Historic District Commission
Staff Report: Courtesy Review
HDC2014-00646, 628 Great Falls Road

MEETING DATE: 9/19/2013

REPORT DATE: 9/12/2013

FROM: Robin D. Ziek, Preservation Planner, Planning, CPDS
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Courtesy Review

APPLICANT: The Rockville Congregation of Jehovah's Witnesses Church
c/o Jody Kline, Miller Miller and Canby
200-B Monroe Street
Rockville, MD 20850

FILING DATE: 8/15/13

RECOMMENDATION: Staff commends the applicant for the compatible design of the proposed place of worship. Staff recommends, however, that the applicant reconsider the proposed removal of the rear porch and construction of the new place of worship as an attachment to the existing house. Constructing the new place of worship as a free-standing structure will help maintain the character and residential scale of the historic residence.

EXECUTIVE SUMMARY: The owner's agent made a request to the Mayor and Council on July 29th during Citizens Forum, and the Mayor and Council agreed to schedule the Public Hearing on MAP2013-00112 on 9/30/2013 in order to allow for a Courtesy Review to take place at the 9/19/2013 HDC meeting. According to the HDC's Rules of Procedure (Section 4.1, 4.2), the HDC may provide a Courtesy Review at the request of a property owner; or as requested by the Mayor and Council, Planning Commission or Board of Appeals. The application proposes to build a 3,700 s.f. place of worship in the R-90 zone as an addition to an existing dwelling. This property was recommended for HD zoning by the HDC on 4/18/2013 and the HD Map Amendment was filed as MAP2013-00112 by the Mayor and Council.

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Front (west) Elevation, facing Great Falls Road

RECOMMENDATION

Staff commends the applicant for the compatible design of the proposed place of worship. Staff recommends, however, that the applicant reconsider the proposed removal of the rear porch and construction of the new place of worship as an attachment to the existing house. Constructing the new place of worship as a free-standing structure will help maintain the character and residential scale of the historic residence.

SITE DESCRIPTION

Location: 628 Great Falls Road

Applicant: The Rockville Congregation of Jehovah's Witnesses (Owner)
c/o Miller, Miller and Canby (Jody Kline)

Land Use Designation: Detached Dwelling Restricted Residential

Zoning District: R-90

Existing Use: Single Unit Detached Residential

Parcel Area: Total Site Plan area 34, 364 s.f.
Existing parcel 11,991 s.f. proposed for HD zone

Subdivision: Exchange & New Exchange

Building Floor Area: 1,384 s.f. (existing); +3,700 s.f. (proposed) = 5,084 s.f. total

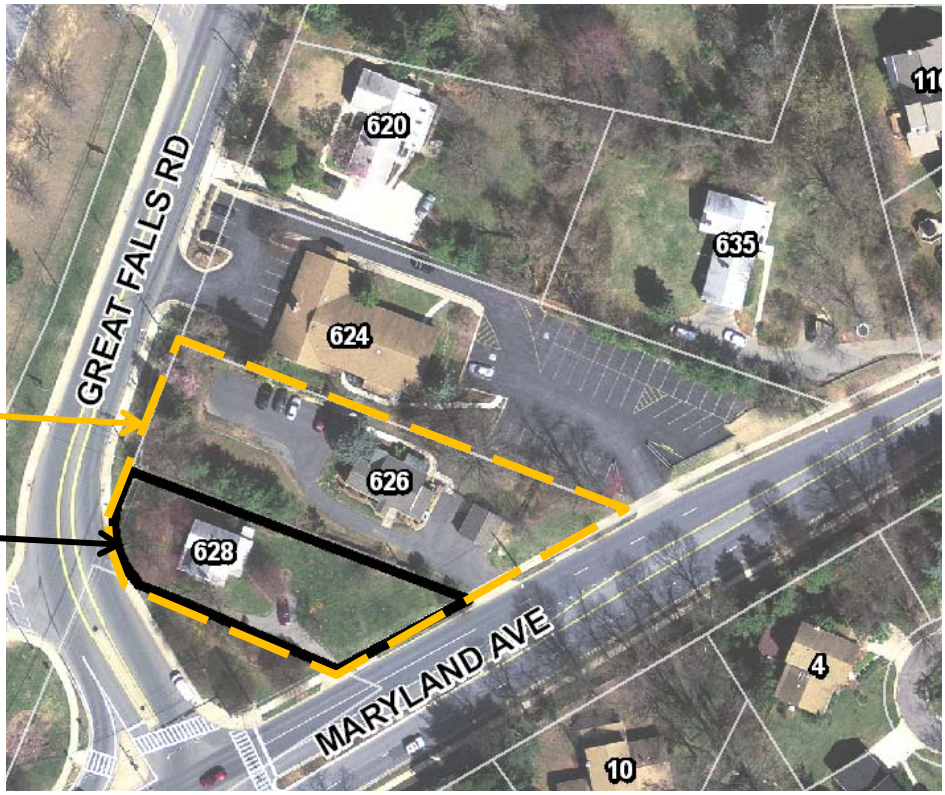
Dwelling Units: 1

Vicinity

Surrounding Land Use and Zoning			
Location	**Zoning**	**Planned Land Use**	**Existing Use**
North	R-90	Detached Dwelling, Restricted Residential	Detached Residential
East	PD-NMC	Planned Development	Residential
South	Park	Park	Park
West	R-60	Public Buildings and Facilities	Julius West Middle School

Area of Proposed Level 2 Site Plan

Subject Property



Site Analysis

This two-and-one-half story Gable-Front-and-Wing house sits at the junction of two thoroughfares, and faces Great Falls Road. The 1,384 sf house has a driveway at the rear accessed from Maryland Avenue. The property is trapezoidal in shape, and includes mature trees in the vicinity of the house. Foundation plantings include some shrubs and a hedge in front of the living room windows.

The property is owned by the Rockville Congregation of Jehovah's Witnesses, which maintains a place of worship at 624 Great Falls Road. The congregation also owns the adjacent properties at 626 and 628 Great Falls Road (see dashed outline on map above). They have submitted a Level 2 Site Plan application (STP2012-00114) for the purpose of constructing a new place of worship on the subject property. As described by the owner's agent (see Attachment 4-5), the owner has five separate congregations that they seek to accommodate at their property [in aggregate].

To that end, the applicant has filed an application for the Level 2 Site Plan (January 2012). That process includes required Area meetings with the community. The city staff has also provided comments on this application via the Development Review Committee. The current application includes architectural plans and elevations at the concept level, the Natural Resources Inventory, Preliminary Forest Conservation Plan, Landscaping Plan, and Stormwater Management Plan.

Prior Reviews by Mayor and Council and Commissions

The proposed new construction will involve the combination of the properties associated with 626 and 628 Great Falls Road into a new record lot. The property at 626 Great Falls Road was evaluated for historic significance by the HDC on 2/17/2005 and was not recommended for the HD overlay zone. Historic review on that property is therefore complete, and it may be demolished.

628 Great Falls Road was evaluated by the HDC on 4/18/2013 and recommended for the HD overlay zone on the basis of Criteria I-C (pattern of events), II-A (embodies a building type), and II-E (familiar visual feature due to singular physical characteristics) (see Attachment 5). The Mayor and Council authorized the filing of the Sectional Map Amendment filing at their 6/17/2013 meeting.

The Planning Commission recommended HD zoning at their 7/24/2013 meeting based on the staff recommendation; with the addition that the transmittal letter to the Mayor and Council for the Public Hearing on September 30, 2013 should include a note about the significance of the black kinship community located in this vicinity and originally including this property.

The owner's agent made a request to the Mayor and Council on July 29th during Citizens Forum, and the Mayor and Council agreed to schedule the Public Hearing on MAP2013-00112 on September 30, 2013 in order to allow for a Courtesy Review to take place at the September 19, 2013 HDC meeting. According to the HDC's Rules of Procedure (Section 4.1, 4.2), the HDC may provide a Courtesy Review at the request of a property owner; or as requested by the Mayor and Council, Planning Commission or Board of Appeals.

Historic Significance

The HDC found that the subject property has historic significance for the City of Rockville as an excellent example of the Gable Front and Wing Vernacular house; as an early outlier in the suburban development of the City; and as a "gateway" property into the historic center of Rockville (see Attachment 5).

The subject property is a single family detached residence in the subdivision of "Exchange & New Exchange." It was constructed in the early part of the 20th century, and was long associated with Gail and Paul Kelley (1940 – 2008). This property was also part of a local African American community that began as a free Black kinship community ca. 1832. This is one of only three areas at the edges of Rockville where African Americans bought property [or, could buy property]; the others being along Martins Lane (Haiti) and in Lincoln Park. During the era of segregation, members outside of the kinship community also purchased property in this neighborhood. The Kelleys, who lived here from 1940-2008, illustrate this point.

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

The Proposal: The applicant has designed a new place of worship that reflects the materials and detailing on the existing house at 628 Great Falls Road, while addressing the size needed for the church activities (Attachment 4-11ff).

The applicant proposes to construct a 1-1/2 story structure with 3,700 s.f. on the site (Attachment 4 – 4-12ff). The rear shed-roof porch will be removed, and the new addition will be constructed against the east (rear) wall of the house. The applicant proposes to reflect early 20th century building materials, as well as those on the existing house. The new addition will have a brick foundation, a combination of HardiPlank fiber cement lap siding and shingle siding, and wood trim. The new exterior doors will be four-paneled doors (the material is unspecified), and the building will include 6/1 windows (the material is unspecified).

The landscaping, including the trees and shrubs on the west and south sides of the house, will not be disturbed. Additional plantings are proposed at north, east and west sides of the property (Attachment 4-18).

Additional site alterations include the abandonment of the existing driveway, and the construction of a path running to the new building from the new parking lot that is to be constructed on the property now associated with 626 Great Falls Road. Additionally, a concrete walk is proposed at the north edge of the existing property that will run from Maryland Avenue to Great Falls Road.

Staff Analysis

The proposal seeks to balance compatibility with the existing resource while meeting the requirements of the place of worship. Although the proposed new structure is approximately three times the size of the existing house in floor area, the proposed use is a permitted use in this zone and meets zoning requirements for lot coverage, setbacks, etc.

The applicant attempts to avoid overwhelming the existing house through the scaling of the proposed new building with a low building height, with massing variation, with multiple gable rooflines, and compatible materials. The design draws on early 20th century residential details, including the use of paired columns on a brick base at the entry porches. This is not replicative of the existing house, and confirms a distinction between the two structures while still reflecting the residential character of the neighborhood and of the historic resource.

Minor details include a staff recommendation that the siding boards be smooth planed (to avoid the appearance of deteriorated wood); that the clad wood windows be either aluminum or fiberglas clad; and that all trim should be paintable and painted to match the existing house to reduce visual confusion on the site. Staff assumes that the new doors will be metal, and they could be painted to match the window sash, or a contrasting color could be used as is commonly done with doors.

All of the landscape elements that have significance to the 1920s house are being retained, including the shade trees in the front yard that conform to a typical historic planting layout with paired trees flanking the entrance walkway (Attachment 4 – 16, 18).

Staff is concerned with the proposed removal of the rear porch and the proposed attachment of the new building to the east wall of the house. While the rear porch may be considered part of a secondary elevation, the proposed replacement of the porch with a large new structure compromises the spatial relationship of the house in its setting (Attachment 1-1, Secretary of the Interior's Standard #2, 9), and reduces the historic house to a "false front" to the new building.

Recognizing that the 1920s house is small in comparison to the new structure, more distance is required to set them apart so that the house can be retained as a single family residence in appearance as well as in function. Noting that there are alternate design possibilities, staff recommends the following:

The new place of worship should be designed and built as a separate building on the property, completely separate from the historic house. From a zoning perspective, the site plan application provides the required review of the new use of the property for a place of worship. With the site plan review, two structures are permitted on the property. Therefore, the new church building could be completely separate from the historic house (Attachment 6-1).

The proposed location for the new place of worship is in the rear yard for the historic house. During the Period of Significance, the property had only one street frontage, along Great Falls Road. After 1970, when Maryland Avenue was constructed, the rear yard was exposed to the public view along this edge. Staff recommends that the new place of worship be designed to face that street, and that it should be placed as close as permitted to Maryland Avenue to provide as much distance as possible from the historic house.

The advantage to this site design is that the new church building can be constructed more easily, as a free-standing structure. Alterations to the 1920s house would be kept to a minimum, and the rear porch can be preserved. Possible alterations that pertain directly to the historic structure could include replacing the non-original brick "railing" at the front porch with a vertical wood railing more typical of the 1920s.

The effect on the site of the new construction is impossible to hide, but separation of the two structures would reduce the impact on the historic house. The new structure would occupy most of the rear yard, which is part of the environmental setting, but it could be removed in the future. The Secretary of the Interior's *Standards for Rehabilitation* #10 addresses the requirement that new work should be constructed in such a way that it can be removed in the future without damage to the historic resource (Attachment 1-1). The Standards also address changes to the environmental setting (#1, 2, 6, 10), and staff finds that clarity in construction of a separate building fronting Maryland Avenue will address this better than by altering the character of the house with removal of the rear porch and construction of a large rear addition.

COMMUNITY OUTREACH

Posting of sign on property two weeks prior to meeting
Postcard notices sent out two weeks prior to meeting
Staff report posted on City's web site one week prior to meeting

STAFF RECOMMENDATION

Staff commends the applicant for the compatible design of the proposed place of worship. Staff recommends, however, that the applicant reconsider the proposed removal of the rear porch and construction of the new place of worship as an attachment to the existing house. Constructing the new place of worship as a free-standing structure will help maintain the character and residential scale of the historic residence.

Secretary of the Interior's 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.

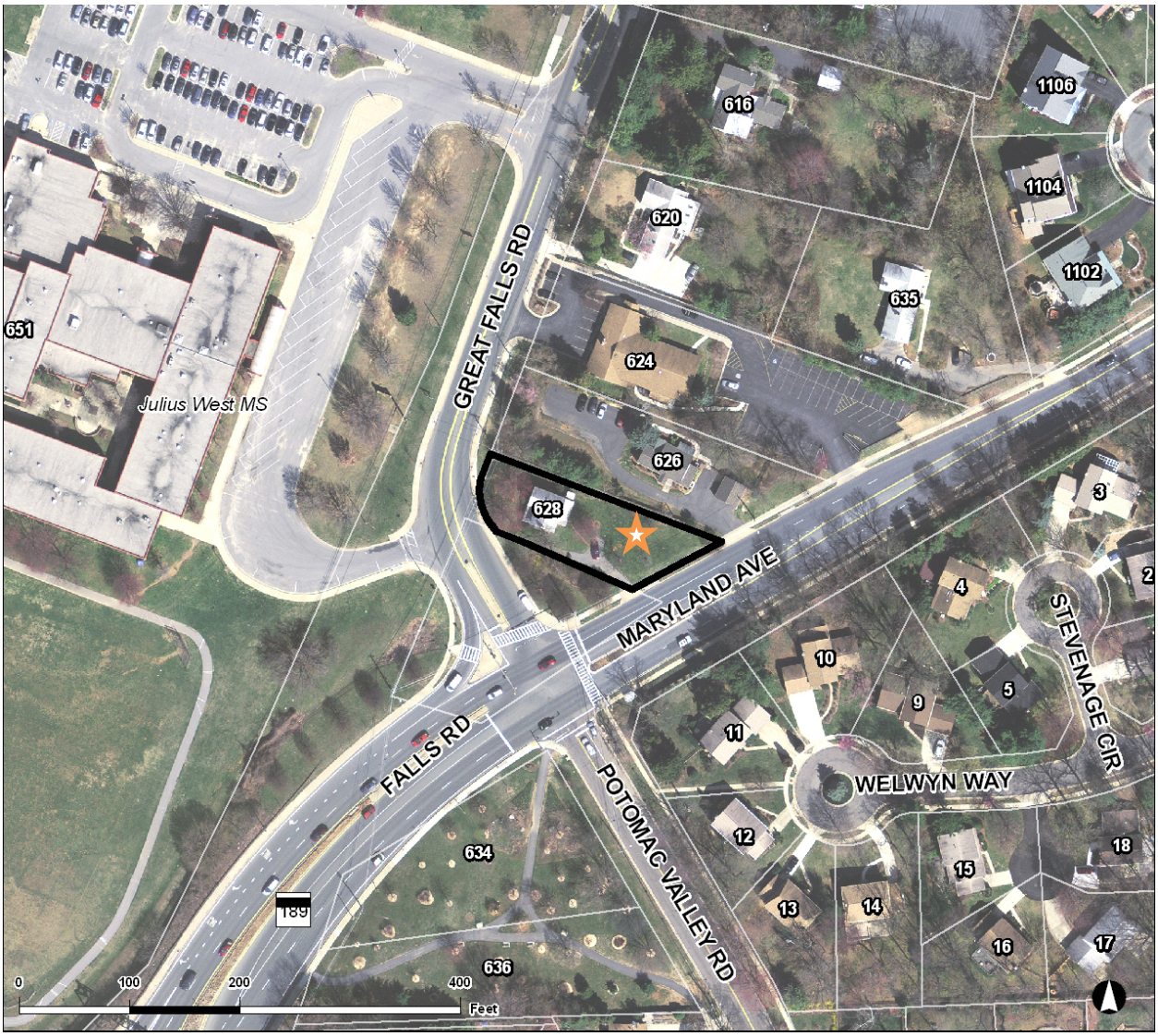
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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 will 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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL PHOTO



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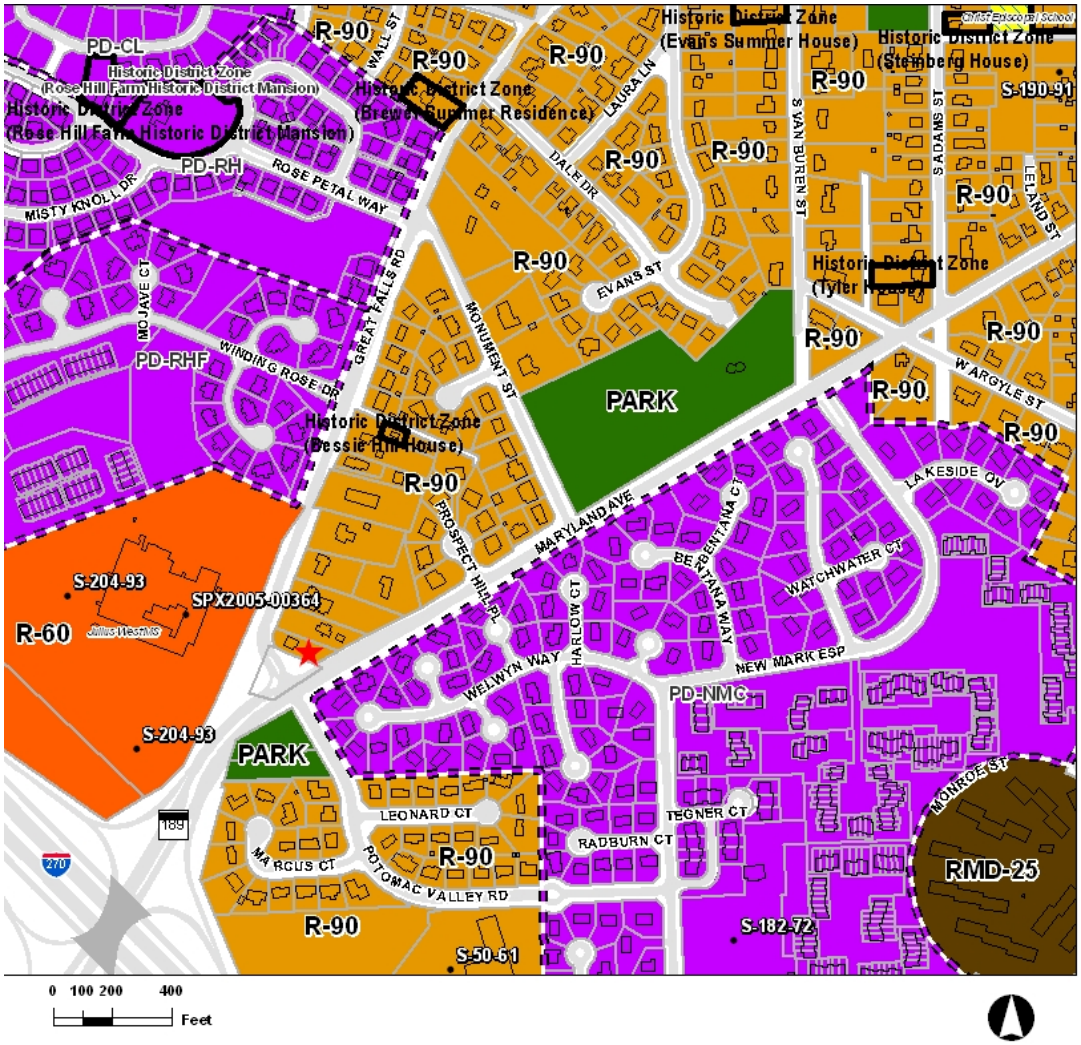

Legend

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PD - Planned Development
- PARK - Park Zone
- IL - Light Industrial
- Rockville city limits

Zoning Overlays

- Clusters
- Historic Preservation Parcels
- Lincoln Park Conservation Overlay
- Planned Developments
- Town Center Performance District
- Twinbrook Metro Performance District
- Special Exceptions

Application for

Historic District Commission Review

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COMMUNITY PLANNING AND DEVELOPMENT SERVICES

HDC

9/12

City of Rockville
Department of Community Planning and Development Services
111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8230 • **Fax:** 240-314-8210 • **E-mail:** history@rockvillemd.gov • **Website:** www.rockvillemd.gov/historic

Type of Application: *(check all that apply)*

☐ Certificate of Approval ☑ Courtesy Review ☐ Evaluation of Significance ☐ Demolition Proposed ☐ Tax Credit

Property Address Information: *(please print clearly or type)*

Address: 628 Great Falls Road

Subdivision Exchange Lot(s) P987 and P986 Block

Zoning Tax Account(s) 04-00147835 , 04-00148180 ,

Applicant Information: *(please supply name, address, phone number and e-mail address for each.)*

Applicant Rockville Maryland Congregation of Jehovahs Witnesses Incorporated

Property Owner Rockville Maryland Congregation of Jehovahs Witnesses Incorporated

Agent Jody Kline, Esq. Miller, Miller & Canby

Jody Kline, Esq. Miller, Miller & Canby

SCOPE OF WORK		
☐ FENCE	☐ MATURE TREE REMOVAL	☐ CHIMNEY
☐ SIDING/TRIM	☐ WINDOWS/DOORS	☐ MISCELLANEOUS
☐ SIGNAGE	☐ ADDITION	☐ ORDINARY MAINTENANCE
☐ PARKING LOT	☐ ROOFING	☑ NEW CONSTRUCTION
☐ LANDSCAPING	☐ ACCESSORY BUILDING	☐ OTHER

Project Description

SEE ATTACHED "DEVELOPMENT DESCRIPTION"

STAFF USE ONLY

Application Acceptance:
Application # HDC2014-00646
Pre-Application
Date Accepted
Staff Contact

OR

Application Intake:
Date Received 08/15/2013
Reviewed by
Date of Checklist Review
Deemed Complete: Yes ❑ No ❑

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AND DEVELOPMENT SERVICES

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.424.9673 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER

JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)

HELEN M. WHELAN (DC, WV)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)

JSKLINE@MMCANBY.COM

August 15, 2013

Historic District Commission of Rockville
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Request for Courtesy Review for 628 Great Falls Road

Dear Chair Maloney and Members of the Historic District Commission:

The Rockville Congregation of Jehovah's Witnesses Church, the owner of the property located at 628 Great Falls Road, requests a courtesy review of its building plans for a new worship hall on the property that is currently the subject of Map Amendment Application No. MAP 2013-00112, a proceeding which was initiated by a recommendation of the Historic District Commission on April 18, 2013.

The Mayor and City Council, in an action on June 17, 2013, agreed to defer conducting its public hearing on the above-referenced map application until after the property owner had an opportunity to make a presentation to the HDC, and to receive the HDC's comments and guidance, at a courtesy review session to be conducted on September 19, 2013.

In order to give the HDC adequate information to conduct an effective courtesy review, we enclose the following information and materials:

1. Historic District Commission Review Application

2. Development Description

3. Materials List (Existing and Proposed)

4. Existing Conditions Aerial Photograph (no plan available)

5. Existing Conditions Site Photographs

6. Site Development Pan

7. Landscape Plan

8. Preliminary Forest Conservation Plan

9. Proposed 1st Floor Plan

10. Proposed Building Elevations (East and South elevations – A2.0)

11. Proposed Building Elevations (West and North elevations – A2.1)

12. Stormwater Concept Plan

The Applicant also intends to bring a model to the hearing on September 19th in order to demonstrate the massing and detailing of the existing structure and the proposed worship hall.

Should the HDC or its Staff require any additional information or to make its application complete or in order to conduct an effective courtesy review, please contact me or Somer Cross, Esq. and any supplemental materials will be promptly provided.

Very truly yours,

MILLER, MILLER & CANBY

Jody Kline

Jody S. Kline

JSK:cdp

Enclosures

cc: Susan Swift
Jim Wasilak
Robin Ziek
Bobby Ray
Margaret Hall
Rod Escobar
Mike Plitt
Somer Cross, Esquire

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Jehovah's Witness Church
626 & 628 Great Falls Road

Development Description

The proposed development is for the construction of 3,700 square foot building to be used as a Place of Worship. The new building is to be connected to the existing 1,400 square foot residential house located at 628 Great Falls Road. The two exterior sides of the existing residence (which will remain in residential use) that have the most historical relevance will be unaltered by any new construction.

The existing residential house located at 626 Great Falls Road will be razed to provide room for the development of an associated parking lot. The proposed parking lot will containing approximately 32 parking spaces to provide parking for persons attending services in the proposed building.

The design and materials to be used in the new construction will be consistent with the existing house and surrounding neighborhood. The particular materials used were chosen to match the shingles, siding and stucco, trim and brick exterior of the existing house (see materials list attached). The design of the worship hall is intended to fuse with the residential design of the existing house for a cohesive residential appearance.

The development will provide Stormwater Management controls in accordance with the State SWM regulations, Forest Conservation in accordance with the State forest conservation regulations and Landscaping in accordance with the City's Landscape Manual. The development will exceed permitted lot coverage and front yard impervious surface allowances of the City by creating only 12.7% coverage (25% allowed) and 20% front yard impervious space (30% allowed).

The Jehovah's Witnesses church goers worshiping on the site actually consists of five (5) semi-independent congregations. It is the custom and practice of Jehovah's Witnesses to limit a "worship group" or congregation to around 100 families in order to maintain a sense of community for each group. Each congregation needs to hold services separately. Currently, the groups are broken out by language into Mandarin, Spanish and English speaking congregations. As the number of congregations has grown overtime, both in terms of the number of worship groups and the size of each group, it has placed a strain on the Church's existing worship hall to serve all of the independent congregations. Construction of a modestly-sized second worship hall will relieve the pressure on the single facility and will allow for two services to be conducted on the church's property either simultaneously or at staggered times. Therefore, the best solution for the church is to build a separate meeting place on-site and to allow the congregation to remain in its current location as it has since 1972. This will allow the church to best accommodate the large number of its members who reside in the City of Rockville or the surrounding area.

Timeline of Development to Date

- Application for Level 2 Site Plan filed – January 2012
- Post-Application Area Meeting – November 2012
- DRC (on revised plans) – April 2013
- Neighbor Richard J. Ward filed evaluation request – February 2013
- Historic District Commission – Evaluation of Significance – April 2013
- Mayor and Council – Authorization to File Sectional Map Amendment – June 2013
- Planning Commission Review of Historic Map Amendment – July 2013
- Historic District Commission – Request for Courtesy Review – August 2013

Expected Future Schedule*

- Mayor and Council – Historic District designation – November 2013
- Reactive Site Plan Application – Apply for Historic District Certificate of Approval – November 2013
- Approval for 2 applications – April 2014
- Permit applications and approvals – Through October 2014
- Begin construction – November 2014

* All dates provided are estimates

JEHOVAHS WITNESS
626 AND 628 GREAT FALLS ROAD

MATERIALS LIST

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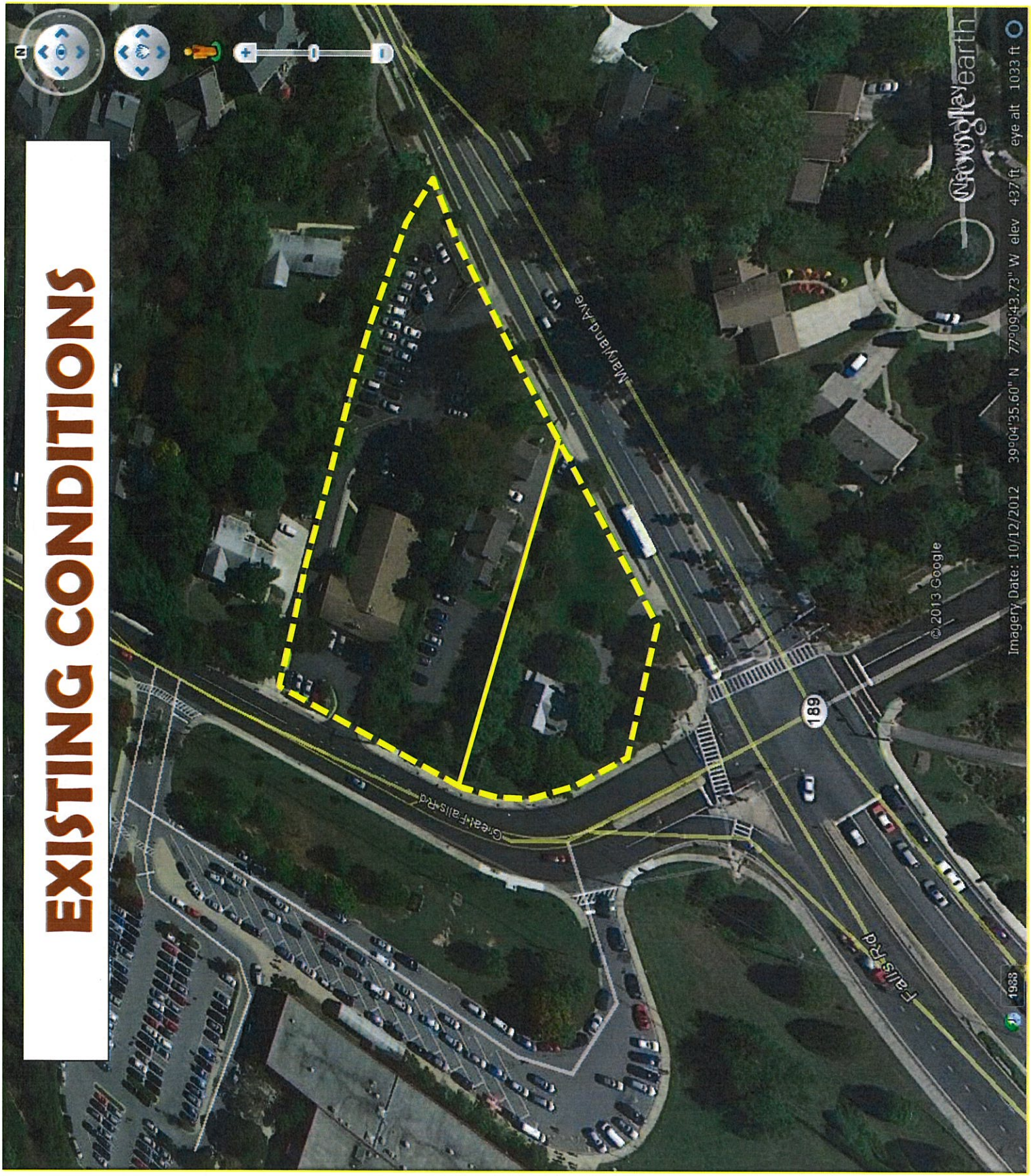
Existing Materials:

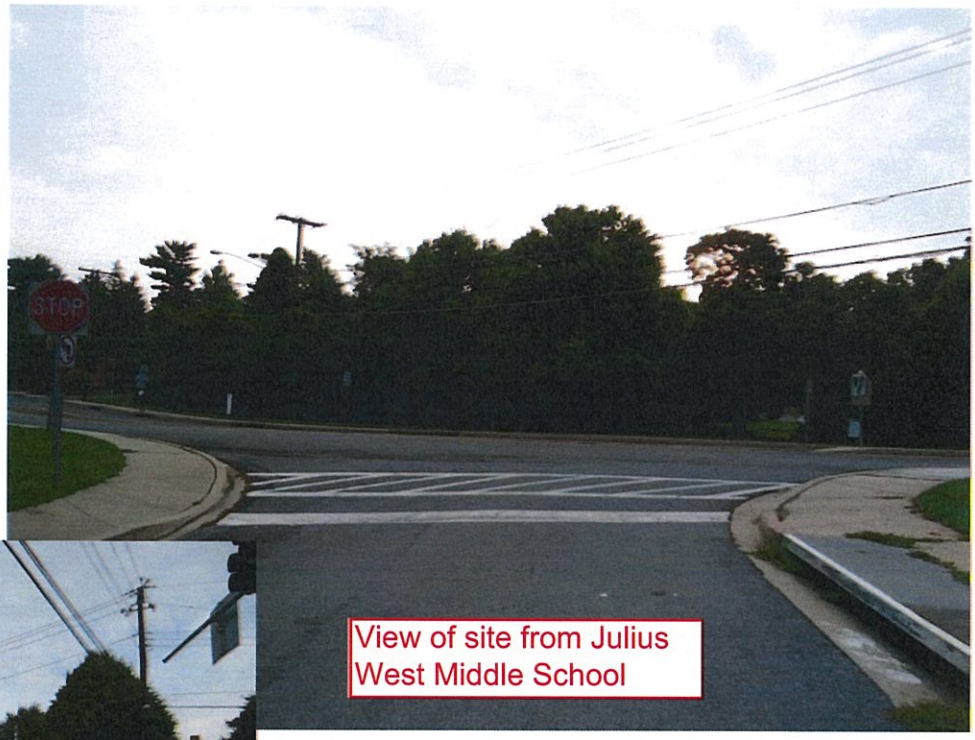
- Asphalt roof shingles
- Brick
- Stucco finish
- Wood trims and panelings

Proposed Materials:

- Asphalt shingle roof (to match existing shingles)
- Brick (to match existing brick)
- Hardie shingle siding
- Hardie plank lap siding
- Wood trims


EXISTING CONDITIONS
Great Falls Rd
Maryland Ave
Falls Rd
189
© 2013 Google
Imagery Date: 10/12/2012 39°04'35.60" N 77°09'43.73" W elev 437 ft eye alt 1033 ft
Google earth

JEHOVAH'S WITNESSES CHURCH
GREAT FALLS ROAD
EXISTING CONDITIONS PHOTOGRAPHS



View of site from Julius West Middle School

View of site from intersection of Great Falls Rd. and Maryland Ave.

View from Great Falls Rd. looking north

CHINESE JEHOVAH'S WITNESSES

(PROPOSED) MONUMENT PARK LOT-33, BLOCK A
CITY OF ROCKVILLE, MARYLAND
LEVEL II SITE PLAN - CITY REF #STP 2012-00114

ASSOCIATED PLANS: NATURAL RESORCES INVENTORY #FTP2010-00008
SWM CONCEPT #SMP2011-00007

DESIGN TEAM:

OWNER:
Rockville Maryland Congregation
of Jehovah's Witnesses
624 Great Falls Road
Rockville, MD 20850
Phone: 240-876-0211

DEVELOPER:
Rockville Maryland Congregation
of Jehovah's Witnesses
624 Great Falls Road
Rockville, MD 20850
Phone: 240-876-0211

ARCHITECTS:
GTM Architects
7735 Old Georgetown Road
Suite 700
Bethesda, MD
Phone: 240-333-2000 x2055

ATTORNEY:
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
Phone: 301-762-5212

CIVIL ENGINEER:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

LANDSCAPE ARCHITECT:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

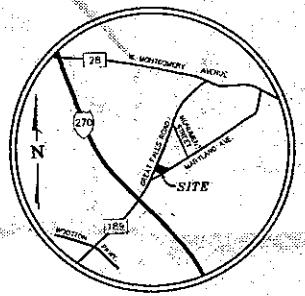
SHEET INDEX:

SP-1 Site Development Plan - Cover Sheet
SP-2 Site Development Plan

LS-1 Landscape Plan
LS-2 Landscape Plan - Details

FCP-1 Forest Conservation Plan
FCP-2 Forest Conservation Plan

A-1.1 Architectural Plan
A-2.0 Architectural Elevation
A-2.1 Architectural Elevation



VICINITY MAP
SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY:	TAX PARCELS 986 & 987
LOT AREA:	34,364 S.F. 0.793 AC.
ZONING CLASSIFICATION:	R-60 (RESIDENTIAL)
PROPERTY ADDRESS:	624 GREAT FALLS ROAD
PROPOSED USE:	PLACE OF WORSHIP EXISTING HOUSE - ACCESSORY APARTMENT

DEVELOPMENT STANDARDS

	(REQUIRED/ALLOWED)	(EXISTING/PROPOSED)
TRACT AREA (25.10.05)	9,000 S.F.	34,546 S.F. 0.793 AC.
LOT WIDTH (25.10.06)	60'	160'
BUILDING SETBACK REQUIREMENTS (25.10.05) FRONT (Adj. to Street) SIDE (Adj. to Street)	30' 11'	30' 28.2' (EX. HSE.)
BUILDING HEIGHT (25.10.05)	35'	19'
BUILDING AREA EXISTING HOUSE PROPOSED BUILDING TOTAL	Not a Specified	1,400 S.F. 3,700 S.F. 5,100 S.F.
BLDG. LOT COVERAGE (25.10.05)	25% or 17,091 S.F.	12.7% or 4,400 S.F.
FRONT YARD IMPERVIOUS SURFACE (25.10.06d)(25)30% OF 10,800 See Also 25.10.05d	3,240 S.F.	20% 2,140 S.F
OFF STREET PARKING AND LOADING (25.10.03)		
SURFACE PARKING FACILITY AREA INTERNAL PARKING LOT LANDSCAPING	5% or 485 S.F.	9,700 S.F. 490 S.F.
AUTOMOBILE PARKING SPACES PLACE OF WORSHIP (5,100 S.F.)	1/200 S.F. = 17	32 (1)
BICYCLE SPACES SHORT TERM LONG TERM	1/2,000 S.F. = 4 1/4,000 S.F. = 1	4 2

NOTES:
1. INCLUDES 2 PARKING SPACES RESERVED FOR THE HANDICAPPED BOTH ARE VAN ACCESSIBLE

SITE PLAN NOTES

1. The topography is from a field dist survey performed by Macris, Hendricks & Glascock, PA, supplemented with available survey records.
2. The boundary was prepared by Macris, Hendricks & Glascock, PA, from deeds and plats of record.
3. A Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD) for this site has been approved by the City Forester. (Ref: FTP2010-00008)
4. A Preliminary Forest Conservation Plan has been submitted for approval by the City Forester.
5. A Stormwater Management Concept Plan for this site has been submitted for approval by the City Department of Public Works.
6. Do not use this Planning Site Plan for site construction. Refer to approved construction documents for construction details.
7. All construction must meet the requirements of the City's construction codes, fire code, life safety code, the ADA accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).

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DEVELOPMENT SERVICES

CITY MAP E-2

CITY REF. STP 2012-00114

SITE DEVELOPMENT PLAN - COVER SHEET SP-1
(PROPOSED) MONUMENT PARK - LOT 33, BLOCK A
CHINESE JEHOVAH'S WITNESSES
TAX PARCELS 986 & 987, L-35950 F-418 & L-13195 F-361
FOURTH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

REVISIONS		
NO.	DATE	DESCRIPTION

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	MDP
Designer	MDP
Date	2-27-13
Scale	NONE
Project No.	09.176.03
Sheet	2

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

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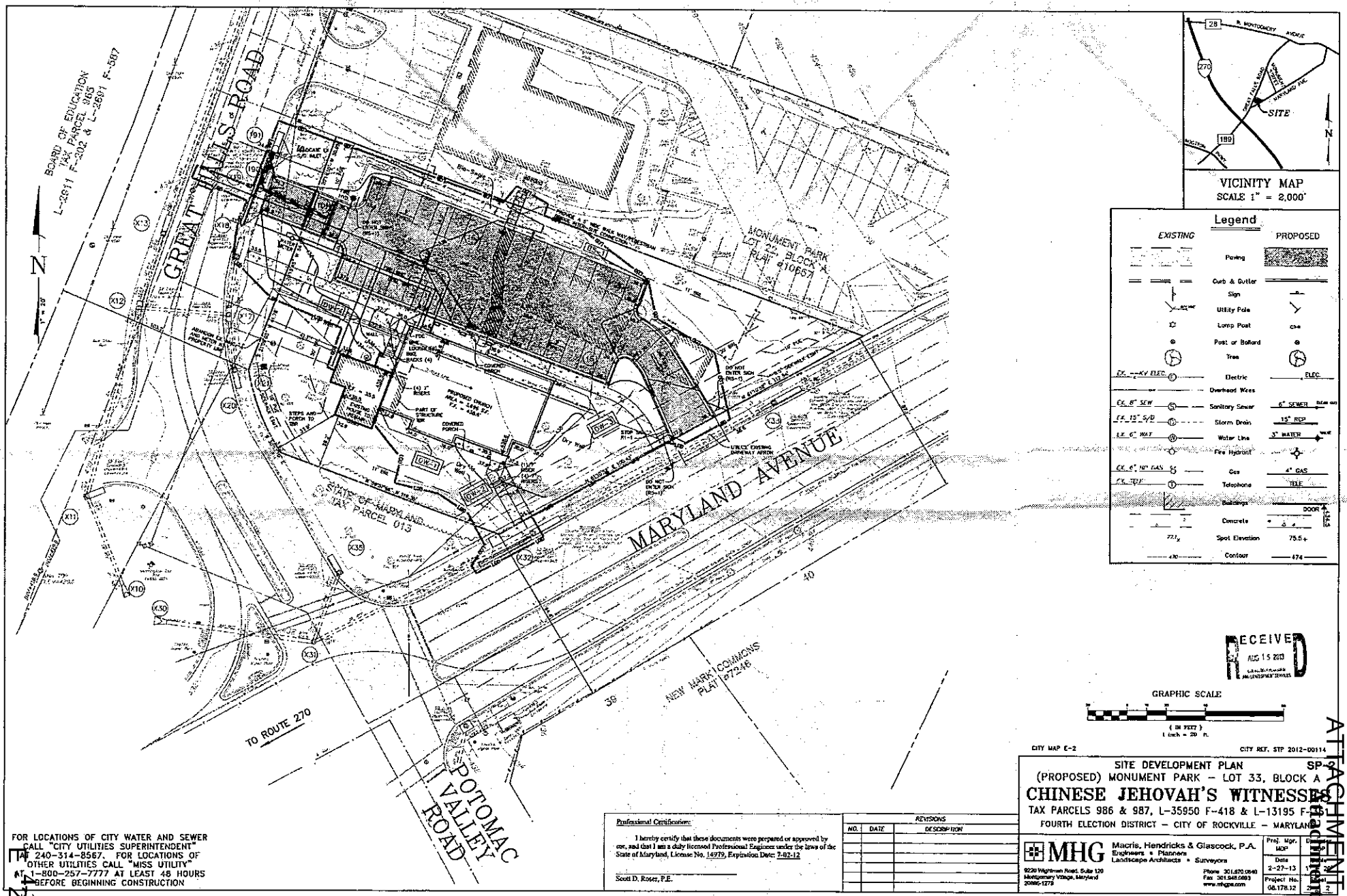
ATTACHMENT E
Attachment 4



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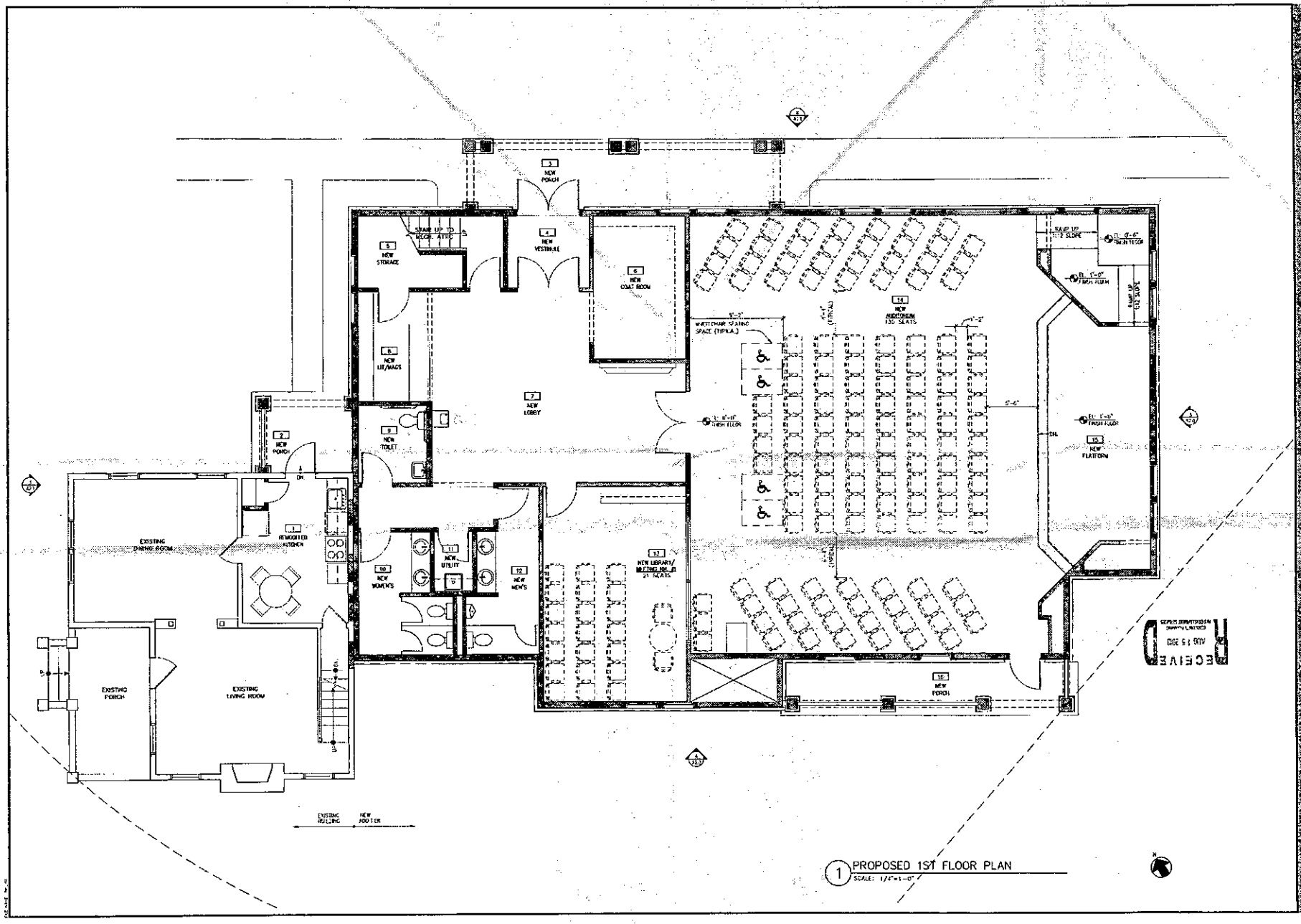
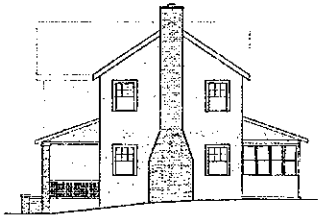
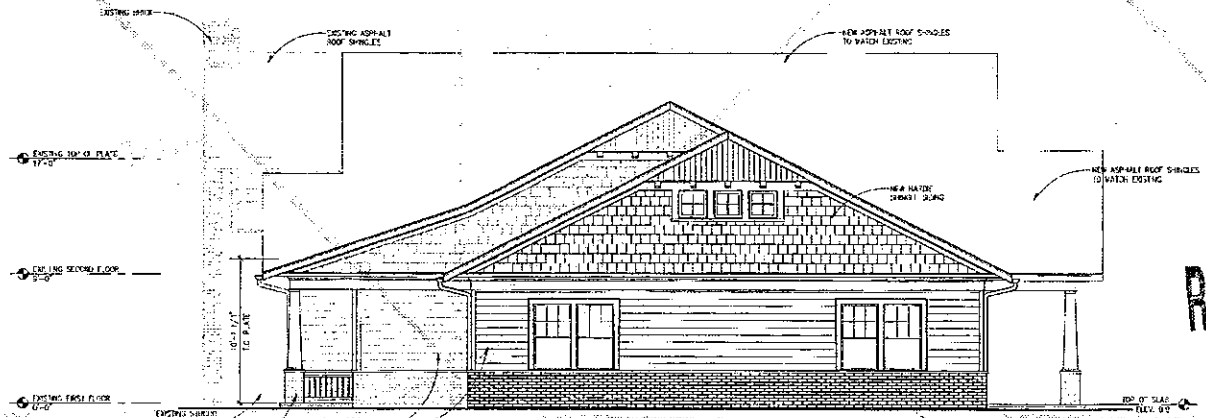

1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"
EXISTING BUILDING
NEW ADDITION
1 REMODELED KITCHEN
2 NEW PORCH
3 NEW PORCH
4 NEW VESTIBULE
5 NEW STORAGE
STAIR UP TO ROOF ATTIC
6 NEW COAT ROOM
7 NEW LOBBY
8 NEW LIT/MAGS
9 NEW TOILET
10 NEW WOMEN'S
11 NEW UTILITY
12 NEW MEN'S
13 NEW LIBRARY/ MEETING RM @ 21 SEATS
14 NEW AUDITORIUM 130 SEATS
15 NEW PLATFORM
16 NEW PORCH
WHEELCHAIR SEATING SPACE (TYPICAL)
RAMP UP 1:12 SLOPE
EXISTING DINING ROOM
EXISTING PORCH
EXISTING LIVING ROOM
RECEIVED
AUG 15 2013
626 & 628 GREAT FALLS RD.
ROCKVILLE, MD 20850
PROPOSED 1ST FLOOR PLAN
CHINESE CONG.
JEHOVAH'S WITNESSES
KINGDOM HALL
SCALE: AS NOTED
DATE: AS NOTED
DRAWING NO. A1
ATTACHMENT E
Attachment 4

1 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION – MARYLAND AVE.
SCALE: 1/4"=1'-0"

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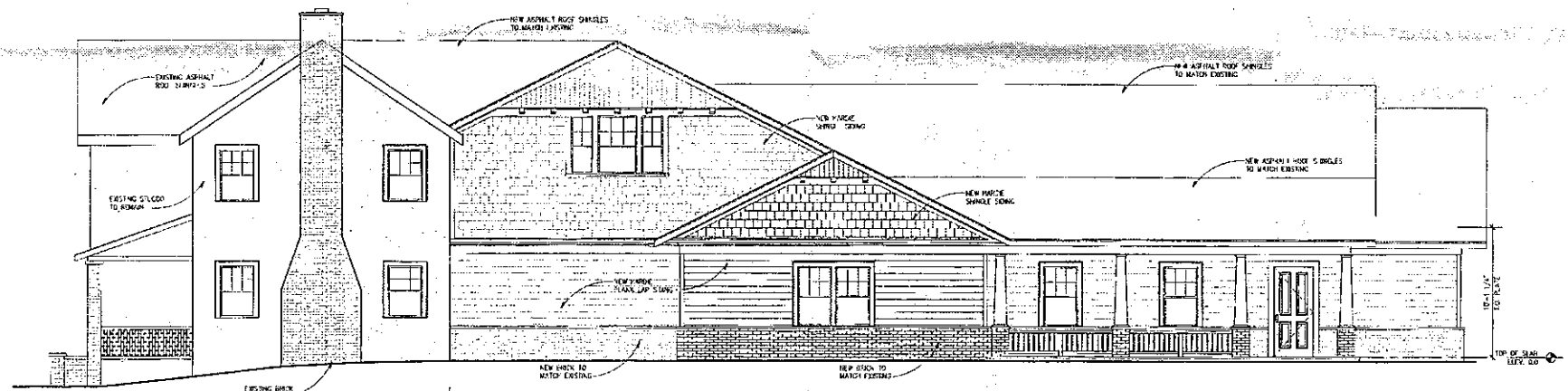
DEVELOPMENT REVIEW



4 SOUTH ELEVATION – GREAT FALLS RD & MARYLAND AVE.
SCALE: 1/4"=1'-0"

626 & 628 GREAT FALLS RD.
ROCKVILLE, MD 20850

PROPOSED BLDG ELEVATIONS

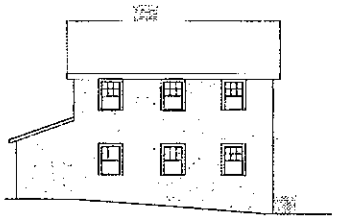
CHINESE CONG.
JEHOVAH'S WITNESSES
KINGDOM HALL

REVISIONS
11-06-11 SITE PLAN SUBMITTAL
01-13-12 REV. SITE PLAN SUBMITTAL
02-11-13 REV. SITE PLAN SUBMITTAL

SEAL:

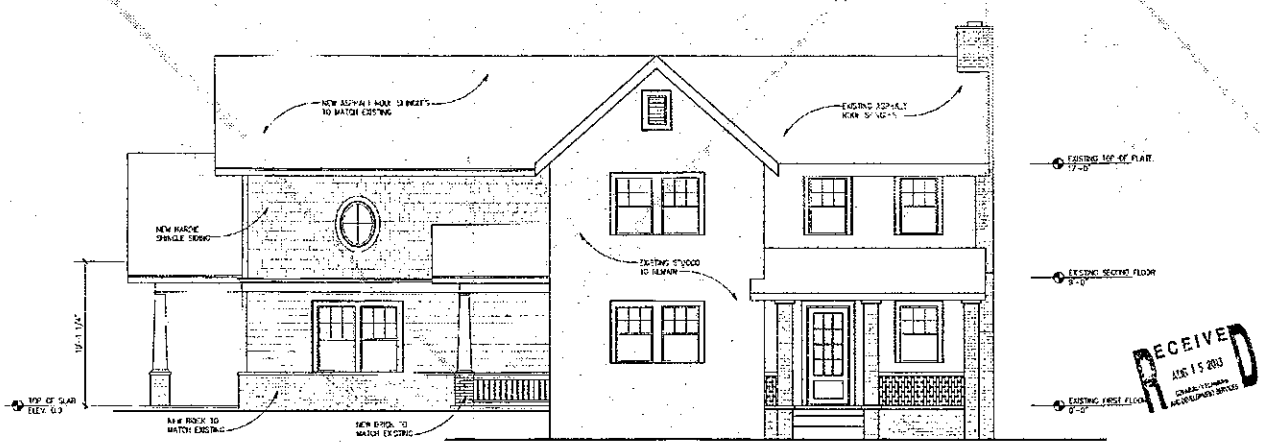
DRAWN BY: JJ
CHECKED BY:
SCALE:
DATE:
DRAWING: A

ATTACHMENT
Attachment 4



1 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION – GREAT FALLS RD.
SCALE: 1/4"=1'-0"

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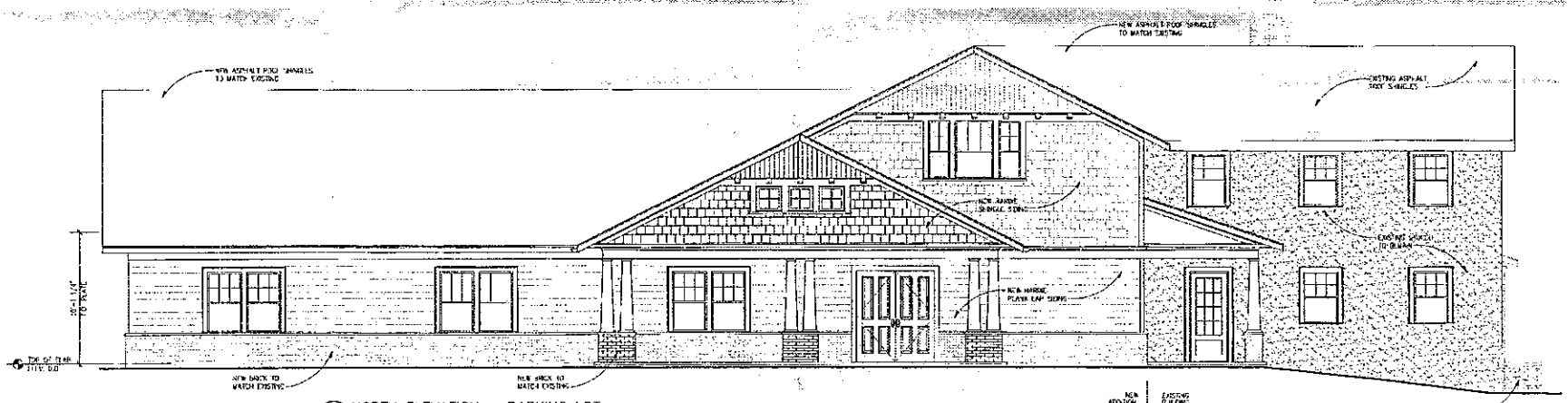
CHARLES COUNTY
DEVELOPMENT SERVICES



4 NORTH ELEVATION – PARKING LOT
SCALE: 1/4"=1'-0"

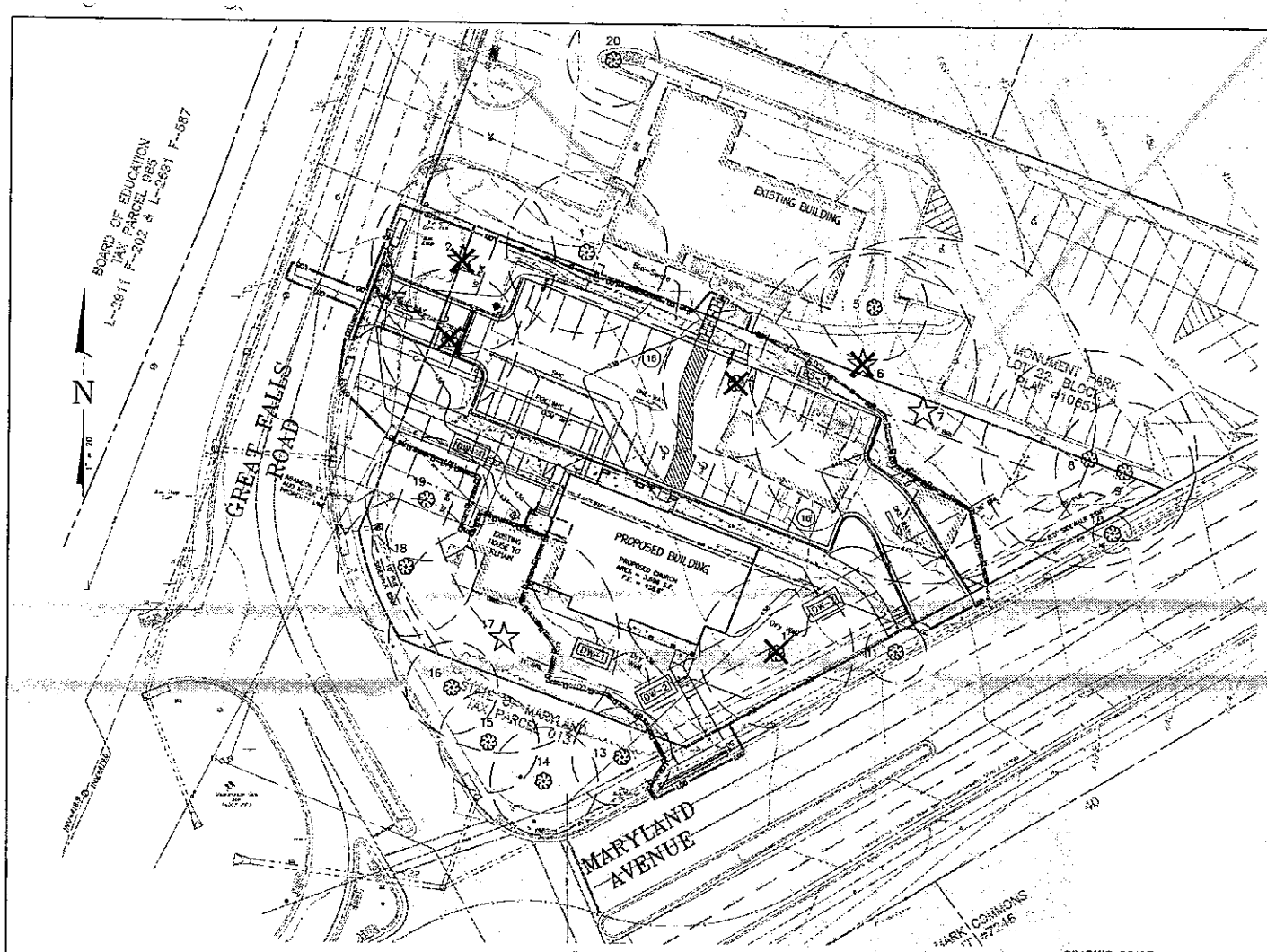
626 & 628 GREAT FALLS RD.
ROCKVILLE, MD 20850

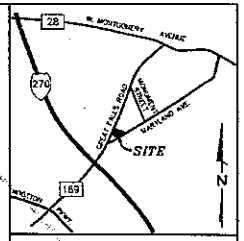
PROPOSED BLDG ELEVATIONS

CHINESE CONG.
JEHOVAH'S WITNESSES
KINGDOM HALL

APPROVED
SCALE
DRAWN BY
CHECKED BY
SCALE AS NOTED
DATE APPROVED
DRAWING NO. 1

ATTACHMENT E
Attachment 4





VICINITY MAP
SCALE 1" = 2,000'

EXISTING TREES AND REPLACEMENT REQUIREMENTS								
ID #	Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	CTLA Rating	Disposition	Replacements Required
1	White Cedar	Chamaecyparis thyoides	21	3116	31.5	91	Save	0
2	Japanese Cherry	Prunus spp.	40	18304	60	31	Remove	6
3	Norway Spruce	Picea abies	18	2289	27	91	Remove	1
4	Blue Spruce	Picea pungens	19	2550	28.5	91	Remove	2
5	Blue Spruce	Picea pungens	14	1385	21	97	Save	0
6	Norway Maple	Acer platanoides	30	6359	45	Hazard	Remove by others	0
7	White Ash	Fraxinus americana	45	14307	67.5	75	Save	0
8	Black Cherry	Prunus serotina	28	5539	42	81	Save	0
9	Red Maple	Acer rubrum	18	2289	27	88	Save	0
10	Little Leaf Linden	Tilia cordata	5	177	7.5	81	Save	0
11	Little Leaf Linden	Tilia cordata	8	452	12	78	Save	0
12	Plum	Prunus americana	20	2826	30	44	Removed	2
13	Basswood	Tilia americana	13	1194	19.5	84	Save	0
14	Basswood	Tilia americana	14	1385	21	63	Save	0
15	Basswood	Tilia americana	13	1194	19.5	69	Save	0
16	Basswood	Tilia americana	12	1017	18	66	Save	0
17	Norway Maple	Acer platanoides	30	6359	45	59	Save	0
18	Red Maple	Acer rubrum	15	2209	27	66	Save	0
19	Red Maple	Acer rubrum	16	1809	24	69	Save	0
20	Zelkova	Zelkova serata	12	1017	18	91	Save	0
					TOTAL REPLACEMENTS REQUIRED:			11
						Trees to be provided on-site:		11
						Trees to be met via Fee-in-lieu:		0
					REPLACEMENT TREES PROVIDED:			11
						Fee-in-lieu ($1,500 per tree)		$0.00

NOTE: Site area is less than 40,000 s.f. and no forest conservation is required

Tree Note

Tree conditions shown hereon are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy," but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

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AND DEVELOPMENT SERVICES

CITY MAP E-2

CITY REF. STP 2012-00114

LEGEND

- Specimen Tree
- Significant Tree
- Critical Root Zone
- Trees to be Removed/ already removed
- Limits of Disturbance
- Tree Protection Fence and Root Pruning

NOTE: Tree Protection Fence shall be installed on top of the Limits of Disturbance. For purposes of legibility only, the Tree Protection Fence is graphically represented adjacent to the LOD.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE _____ Frank C. Johnson

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY FOREST CONSERVATION PLAN FOR
TAX PARCELS 986 & 987

CHINESE JEHOVAH'S WITNESSES

L-35950 F-418 & L-13195 F-351

FOURTH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

MHG
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Macris, Hendricks & Glascock, P.A.
Engineers • Planners
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Phone 301.670.0840
Fax 301.948.0693
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Proj. Mgr. MDP
Date 2-27-13
Project No. 08.176.12
Sheet 2 of 2

ATTACHMENT E
Attachment 4

E - 26

4-16

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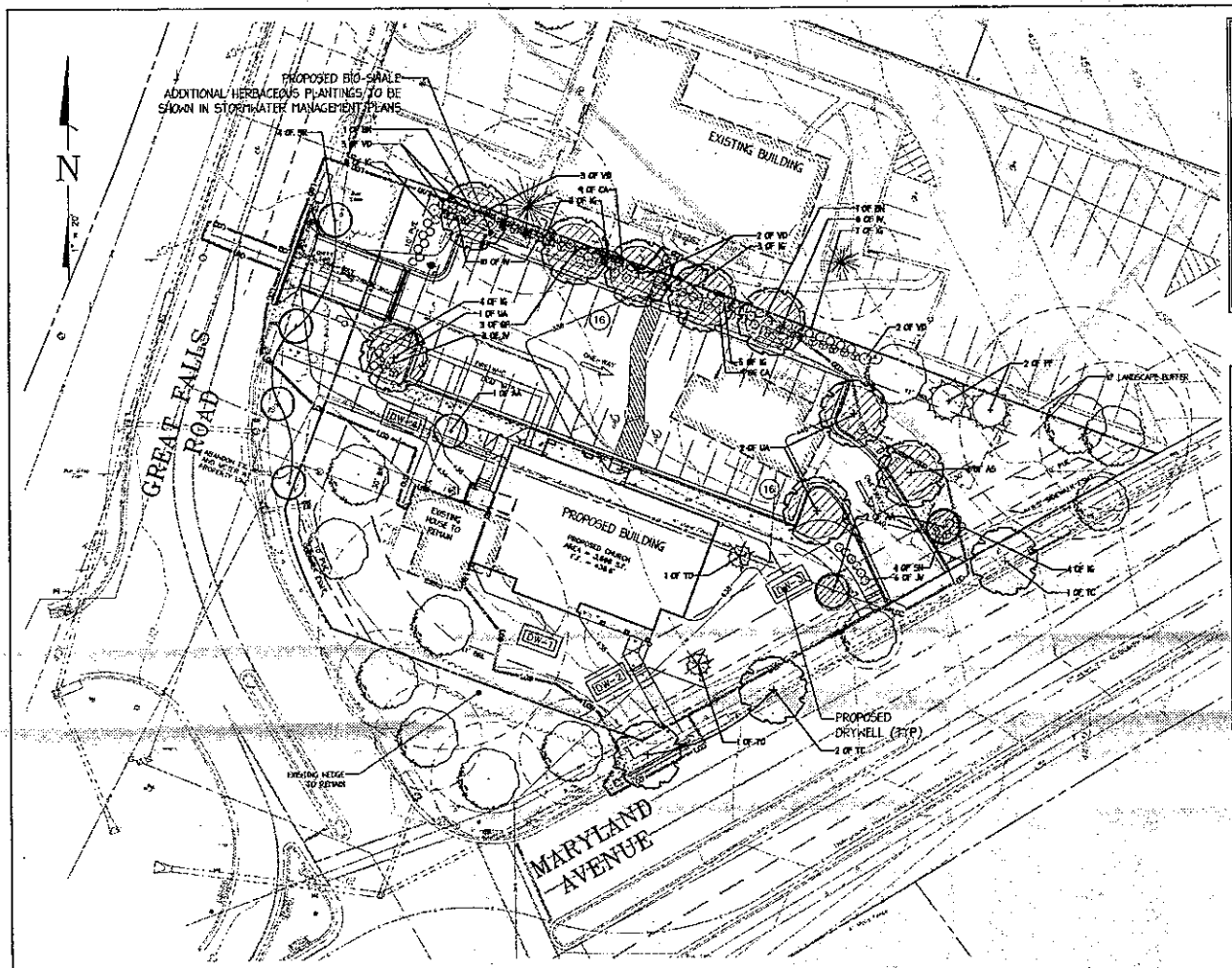

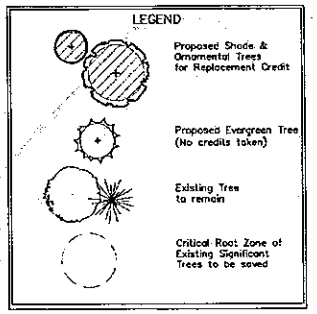

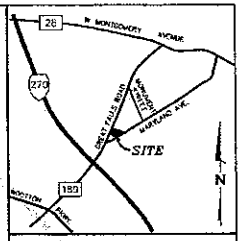

VICINITY MAP
SCALE 1" = 2,000'

FOREST CONSERVATION CREDIT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ROOT	CREDIT
SHADE TREES							
AS	1	Acer saccharum "Legacy"	Legacy Sugar Maple	2½-3" Cal.		B&B	1 Replacement
BN	2	Betula nigra "Heritage"	Heritage River Birch	2½-3" Cal.	Single Stem	B&B	2 Replacements
QP	3	Quercus phellos	Willow Oak	2½-3" Cal.		B&B	3 Replacements
TC	3	Tilia cordata "Greenspire"	Greenspire Linden	2½-3" Cal.		B&B	No credit
UA	3	Ulmus americana "Valley Forge"	Valley Forge Elm	2½-3" Cal.		B&B	3 Replacements
EVERGREEN TREES							
FF	2	Pinus flexilis "Vanderwolf Pyramid"	Vanderwolf Pyramid Limber Pine	7-8' Ht.		B&B	No credit
TO	2	Thuja occidentalis "Nigra"	Dark American Arborvitae	7-8' Ht.		Cont.	No credit
ORNAMENTAL TREES							
AA	3	Amelanchier arborea "Tradition"	Tradition Serviceberry	2½-3" Cal	Single Stem	B&B	2 Replacements
SR	4	Syringa reticulata "Ivory Silk"	Ivory Silk Tree Lilac	2½-3" Cal.	Single Stem	B&B	No credit
SHRUBS							
CA	18	Clethra alnifolia "Hummingbird"	Summersweet	24-30" Ht.	36" o.c.	Cont.	No credit
IG	42	Ilex glabra "Chamzin"	Chamzin Inkberry	18-24" Ht.	36" o.c.	Cont.	No credit
IV	21	Itea virginica "Little Henry"	Little Henry Sweetspire	24-30" Ht.	36" o.c.	Cont.	No credit
JV	6	Juniperus virginiana "Grey Owl"	Grey Owl Juniper	18-24" Spd.	36" o.c.	Cont.	No credit
SN	4	Spiraea nipponica "Snowmound"	Snowmound Spirea	24-30" Ht.	36" o.c.	Cont.	No credit
VD	10	Viburnum dentatum "Ralph Senior"	Autumn Jazz Viburnum	30-36" Ht.	48" o.c.	Cont.	No credit

Total Replacement Tree Credit: 11

This Plant list is a duplication of the Plant List shown on the Landscape Plan.

MINIMUM TREE COVER TABLE

SITE AREA	34,764 S.F.
MTC REQUIRED (zone R-90 = 15%)	5,218 S.F.
MTC PROVIDED:	
9 SHADE TREES @ 400 S.F. EA.*	3,600 S.F.
3 ORNAMENTAL TREES @ 200 S.F. EA.*	600 S.F.
2 SMALL EVERGREEN TREES @ 200 S.F. EA.	400 S.F.
2 LARGE EVERGREEN TREES @ 400 S.F. EA.	800 S.F.
TOTAL	5,400 S.F.

* Does not include street trees

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE _____ Frank C. Johnson

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

REVISIONS		
NO.	DATE	DESCRIPTION

RECEIVED AUG 15 2013 DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

PRELIMINARY FOREST CONSERVATION PLAN FCP-
TAX PARCELS 986 & 987

CHINESE JEHOVAH'S WITNESSES

L-35950 F-418 & L-13195 F-351

FOURTH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

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Date 2-27-13	Checked by
Project No. 08.178.12	Sheet 2 of 2

ATTACHMENT 4
Attachment 4

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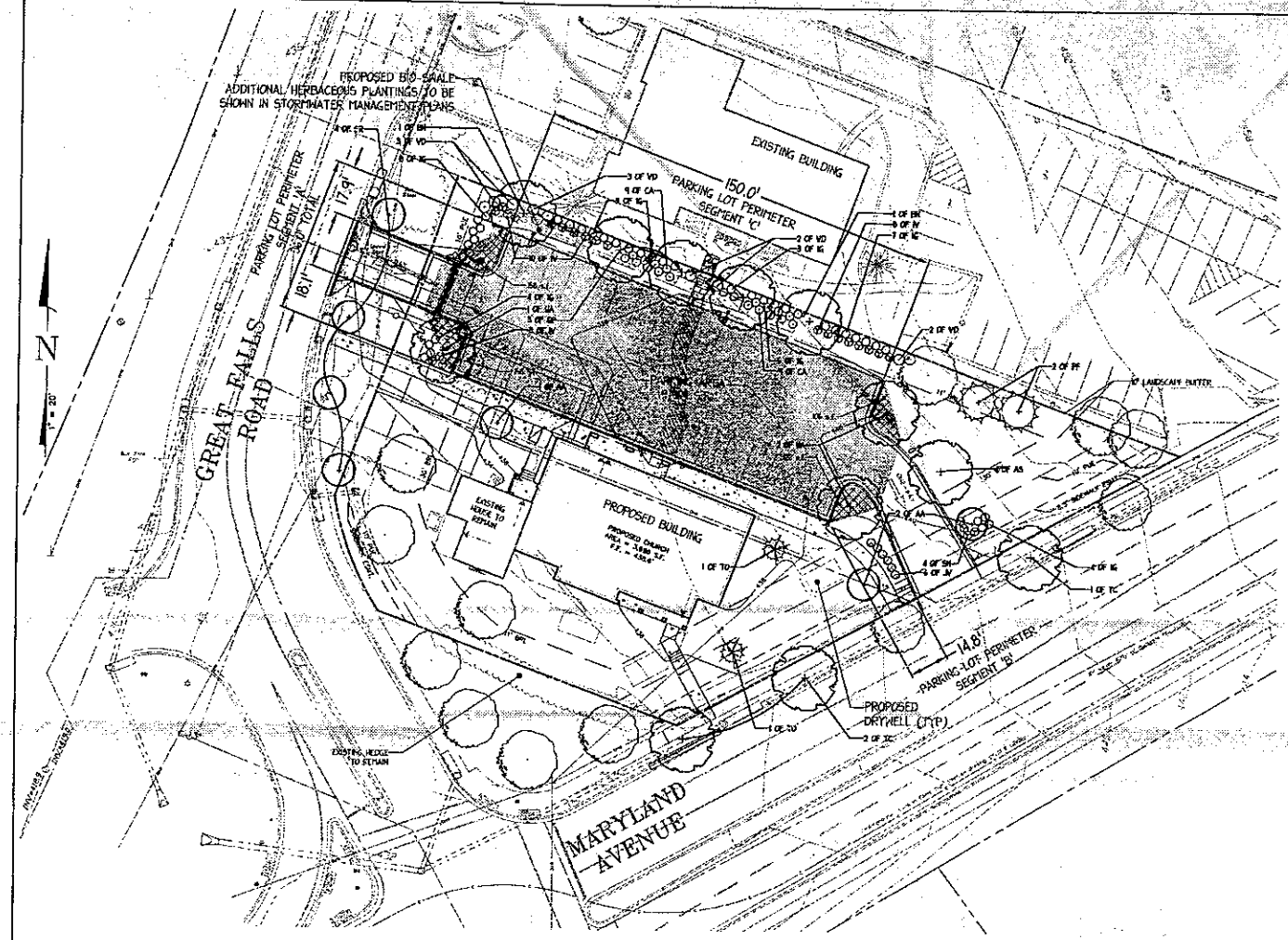

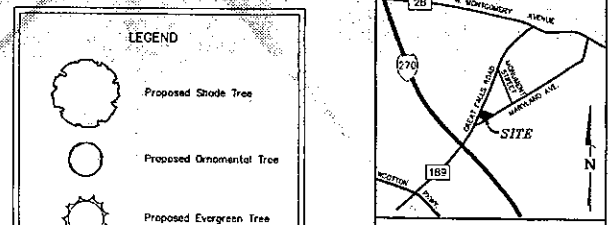

VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- Proposed Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Proposed Evergreen Shrubs
- Proposed Deciduous Shrubs
- Internal Parking Facility Area
- Internal Landscaped Area
- Existing Trees

NATIVE PLANT COUNTS

Total Shade Trees: 12
Native Shade Trees: 9
Percent Maryland Native: 75%

Total Number of Trees: 23
Native Trees: 16
Percent Maryland Native: 70%

Total Number of Shrubs: 101
Native Shrubs: 97
Percent Maryland Native: 96%

Total Number of Plants: 124
Native Plants: 113
Percent Maryland Native: 91%

LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING/ NOTES
SHADE TREES								
AS	1	Acer saccharum "Legacy"	Legacy Sugar Maple	2½"-3"			B&B	
BN	2	Betula nigra "Heritage"	Heritage River Birch	2½"-3"			B&B	Straight Stems
CO*	3	Cladrastis platana	Yellow Ooo	2½"-3"			B&B	
TC	3	Tilia cordata "Greenspire"	Greenspire Linden	2½"-3"			B&B	
UA	3	Ulmus americana "Valley Forge"	Valley Forge Elm	2½"-3"			B&B	
EVERGREEN TREES								
PY	2	Pinus Banks "Wisconsin" Pyramid	Wisconsin Pyramid Lodge Pine		7'-8'		B&B	
TO	2	Thuja occidentalis "Nigra" or "Techny"	Dark American Arborvitae		7'-8'		Cont.	
ORNAMENTAL TREES								
AA	3	Amelanchier arborea "Autumn Brilliance"	Brilliance Serviceberry	2½"-3"			B&B	Single Stem
SR	4	Syringa reticulata "Ivory Silk"	Ivory Silk Tree Lilac	2½"-3"			B&B	Single Stem
DECIDUOUS SHRUBS								
CA	5	Clethra alnifolia "Hummingbird"	Summersweet		24"-30"		Cont.	36" o.c.
IV	21	Ilex verticillata "Little Henry"	Little Henry Dwarf winterberry		24"-30"		Cont.	36" o.c.
SN	4	Syringa x princeae "Snowsound"	Snowsound Lilac		24"-30"		Cont.	36" o.c.
VD	10	Viburnum dentatum "Autumn Jazz"	Autumn Jazz Viburnum		30"-36"		Cont.	48" o.c.
EVERGREEN SHRUBS								
IG	42	Ilex glabra "Compact"	Compact Inkberry		18"-24"		Cont.	36" o.c.
JV	6	Juniperus virginiana "Grey Owl"	Grey Owl Juniper			18"-24"	Cont.	60" o.c.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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CITY MAP E-2

CITY REF. SIP 2012-00114

LS-1

LANDSCAPE PLAN
TAX PARCELS 986 & 987

CHINESE JEHOVAH'S WITNESSES

L-35950 F-418 & L-13195 F-351
FOURTH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

REVISIONS		
NO.	DATE	DESCRIPTION

MHG
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MDP	CSI
Date	Scale
2-27-15	1" = 20'
Project No.	Sheet
08.178.12	1 of 2

ATTACHMENT E
Attachment 4

LANDSCAPE REQUIREMENTS

Section 4, "Landscaping, Screening and Lighting Manual", adopted December 15, 2008 and Article X, Rockville Zoning Ordinance, Sec. 25.431 – 25.438

Landscaping Manual, Sec. 4.4: PARKING LOT LANDSCAPING

4.4.2(a) Landscape Strip adjoining a Street Right-of-Way

(i) Required: Minimum 10' width
Provided: See Table below

(ii) Required: Minimum 1 Tree per 40 ft. of frontage (1 Ornamental Tree = .5 Shade Tree)
Minimum 15 shrubs per 40 ft. of frontage (1 Evergreen Tree = 5 Shrubs)

Provided:

Segment	Length (ft)	Width Provided (ft)	Shade Trees Required	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalents Provided	Shrubs Required	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalents Provided
A	36.0	10'	1	2	0	2	14	14	0	14
B	14.8	10'	1	0	2	1	6	10	0	10

Berm provided: No

4.4.2(b) Perimeter Landscape Area Adjoining Property Other than R-O-W

N/A See Section 4.4.3(a)

4.4.2(c) Internal Landscaping of Surface Parking Facility

Required: Minimum 5% of internal parking facility area to be landscaped with shade trees
Total internal parking facility area = 9,969 s.f.
5% of internal area = 498.5 s.f.
Provided: Total internal landscaped area = 544 s.f. (5.5%)
Number of trees to be planted in landscaped area:
Shade: 3
Ornamental: 0

4.4.2(d) Minimum Size of Planting Islands within Internal Landscape Area

(i) Required: Islands parallel to parking spaces = 9' wide, min., and 20' long, min.
Provided: Widths vary; 16.6' min. length
(ii) Required: Islands at the heads of parking spaces = 10' wide, min.
Provided: N/A

4.4.3(a) Residential Zone Standards

(i) Required: Minimum 10' wide buffer area for parking spaces located along side or rear property lines abutting residential properties
OR
Minimum 20' setback in lieu of buffer
Provided: See Table below

(ii) Required: With 10' buffer: Minimum 1 shade tree per 35' of buffer area (or accepted substitutes) and
Minimum 15 shrubs per 35' of buffer area (or accepted substitutes)
OR
With 20' setback: Minimum 1 tree per 35' of setback.

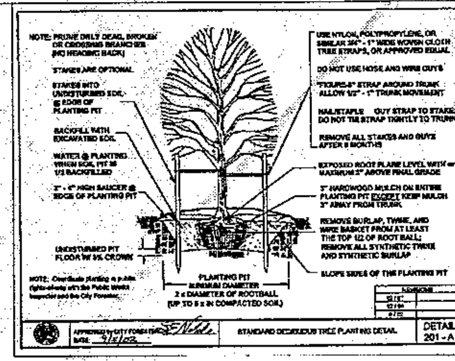
Provided:

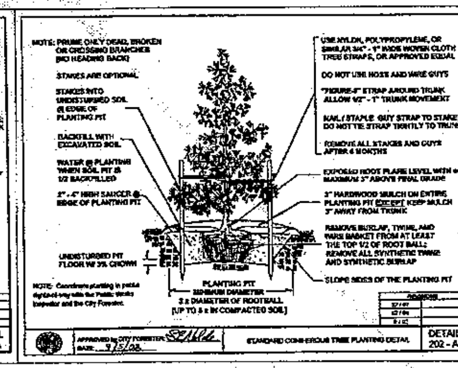
Segment	Length (ft)	Width Provided (ft)	Shade Trees Required	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalents Provided	Shrubs Required	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalents Provided
C	150.0	10'	6	5	0	5	65	65	0	65

Zoning Ordinance, Article X, SCREENING AND LANDSCAPING REQUIREMENTS

Sec. 25-431. Screening of mechanical equipment.

Required: Appropriate screening
Provided: N/A





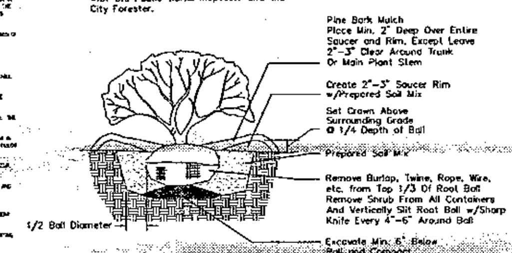
PLANTING NOTES

[illegible]

Note:

Water @ planting when soil pit is 1/2 back filled.

Coordinate planting in public right-of-way with the Public Works Inspector and the City Forester.



Planting Detail
Shrub – City Dtl. #203

Not To Scale

General Planting Notes — Quality Assurance

1. All plant material shall be in accordance with the American Standard for Nursery Stock No. Z60.1–2004, by the American Association of Nurserymen, Inc.
2. All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.
3. No trees with multiple leaders will be accepted. No sheared evergreens will be accepted.
4. Substitutions are not permitted without written permission from the City Forester.

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AUG 15 2013

REVISIONS		
NO	DATE	DESCRIPTION

LANDSCAPE PLAN – NOTES & DETAILS
TAX PARCELS 986 & 987
CHINESE JEHOVAH'S WITNESSES
L-35950 F-418 & L-13195 F-351
FOURTH ELECTION DISTRICT – CITY OF ROCKVILLE – MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr. MDP
Date 2-27-13
Scale NOTED
Project No. 08.178.12

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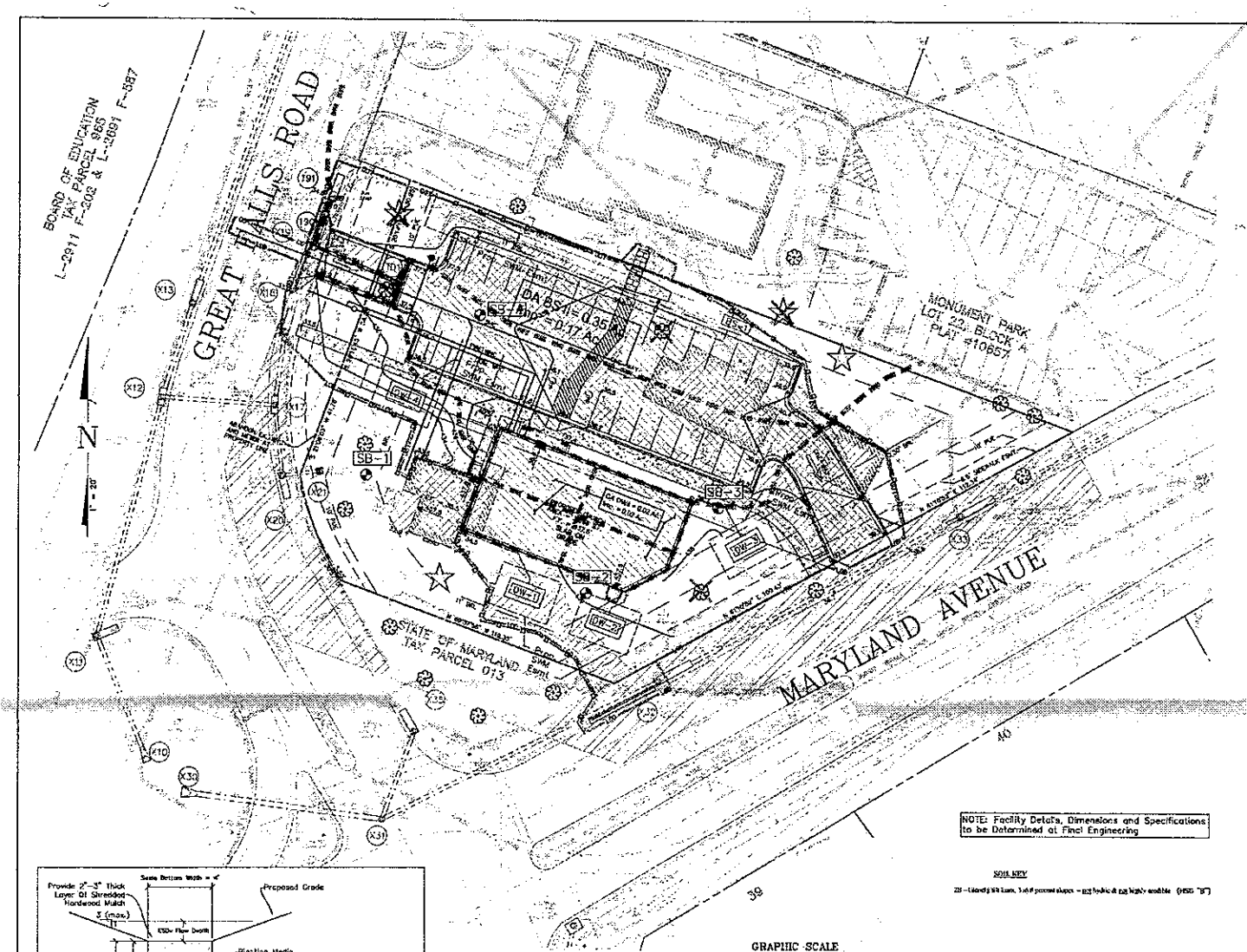


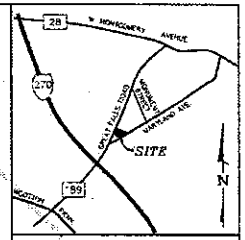
NOTE: Facility Details, Dimensions and Specifications to be Determined at Final Engineering

SOIL KEY

28 – Urban land, 0-8% slopes – not hydric & not highly erodible (HSG "B")

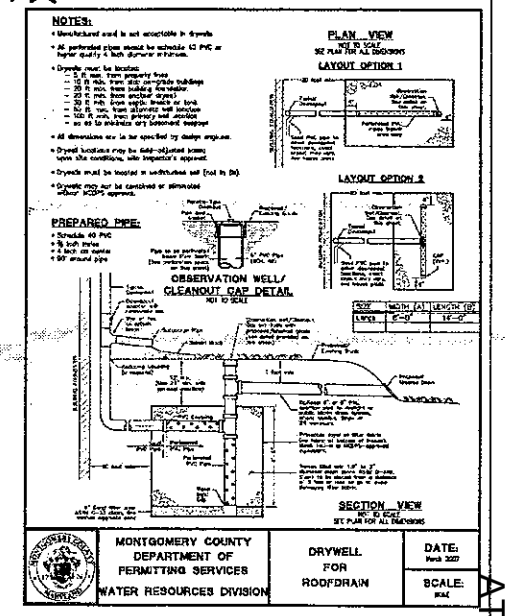
LEGEND

- New Impervious Area
- Existing Impervious Area To Be Removed
- Existing Impervious Area To Remain or Be Replaced
- R-O-W Impervious Area
- Existing Drainage Divide
- Proposed Drainage Divide
- Limits of Disturbance
- Drywell
- Bio-Swale
- Specimen Tree
- Significant Tree
- Trees to be Removed

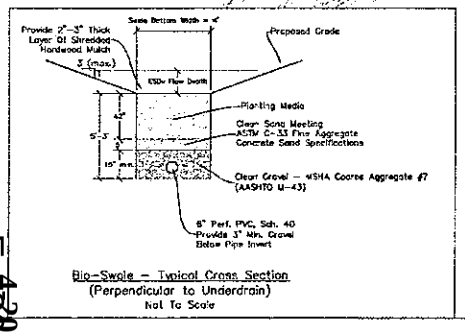


VICINITY MAP
SCALE 1" = 2,000'

RECEIVED
AUG 15 2007
MC DEVELOPMENT SERVICES



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WATER RESOURCES DIVISION	DRYWELL FOR ROOFDRAIN	DATE: Mark 2007	SCALE: NOT TO SCALE



Bio-Swale – Typical Cross Section
(Perpendicular to Underdrain)
Not To Scale

SWM SUMMARY

Drainage Area ID	Total DA (ac.)	Impervious Area (ac.)	ESDv (ft^3)		P_E		WQv (ft^3)		Rev (ft^3)		CPv (ft^3)**		Q10 (ft^3)	
			Req'd	Prvd	Req'd	Prvd	Req'd	Prvd	Req'd	Prvd	Req'd	Prvd	Req'd	Prvd
BS1	0.35*	0.17*	1128	864	1.8"	1.4"	677	677	163	163	948	TBD	SWM Alt	
DA-1	0.02	0.02	190	190	2.6"	2.6"	73	73	19	19			SWM Alt	
DA-2	0.02	0.02	190	190	2.6"	2.6"	73	73	19	19			SWM Alt	
DA-3	0.02	0.02	190	190	2.6"	2.6"	73	73	19	19			SWM Alt	
DA-4	0.02	0.02	190	190	2.6"	2.6"	73	73	19	19			SWM Alt	
Other	0.22	0.22	Waiver Compl**		Waiver Compl**		Waiver Compl**		Waiver Compl**				SWM Alt	
ON-SITE	0.77	0.36	2886	1524	1.6	1.2	1296	1296	323	323			SWM Alt	
ROW	0.27	0.27	SWM Alt		SWM Alt		SWM Alt		SWM Alt		SWM Alt		SWM Alt	

* Includes 0.19 acres of offsite drainage area and 0.07 acres offsite impervious area
** The CPv requirement is calculated for the overall site area
*** Partial Waiver Compensation in other backyards and SWM Alternatives are used to manage the entire ESDv requirement

APPLICANT:
Rockville MD Congregation
of Jehovah's Witnesses
624 Great Falls Road
Rockville, MD 20850
240-876-0211
Contact: Rod Escobar

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland License No. 34579, Expiration Date: 06-30-2008

CITY MAP E-2

CITY REF. # STP

DEVELOPMENT SWM CONCEPT PLAN & ON-SITE DA MAP
TAX PARCELS 986 & 987

CHINESE JEHOVAH'S WITNESSES

L-35950 F-418 & L-13195 F-351

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Fax 301.948.0693
www.mhgpa.com

Proj. Mgr. MDP	Date 2/6/13	Scale 1" = 20'	Sheet 1 of 1
Project No. 06.178.12			

ATTACHMENT E
Attachment 4

RECEIVED
SEP 12 2013

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.424.9673 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER

JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
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HELEN M. WHELAN (DC, WV)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)

JSKLINE@MMCANBY.COM

September 12, 2013

Robin Ziek
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Courtesy Review for 628 Great Falls Road

Dear Robin:

As requested, enclosed are five (5) fullscale copies of the plans we submitted with our Courtesy Review Application for 628 Great Falls Road. Specifically, you will find:

1. Site Development Pan
2. Landscape Plan
3. Preliminary Forest Conservation Plan
4. Proposed 1st Floor Plan
5. Proposed Building Elevations (East and South elevations – A2.0)
6. Proposed Building Elevations (West and North elevations – A2.1)
7. Stormwater Concept Plan

Very truly yours,

MILLER, MILLER & CANBY

Somer T. Cross

Enclosures

cc: Rod Escobar
Mike Plitt

The subject property is a vernacular residential structure with a high level of integrity, constructed in the early part of the 20th century prior to the expansive population explosion in the mid-20th century that led to the development of the modern City of Rockville. The subject property reflects the early era of suburbanization, and illustrates the vernacular architecture of the day.

The subject property is a good example of the late 19th and early 20th century two-story gable-front-and-wing buildings in Rockville. With all the development conducted in the mid-late 20th century, these early 20th century homes are increasingly rare. An earlier example in the vicinity is the designated *Bessie Hill House*, constructed in 1902, illustrating the use of this house type for low-income residents. The designated *Fred and Mary Nellinger House* (1890) at 419 Reading Avenue, illustrates a Victorian example relating to the Greek Revival type, with its prominent front gable extending well beyond the cross-gable section.

Period of Significance: Reflective of the construction date and the environmental setting for the property, the Period of Significance is 1925 – 1970. This reflects the time period during which the house was constructed and retained its historic configuration with access from Great Falls Road. Maryland Avenue was constructed after 1970, after which time the environmental setting for the property was reduced with property sales to Maryland DOT, and the rear access from the new road was provided.

Historic Criteria

Historic designation is recommended if a property meets one or more of the HDC's adopted Criteria.

I. Historical and cultural significance:

A. Event: the site of a significant historic event **No.**
B. Person: identified with a person or a group of persons who influenced society **No.**
C. **Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities Yes.**

The subject property illustrates the development of suburban residential property at the edge of the City during the late 19th and early 20th century. Owners of local farmland surrounding the City deeded small residential parcels for sale. During the late 19th and early 20th century, land speculation was a common practice resulting in both financial gain and loss. Tax sales were common, as abandoned lots came on the market at reduced rates as the economy allowed. The typical residential dwelling was built in the style of the day, and provided homeownership for a middle-class family. The house fronts on Great Falls Road, and reinforces the historic character of the Rockville-Great Falls Road. The rear yard is accessed from Maryland Avenue, a road constructed after the Period of Significance of this property.

D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation **No.**

II. Architectural and design significance:

A. Embodies the distinctive characteristics of a type, period or method of construction Yes.

The subject property is a good example of the Gable-Front-and-Wing house of the late 19th and early 20th centuries. This illustrates a variation that broadens the representation of the building type in Rockville.

B. Represents the work of a master **No.**
C. Possesses high artistic values **No.**
D. Represents a significant and distinguishable entity whose components may lack individual distinction **No.**
E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape Yes.

This criterion is not often used, as there has to be something unique to the property that distinguishes it from other properties in the area that may even be of the same age. This house is singularly situated at the junction of two major roads in the City, and constitutes a "gateway" property into the city's historic core. The property is visible from a distance, as one approaches from the west, and this helps to announce the historical and residential character of the city. This type of development, with single family detached historic houses, represents a 19th and 20th century method of development, while the 21st approach to development is quite different.

Historic Integrity of structure and site: *The building retains its original character, massing, windows, setting. Alterations include the new front door; front porch railings, column, and deck; rear porch enclosure mid-century; pebble-dash stucco finish is historically appropriate, but may not be original.*

Original site and setting largely preserved **(lot size, environmental character, trees, setbacks, streetscape) Yes**

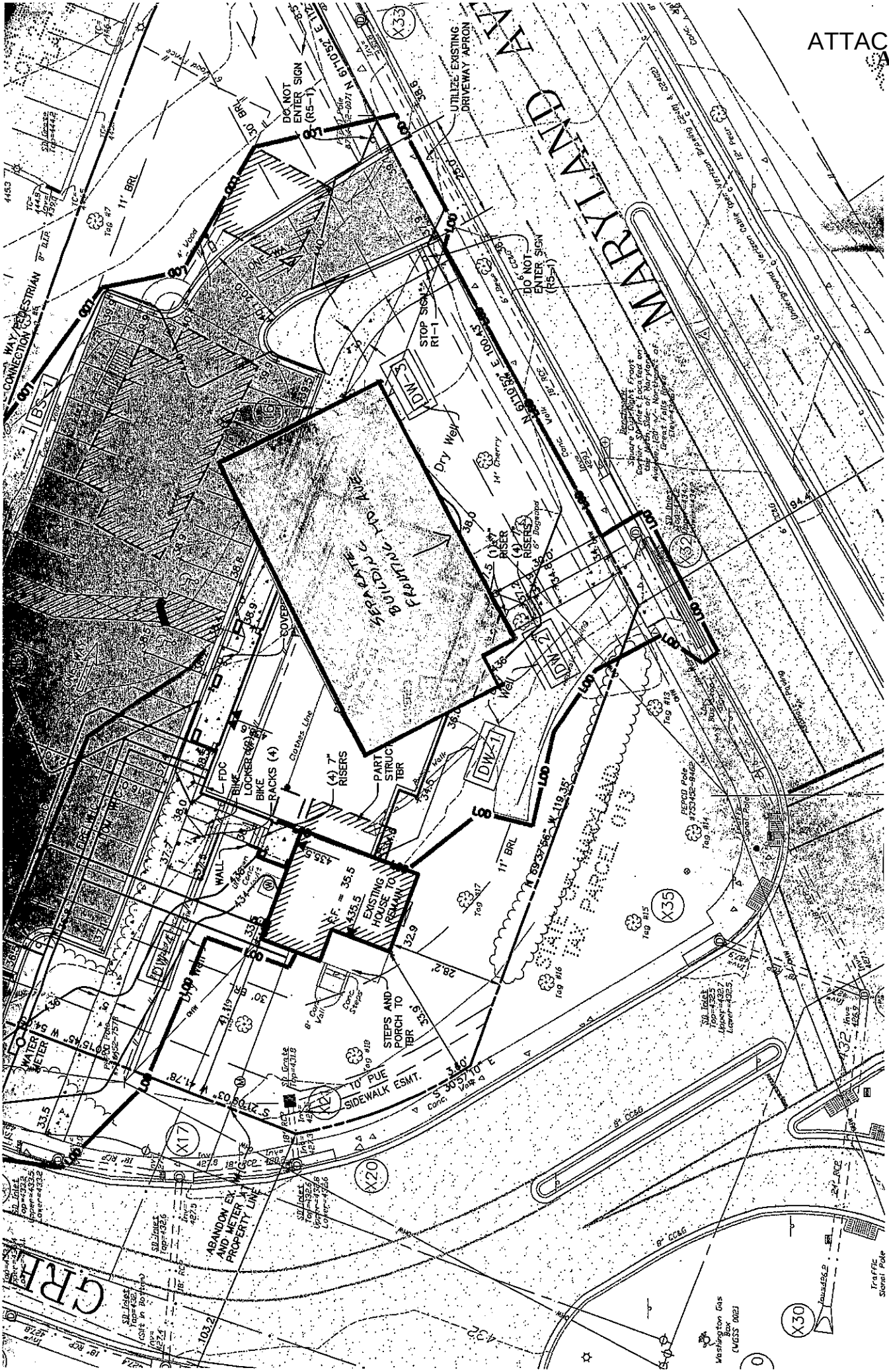
Outbuildings present and largely preserved **N/A**

Original or near original condition (all changes reversible)

Minor alterations **(porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact Yes.**

Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National


DO NOT ENTER SIGN (R5-1)
UTILIZE EXISTING DRIVEWAY APRON
STOP SIGN R1-1
DO NOT ENTER SIGN (R5-1)
WAY PEDESTRIAN CONNECTION
BS-1
DW-3
DW-2
DW-1
DW-4
Dry Well
SEPARATE FOR BUILDING PERMIT
(1) 4" RISER
(4) 7" RISERS
PART STRUC TBR
COVER
FDC
BIKE LOCKER (6)
BIKE RACKS (4)
(4) 7" RISERS
WALL
EXISTING HOUSE TO REMAIN
F.F. = 35.5
435.5
STEPS AND PORCH TO TBR
10' PUE
SIDEWALK ESMT.
WATER METER
ABANDON EX. W.M. AND METER AT PROPERTY LINE
STATE OF MARYLAND
TAX PARCEL 013
MARYLAND
GRE
Washington Gas Box
Traffic Signal Pole
PEPCO Pole
Clothes Line
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Correspondence from Jody Kline re: 628 Great Falls Road

Brenda Bean to: Phyllis Marcuccio, John F Hall, Tom Moore, Bridget Newton, Mark Pierzchala

07/26/2013 04:01 PM

Cc: CPDS_Staff, Doug Barber, Barbara B. Matthews

Hi Mayor and Council,

Attached is a letter Mr. Kline just hand-delivered which he intends to read at Citizens' Forum Monday evening.

Thank you and have a nice weekend.

628 Great Falls Road Map Amendment.pdf

Brenda Bean

Brenda F. Bean
Deputy City Clerk
Rockville City Hall
111 Maryland Avenue
Rockville, Maryland 20850
240-314-8280 – direct
240-314-8289 – fax
bbean@rockvillemd.gov

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

RECEIVED
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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.424.9673 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER

JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)

HELEN M. WHELAN (DC, WV)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)

JSKLINE@MMCANBY.COM

July 26, 2013

Mayor and City Council of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

RE: Map Amendment Application No. MAP2013-00112,
628 Great Falls Road;
Potential Historic Designation

Dear Mayor Marcuccio and Members of the City Council:

I am writing to give you advance notification of my intention to appear before the Mayor and City Council on Monday, July 29th during Citizen's Forum to make the following request.

As the City Council may recall, I represent the Rockville Maryland Congregation of Jehovah's Witnesses, Incorporated (Jehovah's Witnesses Church), the owner of the property located at 628 Great Falls Road, which is the subject of Map Amendment Application MAP2013-00112, and which is also the Applicant for Site Plan Approval Application No. STP 2012-00114.

You may also recall that on June 17, the Mayor and City Council voted to initiate consideration of rezoning of the subject property from the R-90 classification to the R-90HD classification. That review and potential designation process has commenced with consideration of the application by the Planning Commission on Wednesday, July 24th, in a recommendation that will be transmitted to you in the future.

The Mayor and City Council has tentatively scheduled a public hearing on Application MAP2013-00112 for the evening of September 9, 2013. While the property owner has expressed a desire that the property not be designated in the R-90HD classification, part of that opposition is based on an apprehension of what requirements might be imposed by the Historic District Commission if the property is rezoned and if proposed improvements are then subject to review by the HDC.

J:\J\JEHOVAH'S\18459 - Falls Road Properties\Mayor & Council ltr 02.doc
7.26.2013

Jehovah's Witnesses Church would like the Historic District Commission to conduct a courtesy review of the plans of the Church for the subject property prior to the City Council's public hearing on Application No. MAP 2013-00112. The Church thought that a preliminary indication of HDC's issues and guidance would help the Church determine if designation in the R-90HD classification would be inconsistent with its plans for development of its property, and whether opposition to rezoning was necessary. Unfortunately, by the time that we concluded that this was a prudent course of action to follow, the filing date to request a July courtesy review by the HDC had already passed and we were further advised that the Historic District Commission would not have a meeting during August. The first opportunity that HDC would have to conduct a courtesy review of its application would be on the evening of Thursday, September 19th.

With all of the information above as background, Jehovah's Witnesses Church request that the Mayor and City Council please defer conducting its public hearing on Application MAP2013-00112 until the first available Council meeting date after September 19th so that the Jehovah's Witnesses Church can appear before the Historic District Commission and can receive HDC's preliminary review and comment on the Church's plans. Allowing the Church to receive such a review and comments from the Historic District Commission in advance of the Council's public hearing provides the opportunity for the Church to decide if it may wish to accept designation possibly then avoiding a lengthy and controversial public hearing to be conducted by the Mayor and City Council.

I look forward to appearing before you on Monday evening to reiterate this request and describe its potential for relieving the tension associated with this Application.

Thank you for your consideration of this request.

Sincerely yours,

MILLER, MILLER & CANBY

Jody Kline

Jody S. Kline

JSK/dlt

cc: Susan Swift
Jim Wasilak
Bobby Ray
Margaret Hall
Robin Ziek
Rod Escobar

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7.26.2013

Routed To: Mayor
[✓] Council
[✓] City Clerk
[ ] City Manager
[✓] City Attorney
[ ] Council Support Specialist
[✓] Other Susan Swift
Andrew Gunning

ATTACHMENT E
Attachment 7

THE LAW OFFICE OF
Michele Rosenfeld LLC

2013 AUG 15 AM 11:48

August 14, 2013

Mayor Phyllis Marcuccio
Councilmembers Mark Pierzchala,
Tom Moore, John F. Hall, Jr. and
Bridget Donnell Newton
City Hall
111 Maryland Avenue
Rockville, MD 20850

RE: 628 Great Falls Road: Sectional Map Amendment MAP2013-00112

1. Request to Cancel Special Agenda Item re: 628 Great Falls Road at September 19, 2013 HDC Meeting
2. Request to Reinstate September 9, 2013 Historic Designation Hearing before Mayor and Council

Dear Mayor and Council:

On behalf of my clients, the West End Citizens Association, Rose Hills Falls Community Association and Rose Hill Homeowners Association ("Citizens"), I request that the Mayor and Council: (1) remove site plan STP2012-00114 from the Historic District Commission's September 19, 2013 agenda; and (2) reinstate the Mayor and Council's September 9, 2013 Historic Designation Hearing on the property located at 628 Great Falls Road ("Site"). The Citizens ask for this relief because the proposed September 19, 2013 Historic District Commission hearing violates state and City law.

Moreover, while City law prohibits the Applicant from making alterations to the property through September 6, 2013 the requested delay offers the Applicant an open-ended opportunity to irreparably damage the historical integrity of the very resource that is under consideration for historic protection. This possibility is highly prejudicial to the Citizens' interest in these proceedings.

The Site is currently undergoing a sectional map amendment rezoning process pursuant to Section 25.14.01 Rockville City Zoning Code, *i.e.* Historic District Zones, based on a Nomination of Property for Local Historic Designation filed with Rockville's Historic District Commission on February 8, 2013.

On April 18, 2013 the Historic District Commission recommended that the Site be rezoned from R-90 to R-90HD (Historic District); on June 17, 2013 the Mayor and

Council authorized the filing of the Historic District (HD) Map Amendment; and on July 24, 2013 the Planning Commission recommended approval of the Sectional Map Amendment based on conformance to HDC's adopted Criteria and conformance with the Master Plan. The last step in the process – a public hearing, review and a final decision by the Mayor and Council -- was scheduled for September 9, 2013.

The Site is also the subject of a site plan (STP2012-00114). The site plan applicant ("Applicant") seeks to build a substantial addition to an existing single-family residential home and simultaneously convert the use to an institutional facility. On July 29th 2013 the Applicant's attorney appeared before the Mayor and Council at a Citizen's Forum and requested that the Mayor and Council give permission to the Applicant to present its site plan to Rockville's Historic District Commission for comments *before* the Mayor and Council take any action on the Map Amendment. As the Applicant's request was presented during a Citizen's Forum: (1) the matter was not publicly advertised; (2) none of the adjoining or confronting property owners or parties of record to these proceedings had any notice that the request would be presented; and (3) nobody but the Applicant had an opportunity to present their views to the Mayor and Council before the Applicants request was granted. Given that there is no basis in Rockville City law for this type of proceeding, the agenda item re: 628 Great Falls Road for the September 19, 2013 meeting before the Historic District Commission should be cancelled.

The Rockville Zoning Ordinance clearly sets forth the Map Amendment process to be followed in a historic designation case. *See* § 25.14.01 of the Rockville City Zoning Code (Attachment One). A review of the criteria specified for evaluating historic designation (Attachment Two) shows that there is no legal authority for the HDC to review and comment upon a site plan application while a Map Amendment is pending. Accordingly it is improper and contrary to City Code to allow the Applicant to present its site plan to the Historic District Commission at this stage of the historic designation process. The Historic District Commission has already reviewed and recommended historic designation for the Site and transmitted its recommendation to the Mayor and Council. Given the fact that there is no provision in the Zoning Ordinance that allows the Historic District Commission to offer informal comments on a site plan application pending a final decision on a pending Map Amendment, moving forward with the September 19, 2013 HDC proceeding would constitute a violation of the Zoning Ordinance.[1]

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[1] In fact, the impropriety of this request is only underscored by the fact that the Applicant could have applied for a certificate of approval to make certain changes to the structure under Section 25.14.01.d.6 of the Code but failed to do so: "*Restrictions on property during interim historic review period.* No exterior change may be made to any property identified in the historic building catalog, as revised, *that is the subject of an application for nomination*, historic evaluation, or a

301-204-0913 | 11913 Ambleside Drive, Potomac MD 20854-2013 | rosenfeldlaw@ymail.com

While the Mayor and Council could authorize such a process through a text amendment to the Zoning Ordinance, it would be highly inappropriate to make such an amendment while the subject application is pending.

If the Mayor and Council decide to approve the Map Amendment, then both state law and the Rockville Zoning Ordinance require Historic District Commission review and approval of any proposed exterior modifications (including additions to a historic building).[2] This review, however, is not relevant at *this* stage of the process --- *i.e.*, before the Mayor and Council decide whether or not the Site should be designated as an Historic District in the first instance.

Not only would a pre-designation Historic District Commission review violate state and City law, it would be highly prejudicial to the individual who filed the Nomination and to the many citizens who have conducted extensive research in support of the historicity of the Site (including neighboring property owners who would be aggrieved in this process). Potential, future modifications to the existing structure, which may or may not be designated historic, play **no role** in the City's decision on whether or not the Site qualifies as a historic resource and/or whether or not it should be so designated.

If the Site is rezoned as a historic district site and the owner thereafter seeks to make changes, then the property owner must obtain a Certificate of Approval from the Historic District Commission. In order to obtain such a Certificate, a property owner must file a formal application, post the property with a sign, and send written notification to certain adjoining and confronting property owners. Any Historic District Commission hearing to consider a Certificate of Approval is conducted pursuant to specific procedures that afford due process to all participants, including public comment. It is unfair and unreasonable for the Applicant to be afforded pre-application guidance from the Historic District Commission on the preparation of a potential future Certificate of Approval application (if the Site is rezoned) that the Historic District Commission then would substantively review on its merits. This is analogous to an attorney obtaining legal advice from the very judge who will later rule on the case. The Historic District Commission cannot be an impartial, disinterested agency of the

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demolition permit under this section 25.14.01 until the designation process is complete, unless the property owner first obtains a certificate of approval from the Historic District Commission in accordance with the provisions of section 25.07.13. . . . ." (Emphasis added.) Therefore City law provides a process for Historic District Commission review of a site if alterations are contemplated during the rezoning process, but does *not* provide for Historic District Commission commentary on a pending site plan application.

[2] MD. LAND USE CODE § 8-303 (Application for change to site or structures – Review of application); Rockville City Zoning Ordinance § 25-13.07 (Certificate of Approval in Historic Districts).

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Rockville government if prior to coming before the Commission for a decision, it advises an applicant on how to structure his/her application. This would prejudice the deliberations of the Historic District Commission in favor of the applicant.

Moreover, postponing the previously-scheduled September 9 Mayor and Council hearing further substantively prejudices those parties interested in designation by fostering a delay in these proceedings. City law prohibits any change to the Site for 210 days after a Nomination is filed unless the property owner first seeks and obtains a Certificate of Approval from the Historic District Commission. Two hundred and ten days will expire on September 6, 2013 – the Friday before the September 9 hearing date set for the Mayor and Council to make a final decision in this case. *The Applicant has claimed that the Map Amendment proceedings have interposed unnecessary* ***delay in the historic designation process****, yet its own actions in seeking a postponement of the Mayor and Council's final decision in this matter benefits the Applicant by extending the process beyond the time that prohibits changes to the Site – which we view as an obvious ploy to give the Applicant an opportunity to make irreparable changes to the historic characteristics of the very residential structure at issue before the Mayor and Council can take action in this case.*

For all of these reasons, the West End Citizens Association, the Rose Hills Falls Community Association and the Rose Hill Homeowners Association request that the City follow its process for historic designation in accordance with the Zoning Ordinance, cancel the special agenda item at the meeting before the Historic District Commission, tentatively scheduled for September 19, 2013, and reinstate the historic designation hearing before the Mayor and Council regarding 628 Great Falls Road on September 9, 2013.

Sincerely,

Michele Rosenfeld

Attachment One: Rockville Zoning Ordinance Sec 25.14.01 Historic District Zones
Attachment Two: Rockville Historic Designation Criteria

Cc: Debra Yerg Daniel, City Attorney
Jim Coyle, President, Rose Hills Falls Community Association
Noreen Bryan, President, West End Citizens Association
Ricardo Casillas, President, Rose Hill Community Association

301-204-0913 | 11913 Ambleside Drive, Potomac MD 20854-2013 | rosenfeldlaw@ymail.com

ATTACHMENT ONE

Sec. 25.14.01. Historic district zones.

a. *Purpose.* The historic district zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. *Location.*

1. *Underlying zoning.* The regulations of the historic district zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established location.* The historic district zones are depicted on the zoning map incorporated into these regulations in article 2
3. *Future location.* The Mayor and Council may establish, change, layout, and define future historic district zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. *Historic District Commission.* The Historic District Commission is subject to the provisions of section 25.04.04

d. *Designation of properties.*

1. *Initiation of process.* The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following:
   (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
      (i) The property owner;
      (ii) The Historic District Commission;
      (iii) The Mayor and Council;
      (iv) The Planning Commission; or
      (v) Any other person;

(b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation;

(c) The filing of an application for a demolition permit for the property; or

(d) The filing of a natural resources inventory identifying a potentially significant historic resource on the property.

2. *Application review.* Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.

3. *Historic District Commission review and decision.* The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of section 25.05.03, to determine if the property meets the adopted City historic district designation criteria. If the historic district commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the historic district zone.

4. *Mayor and Council authorization.* Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment to place the property in the historic district zone.

5. *Completion of designation process.* The designation process shall be complete upon the occurrence of any of the following:

(a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or

(b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;

(c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

6. *Restrictions on property during interim historic review period.* No exterior change may be made to any property identified in the historic building catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this section 25.14.01 until the designation process is complete, unless the property owner first obtains a certificate of approval from the Historic District Commission in accordance with the provisions of section 25.07.13. The restriction of this subsection will not apply for more than two hundred ten (210) days from the date of the filing of the application that initiated the historic designation review period.

(Ord. No. 29-09, § 14, 10-26-09; Ord. No. 7-11, § 14, 6-6-11)

HISTORIC DESIGNATION CRITERIA

The following checklist to used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

A. Event: the site of a significant historic event
B. Person: identified with a person or a group of persons who influenced society
C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

II. Architectural and design significance:

A. Embodies the distinctive characteristics of a type, period or method of construction
B. Represents the work of a master
C. Possesses high artistic values
D. Represents a significant and distinguishable entity whose components may lack individual distinction
E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and site:

Original site and setting largely preserved (lot size, environmental character, trees, setbacks, streetscape)

Outbuildings present and largely preserved

Original or near original condition (all changes reversible)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact

Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National

12/2/09

City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

240-314-5000
TTY 240-314-8137

September 5, 2013

Michelle Rosenfeld, Esquire
11913 Ambleside Drive
Potomac, Maryland 20854

Re: Map Amendment Application No. MAP2013-00112
628 Great Falls Road

Dear Ms. Rosenfeld:

Concerning the above referenced application, at their meeting of July 29, the Mayor and Council directed staff to schedule the public hearing on September 30, 2013 at 7:00 p.m. There has not been any further discussion since that time on changing the public hearing date.

Sincerely,

Douglass A. Barber

Douglass A. Barber
City Clerk

MAYOR
Phyllis Marcuccio

COUNCIL
John F. Hall, Jr.
Tom Moore
Bridget Donnell Newton
Mark Pierzchala

CITY MANAGER
Barbara B. Matthews

CITY CLERK
Doug Barber

CITY ATTORNEY
Debra Yerg Daniel

ATTACHMENT E
Attachment 7

Letter in Opposition to Special HDC Review of Application of Site Plan STP2012-00114
noreen bryan
to:
Robin Ziek
09/06/2013 08:58 PM
Cc:
Jim Coyle, Michele Rosenfeld, Ricardo Casillas
Hide Details
From: noreen bryan <noreen1945@yahoo.com>

To: Robin Ziek <rziek@rockvillemd.gov>

Cc: Jim Coyle <jimcoyl@gmail.com>, Michele Rosenfeld <rosenfeldlaw@mail.com>, Ricardo Casillas <Rcasillas31@hotmail.com>

Please respond to noreen bryan <noreen1945@yahoo.com>

History: This message has been replied to and forwarded.

2 Attachments

Ltr fo M&C-opposition to special HDC review-final-13-08-14.pdf Ltr to M&C-response from City Clerk-13-09-05.jpg

Robin,

The attached letter was sent to the Mayor and Council on August 14, 2013. In a letter from Doug Barber, City Clerk, of September 5, 2013, he indicated that there has been no further discussion since July 29, 2013 (Attachment 2). Citizens of the West End, Rose Hill and Rose Hill Falls are concerned that the City has not given attention to the letter and the serious issues raised therein. Further we believe that it is critical that the Historic District Commission be advised of our letter prior to the meeting on September 20, 2013. This message is coming to you as the Staff Liaison to the Historic District Commission with the understanding that this is the conduit that the City uses for citizens to communicate with a board or commission. Please share the letter of August 14th with the Historic District Commission.

Thank you for your help,
Noreen Bryan
President
West End Citizens Association

09/09/2013 09:04 AM

Letter to City regarding Special HDC Review of site plan STP2012-00114

noreen bryan to Historic Distric Commission

Cc Nadia Azumi, Patricia Casillas, Ricardo Casillas, Robin Corridon, Jim Coyle, Marsha Douma, Diane Gould, Chris Nurse, Susan Prince, Regina Schafer, Rose Sharkey, Julian Tishkoff, Michele Rosenfeld, Robin Ziek

13-08-14.pdf

Ltr fo M&C-opposition to special HDC review-final-

Ltr to M&C-response from City Clerk-13-09-05.jpg

Dear Chairman Moloney and Members of the Historic District Commission,

Citizens of the West End, Rose Hill and Rose Hill Falls are concerned about the special review that has been schedule for Site Plan STP2012-00114, the Jehovah's Witnesses project. On August 14th
our attorney sent the attached letter to the Mayor and Council stating our concerns and expecting that the letter would be sent to all interested parties. Conversations with city staff and the letter received from the City Clerk on September 5th, also attached, indicate that this has not been done. I apologize for not getting you a copy of this letter sooner.

As you will see in the letter we believe that this review is inappropriate for a number of reasons and ask for your evaluation of our request to delay this review until after the decision is made on historic designation of 628 Great Falls Road.

Thank you very much for your help,
Noreen Bryan
President
West End Citizens Association