen
Comments where possible | Dec. 30 |
| | <ul style="list-style-type: none"> • Incorp. in 1st Draft • Incorp. in 2nd Draft | Jan. 4 &
Jan. 17 |
| | 6. Get signature block to Proj. Mgr. | Jan. 13 |
| | 7. Incorp. signed title block
(Terry, Dale, Sue) into
distribution set | Jan. 15 |

B. Provide Distrib. Submission to Proj Mgr.
(15 folded copies) to Parkside
for HPC (HPC prefers 11" x 17")

Jan. 5, 9-11 a.m.

- II. [Finalize Plan, continued- Dec. 17- Jan. 18]**
- C. Image Board-
1. Draft- to Proj. Mgr. Jan. 6
 2. Final- for presentations Jan. 11
- D. Final Rendered Plan Jan. 11 (for HPC)
Jan 18 (for Plan Review)
- E. Distribute Submission to Proj. Mgr. Jan. 18, 9-11 a.m.
(20 sets) to Parkside
for Park and Planning Distribution
- III Prepare Cost Estimate-**
- A. Preliminary Dec. 20
- B. Final Jan. 5-7
- C. Revised Final (if nec., for report) Jan. 17
- D. Plan for distributing costs
between College and M-NCPPC
- Initial Proposed Jan. 19- (for review by M-NCPPC &
College)
 - Final Proposed Feb. 1
- IV Presentations (Interim)**
- A. To Hist. Pres. Comm. (HPC) Jan. 12
- Submission (11 x 17 preferred) Jan. 5
(Includes 1st draft report)
- B. To Plan Review Feb. 8 (for present'n & sign-off)
- Submission Jan. 18
(Includes 2nd draft report)
 - Receive Staff comments
On plans and report Jan. 31
- V Commission Report w/ Graphics (for Planning Board packet)**
- A. Written- 1st Draft Jan. 4 (for HPC submission)
- B. Written- 2nd Draft (includes
HPC revisions Jan. 12 (for Plan Review
submission)
- C. Graphics-for HPC submission Jan. 5, 9-11a.m.

--for slides

Jan. 10-14
Parkside)

(to Audio-visual people at

- D. Graphics- w/ any HPC revisions
- E. Final Report- Written and Graphics

Jan. 18-19

Feb. 3

VI Presentation to Planning Board

Feb. 24

VII Video
(be preparing for it all along)

Deliver March 15- at least 2 weeks
prior to end date of contract
(approx. April 1, 2000)

Date: 12/16/99
Sender: Holland Sue
To: leam@edaw.com, leam@edaw.com
cc: cmcrae@mc.cc.md.us at INET
bcc: Brooks Terry, Armstrong Dale, Kreger, Rifkin, Kephart
Priority: Normal
Subject: EDAW's Project Schedule- Jesup Blair Park

December 17, 1999

To: Marsha Lea
From: Sue Holland
Subj: Revised Schedule for Project

Thanks for coming by our office today. The attached is an outline of the Action Plan we discussed today. Generally the action plan is the same, with more specific detail.

My purpose in preparing this communication is to support you to "hit the target" (an approved, funded facility plan) with an organized approach of where exactly to focus at any given time between now and the Commission presentation (Dec. 17- Feb. 24).

[These are the same, only one is 'WordPerfect' and one is 'Word']



Meeting w EDAW
Notes121699.wpd



Mtg w EDAW
121699-Word.doc

[scroll down]

There are a few changes from what we had discussed today:

1. HPC submission (Jan. 5) is the same, but can we have that in 11 x 17 format (15 copies)?
2. Plan Review has been moved back, with a full submission (20 copies okay?) by Jan. 18, Comments back to you by Jan. 31, and the meeting on Feb. 8 (hopefully a sign-off).
3. Report deadlines have been coordinated with submissions and reviews.
4. Additional Cost Estimate tasks have been addressed (see attachment)

Please let me know by Dec. 21 @ 12 noon if you want to revise any of the dates on the attachment. Otherwise, I will consider these dates (on attachment) to serve as the revised schedule for the remainder of the Facility Planning project.

Thank you for your continued great work on this project!

Date: 12/14/99
Sender: Holland Sue
To: Falcone Carl, Noyes Karl, Boettinger Peter, Kreiter Elizabeth, Smith, Winter Cheryl, Sheldon Laura, Janda Anthony, Astorga Alvaro, Ernst Ken, Rose Eugene, Stauffer Holly, Brooks Terry, Armstrong Dale, Riley Mike, Alexander, Khan Ali, Kreger, Rifkin, Tallant, IraolaM, Kephart, Dwyer Michael, Sorensen James, Hench, Kawecki, Cacciatores
cc: Cochran Don, Straw Les, Carter, Zyontz
Priority: Normal
Subject: Fwd: Rescheduling of presentation before HPC

To the M-NCPPC Jesup Blair Park Team:

Due to the need to delay by one month the December 15th Historic Preservation Commission meeting, our Plan Review meeting must also shift to January (see the e-mail memo to Perry Kephart, below). **Please be advised that the Plan Review Meeting**, originally scheduled for today and then shifted to Mon., December 20, due to conflicts for chiefs, **is being shifted again, to the next regularly scheduled Plan Review on Tuesday, January 11, 2000.** I will do my best to be first on the schedule so that we can start at a designated time, namely 9:30 a.m. Plan Review will meet, as usual, at the Parkside Director's Conference Room.

Thank you in advance for your flexibility in shifting your own schedule to what is needed for this particular project.

--Sue Holland

Forward Header

Subject: Rescheduling of presentation before HPC
Author: Holland Sue
Date: 12/13/99 5:34 PM

December 13, 1999

To: Perry Kephart, Historic Preservation Division
From: Sue Holland, Project Manager, Park Development Division
Subj: Rescheduling of presentation before HPC

Due to some unexpected scheduling conflicts for our consulting firm's principal-in-charge, Dennis Carmichael, it is necessary to postpone the Jesup Blair Park review before the Historic Preservation Commission scheduled for December 15, 1999. We ask that you notify those on the commission of the change to the January 12, 1999, agenda.

Thank you very much for your assistance.

URGENT

To: GWEN WRIGHT & PERRY KEPHART
Voice Number:
Fax Number: 301-563-3412
Company:
From: MARCIE STICKLE
Company:
Fax Number: 301-585-1555
Voice Number: 301-585-3817
Date: 1/17/00
Number of Pages: 4
Subject: Jesup Blair Park

Message:

PLEASE DISTRIBUTE ASAP TO GWEN, CHAIR KOUSOULAS, & ALL COMMISSIONERS, PERRY, & ROBIN Please include this cover note. Thanks!

I concur with George French's Statement enclosed. We met with Sue Holland on 12/3, & discussed the redesign of JB Park in great detail. We do not want public parking to cut Park in two; a TURN AROUND already exists, entering from Jesup Blair Drive, including 2 parking lots. This is a Public Drive, created in mid 30's for Public access. Now that Giant Bakery will be sold, the parking situation is greatly simplified.

PLEASE DELIVER ASAP TO SUE HOLLAND, 12/3/99, 3 PPS.

**GEORGE FRENCH STATEMENT RE: JESUP BLAIR PARK REDESIGN
TO SUE HOLLAND, PARK & PLANNING, DENNIS CARMICHAEL, ARCHITECT
& CHAIRMAN WILLIAM HUSSMANN, PLANNING BOARD, 12/3/99**

I am dismayed with the proposed final design concept of Jesup Blair Park, presented 11/9. I participated in all three public meetings on the design of J B Park, including filling out the questionnaire, presented significant written testimony, and took part in the discussions about the future of the Park.

We were asked for our input; I seriously studied all the five plans presented at the second meeting; and gave thoughtful analysis and criticism concerning these scenarios. I respectfully disagree with the major features of redesign of the Park after listening carefully to explanations given by Park and Planning staff and consultants on the proposed final design.

This was supposed to be an open process. It is not productive to citizens' input to regard certain concepts as "impossible," and dismiss this input even when it was originally incorporated in several of the proposed scenarios. As one example, we are now told that the main entrance for the Mansion and the new Montgomery College Arts Center can not be on Jesup Blair Drive, when this entrance shows up on 3 out of 5 plans. ("Back to Nature," "House and Garden," and one other plan that connects Jesup Blair Drive with Blair Road.)

Why present a scenario(s) and get one's hopes up, when you have no intention of allowing it as a viable alternative. I do not endorse this proposed final plan; I was not convinced by Park and Planning staff.

The sixth scenario, "Country Estate," presented by the Silver Spring Historical Society, as a significant contribution during the comment period, was never presented to the public at the third meeting for consideration, only P&P's proposed final design. This is a critical omission.

I wholeheartedly endorse all the elements in the "Country Estate" design by SSSH. I also endorse Historic Takoma's comments by President Lorraine Pearsall.

The points I would like to reiterate are:

- (1) The Montgomery College Cultural Arts Center footprint should be kept as small as possible, and its height as low as possible; and not overwhelm the Park. The Park has become an annex for Montgomery College; and I am worried and concerned that Montgomery College will keep expanding into the Park. Several mature trees will be lost for the Center building; the smaller dimensions of the building, the more trees can be saved.
- (2) The entrance from Blair Road, the proposed Parking lot, and the loop road in front of the Mansion, practically divides the Park into two. The newly depicted Parking lot should not exist. It detracts from the Mansion, being in front of and to the right. From Georgia and Blair Road, this huge lot will obstruct sight lines through the greenery of the Park. The congestion of the Park should remain on the North side with the Arts Center, Giant Bakery, and parking for the Mansion. The interior of the Park must be kept car free in the Southwest quadrant as it is presently

French, Park Design, 12/3/99, P. 2

- (3) The entrance to the Mansion should remain on Jesup Blair Drive. The already existing 2 small parking lots should remain for the Mansion's use, total now of 11 spaces; or as depicted in "Country Estate," with parking at rear of Mansion, as long as no trees are felled. "Physically challenged" spaces can be located next to the Arts Center.

The walking path from the Pedestrian bridge to Georgia Ave. can follow the natural split between the 2 small Parking lots.

- (4) Drop off point for Center should be around back with turn around at Jesup Blair Drive. Giant Bakery trucks should not be allowed to park on Jesup Blair Drive. They must have their own turn around on their own property. There should be no pedestrian mix on J B Drive, except to cross at Georgia Ave., and drop off at the rear of, and directly adjacent to the Cultural Arts Center. It will only be a car and truck mix as it is today, with access to the Mansion and its small parking lots from Jesup Blair Drive. With this Plan, cars would not need to be constantly circulating in front of the Mansion, dropping off passengers on the Loop Road. Make the drop-off point at Jesup Blair Drive with the turn around there, and discourage use during the week. Service entrance can be accommodated at the N.E. corner of the Arts Center.
- (5) The proposed paths are too wide. One of the already existing features I like are the winding narrow paths. All paths should be walking paths. If you can regulate not riding your bike across the bridge, you can regulate walking a bike through the Park. Many sidewalks around the Mo College Campus are 4' 5' 6' wide. The main sidewalk that every student uses who parks in the Garage is a 4 foot wide walk to classes.
- (6) I am worried that with the extensive redesign of the park, trees will be damaged or removed. Profrably, leave the athletic facilities in their original configurations. I am not opposed to removing the tennis courts from directly behind the Mansion, but only if they can be rebuilt without damaging any of the stately trees in the S.E. area of the Park. The location of the original 1930's Tennis Court, actively used, still exists and should be retained, in the S.E. corner. If the oval running track around the soccer field is absolutely necessary, it should be composed of a permeable surface.
- (7) Lease Agreement, and Public Availability of the Mansion must be definitively clarified. We would like the Mansion to revert to Public use, as indicated in Violet Blair Janin's Will, after the present 5-year Lease expires.
- (8) Fieldstone Fireplace/Hearth Memorial must remain in place as an historic marker. To move it would destroy it. The other historic building memorial remnants should be placed in close vicinity to the Fireplace.
- (9) Oppose concrete bleachers or steps in middle of Georgia Avenue entrance to Park; impermeable entrances along Georgia Avenue should remain at a minimum.

French, Park Design, 12/3/99, P. 3

- (10) Parking: Parallel parking along Blair Road is a good idea, 19 spaces. The 24-space Parking Lot from Blair Road to inside the Park should not be allowed; it will ruin the view of the Park from many locations. If more parking is needed, there are several solutions to contemplate:
- 1) Utilize parking across Georgia Avenue in a Public lot on Eastern Avenue, as indicated by Staff, at the first 2 meetings.
 - 2) Weekend parking should be allowed in Mo College Parking Garage at Fenton Street.
 - 3) Since the Park will lose ground and parking to the Arts Center, the College should be willing to purchase parking spaces across Jesup Blair Drive at the Impoundment Lot, or across Blair Road near Georgia Avenue. The 2 small Parking lots of Jesup Blair Drive, 5 and 6 spaces each, should remain for Mansion use with "physically challenged" spaces positioned next to the Arts Center.
- (11) Why have different plans to choose from, if you say later that elements from these plans are not possible later. If anything, the work that goes into the Plan is a totally wasted effort if elements were impossible to begin with. Also, P&P actively solicited Public comments; SSHS arrived at and submitted an excellent and comprehensive scenario to P&P; this 6th Scenario was not presented before the Public to be considered with the other 5 scenarios previously presented. It should have been shared, and would have shown that the planning process truly incorporates, considers and expresses the Public's input, as solicited; instead of being totally disregarded. No one at the Mtg., 11/9, knew that SSHS had submitted this comprehensive scenario; it should have been and needed to be shared.
- (12) Consider a second Pedestrian bridge from the Garage to the Arts Center; it should not cost \$2 million since no elevated access on either side of the tracks will be needed.

I would be glad to discuss these ideas and concepts with you at a mutually agreeable time. Please call me at the number below.

Thanking you in advance.

George French, 3010585-3817 (VM), 301-585-1555 (FAX)
8515 Greenwood Ave., #8, Takoma Park, MD 20912

Date: 12/16/99
Sender: Brooks Terry
To: Kreger, Holland Sue, DanielD
cc: Rifkin, Tallant, Armstrong Dale, Kephart
Priority: Normal
Subject: Ref[2]:Citizen Comments involving Legal
SUE:

I REVIEWED THE SUMMARY OF YOUR MEETING WITH MARCI & COMPANY. THE ONLY SUGGESTION I CAN AGREE TO IS LABELING THE FIREPLACE SITE. ALL OF THE OTHER SUGGESTIONS AR EITHER NOT: LOGICAL, PRACTICAL, OR IMPLEMENTABLE FOR A PARK DEVELOPMENT PROJECT. FOR EXAMPLE, IS IS BOTH ILLOGICAL AND IMPRACTICAL TO ACQUIRE THE FORMER ROY ROGERS COMMERCIAL SITE FOR PARK PARKING; WE WOULD BE IRRESPONSIBLE TO TAKE COMMERCIAL PROPERTY (CURRENTLY UNDERGOING RENOVATION) FOR DISTANT PARK PARKING. YOU NEED TO ACKNOWLEDGE EACH COMMENT AND RESPOND (FOR THE CHAIRMAN IN BROAD, NON-COMMITTAL TONES) YOUR REPORT TO THE BOARD HOWEVER, SHOULD ACKNOWLEDGE "EACH" COMMENT AND STATE WHY EACH RECOMMENDATION WAS REJECTED, EXCEPT FOR # 10. SEE ME IF YOU HAVE ANY QUESTIONS.

TERRY.....

Reply Separator
Subject: Re:Citizen Comments involving Legal
Author: Kreger
Date: 12/16/99 8:28 AM

The only time I have available is between 10 and 11:30am on Friday. However, please feel free to proceed without me.
Glenn

Reply Separator
Subject: Citizen Comments involving Legal
Author: Holland Sue
Date: 12/15/99 5:58 PM

Dear Debra and Glenn:

Attached is a record of a meeting held Dec. 8th with citizens who expressed opposition to the proposed plan for this Park. After the suggestion by Sandy Tallant, my Chief, Terry Brooks, requested that I coordinate with Legal (Debra Daniel) and Community Based Planning (Glenn Kreger) to have a response prepared for the Chairman's signature. Please review, and let's meet, if possible, before 12 noon on Fri., December 17. Please call me to indicate a good time. Thank you.

--Sue Holland, Project Manager, Park Development Division



CitizenComments12089

CITIZEN COMMENTS

Jesup Blair Park Plan dated November 29, 1999

The following are notes from a meeting held December 8, 1999, at 9:15 a.m. at Parkside, between Sue Holland, Project Manager, and two citizens, Marcie Stickle and George French, regarding the progress plan for Jesup Blair Park (comments from his letter were based on the November 9, 1999, plan presented to citizens). The meeting was prompted by Mr. French's letter ("statement") dated December 3, and received by the Chairman's office on December 6. I asked repeatedly during the meeting if these issues, below, addressed Mr. French's concerns stated in his December 3rd memo. He said "yes", and seemed satisfied with the progress of at least being heard during our meeting. I said I could not make any promises for resolution, but I would look into the issues, probably mostly with my consultant, EDAW, Inc.

Their comments from December 8 follow. Accordingly, they are asking us to look into the following:

Circulation and Parking--Giant Food, the Park, and the College

1. Impoundment Lot, west of Giant: They want us to look at this for parking the park visitors and for Giant trucks (the ones that currently have a waiver to park on Jesup Blair Drive).
2. They want us to eliminate Giant truck parking on Jesup Blair Drive.
3. They are concerned with what they perceive as the over-development of the park, especially:
 - a. Too much impervious areas--paving for paths, drives, and parking
 - b. Paths being too numerous and too wide.
 - c. Stage causing too much car and truck activity and extra paving.
4. Since the College is getting so much land for free, they want us to request that the College/M-NCPPC purchase the parcel of land immediately across from Blair Road, between Eastern Avenue and Blair Road (formerly the Roy Rogers property), for parking for the park.
5. They want us to eliminate the access from Blair Road, and provide access to Blair House from Jesup Blair Drive [where the Giant trucks access their distribution operation, I now find out.]
6. They want us to consider accessing drop-off & HC spaces for Cultural Arts Center from behind the building (to the north) or from the west side of the Cultural Arts Center.

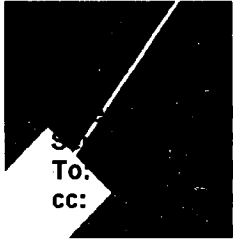
Other Issues

7. They prefer that bicycles not be allowed to ride through the park. They want visitors to be required to walk their bikes.
8. They want us to integrate the design of the commemorative area with the fieldstone fireplace more so than what is shown on the Nov. 29 plan.
9. Along Georgia Avenue, they prefer to eliminate the entrance stairs and paving and replace with a grassy opening that offers visual access. They prefer to preserve all existing trees, including pines that most likely were planted since park
10. They want us to show and label the "fieldstone fireplace" as such on all plans, since the

Commission has an agreement to preserve this feature. Marcie wants us to call it "Historic Fieldstone Fireplace".

H:\Jesup Blair\CitizenComments120899

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To: Anthony
Sue
cc: Alvarez, Brooks Terry, Ernst Ken, Falcone Carl, Cochran Don, Loehr, Rosenthal
Stewart, Gwyer, Michael, Wright

Priority: Normal

Subject: Jessup Blair Park-Plan Review

I may not be able to attend the Plan Review 12/14/99 as I have jury duty beginning 12/13/99 and do not know whether it will extend.

I do want to reiterate my concerns for the historic amenities at this park being overwhelmed by the size and scope of the new building and pedestrian overpass. The real problem with this park has long been, and it appears will continue to be, the Giant Foods Bakery access and parking, and the lack of same for this important bit of history. This park has always been "cut off" by the busy street and commerce so that it is most accessible to patrons we wish to discourage, the homeless, instead of the community at large. I'm disappointed that this process merely met the needs of Montgomery College-Takoma Park and added an unmet parking burden to the park! It's too bad that some of the "expansion" didn't redirect Giants operation to the benefit of the college, the user community and the historic resource. I also worry that use of the athletic fields/facilities will now be subservient to college's programs.

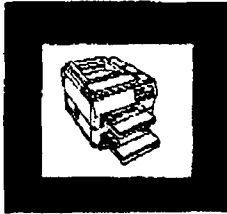
Date: 12/7/99
Sender: <Ljpearsall@aol.com>
To: KEPHART
Priority: Normal
Subject: Jessup Blair Park

Dear Perry,

I apologize for forgetting that you were the staff person on this (brain overload!!) and I appreciate that Robin forwarded on my (misdirected) email to her. Would like to have a talk with you on it at your convenience. I need to see the plan that is being finally put forward, do you have a good map showing this?

Thanks,
Lorraine

Margaret



M-NCPPC

PARK PLANNING & DEVELOPMENT DIVISION

9500 Brunett Ave.

Silver Spring, MD 20901

301-495-2535 (0)

301-585-1921 (f)



FAX TRANSMITTAL SHEET

DATE: 12/1/99

TO: SUE BRUBAKER

FAX NO.: 301-563-3412

FROM: *Clare*
C. A. RUNKLES

TELE. NO: 301-495-2548

NUMBER OF PAGES 3

COMMENTS: HERE ARE THE CONTACTS FOR JESUP BLAIR.
I DON'T KNOW WHICH ONES YOU NEED. IF
THERE'S ANYTHING ELSE, CALL ME.

12/1
Perry re: Blair Park
I left a message
for Clare Runkles
asking for addresses
for adj + cont. property
owners. She sent
this, but there are no
individual owners.

ed by

EDAW INC
601 PRINCE STREET
ALEXANDRIA VIRGINIA
22314

TEL 703 836 1414
FAX 703 549 5869

www.edaw.com

TO Malcolm Shaneman, Development Review Division, M-NCPPC
via Park Development Division

FROM Marsha Lea

DATE November 29, 1999

CC Sue Holland, Park Development Division

SUBJECT Jesup Blair Park Renovation, DRC Submittal

Attached please find the following document:

- Site Plan with vicinity map (20 copies)
- NRI/FSD Plan (11 copies)
- Forest Conservation Plan (11 copies)
- Stormwater Management Plan (6 copies)

These documents and the following project description are being submitted to initiate review by the Development Review Committee.

Project Background

The park is a 14-acre facility located in South Silver Spring. Blair Road, Georgia Avenue, Jesup Blair Drive and the Metro tracks bound the park. Blair House sits in the approximate center of the park surrounded by mature trees. In fact the park contains nearly 200 trees, many of them of significant size and quality. Existing active recreation facilities at the park include three tennis courts, two full court basketball courts, a soccer field used for Montgomery County league play and a play area. There is a vehicular drive into the park from Jesup Blair Drive providing access to a turn around in front of Blair House and another drive from Jesup Blair Drive leading to a small parking area. There are several asphalt paths that provide pedestrian access into the park from the southwestern and southeastern corners of the park.

Proposed Development

The renovation plans for Jesup Blair Park have been developed to protect and preserve as many of the existing assets of the park as possible while re-creating a park with improved recreation facilities, enhanced safety, identity and aesthetic improvements. A topographic and boundary survey, including the location, species, caliper, root zone and condition of all existing trees was prepared as part of the planning process. New park facilities are proposed in locations that will minimize the impact on existing trees wherever possible.

Blair House is on the National Register of Historic Places and was bequeathed by Violet Blair Janin to Montgomery County along with the property that is now Jesup Blair Park. Blair House is currently leased to the Housing Opportunities Commission. As part of the park renovation project there are no plans to change the current use of Blair House by H.O.C.

Memorandum, page 2
Malcolm Shaneman
Nov. 29, 1999

Montgomery College will be constructing a Cultural Arts Center and a pedestrian bridge over the Metro tracks in Jesup Blair Park as part of an agreement with the Montgomery County Park and Planning Commission. The Cultural Arts Center will occupy a portion of the site in the northeast corner of the park, near the Giant Food Bakery Facility loading area. Montgomery College also intends to construct a Health Sciences Center just north of the park on Georgia Avenue.

The Facility Plan for the park proposes revising access to Blair House by connecting the existing loop drive in front of Blair House to Blair Road and removing the access from Jesup Blair Drive. The plan proposes to provide the parking spaces required for the tenants of Blair House in two small parking courts adjacent to the house. The loop will also contain 5 handicap parking spaces and a drop off area for the Cultural Arts Center.

Parking for park users is proposed along the access road into the park, along Blair Road and Jesup Blair Drive. Parking for the Cultural Arts Center will be provided in the existing Montgomery College garage and nearby parking lots on the west side of Georgia Avenue. Pedestrian circulation will be enhanced with the addition of new pedestrian entrances in the center and at the northwest corner of the park at Georgia Avenue. Existing paths will remain or be reconfigured to provide flowing yet direct connections to facilities within the park. Some of the existing paths will be demolished.

The park renovation plan proposes removing the two existing tennis courts near Blair House to provide a suitable setting for the historic structure and to create an appropriate space for passive park activities such as picnicking. The renovation plan proposes adding two new tennis courts, a full and a half basketball court and a skate park in the southeastern corner of the park, on the footprint of existing courts. A play area for children in the 6 to 12 year age ranges is proposed near the picnic area. The plan proposes retaining the soccer field in the existing location and adding an uncovered stage area on the western end of the field to allow the field and adjacent open area to function for festivals. The renovation plans also include a restroom and storage facility. The plan suggests a location to the east of Blair House, convenient to the soccer/festival area and the picnic and play areas for the restrooms. As an alternative, the Park Development Division would prefer locating the restrooms in the Cultural Arts Center, with access to the restrooms provided on the building exterior. This alternative is being pursued through discussions between Montgomery College and the Park and Planning Department.

Development Schedule/phasing

The Park Development Division anticipates presentation of the renovation plans to the Planning Commission in February 2000 for approval of the design and construction funding in Fiscal Years 2001 and 2002, respectively. The Park Development Division is proposing to perform all of the renovation activities in one phase with the exception of those elements of the proposed plan that will be affected by construction of the pedestrian bridge and the Cultural Arts Center.

Development Issues

The following development issues will have an impact on the proposed park renovation plans:

- Coordination with Montgomery College

Memorandum, page 3
Malcolm Shaneman
Nov. 29, 1999

Coordination with Montgomery College will include construction scheduling and construction phasing of the College's Health Science Building, the pedestrian bridge and the Cultural Arts Center. Additionally, Park and Planning and the College will need to coordinate and identify respective responsibilities for funding for storm water management and site improvements associated with the College facilities within the park. Coordination will also be necessary to resolve the restroom location, parking requirements, site utilities, and the selection of site amenities such as bollards, benches, and path materials.

- Coordination with the Central Business District

Coordination with the Central Business District will include coordinating the needs of the Park and College with the Wayfinding Study being undertaken for the CBD. This will include identifying directions to the park and College's Cultural Arts Building and directions to off-site parking for the park and College's Cultural Arts Center. Coordination with the CBD will also include considering the CBD and College when selecting material and furnishings for the park.

- Maintenance Funding

The approach to funding park maintenance will consider a partnership arrangement with participation by M-NCPPC, Montgomery College and the business district.

- New access to park from Blair Road

The proposed site access from Blair Road will offer the park an identifiable, visible entrance to the park in lieu of the current arrangement which is difficult to find and mixes park visitor traffic with semi-trailers and other service vehicles traveling to the Giant Bakery facility. The proposed entrance drive will also minimize pedestrian and vehicular conflicts by separating the vehicular park access from the proposed pedestrian path leading from the pedestrian bridge to the northwest corner of the park. The new entrance drive will also provide tenant, staff and emergency access to Blair House.

- Parking along Blair Road and Jesup Blair Drive

The proposed parallel parking along Blair Road and Jesup Blair Drive will increase the parking available to the park while minimizing the impact on existing trees and the loss of park land.

- Coordination with WMATA on the relocation of the bus shelter

- Coordination with the public art program

Contact Person

Please do not hesitate to contact the following individuals if you have questions about the submittal:

At EDAW: Marsha Lea, Project Manager or Dennis Carmichael, Principal-in-Charge
tele: 703 836 1414

At M-NCPPC, Park Development Division:
Sue Holland, Project Manager, tele: 301 650 2860

Date: 10/26/99
Sender: Kreger
To: Rifkin, Holland Sue
cc: Kephart
Priority: Normal
Subject: Re: Jesup Blair Park - What we said today...

Just to clarify, my comment pertained only to the will and the Code provisions. We still need HPC's OK.
Glenn

Reply Separator

Subject: Jesup Blair Park - What we said today...
Author: Rifkin
Date: 10/26/99 3:32 PM

Sue-

As you asked, I am summarizing what we concluded at today's meeting re legal constraints on the design of Jesup Blair Park as reflected in The Will & The MD Code (with tomorrow being a focus on any additional legal or design considerations related to the site's designation as a County Historic Resource).

SUMMARY

At today's meeting with you, Perry Kephart and Glenn Kreger, we looked at the Will, the State Code and discussed what limitations if any affect the design of the site. We also discussed the effect of the Historic Resource designation on the design.

We concluded:

The State Code and the Historic Resource designation are the primary considerations.

The State Code provides for much flexibility - in keeping with the use of the property as a public park... roads, buildings, "conveniences" (such as paths...) can all be built to that end. Trees are to be protected...BUT... they can come down to meet the purpose of providing a park. And they should be replaced. This is all in keeping with our concept for the site. Glenn's reading is that we can basically do anything we feel we need to do to create the public park.

The Historic Resource designation is the next consideration. Perry and Gwen can give us a better idea of what that means in terms of the design. It basically means that the Historic Preservation Commission must approve any changes to the sites... tree removal etc. Based on the criteria set forth in county legislation. This is why it will be so helpful to sit down with Perry and Gwen tomorrow as we look at design alternatives, not only to get their ideas but to understand what concerns the HPC may have that we need to be ready to address.

We do want to be prepared to respond as non-legal staff, if publicly challenged concerning whether or not we are acting within the law. I have given the Will and the MD Code to our legal staff (Debra Daniel) so she can look it over and be "in the loop" should we need her advice along the way.

Our bubble diagram of the legal construct affecting the site design is:

1. The Will which leads to
2. The MD State Code which echoes The Will and gives the property to

3. The MNCPPC Parks Department (The Planning Board/Parks Commission)

**The Site is owned by Parks Department BUT is also
is designated by the County as an Historic Resource -
The HPC therefore, as a body separate from the Planning Board, has
jurisdiction over the site and must approve any changes**

**Sue - hope this is helpful. I am copying this to Perry and Glenn in case they want to add
anything.**

Margaret

October 27, 1999– Meeting in Atrium @ 2:00 p.m.

Jesup Blair Park

Historic Preservation Review & Revised Design Alternative(s) Presentation

Invited Staff: Gwen Wright, Perry Kephart, Sandy Tallant, Miguel Iraola, Margaret Rifkin, Sue Holland, Terry Brooks (will come late if he can make it)

Consultant,

EDAW, Inc.: Dennis Carmichael , Marsha Lea & Reggie Stenberg

MEETING AGENDA

1. Review where we are in the process- Sue
2. Briefly review the Design Direction given to the Consultant - Sue
3. Present the revised alternative(s) - Consultant
4. Historic Preservation discussion
 - A. Identify for Consultant staff conclusions re: The Will, The Maryland Code, and design implications - Margaret
 - B. Identify design implications based on Historic Preservation Legislation and Historic Preservation Commission concerns - Gwen and Perry
 - C. Identify additional input received by citizens as follow up to last Wednesday's meeting - relative to historic preservation. - All
5. Hear from Staff - Consultant
 - A. Historic Preservation
 - B. Community Based Planning
 - C. Parks
6. Summarize - any additions/ revisions to design direction for Consultant–Sue

Continued

- 10/18 Monday– "Listening" session held last Monday
- 10/19 Tuesday– Staff visit to EDAW to preview alternatives (Sue & Margaret)
- 10/20 Wednesday– Five alternatives presented to staff and public
- 10/21 Thursday– Design direction discussed last by staff (Terry, Miguel, Sandy, Sue, Margaret,) and given to consultant last Friday
- 10/26 Tuesday– Staff discussed parameters of The Will & The Code yesterday adding input from Historic Preservation staff which was not received last Wednesday and Thursday in response to five alternatives
- 10/27 Wednesday– Consultant is narrowing five alternatives into one with options for the front area along Georgia Ave. frontage

7. Upcoming Meetings--Sue

- A. Sue with Don Cochran - Thurs., Oct. 28, 8:30 am
- B. ?Sue & Don C. with Chairman ? (if Don agrees) Fri., Oct. 29, 10:30am
- C. PLAN REVIEW-- Tues., Nov. 2, 9:30 am
- D. MONTGOMERY COLLEGE-- Wed., Nov. 3, 2:00 pm,
Parkside, Director's Conference Room
- E. Presentation (Draft 2)-- Tues, Nov. 9, 1:00 pm & 3:00 pm
(staff and agencies)
Public Mtg. co-hosted by EARAB Tues., Nov. 9, 7:00 pm (public)
MRO Auditorium
- F. In-House Strategy Session w/
Consultant Wed., Nov. 10 3:00 pm
- G. Staff Presentation to EARAB Wed., Nov. 10, 7:15 pm
Parkside, Director's Conference Room
- H. Development Review-- (materials to Sue by 10:00 am, Nov. 15),
Mon., Dec. 6, time: TBA
MRO 3rd fl. Conf. Rm.
- I. Historic Preservation Committee-- (materials to Sue by 4:00 pm, Nov. 22),
Wed., Dec. 15, 7:30 pm
MRO Auditorium

8. Next Steps/ Actions

- A. Strategy for Plan Review Presentation
 - 1.
- B. The Plan
 - 1.
- C. Notices to Public
- D.
- E.
- F.
- G.

Comments on Blair Park Renovation Scenarios

Lorraine Fears
Historic Tahoma
No. Tahoma Citizens

There is no "baseline" diagram, so it is difficult to know to what extent each scenario reflects tree removal. Town Square shows the most trees toward the Georgia Ave side, unless if trees have been "added." It is important to retain existing trees, would not advocate removing trees to make a softball field.

Don't like the colored stripes on pavement \$ on Art Park scenario.

Minimize parking in park - least amount possible. Would even prefer handicapped parking on street (if allowable by law). Festival Park, Art Park, Town Square, Festival allow too much parking in the Park. Better along the road (if it will fit) as shown in Back to Nature. ~~Back to Nature House & Courtyard.~~

We would like to see Tennis Courts removed from the house (Blair House) in order to keep a mid 19th century feeling around the structure - the existing court is too close as shown in Festival Park

②

We would like to see a good buffer of trees along the trackside & around bakery.

If there is a sculpture garden, would like to see flowers worked (significantly) into it.

Soccer field in Art Park seems to isolated by its enclosure of trees. We most like the layout of the lawn & soccerfield in Back-To-Nature.

Prefer handstand far from Blair House as shown in House & garden.

Kitcher garden interesting idea, who would tend it?

We would like to see Blair House restored and given back to the larger community as an historic and educational resource. Would like to see it used as a special meeting, conference or reception space. Could be furnished to period and be a very elegant and educational experience. Could also provide a history of the Blair family. Would like to see the program using the house (which is very positive & successful) moved to

Another location where the HCE
contract expires.

We need to revisit the issue of a permanent
realtor, it may be problematic.

Don't like Skateboard area when on
Festival Park - skate boards are noisy,
need to be considered & residents nearby.

Fax

From: Mark Stein
11345 Baroque Road
Silver Spring, Maryland 20901-5014
Tel: 301 593-4949
Fax: 301 593-2658

To: Sue Holland
of: M-NCPPC
Fac: 301 585-1921

Ter: . Pages: 5

Subject: Jesup Blair Park

Message:

10/25/99 9:37:28

As we discussed last week, I am submitting my comments on the design proposals for Jesup Blair Park that were presented last week. I also want to thank you for efforts in allowing us further opportunity to view and comment on the proposals. It is my hope that our comments will make a positive contribution toward ensuring that the park will be a truly attractive and useful place for our community to enjoy.

Please call me at 301 593-8585 if you have any questions.

Comments about Jesup Blair Park proposals

Presentation Date: October 20, 1999

Comments by:

Mark Stein
11345 Baroque Rd.
Silver Spring, MD 20901
301 593-8585
steinm@erols.com

Background:

I have been a long-time resident of Silver Spring (over 26 years, in all), 11 years of which I spent living in the downtown area. I have spent many pedestrian hours walking in and around the central business district. My usage of this park has been minimal, mainly because (1) impression of lack of safety based on drive-by observations and (2) lack of attractive park facilities to encourage casual pedestrian usage. Although I no longer live in the central business district, most of my business and recreational activities are centered in the general area. I also have a strong concern about the county's lack of respect for historical properties at the expense of development in recent years.

Main concerns:

- Preserve Trees
- Maintain adequate green space
- Establish better visibility from Georgia Ave to attract usage
- Maintain integrity of historical aspects of park (house, etc.)
- Establish safe environment. Regardless of actual history, a location that is perceived as unsafe will not be used to its potential.
- Establish better lighting throughout property
- Establish a viable parking solution, either onsite, or via signage to surrounding facilities (no more than 40-50 spaces should be adequate for on-site parking)
- Use parking or shrubbery/gardens to reduce usage in far south corner of park, to improve user safety and discourage groups of people from congregating in this low-visibility area.
- Ensure adequate, safe usage through public awareness efforts and organized events that promote the location.

What I am not addressing:

Usage of Jesup Blair House. I should note that I think that some sort of community-based usage should be considered once HOC's lease ends. A community center/visitor center/museum would be an excellent use.

Opinion:

Design Option	Strengths	Weaknesses
I. "Back to Nature"	<ul style="list-style-type: none"> • Overall layout well suited to general usage without disrupting the existing wooded area or house. • Parking is minimally intrusive and is of adequate capacity • Greenery provides good barrier against railroad tracks and back corner of property 	<ul style="list-style-type: none"> • Limited parking available on Blair Rd. Will probably require supplemental parking within park • Greenery creates barrier on Georgia Ave. side of park, reducing visibility. • Nowhere for traffic to turn around on Jesup Blair Dr. if they enter in error.
<p>Comments: It is important to maintain the integrity of the trees and not crowd out available space with the facilities selected. Consideration should be made for vehicular access to Blair House, including the ability for traffic to turn around safely if they enter area in error. This will be of particular concern during public events at the Cultural Arts Center.</p>		
II. "House and Garden"	<ul style="list-style-type: none"> • Design fits most closely with current layout and overall historical benefit of property. • Has good park elements: gardens, green space, water, activity space, etc. without crowding property • Good 'gateway' elements along Georgia Ave. at corners and along block. Pond could be replaced by smaller fountain or water-oriented artwork/sculpture to minimize expense and maintenance. 	<ul style="list-style-type: none"> • No parking on-site • Despite attractiveness of an aquatic focal point, the pond/fountain would be expensive to build and maintain
<p>Comments: In general, this is the best option of the five. I would suggest keeping the tennis courts where they are; moving the basketball facility to the space to the east of the tennis courts, and then using the back corner of the property for limited parking (40-50 spaces). As an alternative, replace pond with lawn, and incorporate 'gateway' elements from "Town Square" along Georgia Ave.</p>		
III. "Festival Park"	<ul style="list-style-type: none"> • Good use of open space • Good ramp design for bridge from MC (assuming there are stairs or other means of bypassing circular ramp for non-disabled persons.) • Centrally located bandstand could serve both the lawn area to the north and the athletic field to 	<ul style="list-style-type: none"> • Too much emphasis on sporting use • ¼ mile track is good idea for walkers, but might encourage skateboarding, bikes, etc., which would impede pedestrian use and would contribute to deterioration of facility. • Too much parking for size and use

	the south for larger events	of park
<p>Comments: Although this design anticipates usage for community festivals and sporting events, it encourages on-site parking, but not enough to accommodate the needs of a large gathering. I think it would be better to have limited parking that would be used for equipment or organizational use during an event, while encouraging off-site parking at existing facilities for attendees.</p>		
IV. "Town Square"	<ul style="list-style-type: none"> • Excellent focal point for Georgia Ave. frontage. Fountain could be replaced with water-oriented artwork/statue to minimize expense and maintenance. • Excellent visibility in 'promenade' from fountain to main house. 	<ul style="list-style-type: none"> • Too many walkways. • Excessive parking
<p>Comments: The Georgia Avenue frontage would create a good image for the park. I would put more emphasis on the walkway between the fountain (or other sculpture) to the house, perhaps making it a wide pedestrian walkway with benches, as is used on the Mall in Washington or other Parisian-type designs. Less emphasis should be placed on other walkways, as they break up the green space too much, and encourage traffic through the park, rather than serving as entryways into the park (see additional comment under Art Park, below). Swap 'teen area' or playground in back corner with the parking facility to provide more visibility of the playground from remainder of property. Parking lot would occupy the south corner to fill in this low-visibility area.</p>		
V. "Art Park"	<ul style="list-style-type: none"> • Creative parking solution. • Encourages the arts in the community 	<ul style="list-style-type: none"> • Elevated walkway through park would create a 'great divide' disrupting the continuity of the park property and discouraging pedestrian traffic within the park. It would also create a visibility barrier, reducing safety. Design would be complicated and costly, and appears to promote passage through the park rather than into it. • The design interferes with the pastoral setting that is generally agreed upon as the park's best asset. • Too restrictive of green space— the boxed-in field restricts uses, and inhibits foot traffic and crowd overflow if a larger event takes place at this location.

Comments: In general, I think this design is the least favorable for the general needs of the area. It is too 'trendy', without respect for the overall integrity of this historical property, and it tends to cater to a specialized audience. The long ramp from the bridge would destroy the esthetics of the wooded setting. I would prefer a solution that maintains the 'estate' feel of the current layout. Works of art (preferably by local artists, in harmony with the history of the location) can be easily and tastefully incorporated into the other design options.

Important features:

I think the best solution will include a wide variety of features that encourage usage and safety in the community. These features are the general attracting traits of successful parks elsewhere, both urban and rural:

- Serve as a sanctuary from the hectic urban area surrounding the park
- Sufficient open space for sporting and recreational activities
- Adequate, but not excessive, active recreational features, such as tennis courts, basketball courts and playground equipment.
- Sufficient seating in the form of chairs, benches and/or picnic tables.
- Sufficient visibility from the street, with attractive presentation to encourage use.
- Further use of informational markers or plaques to educate the public on the historic aspects of the property.
- Creative use of shrubbery, flowers and other plantings to increase attractiveness of park, as well as to serve as space and noise control.
- Safety features, such as adequate lighting and reduced 'pockets' where visibility and personal safety might be at risk.
- Easy access by pedestrian traffic, from the college, from casual passers-by, and from nearby parking areas.
- Appropriate use of artistic elements to enhance the appearance of the park and promote the arts without being ostentatious or out-of-place.
- Consideration of existing and planned facilities into the overall look and feel of the park, particularly the Cultural Arts Center and the Blair House.
- Aquatic elements, which are soothing and attractive to people who want to 'escape'. With consideration of expenses and upkeep, artwork that incorporates water (in a recycled-water environment) as part of the design would be the most practical option, which would also provide noise-reduction in a high volume automobile-traffic area.

Negative features:

Certain traits can contribute to the failure of a public space. The following are items that might not be suitable for this park:

- 'Trendy' or overly artistic development that would become quickly dated or worn, or would detract from the park atmosphere.
- Picnic pavilions (would be more appropriate for a rural or regional park).
- Over-emphasis on a single use (i.e.: garden/farming, sports, arts, etc.). A well-distributed mix would work best.
- Either excessive or inadequate parking
- Any structures and features that would impede usage, visibility or safety.
- Deforestation of any kind except where necessary to accommodate safety features or to remove diseased or dead foliage

Date: 10/26/99
Sender: Rifkin
To: Holland Sue
cc: Kreger, Kephart
Priority: Normal
Subject: Jesup Blair Park - What we said today...

Sue-

As you asked, I am summarizing what we concluded at today's meeting re legal constraints on the design of Jesup Blair Park as reflected in The Will & The MD Code (with tomorrow being a focus on any additional legal or design considerations related to the site's designation as a County Historic Resource). .

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2. The MD State Code which echoes The Will and gives the property to
3. The MNCPPC Parks Department (The Planning Board/Parks Commission)

The Site is owned by Parks Department BUT is also is designated by the County as an Historic Resource - The HPC therefore, as a body separate from the Planning Board, has jurisdiction over the site and must approve any changes

Sue - hope this is helpful. I am copying this to Perry and Glenn in case they want to add anything.

JESUP BLAIR PARK PARTICIPATION SCHEDULE
with Consultant, EDAW, Inc.

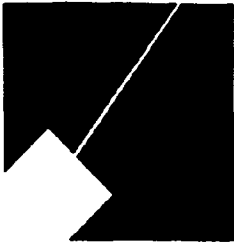
October 1, 1999

EVENT	DATE	TIME	TARGET GROUP	WHERE
<u>INITIAL FACILITY PLANNING:</u>				
DAY ONE				
Design Workshop	Mon., October 18	10:00am-12:00	M-NCPPC Staff	M-NCPPC PC Auditorium
"Listening to You"		2:00 pm-5:00 pm	Montgomery College/ Agencies/ Giant	
		7:00 pm- 9:00 pm	Public (Citizen Groups, Businesses, Individuals)	
DAY TWO				
Design Workshop "Presentation of Alternatives"	Wed., October 20	3:00 pm- 5:00 pm	Presentation to Staff/ Agencies/ Mont. College	M-NCPPC Audit orium
[Draft 1- Alternatives]		7:00 pm- 9:00 pm	Public (Giant, Citizen Groups, Businesses, Individuals)	
<u>HIST. PRESERVATION:</u>				
Briefing	Wed., October 27	7:30 pm	Historic Preservation	M-NCPPC PC Auditorium
[Draft 1]	[Materials to staff Oct. 19]		Commission (HPC)	Audit orium
<u>FACILITY PLAN-- DRAFT 2</u>				
In-House Presentations	Tues., November 9	1:00pm- 2:45 pm and/or 3:00pm- 4:45pm	M-NCPPC Staff/ Agencies/ Mont. College	M-NCPPC Conf. Rm. 3 rd floor
Public Workshop Draft 2 Plan		7:00pm- 9:00pm	Public Presentation (Co-hosted by EARAB and Mont. College)	M-NCPPC Auditorium
In-House Strategy Session	Wed., November 10	3:00pm- 5:00pm	M-NCPPC Staff Invited Guests	Director's Conf. Rm. Parkside Hdqrs
<u>DEVELOPMENT REVIEW:</u>				
Discussion with Committee (DRC)	Mon. December 6	[30 min. sched'd]	Development Review	M-NCPPC PC Conf. Rm. 3 rd floor
	[Materials to staff Nov. 15]	[9:30am- 4pm]	Committee	
<u>FACILITY PLAN APPROVAL:</u>				

HPC Preliminary	Wed., December 15	7:30 pm	Historic Preservation	M- NCP PC
Consultation	[Materials to staff Nov. 23]		Commission (HPC)	Auditorium
Presentation of Facility Plan For Approval	Thu., February 10, '00 [Materials to staff 3 weeks prior]		Montgomery County Planning Board	M-NCPPC Auditorium

For questions, please contact **Sue Holland @ 301-650-2860** or e-mail at: sholland@mncppc.state.md.us
 Regarding your participation to any above event, please **RSVP no later that one week prior to the event to:**
Clare Runkles @ 301-495-2548 or e-mail Clare at crunkles@mncppc.state.md.us

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Suz Holland FAX NUMBER: 585-1921

FROM: Perry Kephart x 3407

DATE: 9-28-99

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Here's a suggested schedule for HPC &
the park planning -
would be about the same for the
college - we ~~can~~ might be able to
combine/coordinate them at the prelim
level.

JESUP BLAIR PARK PARTICIPATION SCHEDULE

as of September 27, 1999

EVENT	DATE	TIME	TARGET GROUP	WHERE
B. FACILITY PLANNING (EDAW P.5)				
DAY ONE				
Design Workshop "Listening to You"	Mon., October 18	10:00am-12:00	Staff	M-NCPPC Auditorium
		2:00 pm-5:00 pm	Agencies	
		7:00 pm- 9:00 pm	Stakeholders/Public	
DAY TWO				
Design Workshop "Presentation of Alternatives"	Wed., October 20	3:00 pm- 5:00 pm	Presentation to Staff/ Agencies	M-NCPPC Auditorium
		7:00 pm- 9:00 pm	Stakeholders/Public	
DAY THREE				
"Presentation of Alternatives" Historic Preservation Commission	Wed, October 27	7:30 pm (Materials to staff Oct 19)	Briefing for HPC	M-NCPPC Auditorium
FACILITY PLAN-- 1ST PRESENTATION				
	Tues., November 9	afternoon	Agencies	M-NCPPC Conf. Rm. 3 rd floor
		7:00pm- 9:00pm	Public Presentation (Co-hosted EARAB)	M-NCPPC Auditorium
	Tues., November 10	3:00pm- 5:00pm	All Staff M-NCPPC	M-NCPPC Conf. Rm. 3 rd floor
		Evening	Possible EARAB mtg.	
PRELIMINARY FACILITY PLAN				
Preliminary Consultation	Wednesday, November 17	8:30 pm	Historic Preservation Commission	M-NCPPC Auditorium
	[to be determined]		Development Review Committee	M-NCPPC Conf Rm - 3 rd floor
C. FINAL FACILITY PLAN APPROVAL (EDAW P.6)				
Second Preliminary Consultation	HPC public meetings on 2 nd & 4 th Wednesday (Materials to HPC Staff 2 weeks prior.)	7:30 pm	Historic Preservation Commission	M-NCPPC Auditorium
FINAL FACILITY PLAN	February, 2000		Planning Board in a Public Forum	M-NCPPC Auditorium__

For questions, and final verification, please contact Sue Holland @ 301-650-2860
If possible, RSVP regarding your participation one week prior to the event.

2. DESIGN DRAWINGS AND BID DOCUMENTS (Edaw p.7)

A. Design Drawings, First Submission (50%documents)

Preliminary Consultation HPC public meetings 7:30pm. Historic Preservation M-NCPPC
if changes in Final Facility Plan) on 2nd & 4th Wednesday Commission Auditorium
(Materials to HPC Staff 2 weeks prior.)

B. Design Drawings, First Submission, Final (100%documents)

HISTORIC AREA HPC public meetings 7:30 pm Historic Preservation M-NCPPC
WORK PERMIT on 2nd & 4th Wednesday Commission Auditorium
(Pre-construction) (Application and supporting materials due 3 weeks before meeting date
at Department of Permitting Services in Rockville.)

JESUP BLAIR PARK PARTICIPATION SCHEDULE

as of September 27, 1999

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		Evening	Possible EARAB mtg.	
PRELIMINARY FACILITY PLAN				
	[to be determined]		Historic Preservation Commission	[]
	[to be determined]		Development Review Committee	M-NCPPC Conf. Rm. 3 rd floor
FINAL FACILITY PLAN				
	February, 2000		Planning Board in a Public Forum	M-NCPPC Auditorium

For questions, and final verification, please contact Sue Holland @ 301-650-2860
If possible, RSVP regarding your participation one week prior to the event.

Date: 9/27/99
Sender: Kephart
To: Holland Sue;leam@edaw.com;Rifkin
Priority: Normal
Subject: Re:Jesup Blair Schedule of Public Meetings



jbschedule.wpd

Hi Sue - I tried to coordinate the historic preservation review with the EDAW schedule. Somewhat constrained because the HPC meets only twice a month (once in Nov) and material generally has to be received by HPC staff 2-3 weeks before the meeting date.

Both the college and the parks department will need to apply for Historic Area Work Permits (HAWP) for project implementation - not at the planning stages. By the time the park plans have been reviewed by the HPC at two preliminary consultations, any issues will hopefully have been resolved, and the actual HAWP review should be uneventful.

Hopefully the college will be in touch with us soon about setting up preliminaries for the siting, architecture, etc. for the center so that won't delay your project.

Let me know if you have questions about any of this.

Perry - 563-3407

JESUP BLAIR PARK PARTICIPATION SCHEDULE

as of September 27, 1999

EVENT	DATE	TIME	TARGET GROUP	WHERE
B. FACILITY PLANNING (EDAW P.5)			(50% Documents - EDAW P.7)	
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PRELIMINARY FACILITY PLAN				
Preliminary Consultation	Wednesday, November 17	7:30 pm (Materials to HPC Staff by Nov 3)	Historic Preservation Commission	M-NCPPC Auditorium
	[to be determined]		Development Review Committee	M-NCPPC Conf Rm - 3 rd floor
C. FINAL FACILITY PLAN APPROVAL (EDAW P.6)			(100% Documents - EDAW P.7)	
Second Preliminary Consultation	HPC public meetings on 2 nd & 4 th Wednesday (Materials to HPC Staff 2 weeks prior.)	7:30 pm	Historic Preservation Commission	M-NCPPC Auditorium
FINAL FACILITY PLAN	February, 2000		Planning Board in a Public Forum	M-NCPPC Auditorium
HISTORIC AREA WORK PERMIT (Pre-construction)	HPC public meetings on 2 nd & 4 th Wednesday (Application and supporting materials due 3 weeks before meeting date at Department of Permitting Services in Rockville.)	7:30 pm	Historic Preservation Commission	M-NCPPC Auditorium

For questions, and final verification, please contact Sue Holland @ 301-650-2860
If possible, RSVP regarding your participation one week prior to the event.

Date: 9/24/99
Sender: Holland Sue
To: leam@edaw.com;Rifkin;Kephart
Priority: Normal
Subject: Jesup Blair Schedule of Public Meetings

To the Planning Team:

Here's a draft of the "Participation Schedule" as a basis on which to clarify and pin down the plan for the Facility Planning process.

I've tried to capture nearly all public meetings and presentations involving EDAW.

I may be a little short on Historic Preservation review as well as the Mid-County Advisory Committee. [Note to Margaret Rifkin and Perry Kephart (Historic Preservation): Please review and discuss this with me. Thanks, Sue].

Also, Marsha--

1. Please let me know if you have any comments, concerns or recommendations regarding the process or the above.
2. Also, we will want to find out more about how you want to use the time and the space, what kind of set up and room arrangement you envision, etc.



SchedJesBlair.wpd

I have a lot of off-site visits next week. I'll do my best to communicate and respond in between field trips. Please keep everything moving as much as possible, even if I am out.

Thanks to all for your cooperation.

--Sue Holland

RECONSIDERATION
ISSUE -
CHRONOLOGICAL
ORDER FROM MOST
RECENT TO OLDEST

Date: 6/16/99
Sender: <jmccoy@ssso.org>
To: Wright
Priority: Normal
Subject: Re: June 23rd Reconsideration

wright@mncppc.state.md.us wrote:

>
> Jerry:
>
> I attended a meeting today with Marcie Stickle, Blair Ewing, Don Cochran and
> others. Among other things discussed, Marcie said that the your
> organization
> wanted to "suspend" the reconsideration hearing scheduled for June 23rd at
> the
> HPC. She also presented a written statement which asked to suspend the
> reconsideration hearing indefinitely, to be rescheduled, if necessary, after
> your group meets with Bill Hussmann and completes research.
>
> Please let me know as soon as possible whether you are withdrawing your
> request
> for reconsideration at this time. I must know by tomorrow so that the HPC
> agenda and packet (which will be mailed tomorrow) can be accurate.
>
> Please respond as soon as possible in writing, by e-mail or FAX.
>
> Gwen Wright

→ [Gwen,
Yes, the Silver Spring Historical Society withdraws its request for
reconsideration. Thank you.
Jerry A. McCoy
President
Silver Spring Historical Society

Jesup Blair Park Testimony

I'm Wayne Goldstein. I do advocacy for two historic preservation groups. I am also a landscape contractor and a pesticide applicator, and have been in these two professions for 25 years. Today I will be commenting on both the historic and environmental aspects of the Jesup Blair Park Renovation Plan as well as Montgomery College's plans.

Demolition-by-neglect is the illegal practice of allowing a historic building to deteriorate from not repairing a leaking roof or a broken window or otherwise not protecting it. If there were a statute that applied to damage done to the environmental setting of a historic building, the Parks Department would be guilty of 100 or more violations just at Jesup Blair Park. Every major tree has lawn mower damage, dating from last year to decades ago, with decay associated with such damage. There is extensive compaction throughout the park. There is the annual ritualistic sterilization of the park whereby leaves, the fertilizer and aerator of forests are removed, thus maximizing the opportunities to increase and accelerate damage to the old growth trees, some exceeding 250, even 300 years old.

Now, after decades of neglect and harmful management practices, we are to believe the Parks Department will do far better, turn over a new leaf, or any leaf, in fact, which they'd be hard-pressed to find in most of the park this day. As part of this new look, they want to cut down trees. It's hard to know how many, or which ones, because they've artificially divided the park into two sections, have left out most of the smaller trees, have lost tree labels, and have given out plans that are too small to read, and which are inaccurately sited for those of us who persist in using them.

It looks like a number of trees are to be sacrificed so that when a bird looks down from high above, it will see graceful promenades curving and sweeping the length and breadth of this park, replacing more pragmatic paths.

Everyone agrees that the trees are important, in part because of the will leaving this property to the state, to build a park. In fact, the Jan. 11, 2001 Jesup Blair Park memo states, "Language in the bequest allows for the removal of existing trees 'as absolutely necessary to remove in connection with the layout of such park.'" Seeing as a park was laid out here many years ago, this month's memo refers to this work with terms like "to renovate" and "restoration."

To renovate means "to make as good as new; repair, to renew, refresh, reinvigorate". Restoration means "the reconstruction or repair of something so as to restore it to its original or former state."

The removal of the 1940's era park buildings would be considered restoration. Some are saying the removal of the pine trees would be restoration. Replacing dead trees would be restoration. Repaving existing walks, driveways, and parking lots would be renovation.

However, new construction is making something new, and using Violet Blair Janin's will as the justification for new construction is like taking another bite of the apple, to be able to lay out a new park again and again, and to justify removing more trees, again and again.

What was Violet Blair Janin's vision of a park, living as she did during the nineteenth and twentieth centuries? It is certainly less complex than our twenty-first century vision. What did she want of her trees, some of which were already 150 years old when her home was built? She expected most trees would have to be cut down to make way for other things. I called a tree mover who told me that the largest tree his company has moved was a 26 inch diameter magnolia. He can move a 24 inch diameter white oak for \$15,000-\$30,000, move a 10 inch diameter white pine for \$650, and plant a 12 to 14 inch diameter red oak for \$10,000.

Yesterday, I read the relevant portions of the Guide for Plant Appraisal, which is being used to determine the fate of some of the trees. This book, is in fact, a guide to determine the economic value of a tree for both insurance and litigation purposes. A poorest quality tree may be a hazard at some future point in time if overhanging an area heavily used by people and property. Given that the Parks Department is making much that is new in this park, it can redesign away from some of these ancient oaks that have endured the depredations of both man and nature for centuries. We can't walk under the Wye Oak, why must we be able to walk under all of our Blair Oaks?

We lost the Silver Spring Armory because everyone insisted the Silver Circle Parking Garage could go nowhere else. We will lose some ancient oaks and other substantial trees and compromise the environmental setting of Jesup Blair Park to build the Cultural Arts Center for Montgomery College. I went to the college on this campus during 1972 and even then there were battles over expansion. The Giant Bakery should represent the long term escape from such concerns. If there is money to move roads, there will be money to tear down bakeries. There is no compelling reason to place this school building in this historic park, so there should be no reason at all.

Furthermore, M-NCPPC and the Historic Preservation Commission received resources in exchange for the Armory. There appears to be nothing specific to be provided to those entities by Montgomery College for its use of historic parkland.

These projects will come before the HPC and will be subject to Section 106 review because of State funding, and I will vigorously advocate that almost every tree should be saved, either by redesign or by transplanting. I will urge that more of the new trees be of larger diameter. I have so far spent 4 hours on the site examining the trees and I expect to spend more hours reviewing the evaluation of every tree considered for removal for health, safety, or design reasons.

This spring I will be looking for a change to enlightened management practices to match the enlightened tree protection plans for construction and future tree care. I look forward to being a partner in this process of honestly balancing the needs of history, environment, and culture in South Silver Spring.

Wayne Goldstein 3009 Jennings Rd. Kensington, Md. 20895 301-942-8079 1/18/01

URGENT

To: GWEN WRIGHT & PERRY KEPHART
Voice Number:
Fax Number: 301-563-3412
Company:
From: MARCIE STICKLE
Company:
Fax Number: 301-585-1555
Voice Number: 301-585-3817
Date: 6/9/99
Number of Pages: 1
Subject: Jesup Blair Park Structures

Message:

PLEASE DELIVER TO GWEN & PERRY ASAP, THANKS!
Gwen & Perry, In order to advise the Commissioner who will introduce the Reconsideration Request, would it be advantageous to have additional specific details & information, as they come in, to make for a more forceful & effective statement, in addition to the information in our Reconsideration letter. What would be helpful for your Staff Report? We'd appreciate your guidance. Thanks! Marcie

URGENT

To: PERRY KEPHART
Voice Number:
Fax Number: 301-563-3412
Company:
From: MARCIE STICKLE
Company:
Fax Number: 301-585-1555
Voice Number: 301-585-3817
Date: 6/9/99
Number of Pages: 1
Subject: JESUP BLAIR PROCESS

Message:

Perry, Hi! Thank you for Faxing me letter. Please Fax me also the HPC agenda, I'm supposed to be on E-mail, Fax, & mailing list. Which Commissioners were on board in '97? George Kousoulas, Emily Eig? Please explain to me "separate discussion and motion on Reconsideration." Is that when they decide to go forward or not with Reconsideration, then set up Hearing, etc. I thought we already had our process in place the other week. Thanks! Marcie

5/18/99, REVISION. SUPERSEDES 5/15

TO: MIKE DWYER
FROM: MARCIE STICKLE, 301-585-3817 (VM)
**RE: RECOMMENDATIONS FOR SAFEGUARDING PROCESSES FOR
HISTORIC AND POTENTIALLY HISTORIC STRUCTURES & SITES!**

A concrete, overt, safeguarding process must be created, immediately reaching out to those of us who care about and those who work on these issues for everyone.

When a structure or site becomes 50 years old, it is immediately placed on a computer data base roster, easily accessible to citizens, preservationists, organizations, and City, County, and State agencies.

There must be a prominent posting of a sign(s) at an endangered site, immediately, when a problem/issue arises. This alerting sign(s) will be brightly colored.

The sign(s) will state:

ALERT:

**PUBLIC COMMENT REQUESTED; PUBLIC ASSISTANCE WELCOMED;
BY A SPECIFIC DATE, CONTACT PERSON(S): X.Y.Z
CONTACT PERSON(S) PHONE #, FAX #, E-MAIL, ADDRESS
PUBLIC HEARING SCHEDULED FOR: DATE**

In this case, the contacts would include:

**Park and Planning, The Historic Preservation
Commission, The Preservation Organizations**

**Immediately, when an issue arises, the preservation organizations must be contacted:
Montgomery Preservation, Inc., Silver Spring Historical Society, Poorloss Rockville.**

The issue(s) must be separated out from the buildings themselves, and dealt with separately, as distinct entities. There can be problems and issues without buildings! The structures must not be thought of as the cause of the issues. Why were the facilities built in the first place? What is their mission? What is their use? How is this use carried out? Who are the players? Permit & key givers, Caretakers, Monitors, e.g., Park Police, others? How has the use changed? Different? No use? Why? Over what time frame? How can these buildings continue to be used and enjoyed and/or displayed historically?

**We will put our collective heads together to come up with concrete, creative solutions.
We will be proactive together. All information received must be shared. We will be allies together.**