

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

<b>Address:</b>	8075 Newell St., Silver Spring	<b>Meeting Date:</b>	11/14/2018
<b>Resource:</b>	<b>Silver Spring/Acorn Park</b> <i>Master Plan Site #36/05</i>	<b>Report Date:</b>	11/7/2018
<b>Applicant:</b>	Montgomery Co. Parks <b>(Ching-Fang Chen, Agent)</b>	<b>Public Notice:</b>	10/31/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	36/05-18A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b> Hardscape, landscape, and site alterations			

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**ARCHITECTURAL DESCRIPTION**

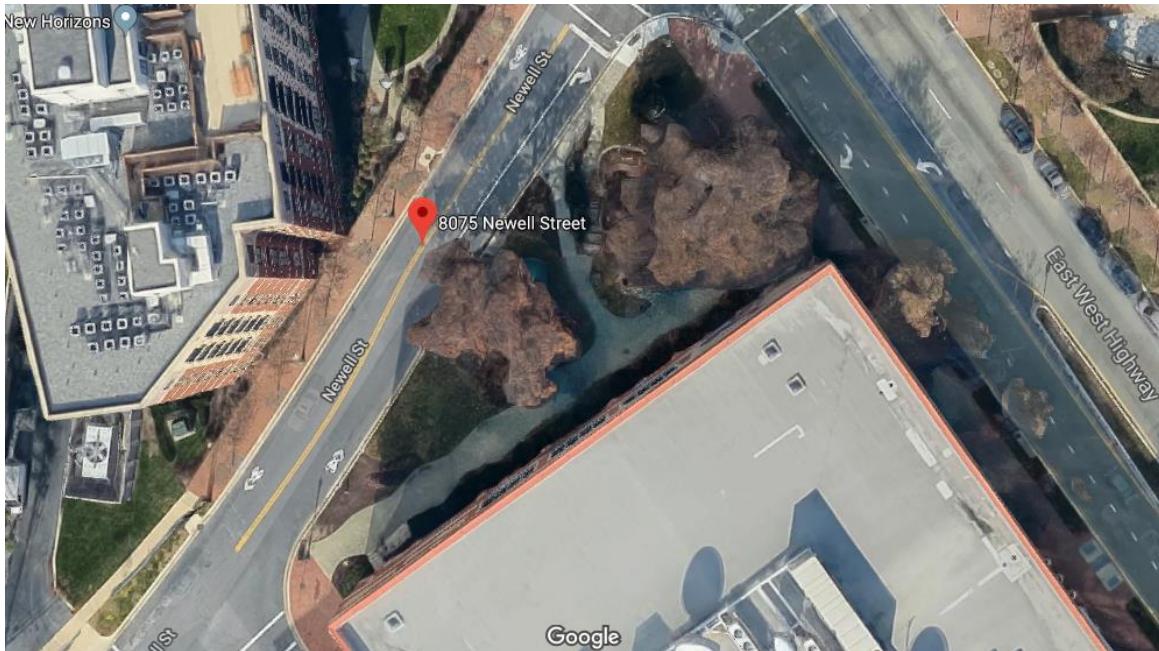
**SIGNIFICANCE:** Master Plan Site  
**DATE:** c. Mid-1800s

Excerpt from *Places from the Past*:

36/05 Acorn Park and the Silver Spring

This tiny urban park is the site of the original spring that gave name to the town of Silver Spring. According to tradition, Francis Preston Blair discovered in 1840 the spring that once bubbled up through shiny mica sand. Blair was a powerful newspaper publisher and a friend of President Andrew Jackson. Upon discovering the delightful spring, Blair became so enamored by the beauty of the area that he and his wife Eliza established, in 1842, a 300-acre summer estate here that he called Silver Spring. The residence, located on Eastern Avenue, was demolished in 1955. His winter house, Blair House, is now the President's official guest house in Washington, D.C.

Blair built the Acorn gazebo on his Silver Spring estate. It is a good example of rustic garden structures and furniture popular in the mid-1800s. The acorn motif is said to have had sentimental meaning for the Blairs. According to tradition, Francis proposed to Eliza under an oak tree. The gazebo was moved from elsewhere on the estate to its present site in 1955. A public-private partnership forged in 1994 led to the revitalization of Acorn Park and construction of the adjacent building featuring murals depicting scenes from Silver Spring's history by artist Mame Cohalan.



## **BACKGROUND**

The applicants appeared before the Commission at the June 13, 2018 HPC meeting for a preliminary consultation.

## **PROPOSAL**

The applicant proposes hardscape, landscape, and site alterations at the subject property.

## **APPLICABLE GUIDELINES**

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses Section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (Section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

### *Sec. 24A-8. Same-Criteria for issuance.*

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

*Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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.

**STAFF DISCUSSION**

The applicants previously appeared before the Commission at the June 13, 2018 HPC meeting. The Commission expressed support for the proposal, but did caution the applicant that too many new features could detract from the park’s existing character. The Commission recommended renderings to determine how all of the proposed new features and alterations will affect the park. Overall, however, the Commission determined that this was not a historic preservation concern and that the proposal would not detract from the extant historic features in the park (spring and acorn gazebo). The applicants have

provided additional renderings, per the Commission's suggestion.

With regard to the historic features, the applicants propose to restore/repair in-kind the stone walls and mortar of the spring, where necessary. The applicants have indicated that the repairs will adhere to the *Standards*, and mortar samples will be taken to find the appropriate mixture. Additionally, the amount of impervious surface will be reduced and permanent bioretention will be installed to address issues of standing water in the spring and ensure its long-term preservation. No alterations or repairs are currently planned for the acorn gazebo, as it is stable. At the preliminary consultation, there was some concern about the installation of a lighting fixture within the acorn gazebo to provide illumination and enhanced security, but the applicants stated that the illumination would be achieved via external globe lights located nearby.

While ADA accessible ramps and boardwalks are proposed adjacent to the spring and acorn gazebo, there will be no direct impact. The existing stone steps at the spring will be replaced with treads and risers that have consistent dimensions, but these steps are non-historic.

Staff fully support the applicants' proposal, finding that the proposal will not detract from or remove historic character-defining features of the park, in accordance with *Standard #2*. The proposed alterations and new construction will not destroy historic materials that characterize the park, and they can be removed in the future without impairing the essential form and integrity of the historic property and its environment, in accordance with *Standards #9 and #10*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



## HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMITContact Email: Ching-Fang.Chen@montgomeryparks.orgContact Person: Ching-Fang ChenDaytime Phone No.: 301.495.2557Tax Account No.: 03100243Name of Property Owner: M-NCPCCDaytime Phone No.: 301.495.4610 M-NCPCCAddress: 9500 Brunett Avenue, Silver Spring, MD 20901

Street Number

City

State

Zip Code

Construction: To be determined

Phone No.: \_\_\_\_\_

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

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

The project consists two parcels. A letter from the other property owner, The  
Brick Companies, is attached.

House Number: 8075 State: Newell StreetTown/City: Silver Spring Nearest Cross Street: East West Highway and Kennet StreetLot: \_\_\_\_\_ Block: C Subdivision: 8075Liber: 14771 Folio: 0531 Parct: 916PART ONE: PROJECT INFORMATION1A. CHECK ALL APPLICABLE CHECK ALL APPLICABLE

- |                                    |                                  |                                                   |                                                                                                                 |                                    |                                            |                                        |                               |                               |
|------------------------------------|----------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------|----------------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Recover | <input type="checkbox"/> A/C                                                                                    | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze               | <input type="checkbox"/> Solar                                                                                  | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Reversible               | <input type="checkbox"/> Fence/Wall (complete Section 4) <input type="checkbox"/> Other: <u>park renovation</u> |                                    |                                            |                                        |                               |                               |

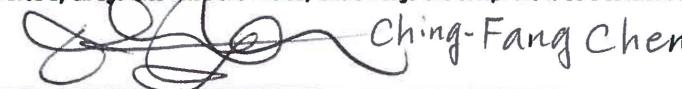
1B. Construction cost estimate: \$ 1.5 M1C. If this is a revision of a previously approved active permit, see Permit #: NoPART TWO: SEWAGE AND WATER CONNECTIONS2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_PART THREE: FENCE OR RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- |                                                      |                                                    |                                                            |
|------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> On party line/property line | <input type="checkbox"/> Entirely on land of owner | <input type="checkbox"/> On public right of way/assessment |
|------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------|

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.



Ching-Fang Chen

Signature of owner or authorized agent

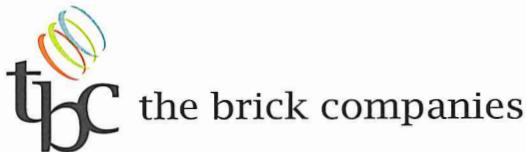
10-23-18

Date

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

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

Application/Permit No.: 856 313 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



the brick companies

For Working. For Living. For Fun.

May 17, 2018

3168 Braverton Street  
4th Floor  
Edgewater, MD 21037  
443.951.2000  
443.951.2020 fax

[thebrickcompanies.com](http://thebrickcompanies.com)

M-NCPPC Montgomery County Department of Parks  
The Maryland-National Capital Park and Planning Commission  
Park Development Division  
9500 Brunett Avenue  
Silver Spring, MD 20901

To Whom it May Concern:

The Brick Companies supports the proposed renovation of Acorn Urban Park located at 8075 Newell Street in Silver Spring, Maryland. The project intends to restore historic features, improve and activate the park to better serve nearby communities while providing accessibility and stormwater management.

The project involves The Brick Companies' owned property as part of the park - Parcel 969, Lot 4, Block C, Subdivision 0001, Liber 24587, Folio 0775. The area is approximately 32 feet wide and 200 feet long northwest of the building addressed at 8045 Kennett Street, Silver Spring, MD.

The Brick Companies has been included in the development of the overall park throughout the planning process. The plan recommends converting the existing paved walkway within our property into green open space with reconfigured walkways, terraces, infrastructure and other site amenities. We support the plan that has been developed up to this point and are aware of the anticipated work involved on our property. We understand on-going coordination with the M-NCPPC will be needed to obtain regulatory approvals and the Historic Area Work permit for the project. An easement will also be required for a portion of the stormwater management facilities within our property.

The Brick Companies agrees to the renovation of Acorn Urban Park and to making our property an integral part of the park design. We will continue to partner with the M-NCPPC to facilitate the project and to ensure that the project will be successful.

Very truly yours,



Arthur A. Birney, Jr.  
Chief Executive Officer

## **HAWP APPLICATION:**

### **#1 WRITTEN DESCRIPTION OF PROJECT**

#### **a. Description of existing structure(s) and environmental setting, including their historical features and significance:**

The approx. 0.3-acre triangular shaped park is surrounded by high density mix-use development. The historic environmental setting includes all of M-NCPPC-owned property. However, the entire park includes private property as well which creates the park's southern boundary (see map). The southern edge of the park is defined by the privately-owned office building on which there are six murals facing the park. The eastern edge is the sidewalk for East-West Highway. The northern edge is Newell Street.

The park contains walkways, mature specimen trees and significant historic resources, notably the original "Silver Spring" for which the town is named, and the Acorn Gazebo. Between 1842-1845, Francis Preston Blair and his wife Eliza established a 300-acre summer estate called Silver Spring after his discovery of a mica flecked spring. The Acorn gazebo was built 1850 to commemorate their marriage proposal under an oak tree. The gazebo was moved to its current location from across the street in 1955 when the public park was established. The historic spring is set in a recessed grotto with a carved stone hood delineating its location. The grotto dates to before 1861 and was modified in mid 20<sup>th</sup> century.

The park was listed on the Montgomery County Master Plan for Historic Preservation in 1985. Since that time, the landscape and features have been maintained on an ongoing basis. However, erosion due to frequent flooding has caused problems that need to be resolved.

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

The proposed project is designed to provide improved access and use of the park in this densely populated area. The design includes both hardscape and landscape elements. This project will enhance the visitor experience at this park and will have no adverse effect on the historic resource.

#### **Hardscape: (refer to Site Plan and key on page 3)**

- A. Historic Spring/Grotto (existing) - retain and restore the historic spring/Grotto
- B. Acorn Gazebo (existing) - retain and restore the gazebo
- C. Community Open Space - create a consolidated interior lawn as community open space for flexible activities
- D. Acorn Platform - build a wooden platform for seating and gathering. The elevated platform is to protect the tree roots and make efficient use of the space.
- E. Overlook Terrace – provide an ADA accessible entrance from Newell Street with seating to welcome people to the park. The terrace serves as an overlook for the historic spring area and an overflow space for the Acorn Gazebo, allowing people in wheelchairs better access to the historic features.

- F. Boardwalk – provide a wooden boardwalk as part of the ADA accessible route. The boardwalk protects the existing tree roots, transitional steep slope, and bioretention facilities.
  - G. Accessible Walk – provide a curved stone walkway as part of the ADA accessible route.
  - H. Play Area – provide boulders, low visual impact play elements that complement the oak tree setting.
  - I. West Terrace – provide a multi-use terrace that transitions into the Kennet Street sidewalk and existing building exit.
  - J. Bioretention – integrate bioretention facilities with the boardwalk to treat stormwater runoff.
- 
- 1. Curb/Edging –divert offsite runoff and create separation between different materials.
  - 2. Special Paving – draw visual connection from the privately owned green open space and streetscape
  - 3. Stone Runnel –convey offsite runoff during large storm events.
  - 4. Seat Wall –provide seating opportunity and separation from street activities
  - 5. Retaining Wall – divert street runoff
  - 6. Stairs – rehabilitate existing stairs (built 1955 and 1990s) leading to the historic spring area to meet code. They currently do not have uniform riser heights and tread widths. Build new stone stairs from the Newell Street entrance to match existing.
  - 7. Ramp – provide accessible ramp as part of the boardwalk, including, a non-intrusive ADA ramp and landing for the Acorn Gazebo. Provide handrails and guardrails as needed.
  - 8. Crosswalk – provide safe street crossing
  - 9. Interpretation – provide opportunities to interpret the history of the park
  - 10. Boulder – provide visual connection or seating opportunities
  - 11. Bench – provide seating opportunities
  - 12. Bike Rack (existing) – retain existing bike racks
  - 13. Light – relocate existing light fixtures to the street to enhance the park. Install ground level, recessed, and/or other similar spot lights to highlight the historic features and provide safe passage along the walks.

**Planting:** (refer to Landscape Plan and key on page 4)

Existing significant trees, Tree #15 (35" dia. white oak) and Tree #16 (40" dia. white oak) are to be preserved and mitigated for long term health.

- 1. Transplanted Oak – transplant tree #14 (5" white oak) if feasible or plant a matching new oak.

2. Shrubs – consolidate existing evergreen shrubs at the base of the adjacent office building to create a consistent green backdrop for the community open space.
3. Groundcovers – establish low-growing, low-maintenance groundcovers to prevent soil erosion. The groundcover planting to provide aesthetic environmental setting for the historic features and buffer the historic features from the busy street activities. The groundcovers are to be planted in plug size to minimize impact to the tree roots.
4. Bioretention Planting – install bioretention planting to treat stormwater to enhance the environmental setting for the park.
5. Lawn – establish shade tolerant turf for the community open space.

**Demolition:** (refer to Demolition Plan and key on page 5)

1. Remove the following non-historic walkways:
  - in front of the building (built after 1994) to create green open space.
  - From Newell to the walkway in front of the building
  - From grotto to walkway from Newell Street
2. Demolish river rock swale (recently installed interim measure to mitigate stormwater impact)
3. Remove obsolete concrete light fixture stands.

**#2 SITE PLAN**

See attachment.

**#3 PLANS AND ELEVATIONS**

See attachment.

**#4 MATERIALS SPECIFICATIONS**

See attachment.

**#5 PHOTOGRAPHS**

See attachment.

**#6 SITE SURVEY**

See attachment.

**#7 MAILING ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

**Owner's mailing address:**

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Department of Parks  
 9500 Brunett Avenue  
 Silver Spring, MD 20901

The Brick Companies  
 3168 Braverton Street, 4th Floor  
 Edgewater, MD 21037

**Owner's Agent's mailing address:**

Ching-Fang Chen  
The Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Parks  
9500 Brunett Avenue  
Silver Spring, MD 20901

**Adjacent and confronting Property Owners mailing address:**

Argent Apartments  
1200 Blair Mill Road  
Silver Spring, MD 20910

Mica Condominium  
1220 Blair Mill Road  
Silver Spring, MD 20910

The Brick Companies  
3168 Braverton Street, 4th Floor  
Edgewater, MD 21037

Silver Spring Metro A Condominium  
8045 Newell Street  
Silver Spring, MD 20910

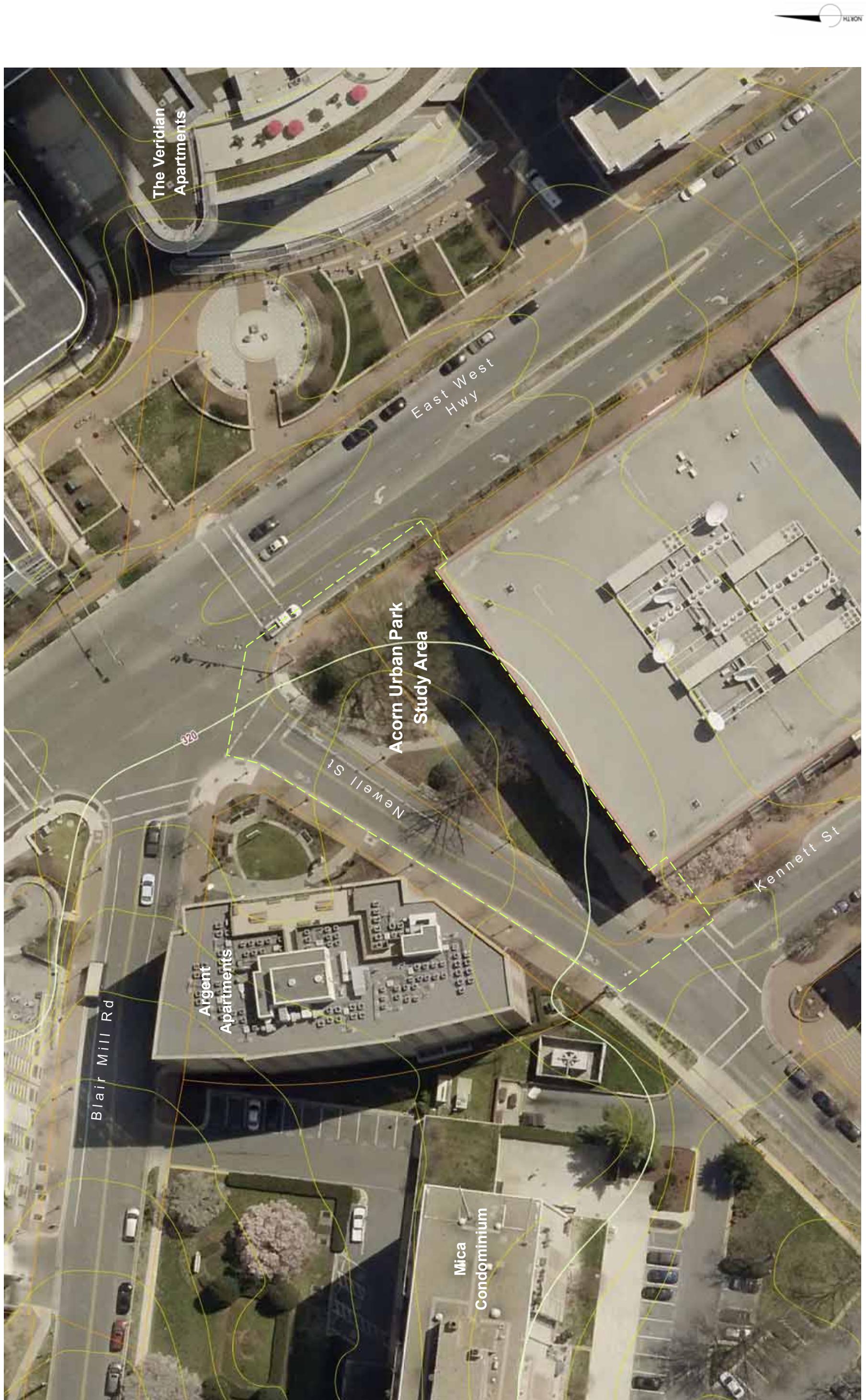
Washington Metro Area Transit Authority  
950 S Lenfant Plaza SW  
Washington, DC 20026

The Veridian Apartments  
1139 East West Highway  
Silver Spring, MD 20910

1133 East West Highway  
Silver Spring, MD 20910

1191 Blair Mill Road  
Silver Spring, MD 20910

1201 East West Highway  
Silver Spring, MD 20910



## Acorn Urban Park Renovation – Site Plan (Aerial Map)

✓ M-NCPDC The Park Development Division of the Montgomery County Department of Parks

## Acorn Urban Park Renovation – Site Plan (Existing)

M-NCPPC The Park Development Division of the Montgomery County Department of Parks





## Acorn Urban Park Renovation – Site Plan (Property Ownership)

M-NCPPC The Park Development Division of the Montgomery County Department of Parks

## Keys

- A. Historic Spring
- B. Historic Acorn Gazebo
- C. Community Open Space
- D. Acorn Platform
- E. Overlook Terrace
- F. Boardwalk
- G. Accessible Walk
- H. Play Area
- I. West Terrace
- J. Bioretention
- 1. Curb/Edging
- 2. Brick Sidewalk
- 3. Stone Runnel/Swale
- 4. Seat Wall
- 5. Retaining Wall
- 6. Stairs
- 7. Ramp
- 8. Crosswalk
- 9. Interpretation
- 10. Boulder
- 11. Bench
- 12. Bike Rack
- 13. Light



## Acorn Urban Park Renovation - Site Plan (FOR CONCEPT APPROVAL)

M-NCPPC The Park Development Division of the Montgomery County Department of Parks

P4  
November 14, 2018

## Landscape Improvements

1. Oak Tree
2. Shrubs
3. Groundcovers
4. Bioretention Planting
5. Lawn



## Acorn Urban Park Renovation – Landscape Plan (FOR CONCEPT APPROVAL)

M-NCPPC The Park Development Division of the Montgomery County Department of Parks

8075 Newell St, Silver Spring, MD 20910  
November 14, 2018

## Acorn Urban Park Renovation –View from East West Highway Sidewalk (Existing)



## Acorn Urban Park Renovation – View from East West Highway Sidewalk (Proposed)

 M-NCPPC The Park Development Division of the Montgomery County Department of Parks

8075 Newell St, Silver Spring, MD 20910  
November 14, 2018

P7



## Acorn Urban Park Renovation – View from Newell Street (Existing)

 M-NCPPC The Park Development Division of the Montgomery County Department of Parks

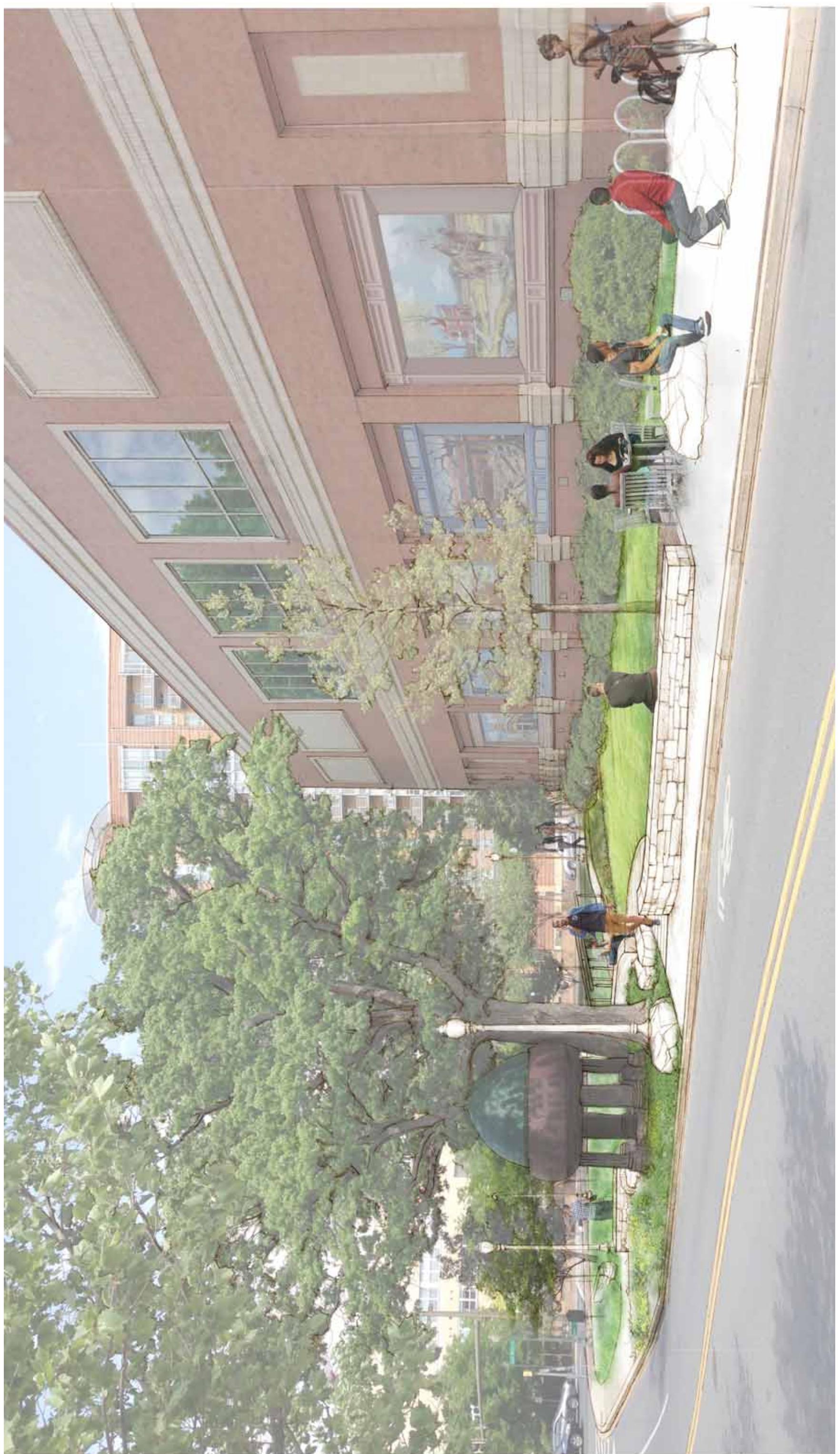


## Acorn Urban Park Renovation – View from Newell Street (Proposed)

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P9

8075 Newell St, Silver Spring, MD 20910  
November 14, 2018



## Acorn Urban Park Renovation – Northwest View from the Park (Existing)



## Acorn Urban Park Renovation – Northwest View from the Park (Proposed)

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## Acorn Urban Park Renovation – Southwest View from the Park (Existing)



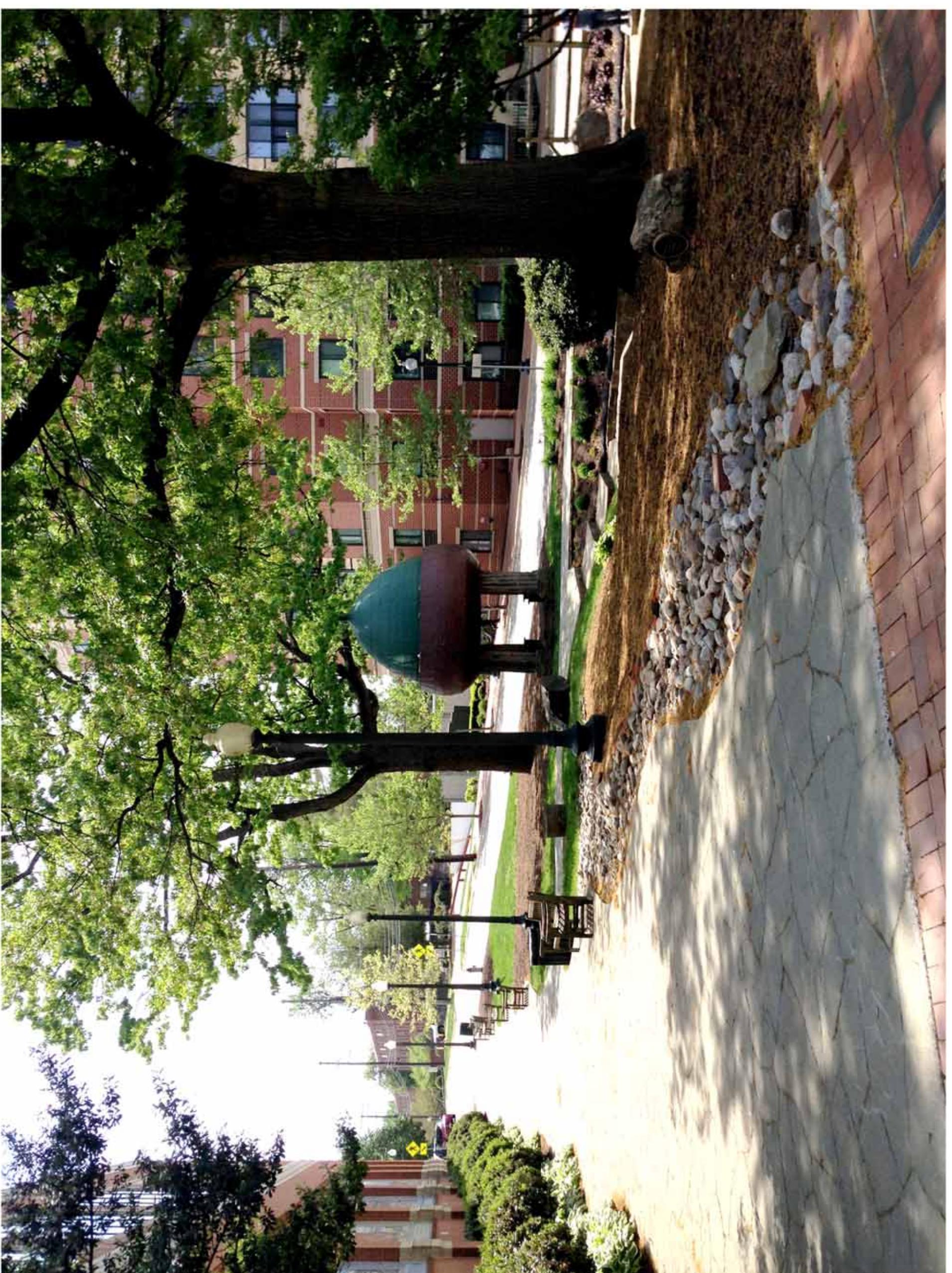
22

## Acorn Urban Park Renovation – Southwest View from the Park (Proposed)



## Acorn Urban Park Renovation –View from the East West Highway Sidewalk (Existing)

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## Acorn Urban Park Renovation – View from the East West Highway Sidewalk (Proposed)

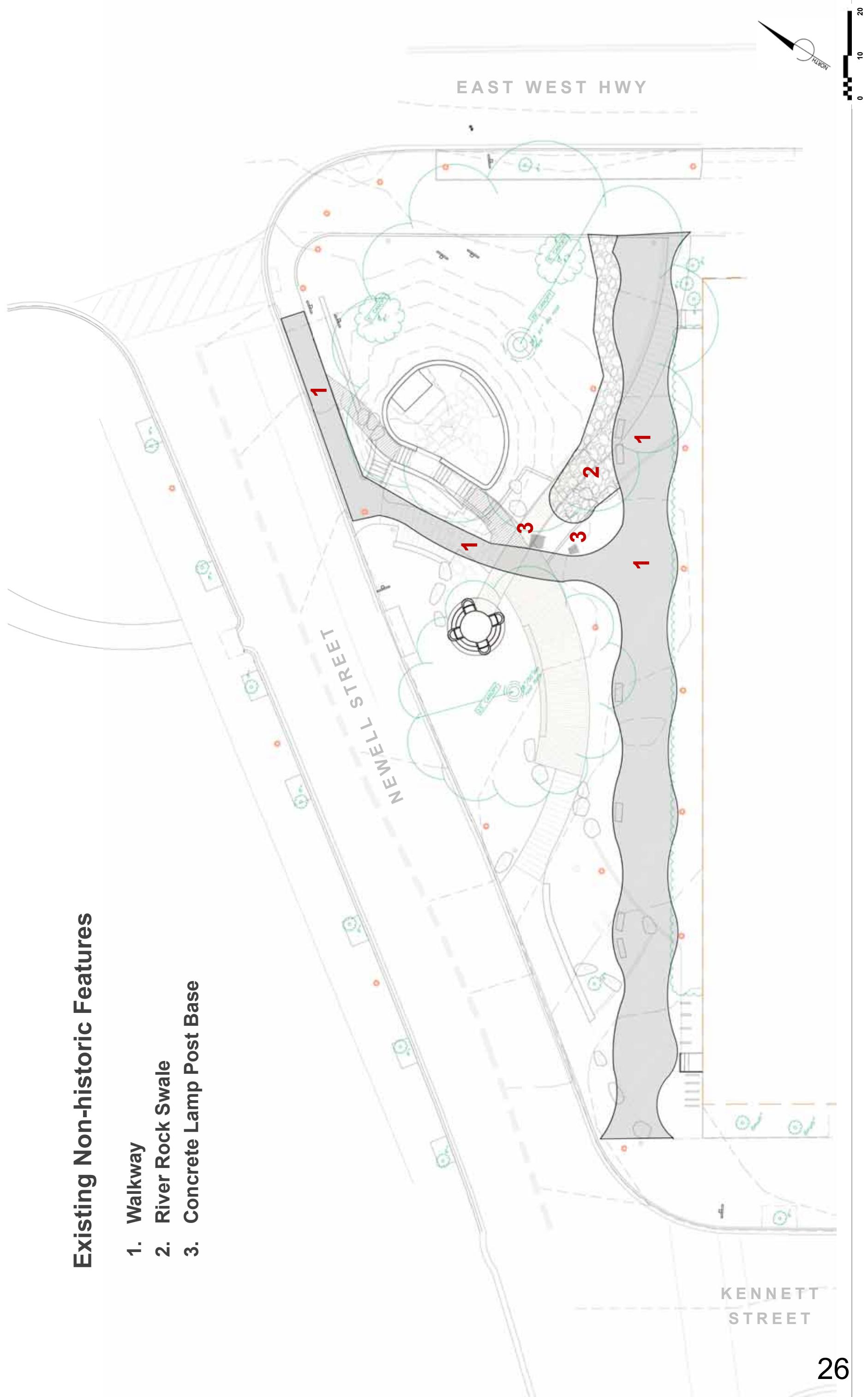


## Acorn Urban Park Renovation – Demolition Plan

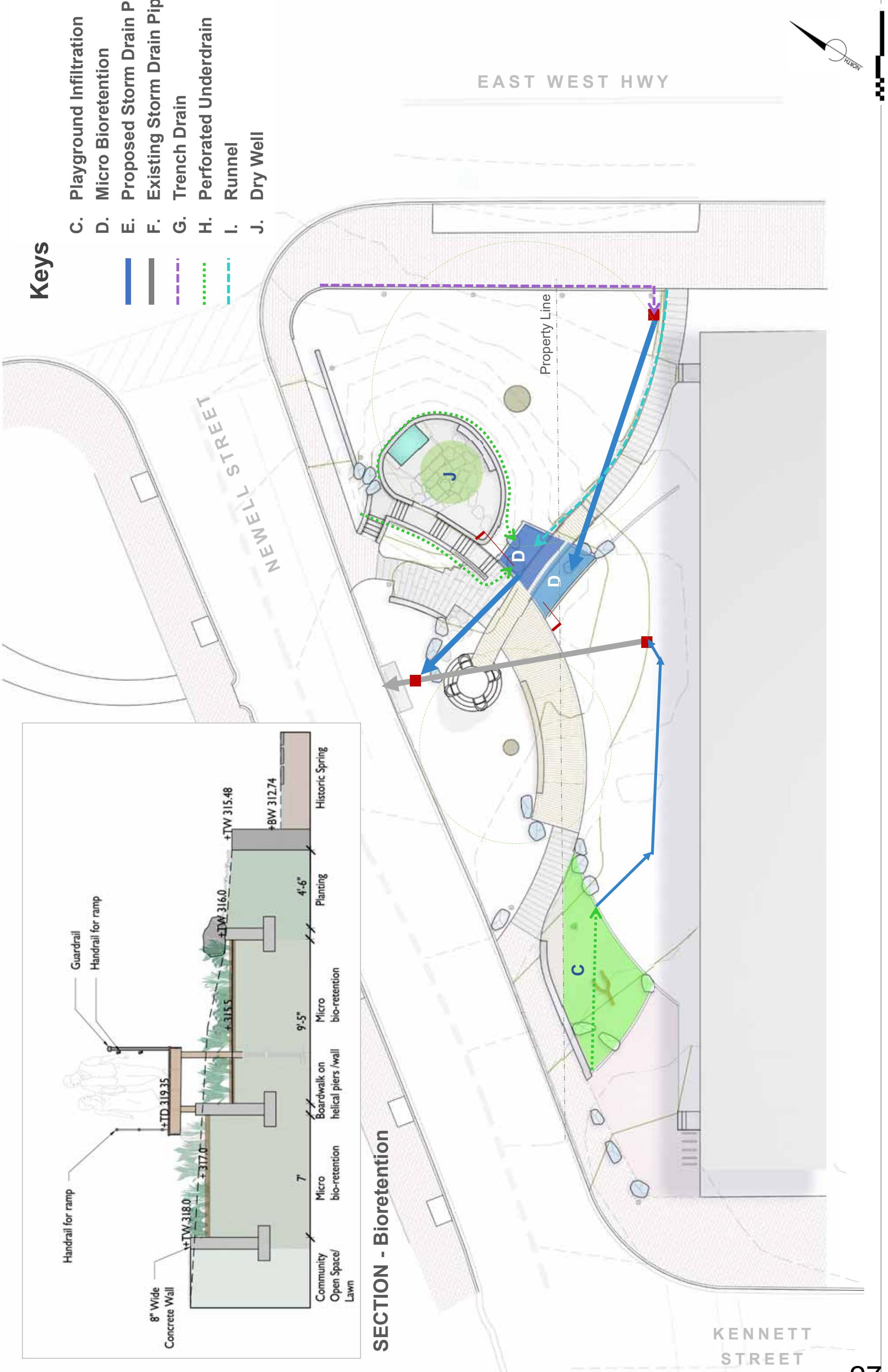
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### Existing Non-historic Features

1. Walkway
2. River Rock Swale
3. Concrete Lamp Post Base



## Keys



Acorn Urban Park Renovation – Stormwater Management Concept

M-NCPPC The Park Development Division of the Montgomery County Department of Parks

# Acorn Urban Park Renovation – Schematic Layout Plan

M-NCPPC The Park Development Division of the Montgomery County Department of Parks

8075 Newell St., Silver Spring, MD 20910  
November 14, 2018





# Acorn Urban Park Renovation – Schematic Grading Plan

 M-NCPCC The Park Development Division of the Montgomery County Department of Parks

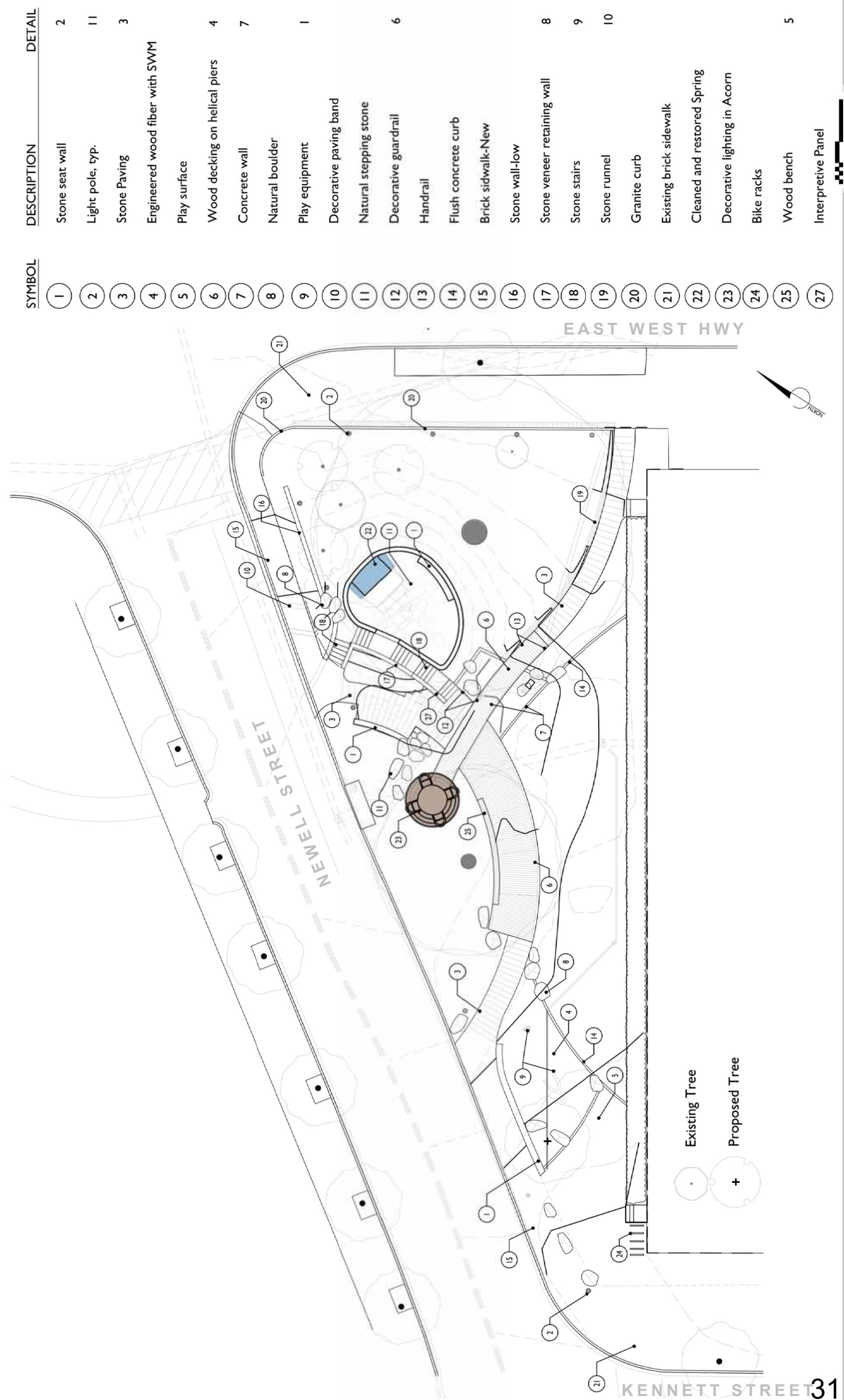
## ADA Accessibility

- Accessible Route
- Landing
- ● ● Ramp



## Acorn Urban Park Renovation – Schematic Materials Plan

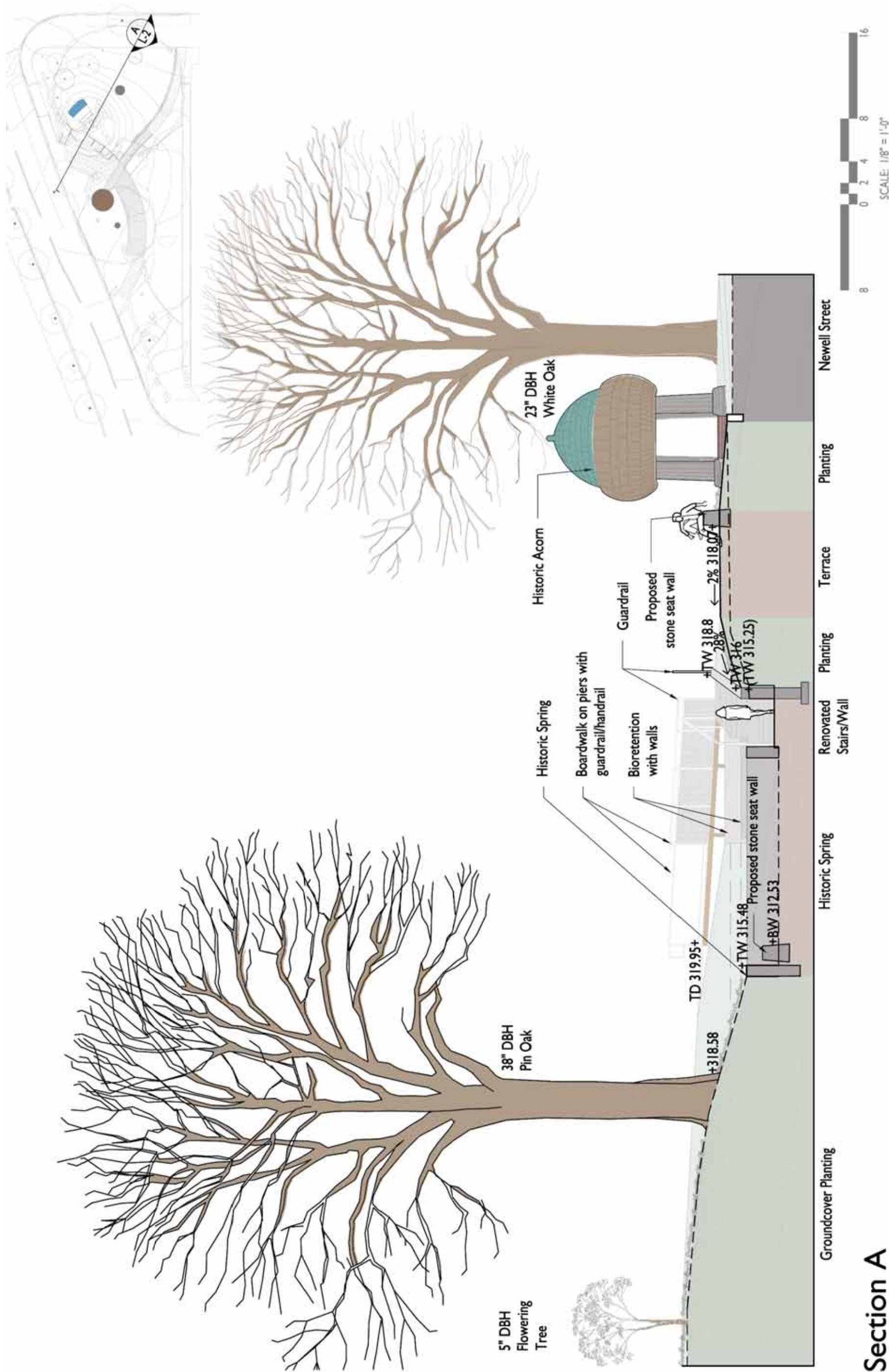
31



## Acorn Urban Park Renovation – Section A

32

### Section A

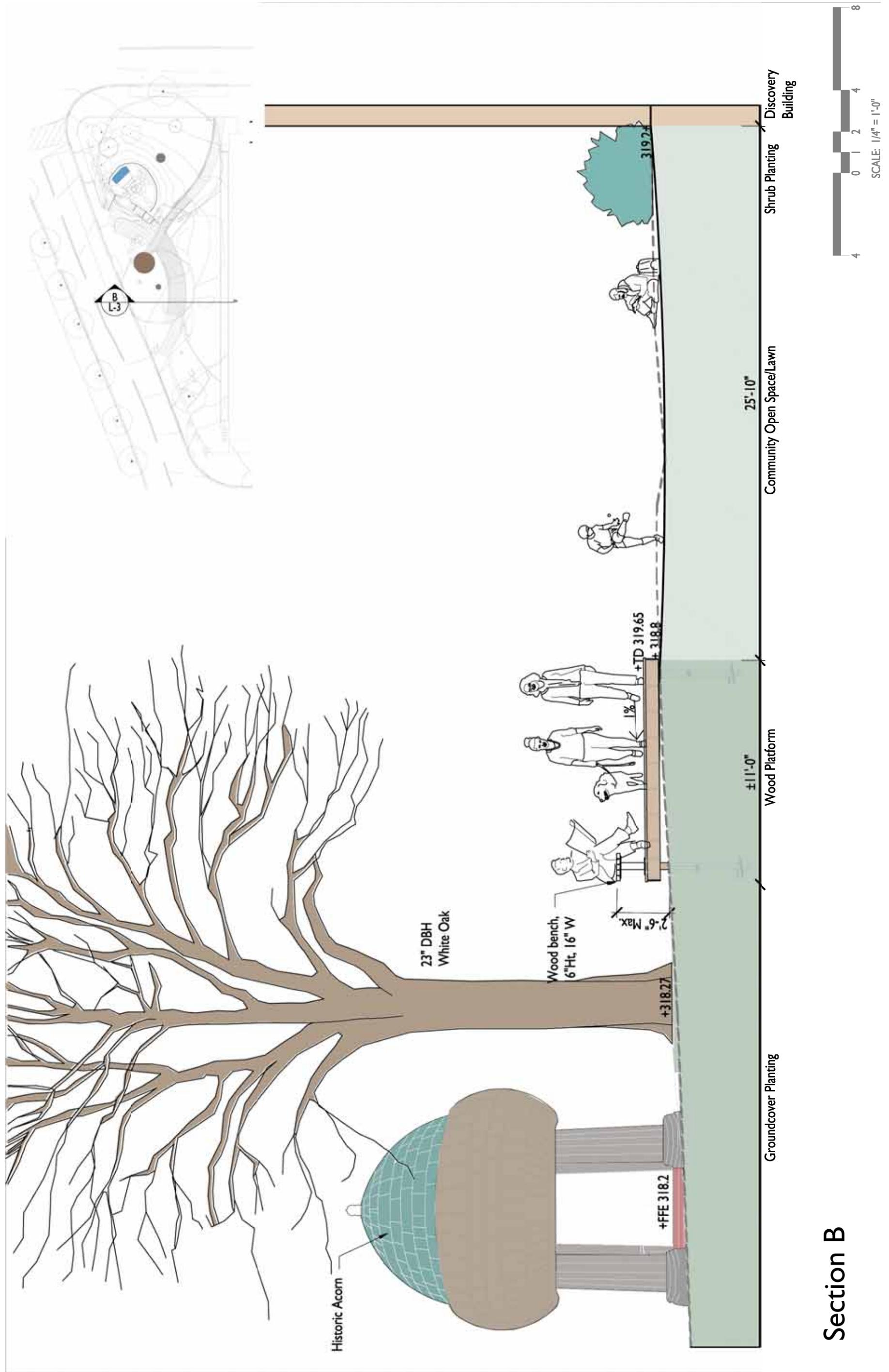


## Acorn Urban Park Renovation – Section B

P23

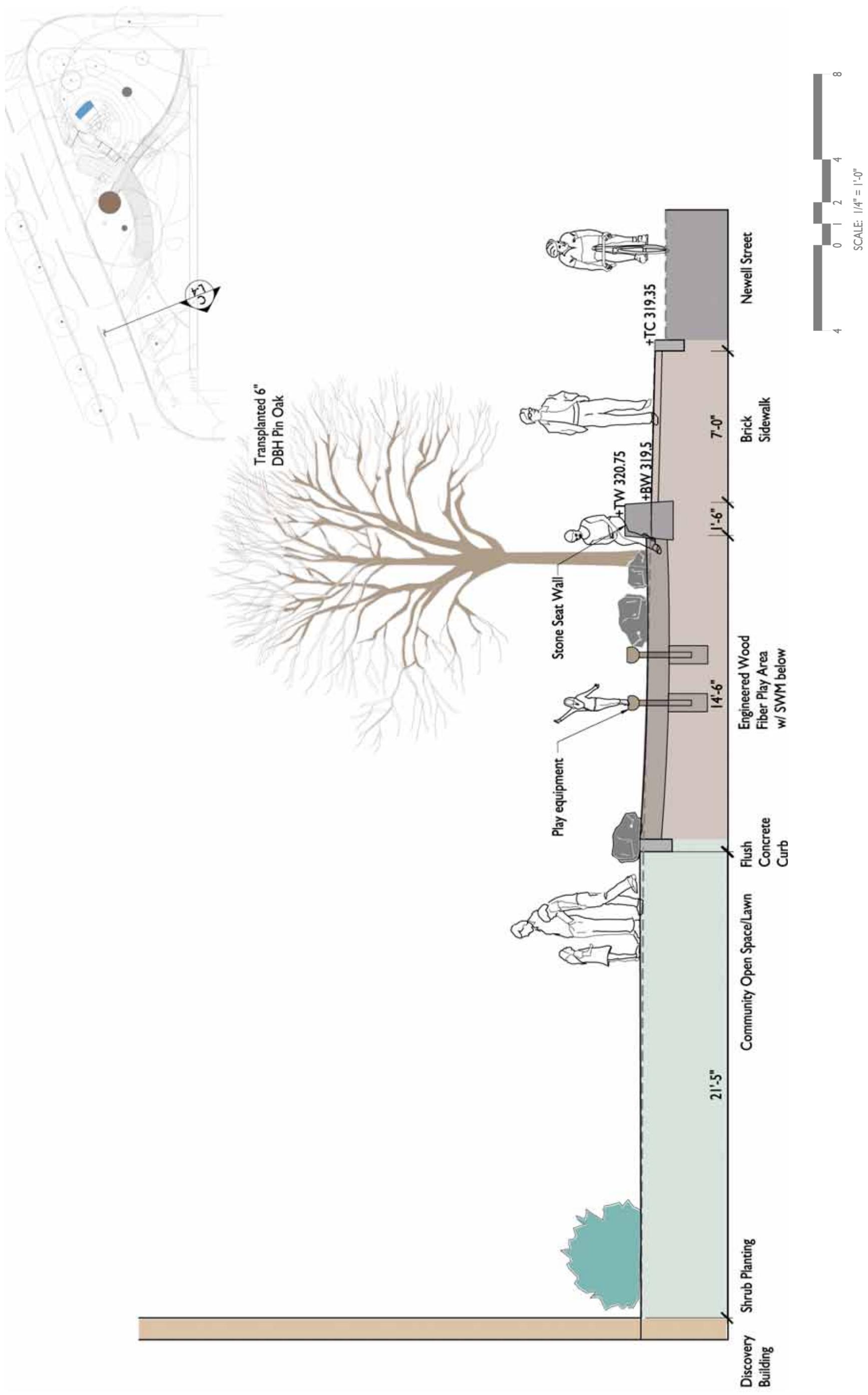
 M-NCPPC The Park Development Division of the Montgomery County Department of Parks

8075 Newell St, Silver Spring, MD 20910  
November 14, 2018



## Acorn Urban Park Renovation – Section C

34





Historic Acorn

Wood boardwalk, 5/4 x 6 Black locust  
Flush with platform  
joist to sit on brick step

Existing brick stair tread

Landing: 1% Slope

Ramp up to wood deck:  $\Delta 3''$

Stainless Steel Toe Kick  
2 x 6 joist  
Double box beam  
Helical pier

+BS 317.4

+FE 318.2

+TD 318.16

+TD 318.45

Wood Boardwalk for ADA Access

## Section D

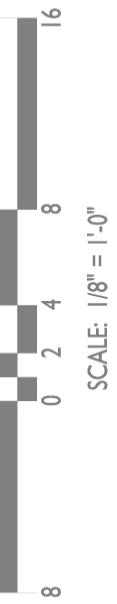
Historic Acorn

Planting

SCALE: 1/2" = 1'-0"

## Acorn Urban Park Renovation – Section E

36



E-W  
Highway

Existing brick sidewalk

Dry set natural stone paving

Micro-bioretention  
Boardwalk on wall with guardrail  
(Spring side) and handrail on both sides

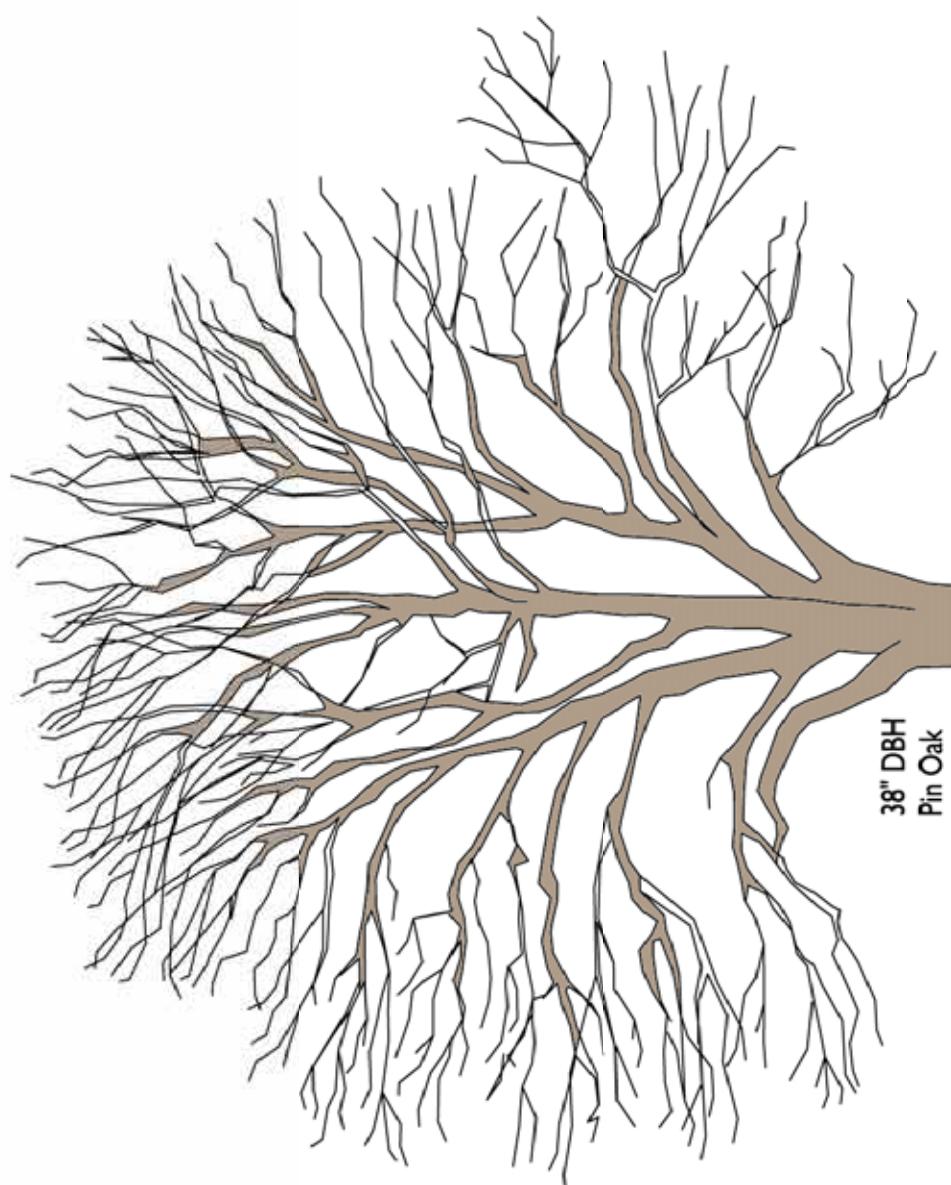
Proposed stone curb  
at sidewalk beyond

Meet existing grade  
at base of building  
exit stairs

Guardrail  
Handrail on both sides of ramp  
Wall below deck at bioretention

38" DBH  
Pin Oak

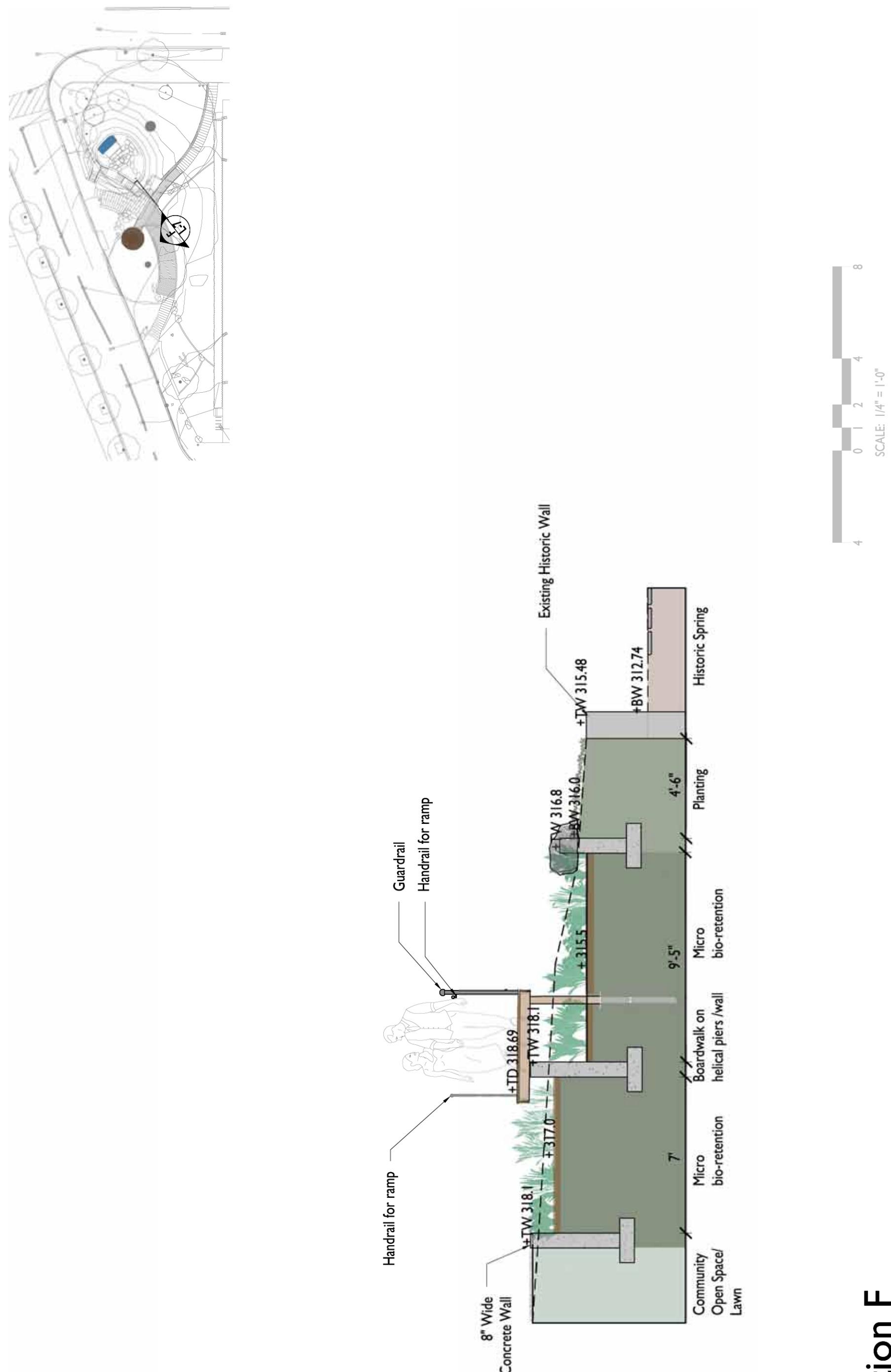
E  
L6

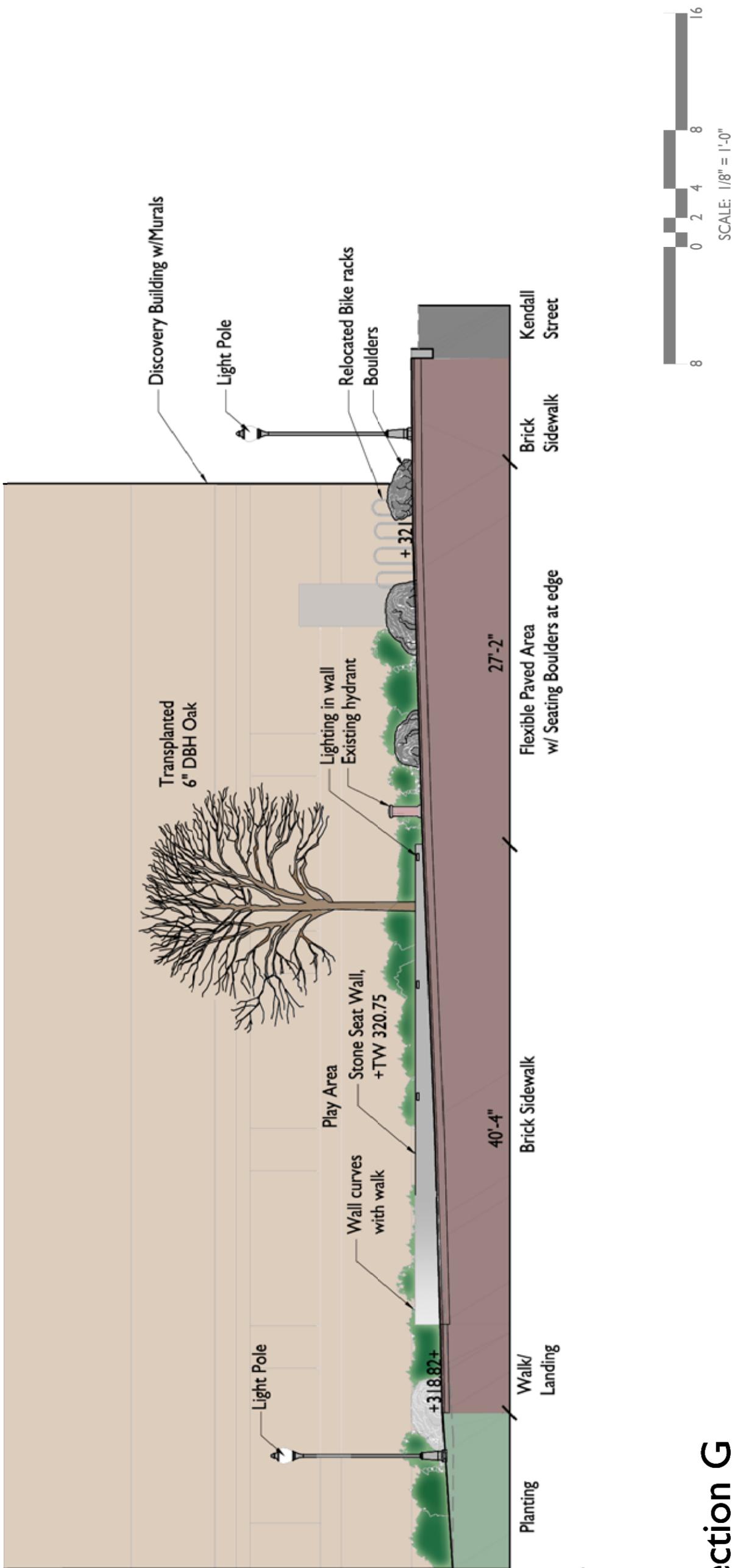
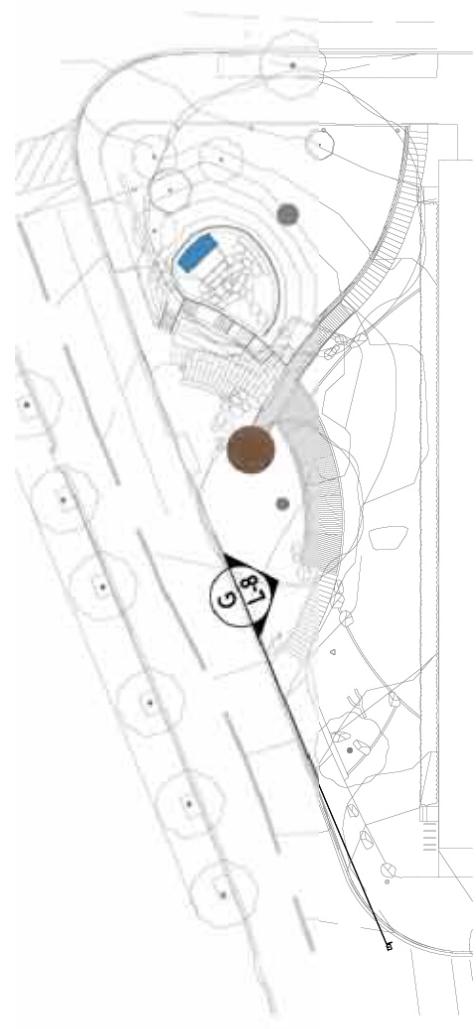


Section E

## Acorn Urban Park Renovation – Section F

37





Acorn Urban Park Renovation – Section G

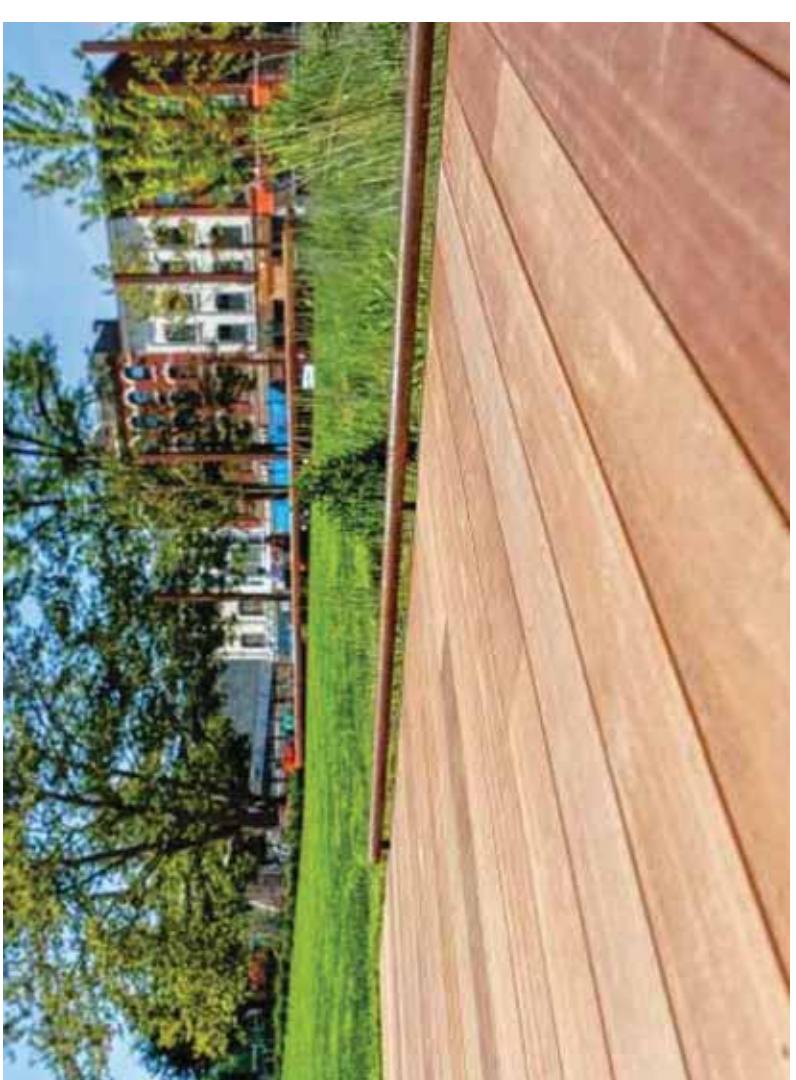
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November 14, 2018

## Acorn Urban Park Renovation – Suggested Materials Concept

### Wooden Platform and Boardwalk

- Decking      **Black Locust**
- Framing    **Cold-formed steel**
- Foundation **Helical Pier**

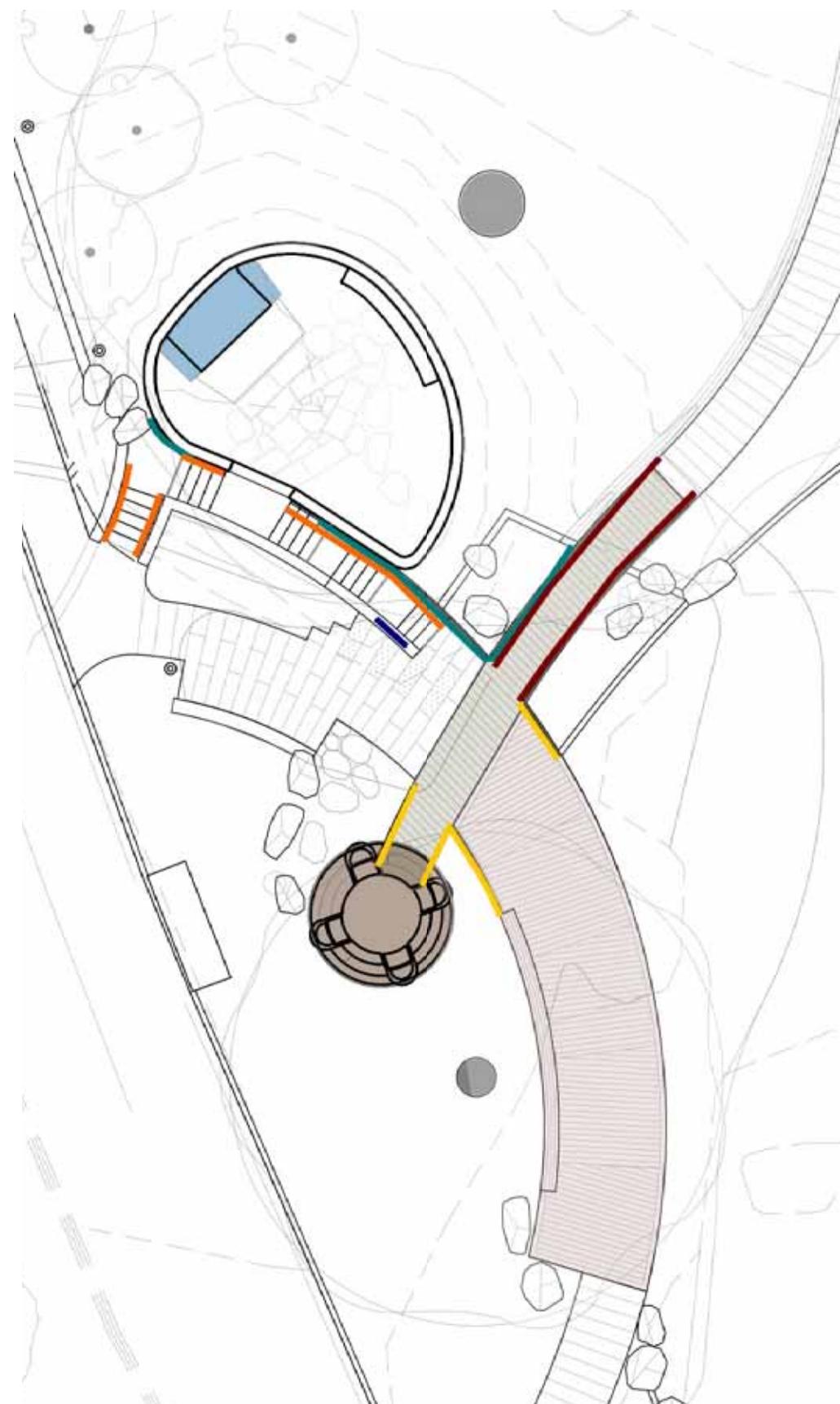


## Guardrail, Handrail and Edge Protection



### Code Requirements:

- **Handrails** shall be provided on both sides of ramps. Exterior stairs with four or more risers must have a handrail (between 34 and 38 inches) on at least one side.
- **Guardrails** are required when the difference in elevation between the upper and lower surfaces is 30" or greater. Height must be a minimum of 42" above the leading edge of the tread or walking surface. A 4" diameter sphere shall not pass through any opening up to a height of 34 inches.
- Handrails and guardrails shall extend at least 12" beyond the top and bottom riser and ramps
- **Edge protection** shall be provided on each side of ramps and landings.



Guardrail/Handrail



Handrail

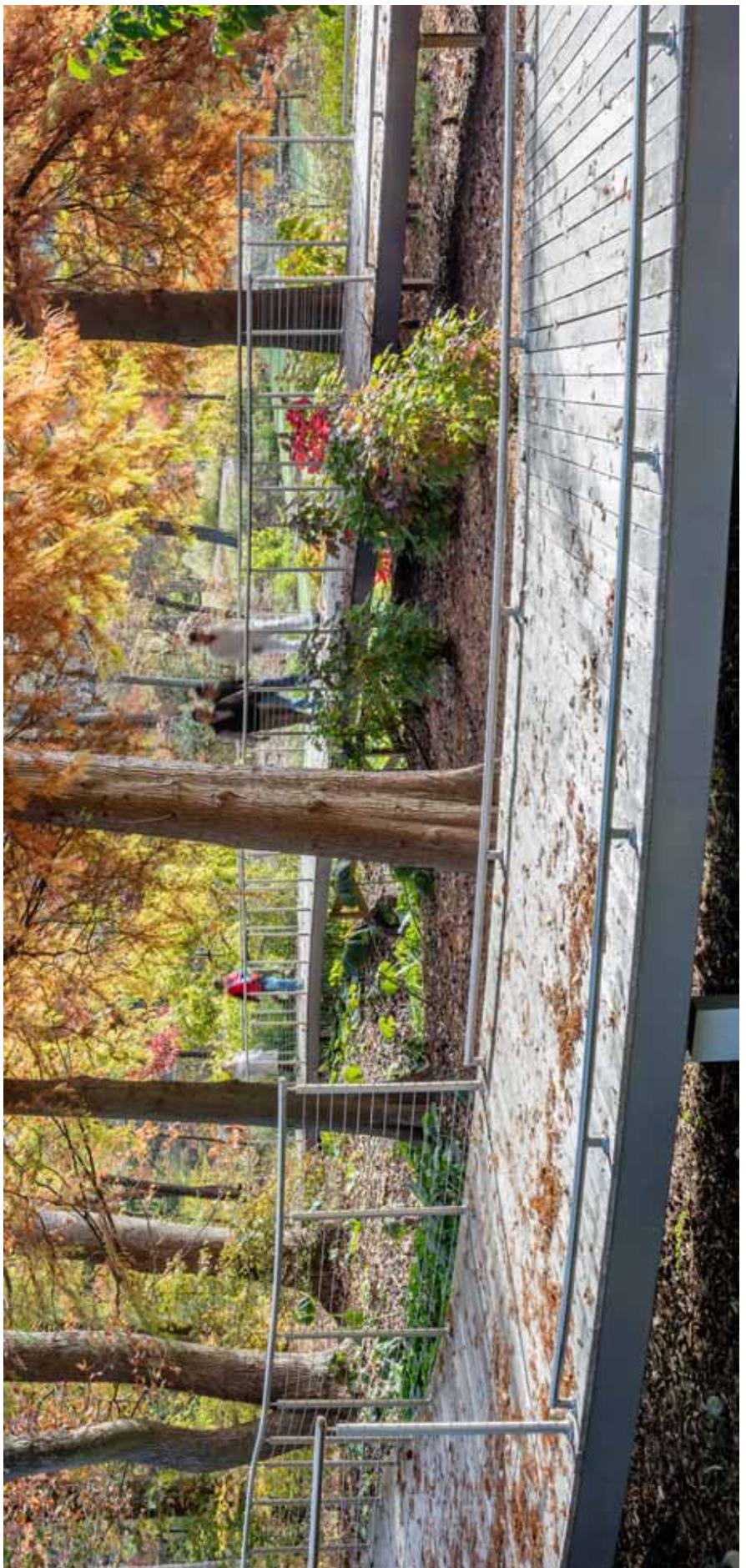


Guardrail and Toe Kick

## Acorn Urban Park Renovation – Suggested Materials Concept

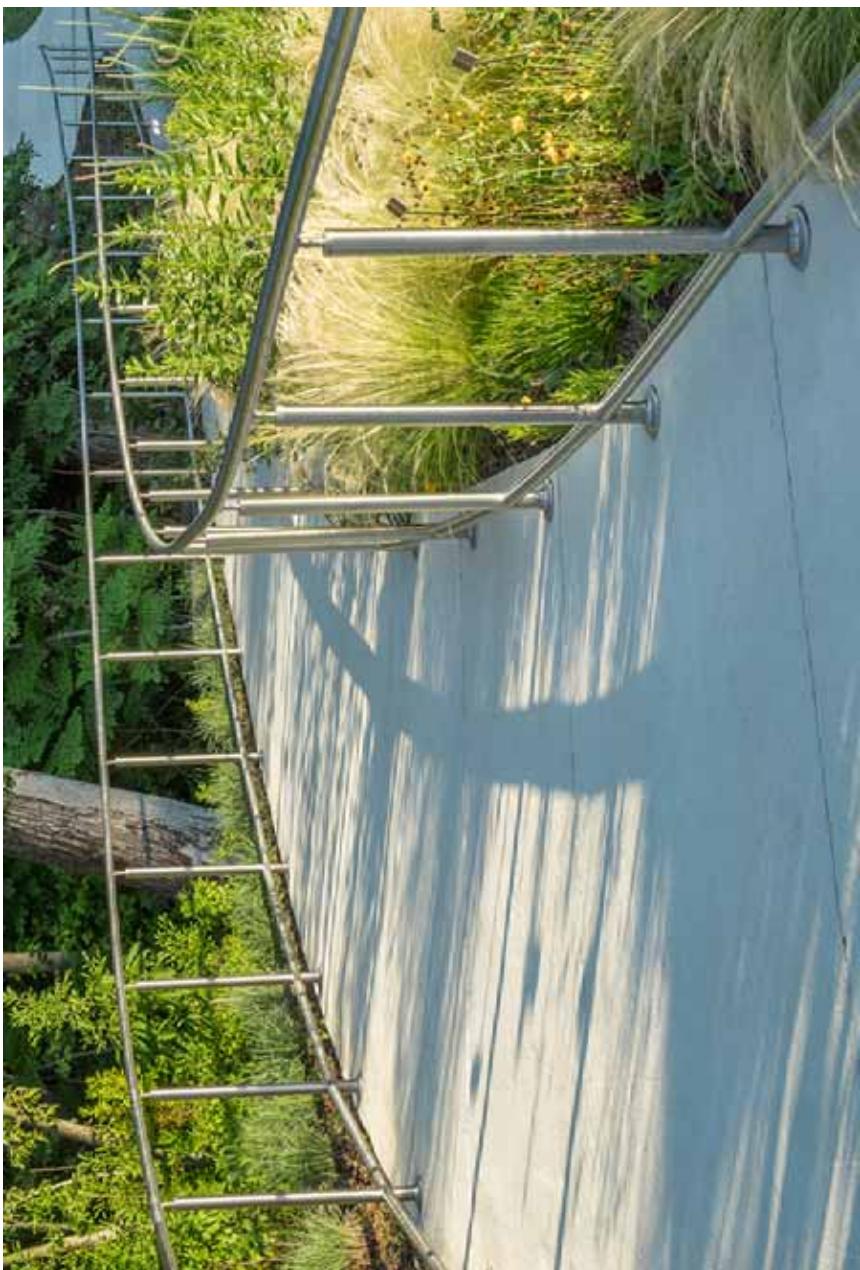
## Guardrail

- Stainless Steel with Cable or
- Aluminum with Cable



## Handrail

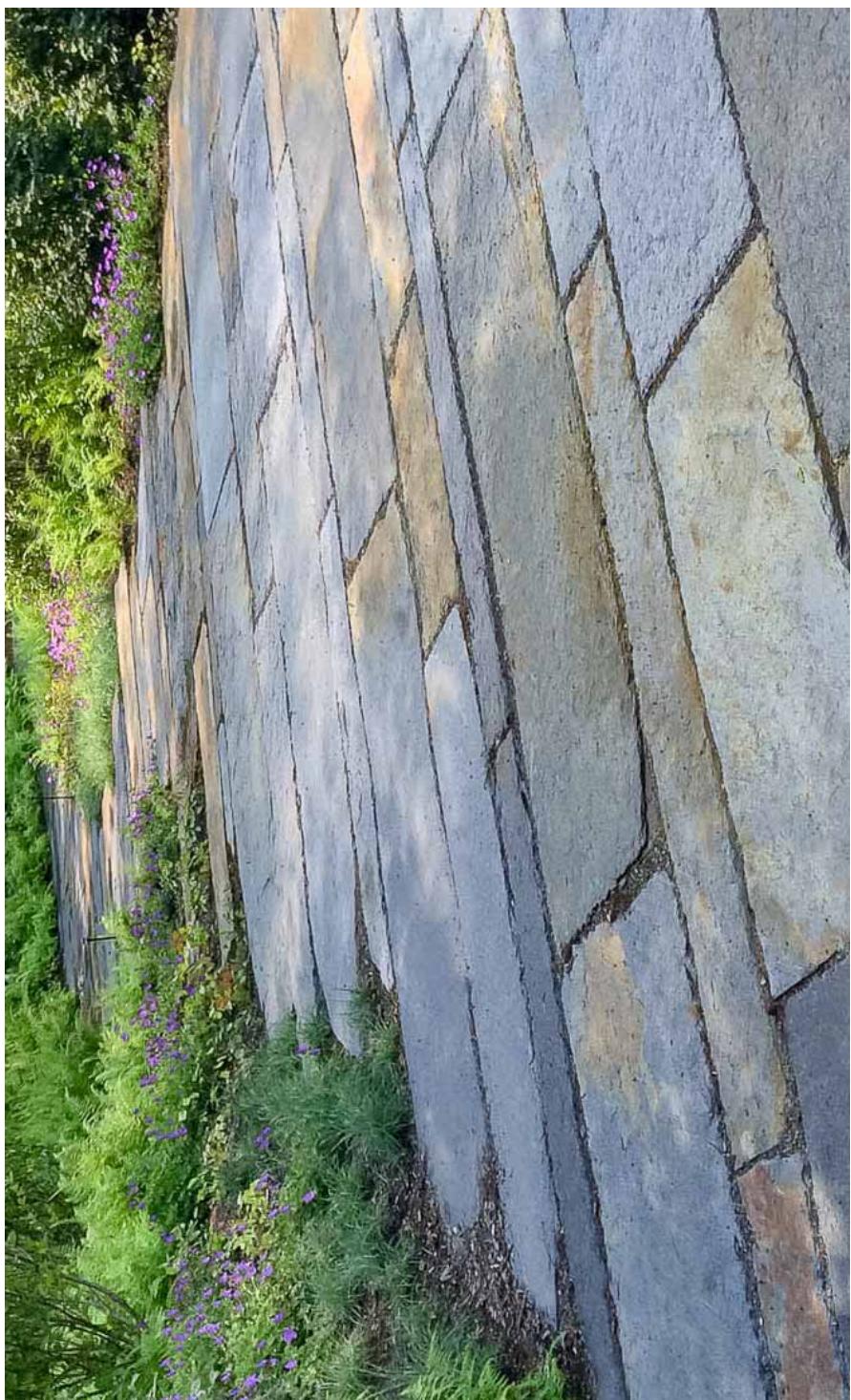
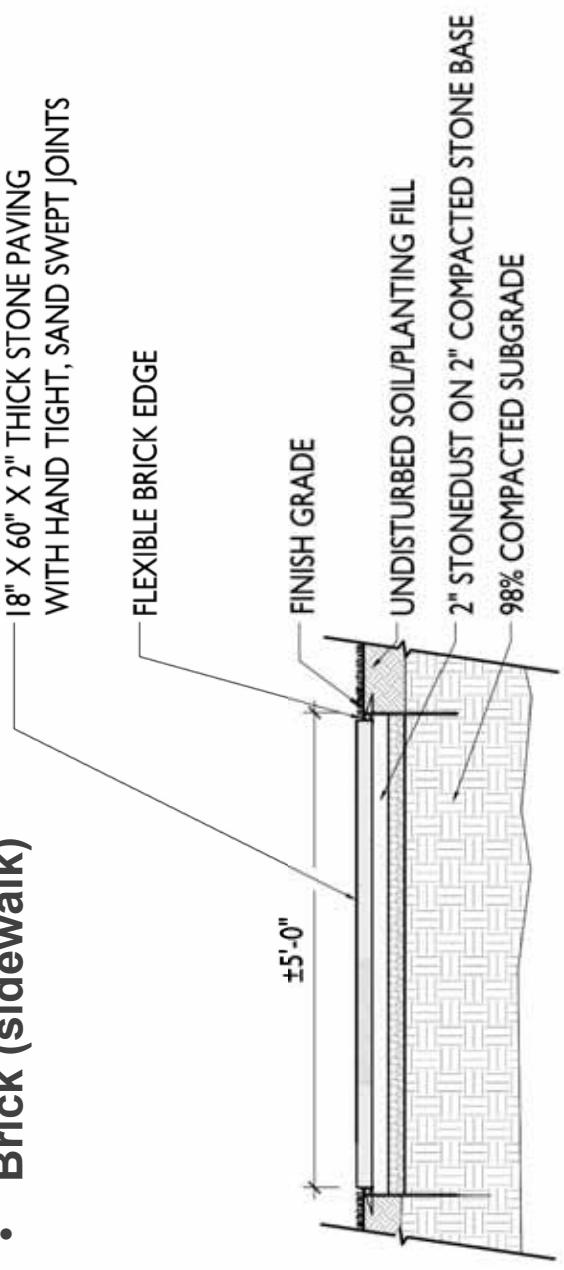
- Stainless Steel or
- Aluminum



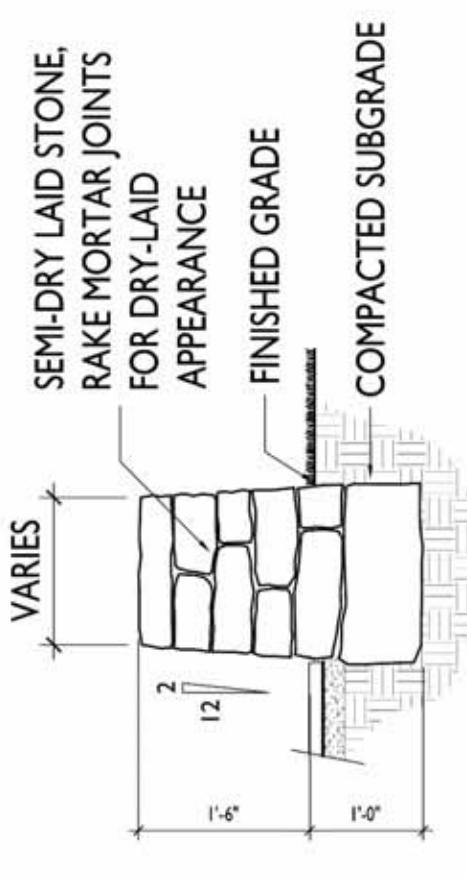
## Acorn Urban Park Renovation – Suggested Materials Concept

## Paving

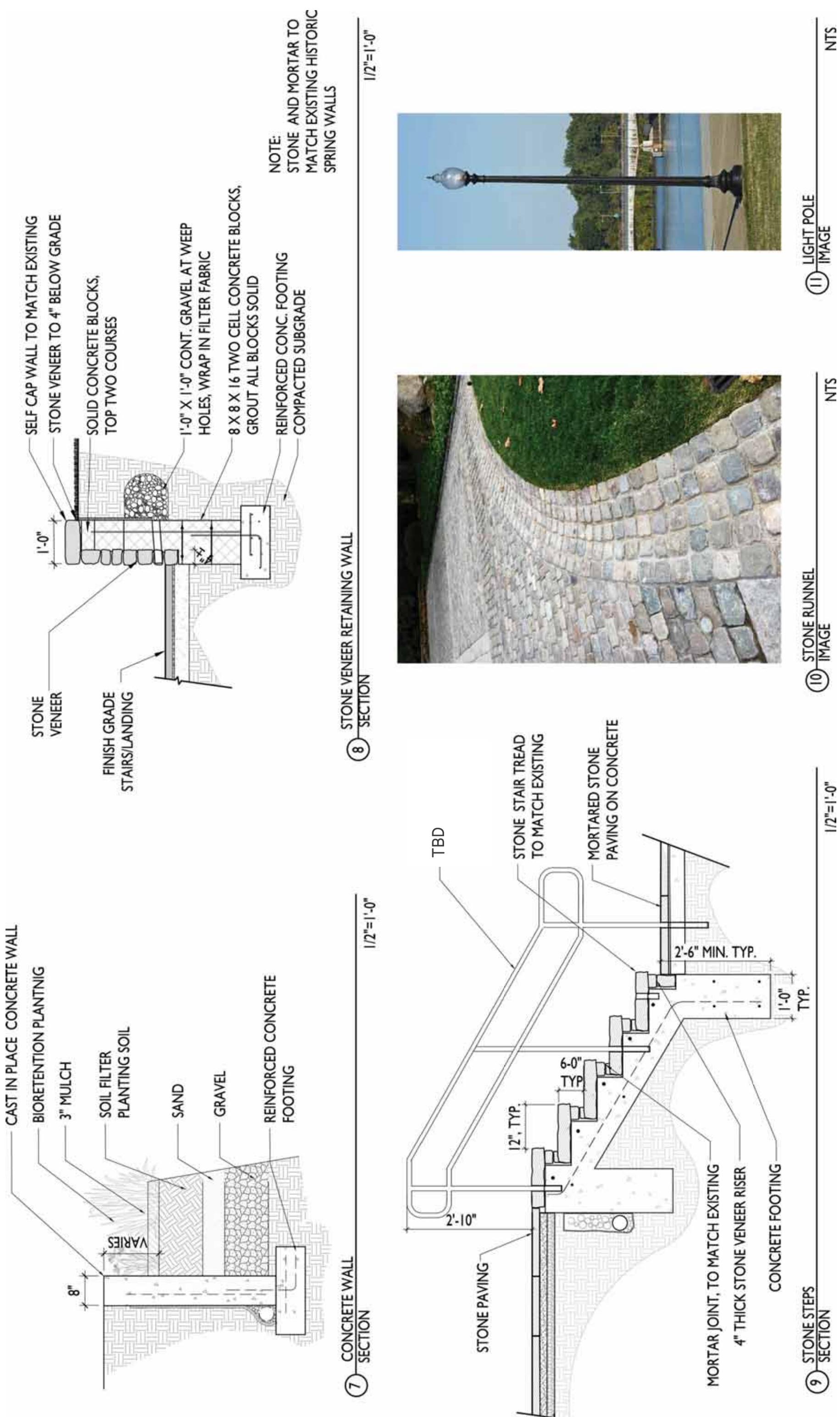
- Bluestone
- Granite
- Brick (sidewalk)



## Wall



## Acorn Urban Park Renovation – Suggested Materials Concept



## Platform Bench Options

- Built-in Black Locust Bench
- Recycled Log Bench
- Manufactured Bench



## Acorn Urban Park Renovation – Suggested Materials Concept

## Play Components

- Natural Boulders
- Acorn Seat/Spinner
- Log Balance Beam



## Acorn Urban Park Renovation – Suggested Materials Concept

## Restore Water Feature

- Marble Nymph
- Recirculating Fountain



Existing



Image c. 1917

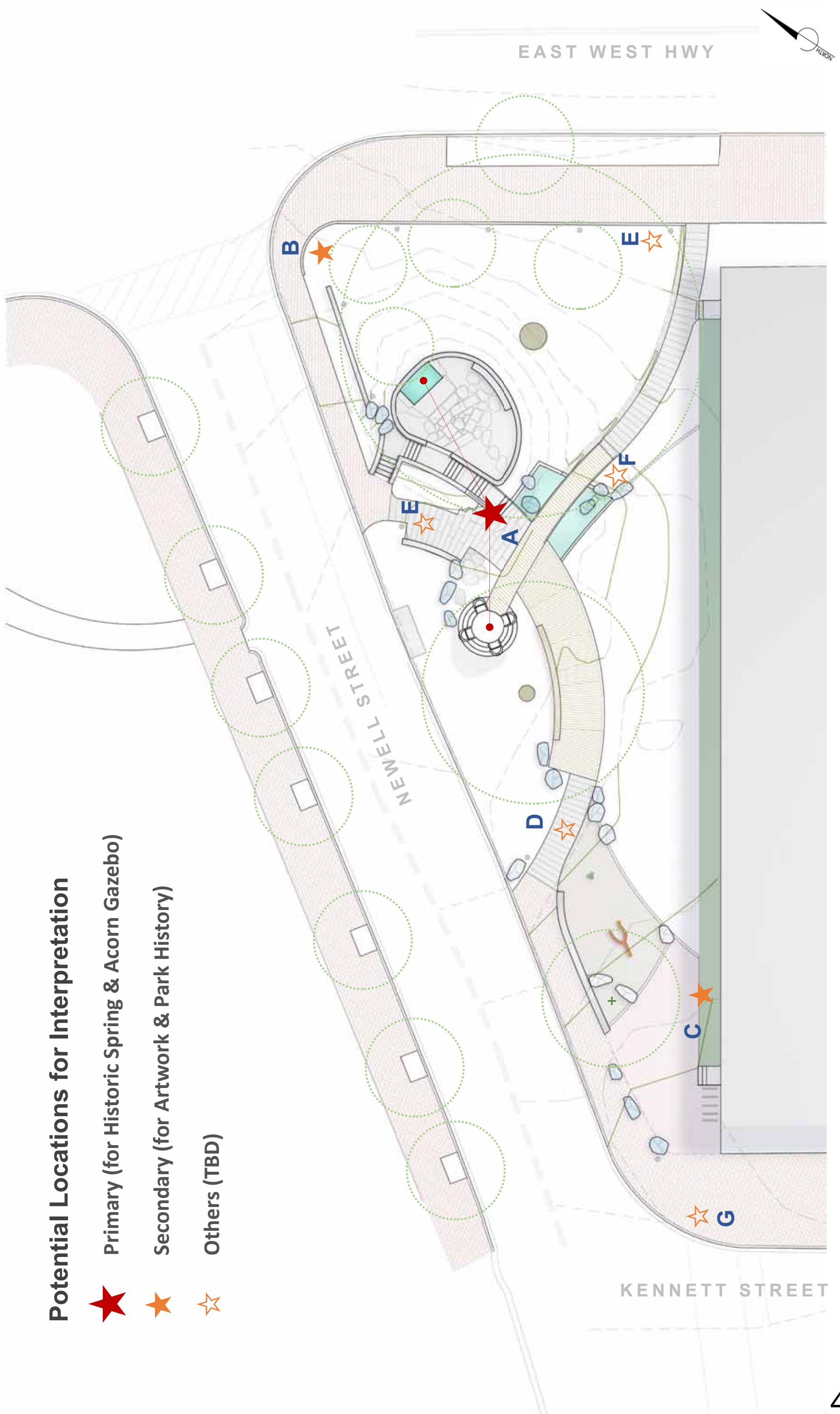


Dedication of Acorn Park, 1955

## Acorn Urban Park Renovation – Proposed Restoration

## Potential Locations for Interpretation

- ★ Primary (for Historic Spring & Acorn Gazebo)
- ★ Secondary (for Artwork & Park History)
- ★ Others (TBD)



## Acorn Urban Park Renovation – Interpretation Opportunities (TO BE DEVELOPED IN DETAIL DESIGN PHASE)

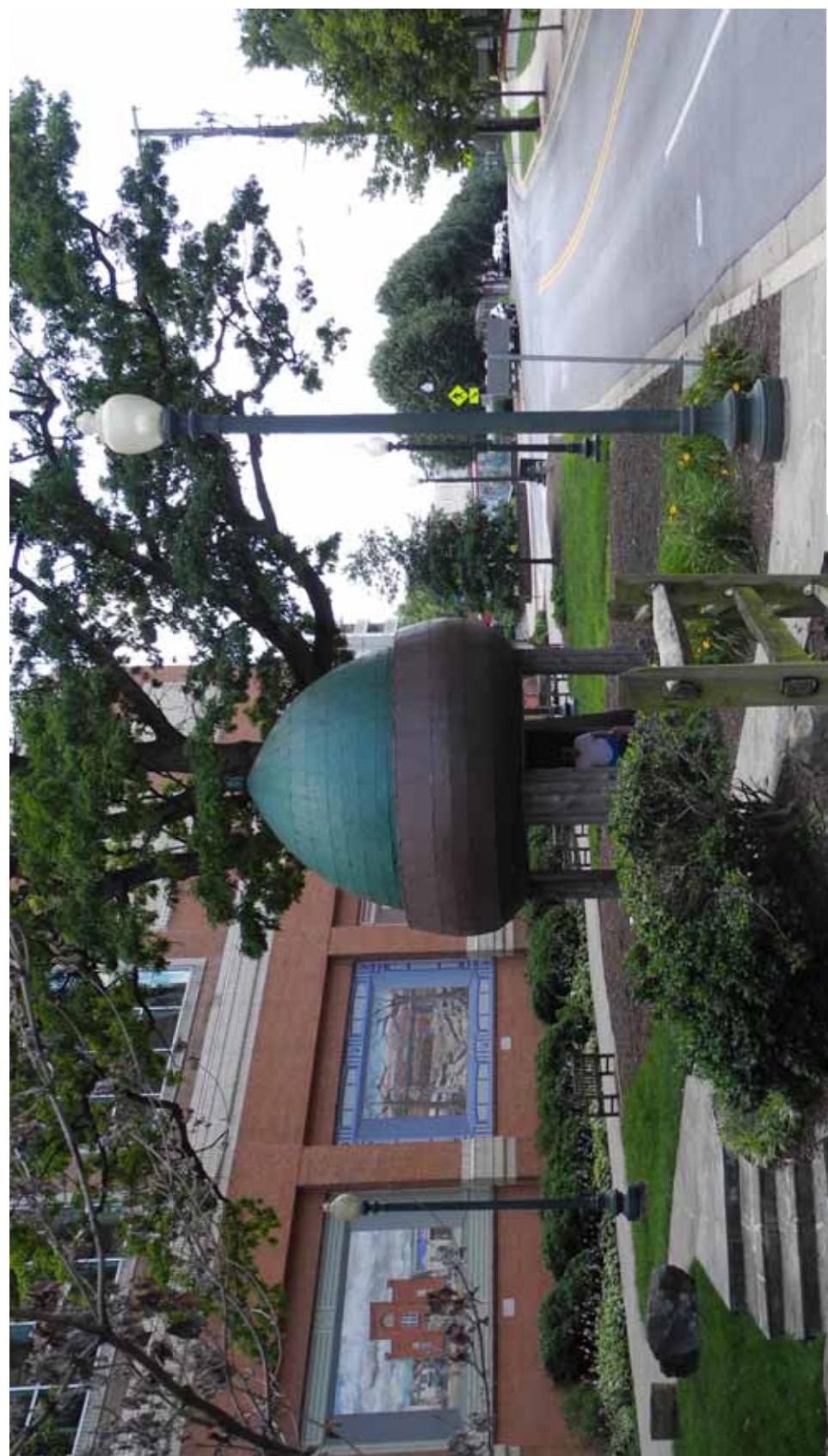
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November 14, 2018

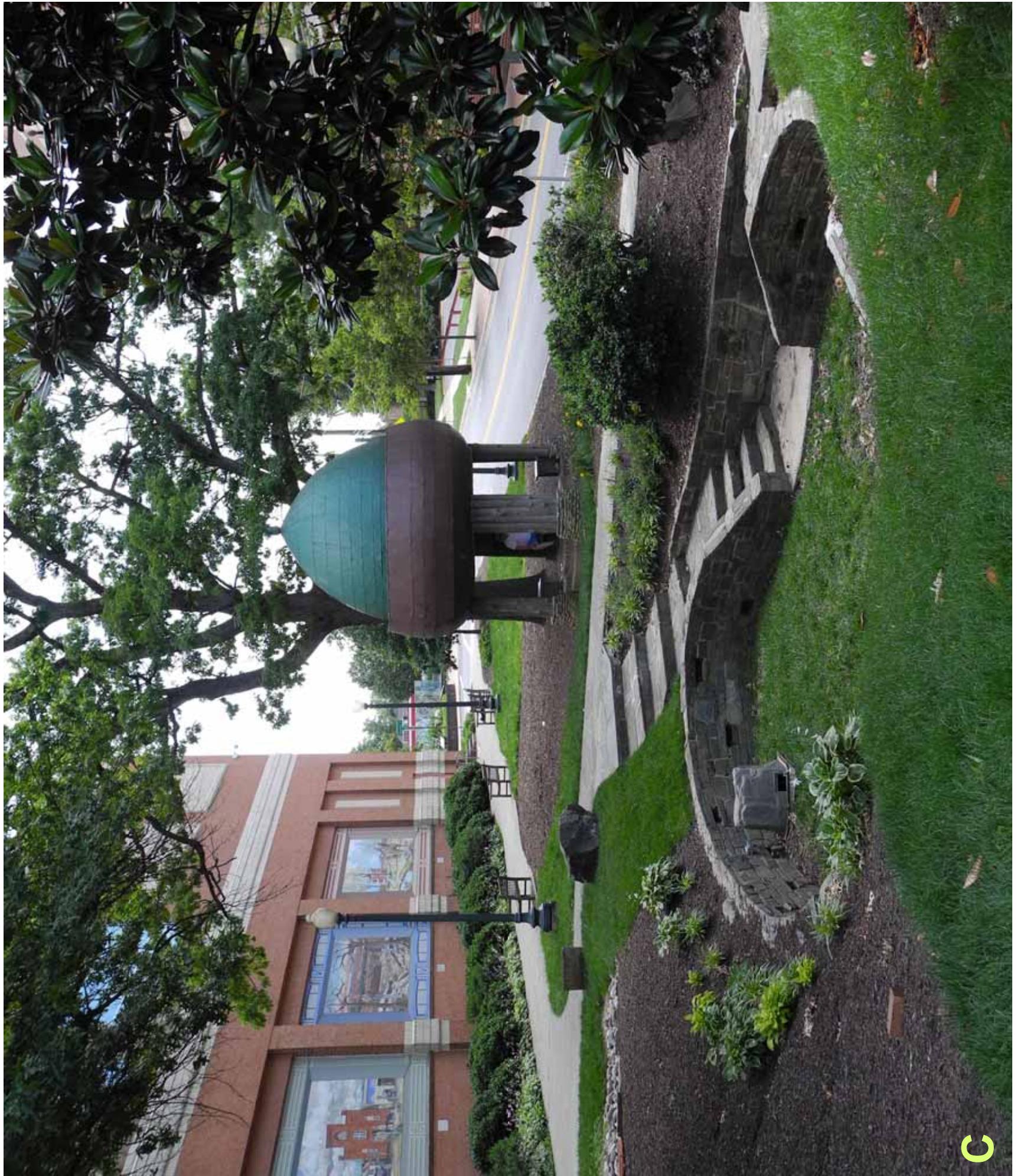
## Acorn Urban Park Renovation – Photographs

48

### Context



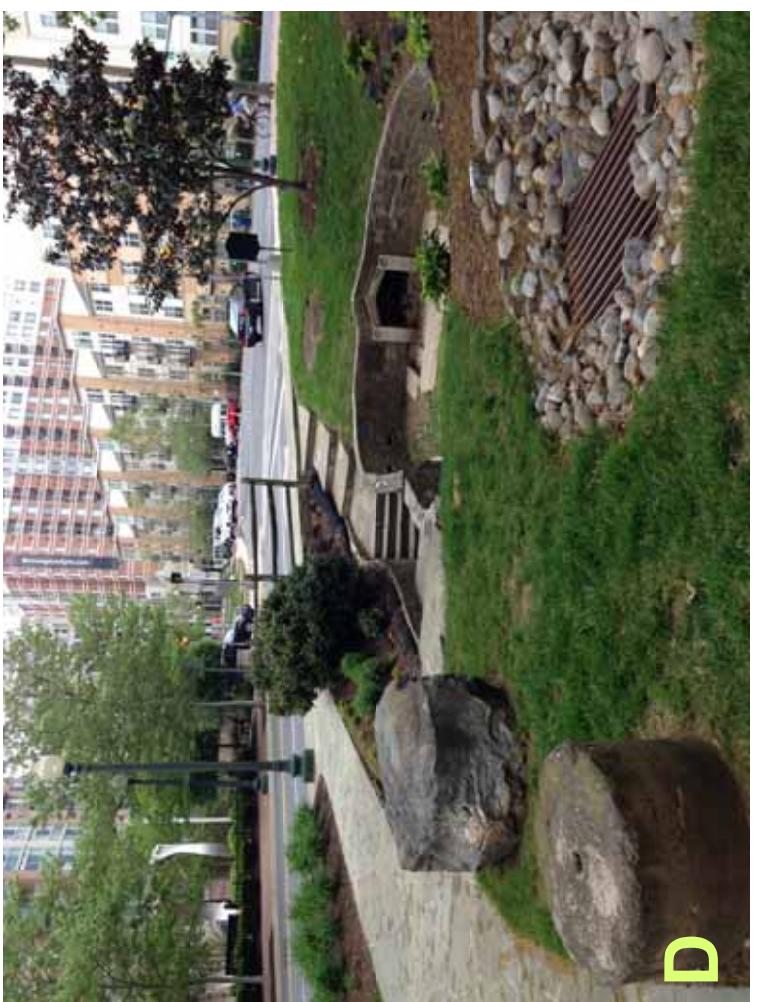
## Historic Spring and Acorn Gazebo



C



D

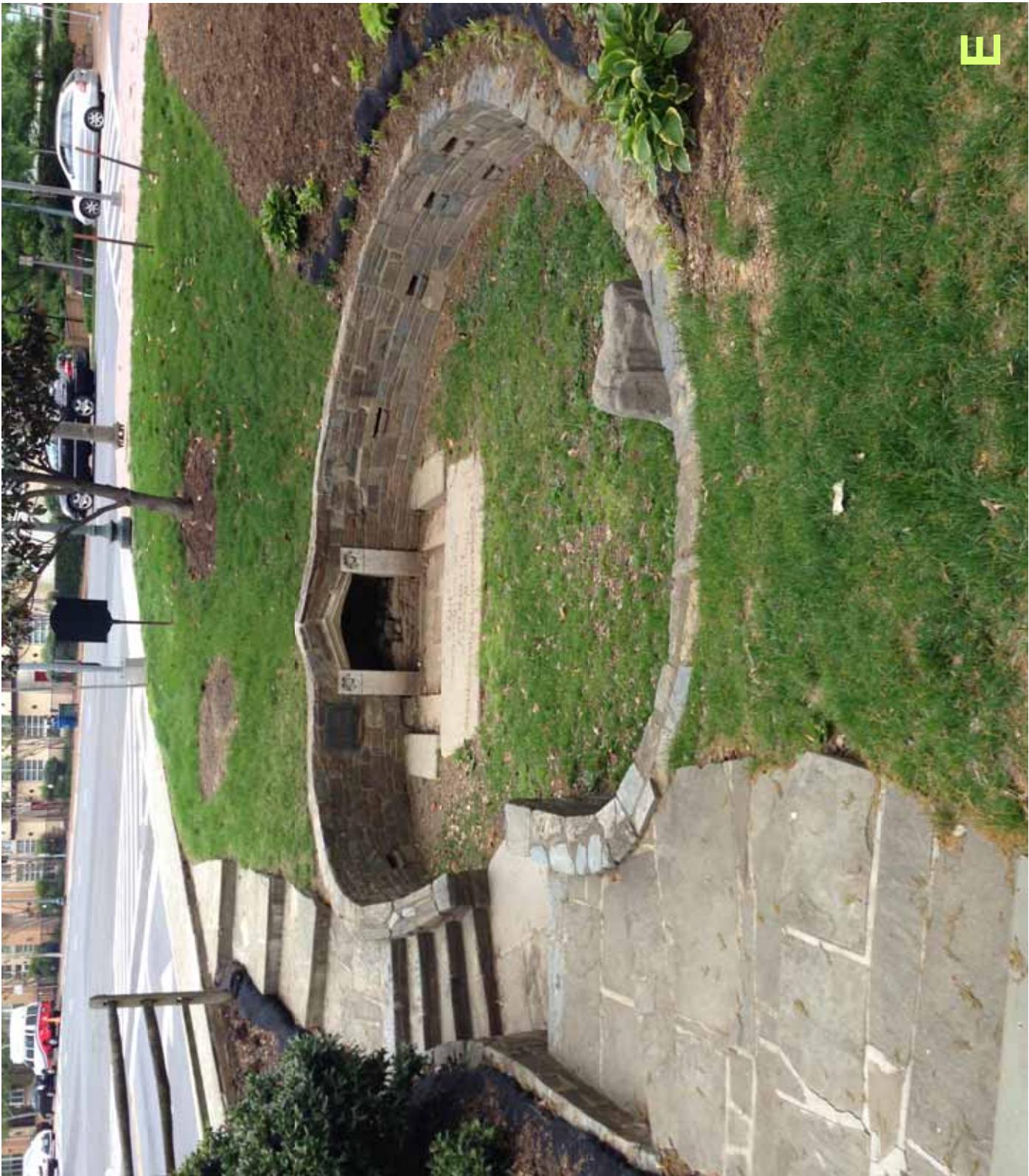


## Acorn Urban Park Renovation – Photographs

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P39  
November 14, 2018  
8075 Newell St, Silver Spring, MD 20910

## Historic Spring



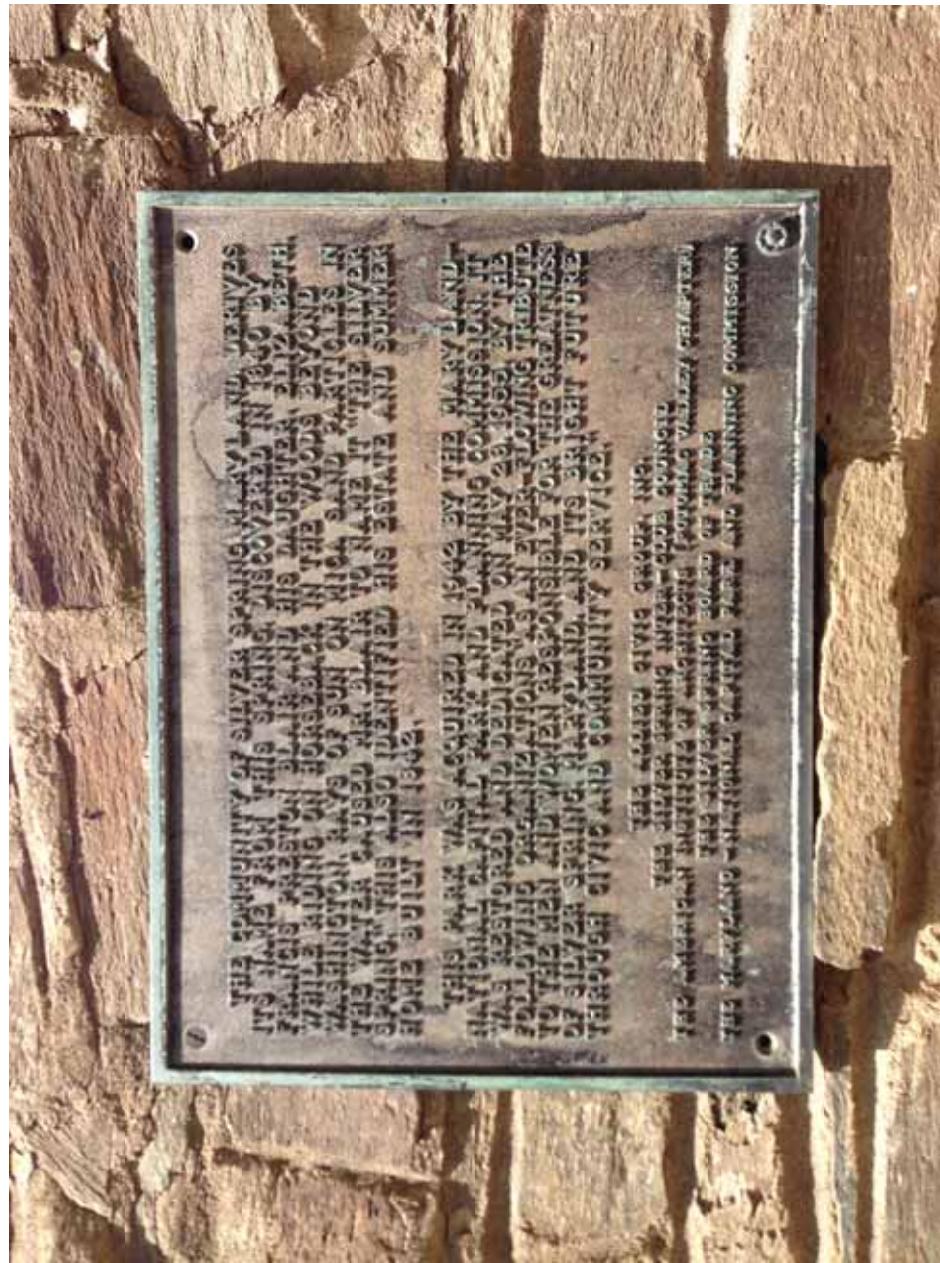
## Acorn Urban Park Renovation – Photographs

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P40

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November 14, 2018

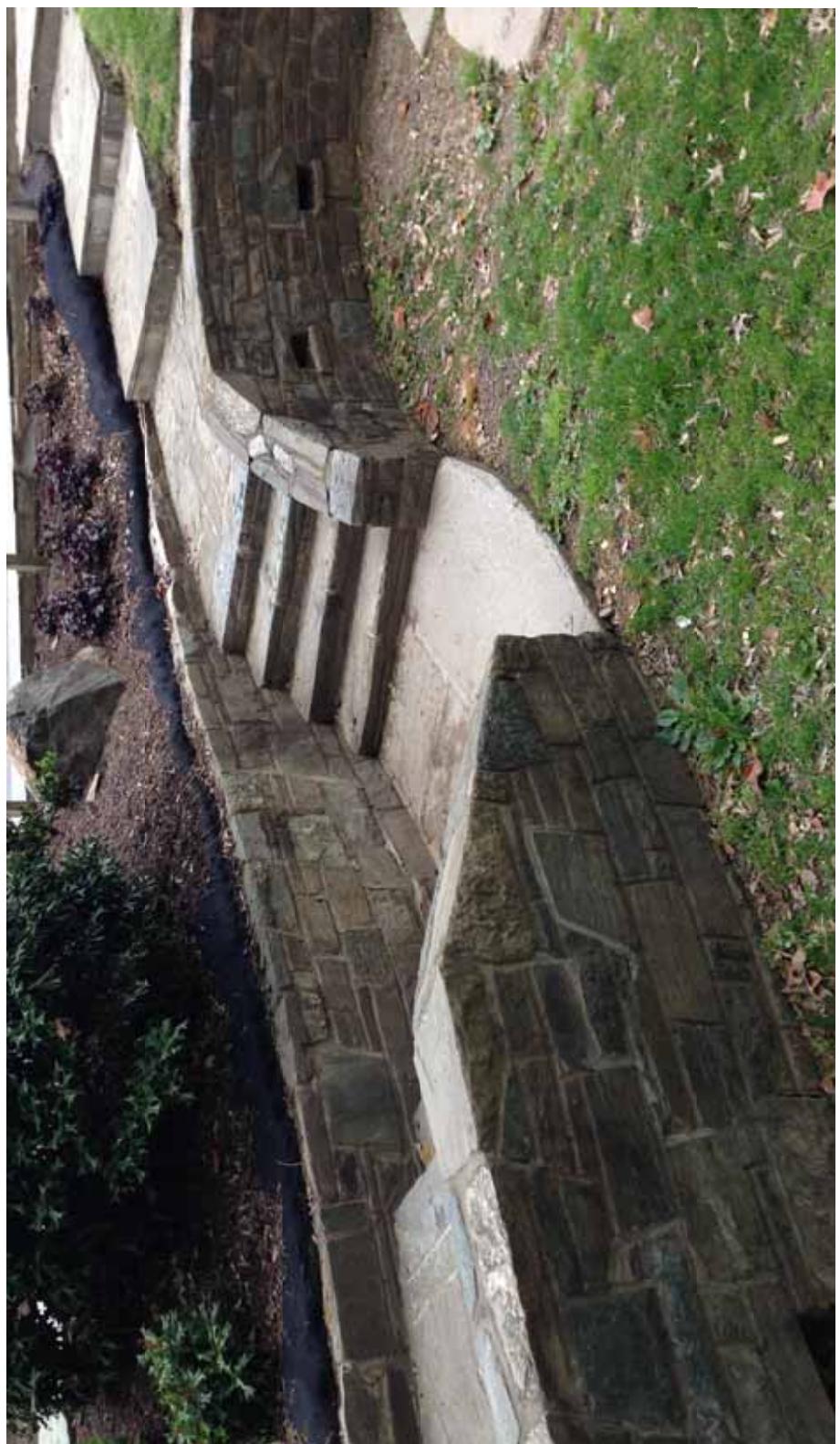
## Historic Spring and Grotto



## Acorn Urban Park Renovation – Photographs

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## Historic Spring - Wall Enclosure



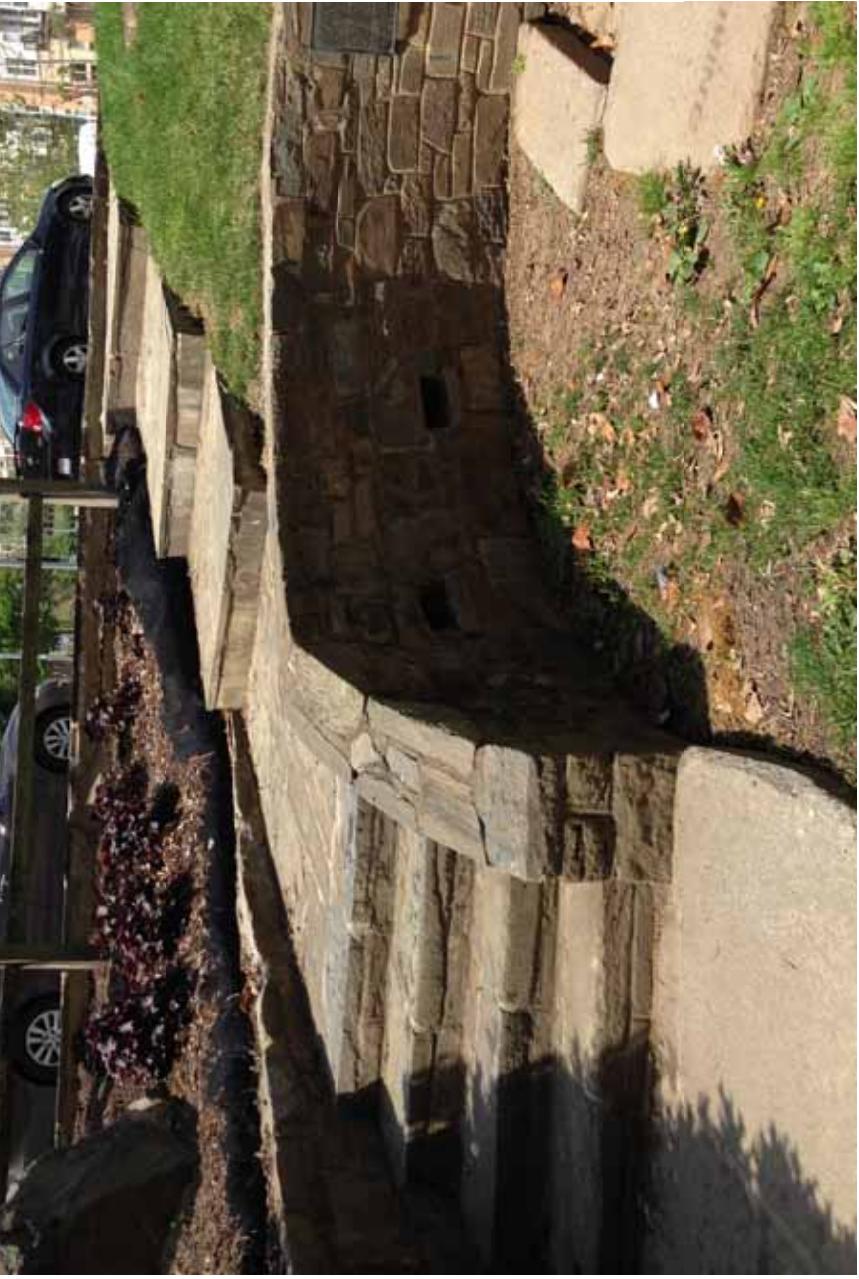
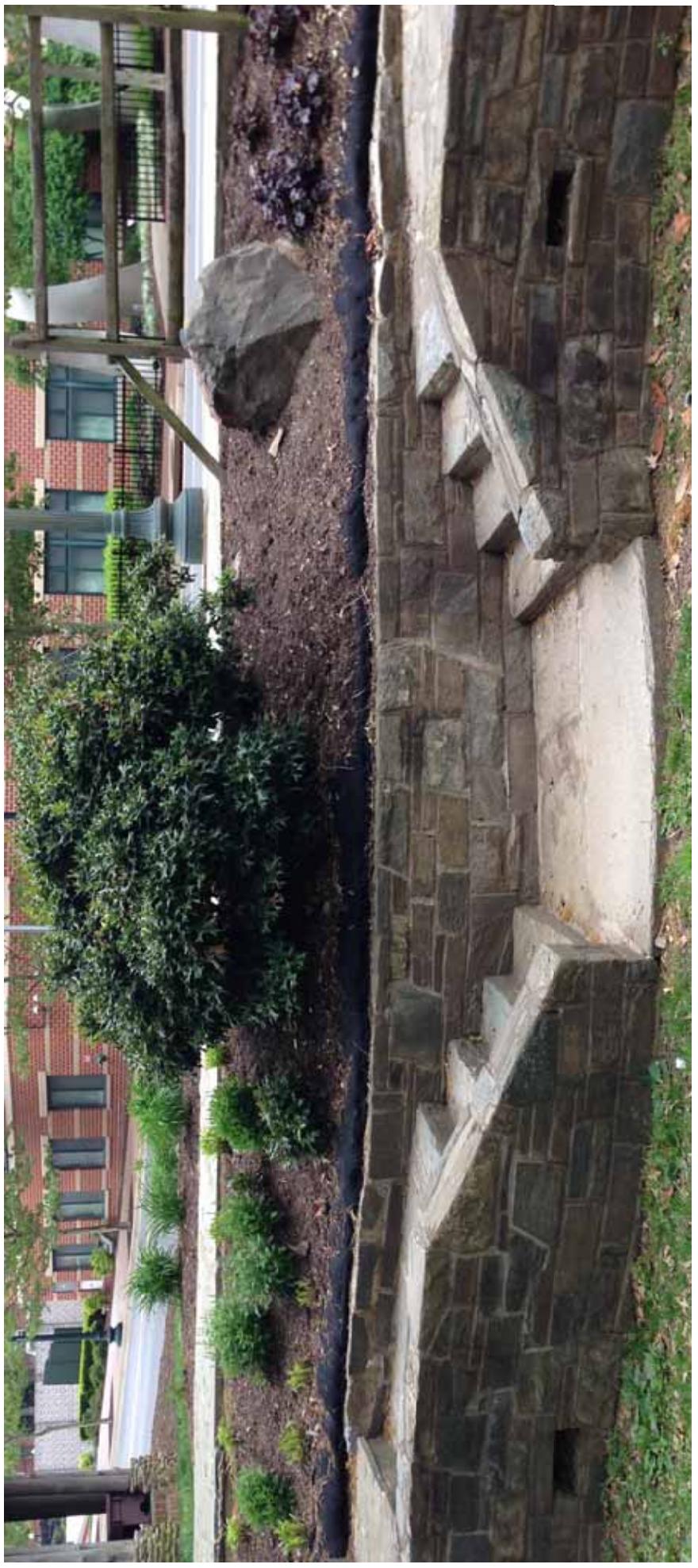
## Acorn Urban Park Renovation – Photographs

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P42

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November 14, 2018

## Historic Spring- Stairway



## Acorn Urban Park Renovation – Photographs

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P43  
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November 14, 2018

## Acorn Urban Park Renovation – Photographs



## Acorn Gazebo



## Acorn Urban Park Renovation – Photographs

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P45

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November 14, 2018

## Views from Newell Street



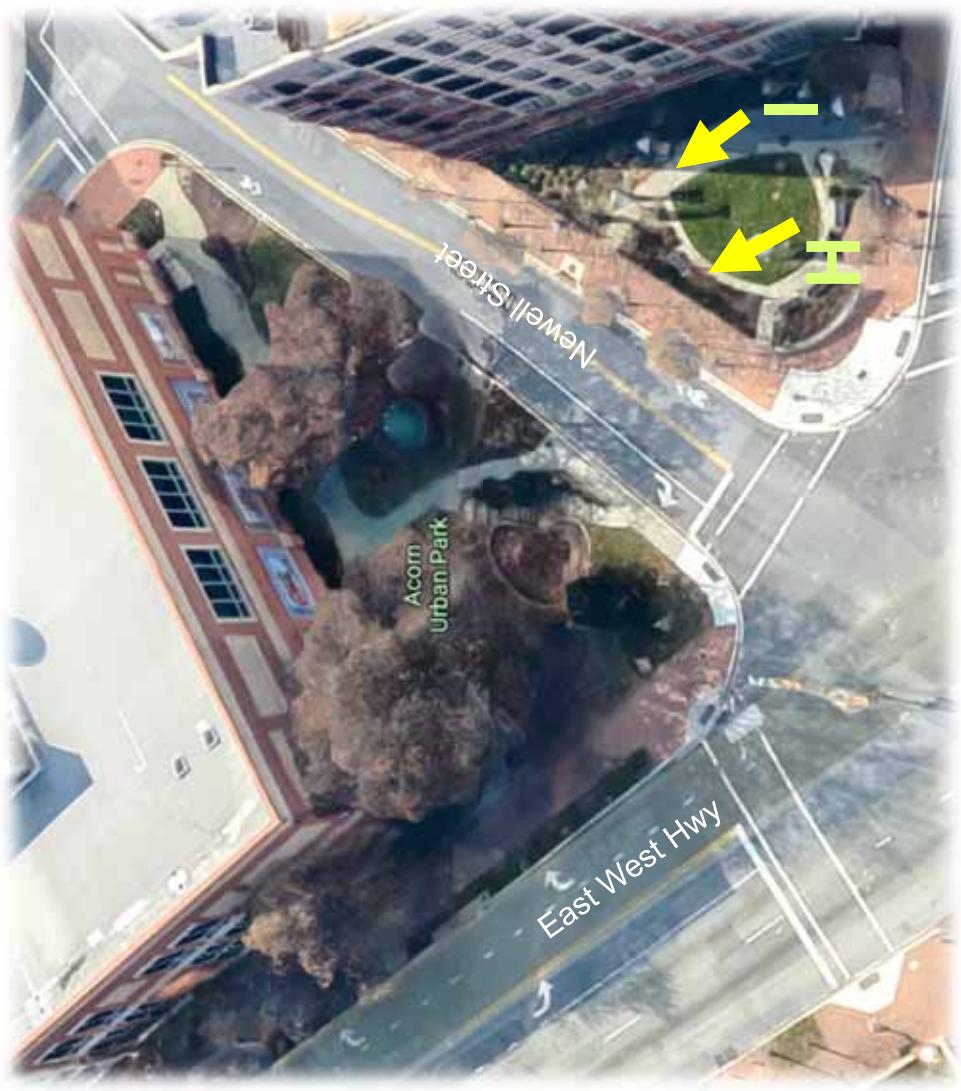
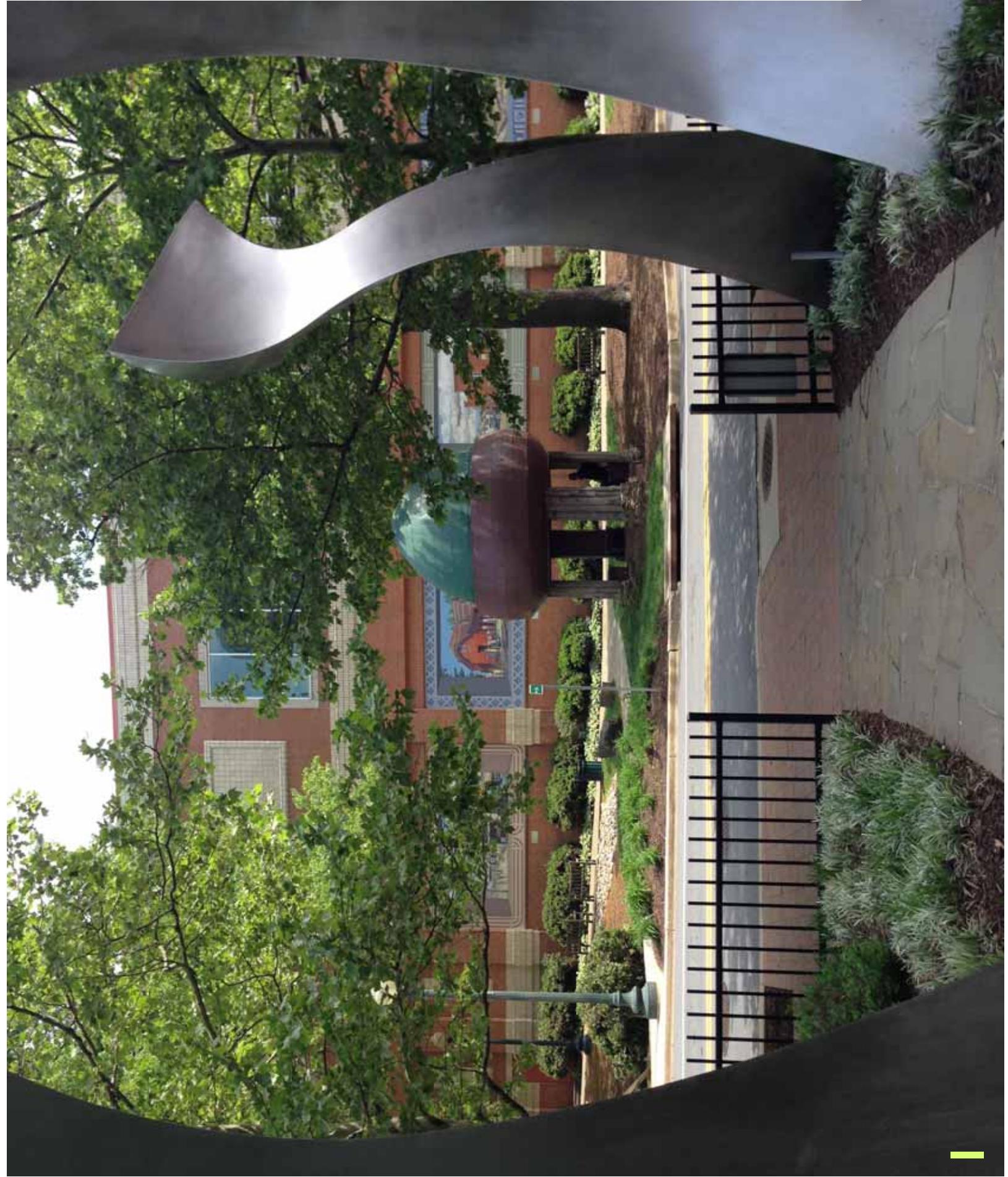
## Acorn Urban Park Renovation – Photographs

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P46

8075 Newell St, Silver Spring, MD 20910 November 14, 2018

## View from Argent Apartments



## Acorn Urban Park Renovation – Photographs

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November 14, 2018

## View from East West Highway at Blair Mill Road



J



Blair Mill Road

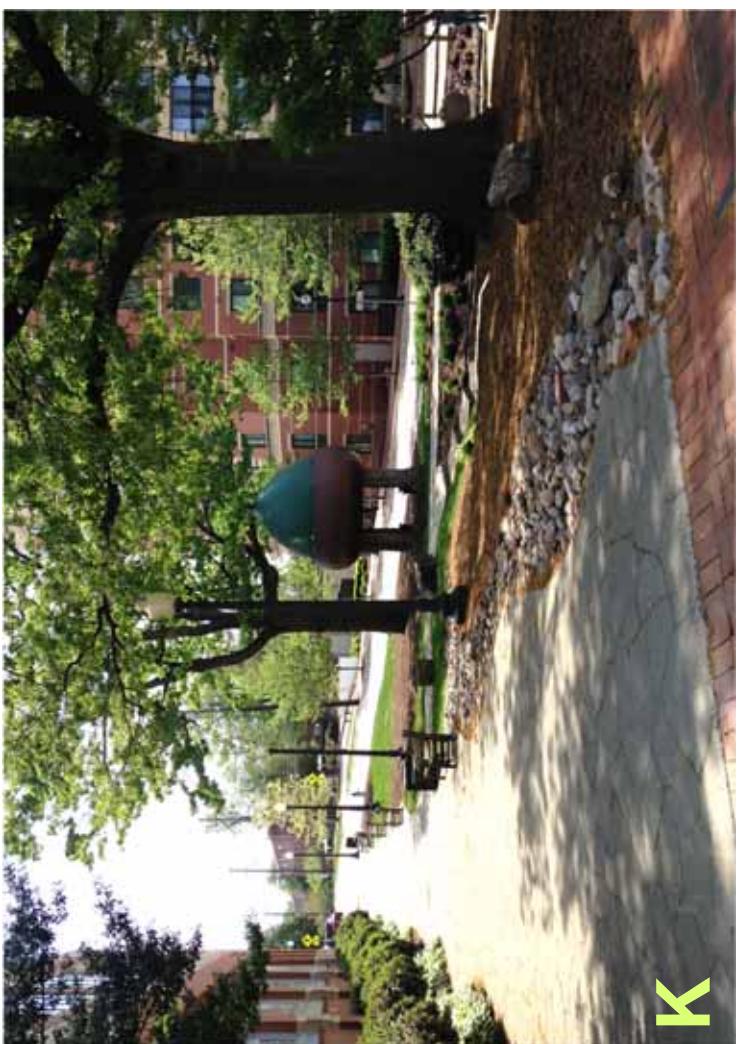
J

## Acorn Urban Park Renovation – Photographs

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November 14, 2018

## View from East West Highway



View from Westbound Sidewalk

59

## Acorn Urban Park Renovation – Photographs

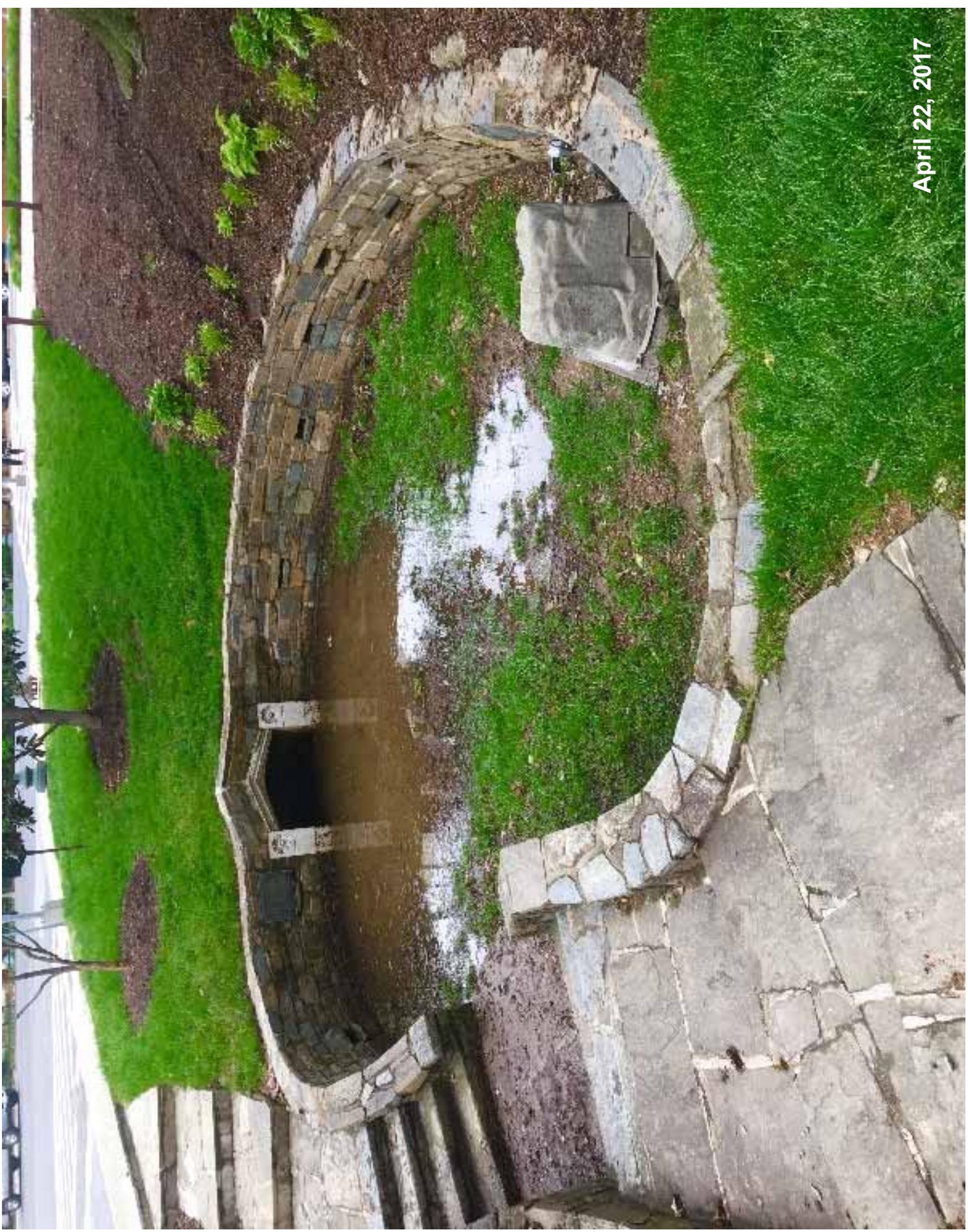
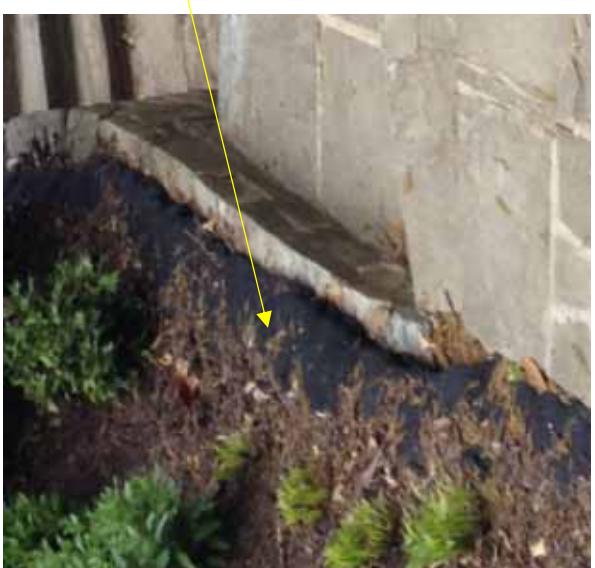
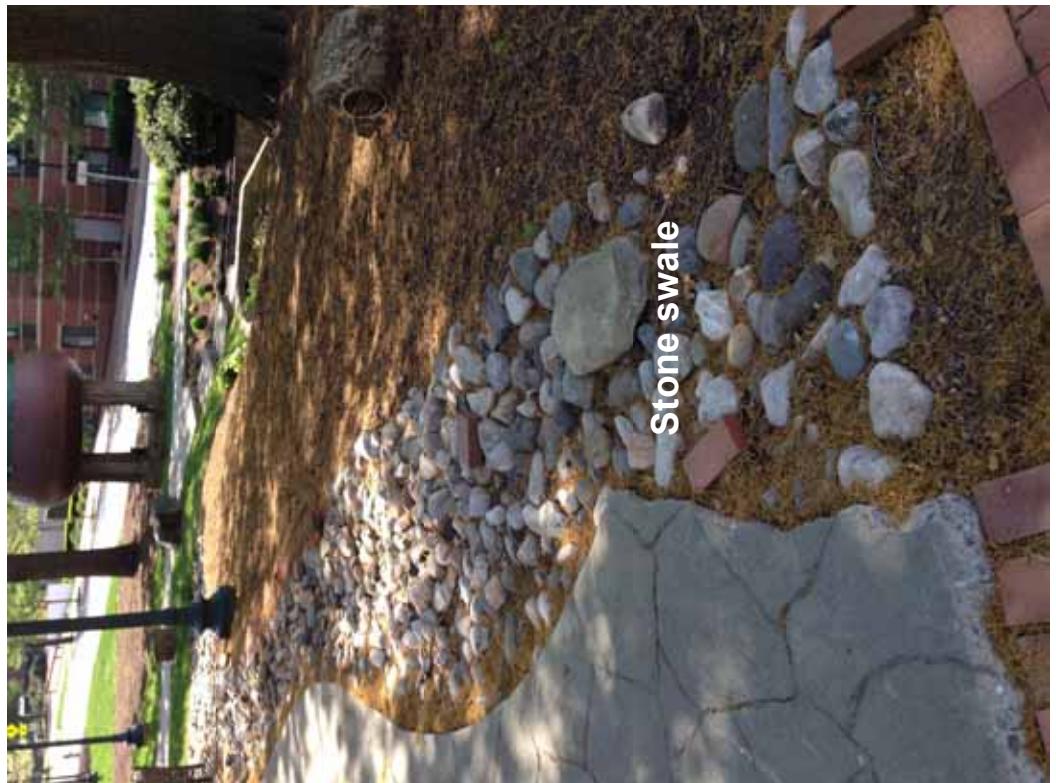
M-NCPPC The Park Development Division of the Montgomery County Department of Parks

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November 14, 2018

P49

November 14, 2018

## Drainage Problems and Interim Solutions



## Acorn Urban Park Renovation – Photographs

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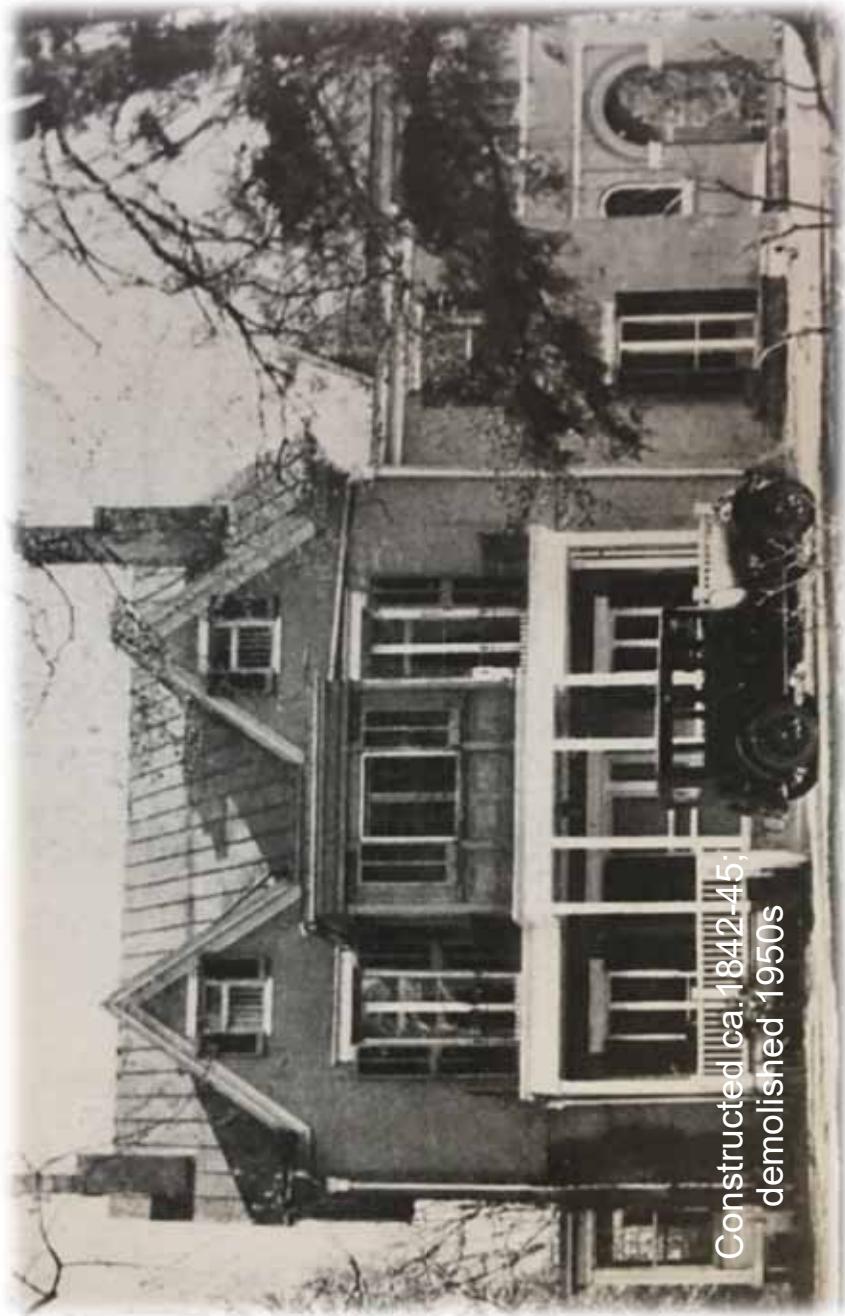
P50

November 14, 2018  
8075 Newell St, Silver Spring, MD 20910

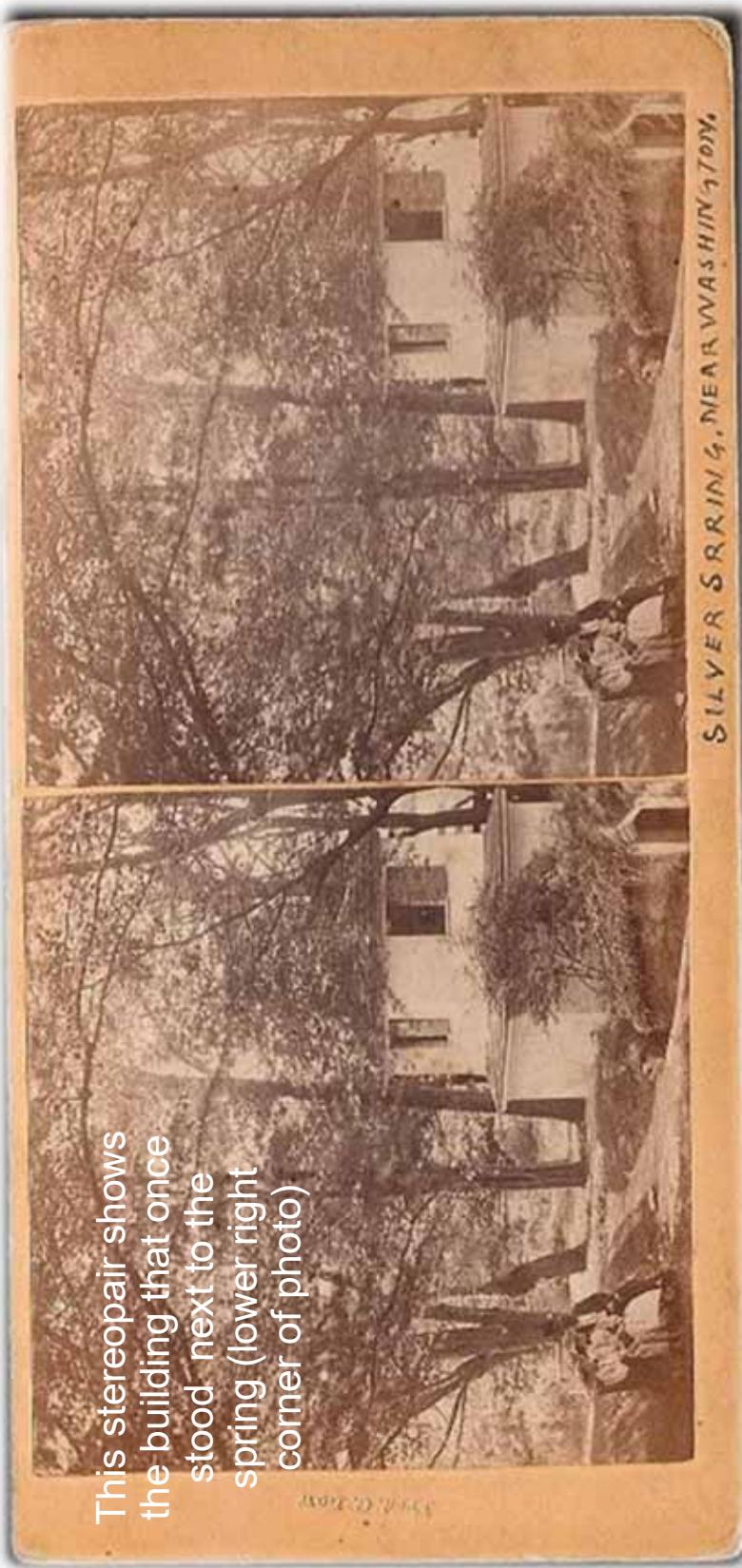
## Historic Photographs



Constructed ca. 1842-45;  
demolished 1950s



Constructed ca. 1842-45;  
demolished 1950s



Extant stone laid at  
base of spring; 1872

## Acorn Urban Park Renovation – Photographs

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P51  
8075 Newell St, Silver Spring, MD 20910  
November 14, 2018

## Historic Photographs

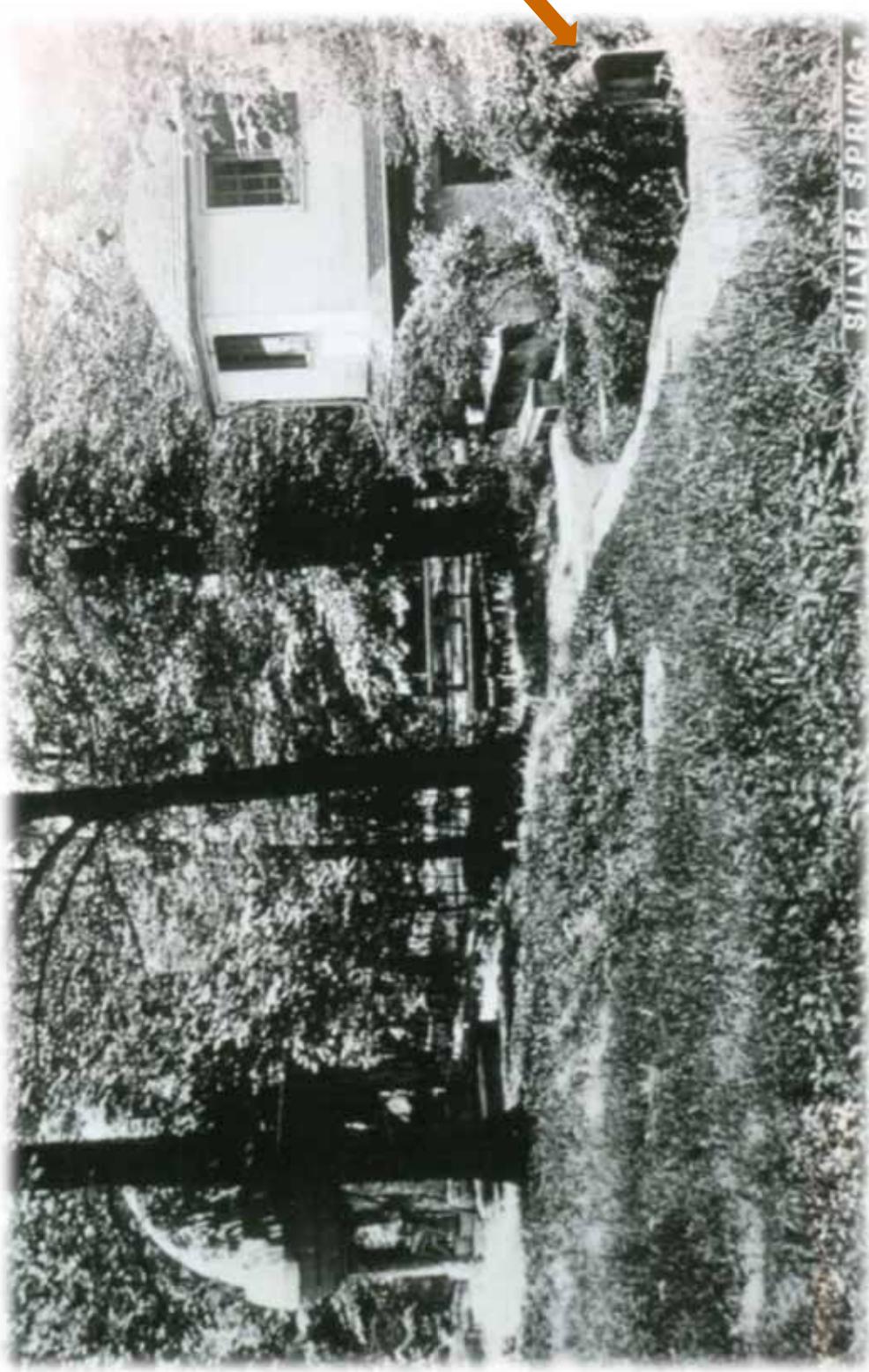


Image c. 1917



Dedication of Acorn Park, 1955

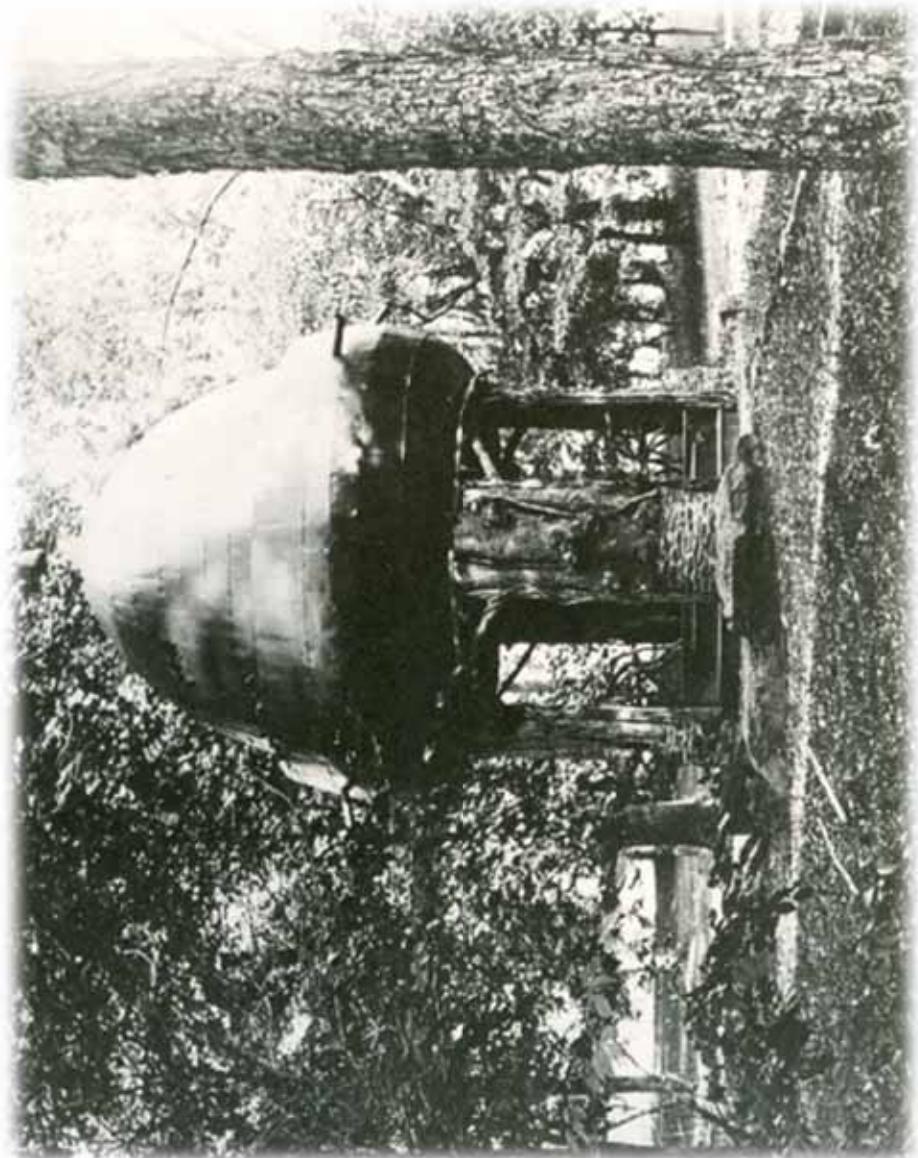


Image of 1850 Acorn c. 1900



Image c. 1917

## Acorn Urban Park Renovation – Photographs

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P52  
8075 Newell St, Silver Spring, MD 20910  
November 14, 2018

## LEGEND



EXISTING TREE <24" DBH

EXISTING SPECIMEN TREE >24" DBH

RED OAK WITH TAG NUMBER CRITICAL ROOT ZONE

SOIL BOUNDARY

LIMITS OF SURVEY

PROPERTY BOUNDARY

## SITE HABITAT AND FOREST SUMMARY

### INTRODUCTION

Norton Land Design completed a Natural Resource Inventory for the project known as the Acorn Park Silver Spring Suburb in November 2016. The delineations were conducted using the guidelines set forth in the USGS State Area of Conservation Technical Manual and Approved Technical Manual.

### GENERAL INFORMATION

This is a 0.13-acre site, Parcel #15, zoned for the Maryland National Capital Park and Planning Commission. The site is currently developed as an urban park. The site has vehicle access on both Newell Street and East West Highway. The site lies within the Rock Creek Watershed. Lot #15.

### ENVIRONMENTAL FEATURES

#### 100 YEAR FLOOD PLAIN

There is no floodplain associated with the property according to the FEMA flood map Community Panel #24031C dated 2010.

### SOLDS

The Soil Survey of Montgomery County, Maryland identifies the soil types that are present on the property as follows: The general soil association for this part of the county is Thriplow and Galesville.

**SOIL TYPE 100' FROM THE URBAN LAND:** S to E Percent Slopes. This soil unit consists of 75 percent of the surface being covered by asphalt, concrete, buildings or other structures with several feet of manmade soil underneath. Slopes are relatively level to moderately sloping.

### NON-TIDAL WETLANDS

There were no wetlands delineated within 100' of the study area during the field investigation. No streams or drainageways.

There is no stream or tributary delineated within 200' of the property.

### TOPOGRAPHY AND STEEP SLOPES

The site generally slopes to a central depressed area from both the south and north side of the site.

### CENTRAL HABITATS

The MCDNR and Fish and Wildlife Service have been notified of the altered area and disruption. Correspondence will be provided when received.

### CULTURAL FEATURES

The site is listed in the Montgomery County Masterplan for Historic Preservation.

### FOREST STAND FOR ORNAMENTATION

The study areas do not contain forests. There are no coniferous/deciduous trees located within the site. A few of the trees in the study area were along with the road beds in within the area.

### WATER FEATURES

The site does not contain water features. There are no ponds, lakes, or streams located within the site.

### WILDLIFE HABITAT

I hereby certify that the plan shown herein was developed in accordance with Maryland State, MCDNR, and Montgomery County Forest Conservation Law.



## GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED WITHIN THE BLOCK CR-10 C-20 B-25 H-30T.
2. THE TOTAL TRACT AREA IS 0.13 ACRES.
3. SITE FIELD WORK WAS PERFORMED IN NOVEMBER 2016 BY MICHAEL NORTON, NORTON LAND DESIGN LLC.
4. THIS SITE IS WITHIN THE LOWER ROCK CREEK USE UP.
5. THIS PROPERTY IS NOT WITHIN AN SPA OR PMA.
6. THERE ARE NO LAKES OR WETLAND BUFFERS ON OR WITHIN 100' OF THE PROPERTY OBSERVED (SEE REPORT).
7. THE ARE NO STREAMS AND STREAM BUFFERS ON AND WITHIN 100' OF THE PROPERTY OBSERVED (SEE REPORT).
8. THERE IS NO FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA ONLINE FIRETTE MAP #24031C D4B0 (SEE REPORT) AND MNCPPC 2016.
9. 2 TOPOGRAPHY AND BOUNDARY SURVEY WAS PROVIDED BY POTOMAC VALLEY SURVEYS INC. IN OCTOBER 2016. ADDITIONAL 2' TOPOGRAPHIC MAP SHEET DERIVED FROM MNCPPC, MONTGOMERY COUNTY TOPOGRAPHIC MAP SHEET 210NW01.
10. THERE ARE NO PRIME AGRICULTURAL SOILS ON THE PROPERTY.
11. ALL TREES 24" AND GREATER WITHIN THE FIELD RUN SURVEY AREA ARE SURVEY LOCATED AND MEASURED WITH A FORESTER'S DIAMETER TAPE MEASURE.
12. ALL TREES 24" AND GREATER OUTSIDE OF THE FIELD RUN SURVEY AREA ARE LOCATED AND MEASURED BY OCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCULAR ESTIMATE.
13. ALL TREES UNDER 24" ON-SITE ARE MEASURED WITH A FORESTER'S DIAMETER TAPE MEASURE.
14. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. CORRESPONDENCE PROVIDED WHEN RECEIVED.
15. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT STATE CHAMPION TREES. THERE IS ONE TREE OFFSITE THAT IS CURRENT STATE CHAMPION OF THE DBH OF AN EXISTING STATE CHAMPION.
16. THE SUBJECT PROPERTY IS LISTED IN THE MONTGOMERY COUNTY MASTER PLAN FOR HISTORIC PRESERVATION ALONG WITH A MARYLAND HISTORICAL TRUST EASEMENT.

## TREE SUMMARY TABLE

Tree Species (Scientific Name)	DBH (inches)	Count	Comments	Status
PLATANUS OCCIDENTALIS SYCAMORE	7	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	8	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	9	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	10	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	11	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	12	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	13	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	14	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	15	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	16	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	17	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	18	1	Leaf (DBH > 50")	TO BE SAVED
PLATANUS OCCIDENTALIS SYCAMORE	19	1	Leaf (DBH > 50")	TO BE SAVED
ULMUS GRANDIFLORA S. MULICORNIS	10	1	MUL. THIN (DBH > 50")	TO BE SAVED
ULMUS GRANDIFLORA S. MULICORNIS	11	1	MUL. THIN (DBH > 50")	TO BE SAVED
ULMUS GLabra	12	1	FAIR (DBH > 50")	TO BE SAVED
ULMUS GLabra	13	1	FAIR (DBH > 50")	TO BE SAVED
QUERCUS ALBA	14	1	WHITE OAK	TO BE SAVED
QUERCUS ALBA	15	1	WHITE OAK	TO BE SAVED
QUERCUS ALBA	16	1	WHITE OAK	TO BE SAVED
ALNUS CHAMAECALYCINA	17	1	MARSH OAK	TO BE SAVED
ALNUS CHAMAECALYCINA	18	1	MARSH OAK	TO BE SAVED

## TABLE D: TYPE IDENTIFIED SPECIES BY TREES

## Guideline Scoring System for Trees

## by Appearance/Influence

## Major Influence

## Minor Influence

## Extreme Influence

## NRI/FSD TABULATION TABLE

### ACREAGE OF TRACT:

0.13

### ACREAGE OF EX. FOREST:

0

### ACREAGE OF EXISTING WETLANDS

0

### ACREAGE OF FORESTED WETLANDS

0

### ACREAGE OF WETLAND BUFFERS

0

### ACREAGE OF STREAM BUFFERS

0

### ACREAGE OF 100' YEAR FLOODPLAIN

0

### LINEAR EXTENT OF STREAMS

0

### AVERAGE WIDTH OF STREAM BUFFER

0

WATER CLASS I-P TRACT/NAME UNNAMED MAP JN343	WATER CLASS II-P TRACT/NAME 210NW01 MAP NO. 16-109	WATER CLASS III-P TRACT/NAME L-0-1
0	0	0

NORTON LAND DESIGN	
LANDSCAPE ARCHITECTURE • ENVIRONMENTAL PLANNING	
ADVISOR: ND 20061	WWW.NORTHLANDDESIGN.COM
1100 NEW HAMPSHIRE AVENUE, SUITE 101	P: 301.342.3209 F: 202.243.2632
1100 NEW HAMPSHIRE AVENUE, SUITE 101	

## Acorn Urban Park Renovation – Tree Protection Diagram

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