



**Meeting No. 8-2025: Thursday, October 16, 2025**

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA  
7:00 p.m.**

**Anita Neal Powell, Chair  
Seth Denbo, Peter Fosselman, Michael Goldfinger, Mercy Shenge**

Sheila Bashiri, Preservation Planner  
Cynthia Walters, Deputy City Attorney  
Katie Gerbes, Comprehensive Planning Manager

Agenda item times are estimates only. Items may be considered at times other than those indicated.

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex.

The meetings can be viewed on Rockville 11 (Channel 11 on county cable) and livestreamed at [www.rockvillemd.gov/rockville11](http://www.rockvillemd.gov/rockville11).

Each meeting is also available for viewing soon after the meeting is held, at [www.rockvillemd.gov/videoondemand](http://www.rockvillemd.gov/videoondemand).

**7:00 pm I. COMMITTEE / ORGANIZATION REPORTS**

- A.** Peerless Rockville - Peerless Rockville Staff
- B.** Lincoln Park Historical Foundation - Anita Neal Powell
- C.** Public Comments/Open Forum
- D.** HDC and Staff Comments

**7:05 pm II. CONSENT AGENDA**

*Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.*

**A. APPROVAL OF MINUTES:  
September 18, 2025**

7:10 PM **III. CERTIFICATE OF APPROVAL**

**A. 2026-145-COA**

**Applicant:** Frank Stovicek

**Address:** 21 Martins Lane

**Request:** Certificate of Approval to install 36 solar panels on the roof of the home.

**B. 2026-176-COA**

**Applicant:** Inca Electric, Henry Carrasco, Contractor

**Address:** 301 Anderson Avenue

**Request:** Certificate of Approval to install EV charger.

7:50 PM **IV. EVALUATIONS OF SIGNIFICANCE**

**A. HDC2026-01202**

**Applicant:** College Plaza V Partners Limited Partnership, Brian Miller

**Address:** 15100 Frederick Road

**Request:** Evaluation of Significance (Demolition proposed).

8:15 PM **V. DISCUSSION**

**A. OLD BUSINESS**

1. Historic Preservation Code Update

**B. NEW BUSINESS**

8:45 PM **VI. ADJOURN**

The HDC adjourns by 10:00 pm, unless extended by the Chair.

| <b>HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025</b> |                             |
|---------------------------------------------------------------|-----------------------------|
| <b>2025 MEETING DATE</b>                                      | <b>APPLICATION DUE DATE</b> |
| November 20, 2025                                             | October 17, 2025            |
| December 18, 2025                                             | November 14, 2025           |
| January 15, 2026                                              | December 12, 2025           |

**HISTORIC DISTRICT COMMISSION HYBRID MEETING AND PUBLIC HEARING  
PROCEDURE**

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

## **HYBRID MEETING AND PUBLIC HEARING PROCEDURE**

### **1. Pre-meeting Platform: Webex**

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

### **2. Pre-Meeting Preparations/Requirements:**

- A. Written Testimony and Exhibits Written testimony and exhibits may be submitted by email to [history@rockvillemd.gov](mailto:history@rockvillemd.gov)

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

#### **B. Webex Orientation for Applicants**

- I. Applicants must contact [history@rockvillemd.gov](mailto:history@rockvillemd.gov) no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

#### **C. Oral Testimony by Applicants and the Public**

- I. Applicants – Applicants must provide a list of presenters and witnesses who will testify on behalf of the Application to [history@rockvillemd.gov](mailto:history@rockvillemd.gov) no later than five (5) days prior to the date of the hearing.
- II. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to [history@rockvillemd.gov](mailto:history@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to [history@rockvillemd.gov](mailto:history@rockvillemd.gov).

### **3. Conduct of Online Meeting and Public Hearing:**

#### **A. Rules of Procedure**

The Meeting and Public Hearing will be held in accord with the Historic District Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here:

<https://www.rockvillemd.gov/documentcenter/view/9989>

#### **B. Review of Applications/Cases**

The ordinary, but not mandatory, order or procedure for the conduct of the consideration of each application, subject to modifications by the Chair, shall be as follows:

- Introduction and summary of case by staff, including a staff recommendation;
- Questions by the Commission to staff;
- Statement by the applicant and/or his/her agent;
- Questions by the Commission to applicant or agent;
- Public comment;
- Cross-examination of speakers by the applicant, if requested;
- Applicant's rebuttal;
- Consideration and vote by the Commission.

Per the Rules of Procedure, the Chairperson may limit speakers as follows: applicant – five (5) minutes; others – three (3) minutes.

#### C. Continuance of Hearing

The Historic District Commission, at its discretion, reserves the right to continue the hearing until another date.

#### **PLEASE NOTE:**

These procedures are designed to ensure that applicants and members of the public are able to be heard on each matter as fully as is possible within the technological constraints of an online meeting and hearing. Please follow the procedures precisely so that the HDC and staff are able to receive all testimony and comments. When it is your turn to speak:

- Please clearly state your name and address for the record.
- Statements should relate to the subject matter of the hearing.
- Proper, civil language is required at all times.
- Please also be patient.

The HDC and City Staff are doing their best to run the meeting and hearing as efficiently as possible. Thank you in advance for your cooperation.

## **I. COMMITTEE/ ORGANIZATION REPORTS**

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments

## **II. CONSENT AGENDA**

### **A. APPROVAL OF MINUTES:**

- 1. September 18, 2025**

Submitted: October 16, 2025  
Approved:

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION  
MEETING NO. 7-2025  
Thursday, September 18, 2025**

The City of Rockville Historic District Commission convened at 7:00 PM

**Commissioners Present:**

Anita Neal Powell - Chair  
Seth Denbo, Peter Fosselman, and Michael Goldfinger

**Staff Present:**

Sheila Bashiri, Preservation Planner  
Katie Gerbes, Comprehensive Planning Manager  
Cynthia Walters, Deputy City Attorney

**I. COMMITTEE / ORGANIZATION REPORTS**

**A. Peerless Rockville - Nancy Pickard, Executive Director**

- Ms. Pickard announced that through several grants, a research historian will be hired to assist with the Asian America Pacific Islander (AAPI) history Project. Research will begin with the Chinese and Taiwanese population, as it is the oldest and largest AAPI community in Rockville.
- Peerless hosted a repeat event featuring U.S. Park Ranger, Brian Chesbrough, who spoke on Washington, DC and the DMV during the Civil War years.
- Ms. Pickard invited the public to a downtown walking tour on September 19<sup>th</sup>, to look at the displaced African American community that flourished in Rockville after the Civil War to the Mid-Century in the Middle Lane and North Washington area.
- Ms. Pickard thanked the City for the King Farm public engagement and the upcoming presentation this evening.

**B. Lincoln Park Historical Foundation - Anita Neal Powell, President**

- Chair Powell announced the LPHF will host an event for the Montgomery County 250<sup>th</sup> celebration which will coincide with the 250<sup>th</sup> birthday of the nation. More information will be coming soon.

**C. Public Comments/Open Forum**

- None

**D. HDC and Staff Comments**

- Commissioner Goldfinger continued the HDC goal of highlighting Rockville historic properties by giving a presentation on the history of the 1891 Red Brick Courthouse.

- Chair Powell announced that she attended the National Alliance of Preservation Commissions (NAPC) 2-part “NAPC Virtual Summer Short Course.”
- Ms. Gerbes made several update announcements:
  - The bronze plaque project has been reinstated and several existing plaques have been matched and distributed to historic property homeowners.
  - The Maryland Historical Trust (MHT) awarded a \$2,500 CLG Education Grant to the city to help cover the cost of Staff and Commissioners training.
  - Rockville received a \$16,000 grant to continue the work on the Avery Road Colored Cemetery project.
  - Ricky Barker has retired, and Craig Simoneau will be the interim CPDS Director until a new director is hired.

## **FURTHER DISCUSSION**

September 18, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/5123?redirect=true>

Video time stamp 1:25

## **II. CONSENT AGENDA**

*Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.*

### **A. APPROVAL OF MINUTES:**

July 17, 2025

### **B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:**

#### **1. TAX CREDIT HDC2025-01178**

**Applicant:** Jeanne O'Meara

**Address:** 419 West Montgomery Avenue

**Request:** Historic Tax Credit Application for structural concrete repair.

#### **2. TAX CREDIT HDC2025-01186**

**Applicant:** Americana Centre Condominium

**Address:** 118 Monroe Street

**Request:** Historic Tax Credit Application for ongoing structural facade repairs, pool resurfacing and repairs, exterior stairwell repairs and garage repairs.

#### **3. TAX CREDIT HDC2024-01190**

**Applicant:** Arthur Rypinski and Jacquelyn Porth

**Address:** 307 West Montgomery Avenue

**Request:** Historic Tax Credit Application  
(Tax credit removed from July meeting for additional clarification).

**Commissioner Goldfinger moved to approve the Consent Agenda as amended.**

**RESULT: APPROVED 4-0**

**MOTION:** Commissioner Goldfinger

**SECOND:** Commissioner Denbo

**IN FAVOR:** Commissioners Denbo, Fosselman, Goldfinger, and Neal Powell

**FURTHER DISCUSSION**

September 18, 2025. Agenda Item II-A and B

<https://rockvillemd.granicus.com/player/clip/5123?redirect=true>

Video time stamp 17:00

**III. EVALUATION OF SIGNIFICANCE**

**A. HDC2025-01200**

**Applicant:** Colleen MacPherson

**Address:** 1201 Parrish Drive

**Request:** Evaluation of Significance (Demolition proposed)

**Commissioner Fosselman moved to recommend against historic designation.**

**RESULT: APPROVED 3-1**

**MOTION:** Commissioner Fosselman

**SECOND:** Commissioner Denbo

**IN FAVOR:** Commissioners Denbo, Fosselman, and Goldfinger

**AGAINST:** Commissioner Neal Powell

**FURTHER DISCUSSION**

September 18, 2025. Agenda Item II

<https://rockvillemd.granicus.com/player/clip/5123?redirect=true>

Video time stamp 20:54

**IV. PRESENTATION AND APPROVAL**

**A. KING FARM FARMSTEAD PROJECT**

Chris Henry – Deputy Director, Department of Recreation and Parks

**FURTHER DISCUSSION**

September 18, 2025. Agenda Item III

<https://rockvillemd.granicus.com/player/clip/5123?redirect=true>

Video time stamp 35:00

## **V. DISCUSSION**

### **A. Old Business:**

1. Historic Preservation Code Update
2. Historic District Commission Annual Report – October 6
3. Commissioner Strategic Priorities

### **B. New Business:**

- None.

### **FURTHER DISCUSSION**

September 18, 2025. Agenda Item IV

<https://rockvillemd.granicus.com/player/clip/5083?redirect=true>

Video time stamp 59:25

## **VI. ADJOURNMENT**

The meeting adjourned at 8:12 pm.

Respectfully submitted,

Sheila Bashiri

### **III. CERTIFICATE OF APPROVAL**

#### **A. 2026-145-COA**

**Applicant:** Frank Stovicek

**Address:** 21 Martins Lane

**Request:** Certificate of Approval to install 36 solar panels on the roof of the home.

#### **B. 2026-176-COA**

**Applicant:** Inca Electric, Henry Carrasco, Contractor

**Address:** 301 Anderson Avenue

**Request:** Certificate of Approval to install EV charger.



**Historic District Commission  
Staff Report: Certificate of Approval  
2026-145-COA, 21 Martins Lane**

**MEETING DATE:** 10/16/25

**REPORT DATE:** 10/9/25

**STAFF:** Sheila Bashiri, Preservation Planner  
Community Planning and Development Services  
sbashiri@rockvillemd.gov

**APPLICATION:** Certificate of Approval to install 37 solar panels on the roof of the home.

**APPLICANT:** Frank Stovicek, Owner  
21 Martins Lane  
Rockville, MD 20850

**FILING DATE:** 8/25/25

**RECOMMENDATION**

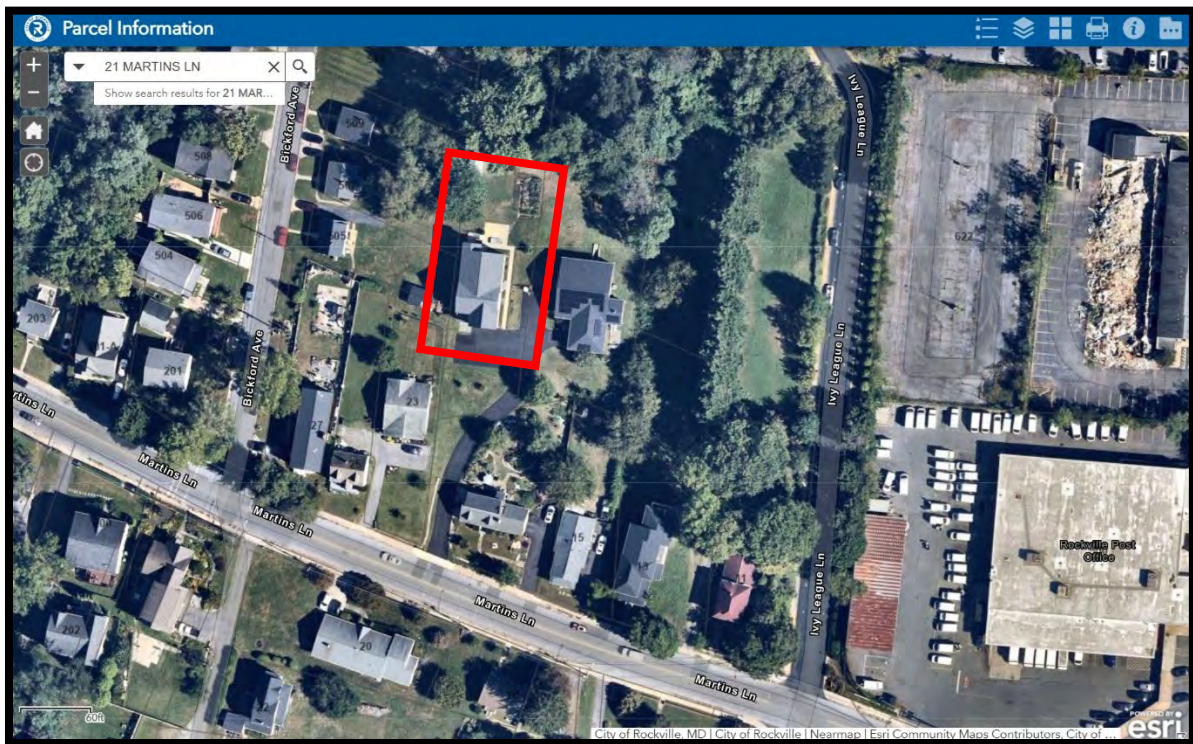
The proposal to install roof mounted solar panels meets the *Secretary of the Interior's Standards for Rehabilitation* #9, and staff recommends approval.

**Project Summary**

The applicant proposes to install 37 solar panels on the roof of the house.

**SITE DESCRIPTION**

|                        |                                  |
|------------------------|----------------------------------|
| <b>Location</b>        | 21 Martins Lane                  |
| <b>Land Use</b>        | Single Unit Detached Residential |
| <b>Zoning District</b> | R-60                             |
| <b>Existing Use</b>    | Residential                      |
| <b>Parcel area</b>     | 23,935 SF                        |
| <b>Subdivision</b>     | Bickfords Subdivision, Lot 40    |



***Birdseye View of 21 Martins Lane***



*The Hebron House Historic District  
Looking North from Martins Lane - View of Historic Hebron House in Front, 21  
Martins Lane (Left) and 19 Martins Lane (Right) in the Rear.*

## HISTORIC SIGNIFICANCE

The subject property is located in the Hebron House Historic District. The Historic Hebron House at 17 Martins Lane (historically designated in 2015) was constructed in 1942 in the Haiti/Martins Lane community, which is a historically African American neighborhood featuring a variety of house types that reflect the vernacular domestic architecture of the respective periods of construction. The Hebron House is situated on a large rectangular lot, and the single-family Cape Cod faces south to Martins Lane.

In February 2017, the rear of the property (lot 38) was approved for subdivision into two separate lots, lots 39 and 40. With the approved subdivision, the new address of lot 39 is 19 Martins Lane, and lot 40 is 21 Martins Lane. On July 18, 2017, the Historic District Commission approved the construction of a single-family house with an attached garage at 19 Martins Lane (HDC2017-00863), and on July 18, 2019, approved the construction of a two-story single-family home with an attached garage on Lot 40 (HDC2019-00957). As a result of the subdivision, both lots 39 and 40 are non-contributing resources in the historic district. The neighboring homes on this block are not designated.

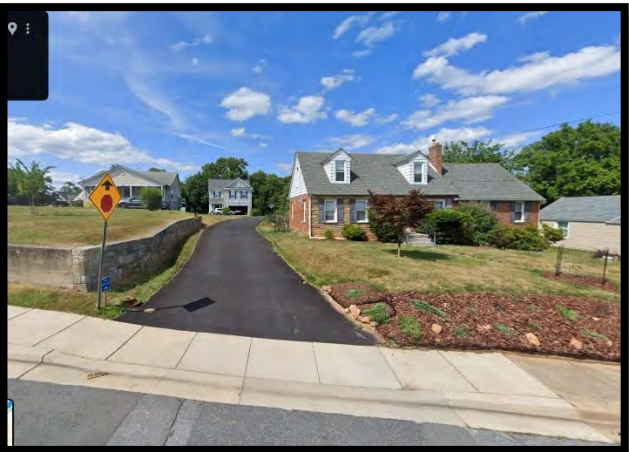
The two-story modified Colonial Revival style house at 21 Martins Lane has steeply pitched gable roofs with shallow overhangs, a prominent front-facing gable, and a large rear deck. The overall massing of the rectangular house is relatively simple with small projections from the front porch on the south side, and the deck on the north side. The house is clad in beaded clapboard vinyl siding, with an asphalt shingle roof. The house will sit on a concrete foundation, clad in a pre-cast stone. The windows are six-over-one single-hung vinyl, flanked by decorative vinyl shutters. A new curb cut and driveway, on the west side of 17 Martins Lane, leads to 19 and 21 Martins Lane at the rear of the property.

## DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

Roof mounted solar panels were part of the 2017 approval for the new house at 19 Martins Lane. 21 Martins Lane was constructed in 2020, and is currently seeking to install solar panels as well. The roof is clad in asphalt shingle, and the applicant proposes to install 37 roof mounted solar modules on the east and west side planes of the house. The solar panel layout plan shows two rows of 13 vertical modules on the east and west side planes of the roof's north end. A row of 3 and a row of 4 vertical modules are proposed for the south end roof plane over the front porch. On the east side of the south end, 4 horizontal modules are proposed. Each module will measure 70.9 inches long by 44.6 inches wide, by 1.38 inches thick. The proposed solar panels are the TOPHiKu6 (All-Black) Series, manufactured by Canadian Solar. Due to the height and location of the house on the property, the panels would not be readily visible from the right-of-way.



*View of 21 (left) and 19 (right) Martins Lane Roof Planes*



*View of 21 Martins Lane from the Right-of-Way*



*View of the Front Elevation with the West Side*



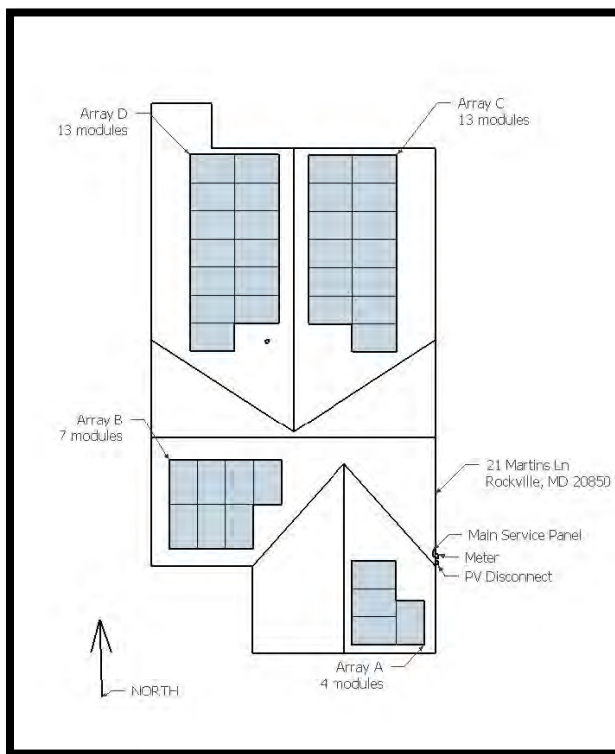
*View of the Rear of the House (Roof not visible)*



***View of the West Side Plane of the Roof***



***View of the East Side Plane of the Roof***



***Solar Panel Layout Plan and the Existing East Side Elevation***





## TOPHiKu6 (All-Black)

N-type TOPCon Technology  
440 W ~ 465 W

CS6.1-54TM-440 | 445 | 450 | 455 | 460 | 465H



Assembled in the US  
from imported components  
**USA**

**MORE POWER**

-  Module power up to 465 W  
Module efficiency up to 22.8%
-  Excellent anti-LETID & anti-PID performance.  
Low power degradation, high energy yield
-  Lower temperature coefficient (Pmax): -0.29%/°C,  
increases energy yield in hot climate
-  Lower LCOE & system cost

**MORE RELIABLE**

-  Minimizes micro-crack impacts
-  Heavy snow load up to 8100 Pa,  
wind load up to 6000 Pa\*

25

Years

Industry Leading Product Warranty on Materials and Workmanship\*

30

Years

Linear Power Performance Warranty\*

1<sup>st</sup> year power degradation no more than 1%  
Subsequent annual power degradation no more than 0.4%

\*Subject to the terms and conditions contained in the applicable Canadian Solar Limited Warranty Statement. Also this 25-year limited product warranty is available only for products installed and operating on rooftops in certain regions.

**MANAGEMENT SYSTEM CERTIFICATES\***

ISO 9001:2015 / Quality management system  
ISO 14001:2015 / Standards for environmental management system  
ISO 45001:2018 / International standards for occupational health & safety  
IEC62941: 2019 / Photovoltaic module manufacturing quality system

**PRODUCT CERTIFICATES\***

IEC 61215 / IEC 61730  
IEC 61701 / IEC 62716 / IEC 60068-2-68  
Take-e-way






\*The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI Solar Co., Ltd. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 22 years, it has successfully delivered over 100 GW of premium-quality solar modules across the world.

\* For detailed information, please refer to the Installation Manual.

**Canadian Solar (USA) Inc.**  
1350 Treat Blvd, Suite 500, Walnut Creek, CA 94597 | [www.csisolar.com/na](http://www.csisolar.com/na) | [service.ca@csisolar.com](mailto:service.ca@csisolar.com)

**Proposed Solar Panels**

## ANALYSIS AND FINDINGS

*The Secretary of Interior's Standards for Rehabilitation #9 states, "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."*

The proposed location for the solar panel installation is on the east and west side planes of the roof. The house, which was approved for construction in 2020, is not a historic feature of the property. The house is uniquely sited on the property, and as a result, the solar panels will not be visible from the public right-of-way. No historic roofing material or features will be altered or removed for installation of the solar panels or associated equipment. The main service panel, the meter, and the disconnect will be installed on the east elevation of the house with the existing utility fixtures. Minimal alterations to siding of the house will be necessary to support the installation of the panels. The work will not impact the historic character or integrity of the property. The work will meet the requirements of *Standard #9*.

## RECOMMENDATION

The proposal to install roof mounted solar panels meets the *Secretary of the Interior's Standards for Rehabilitation #9*, and staff recommends approval.

## COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting. Peerless Rockville, and the leadership of the West End Citizens Association were informed directly about this review in advance of the meeting.

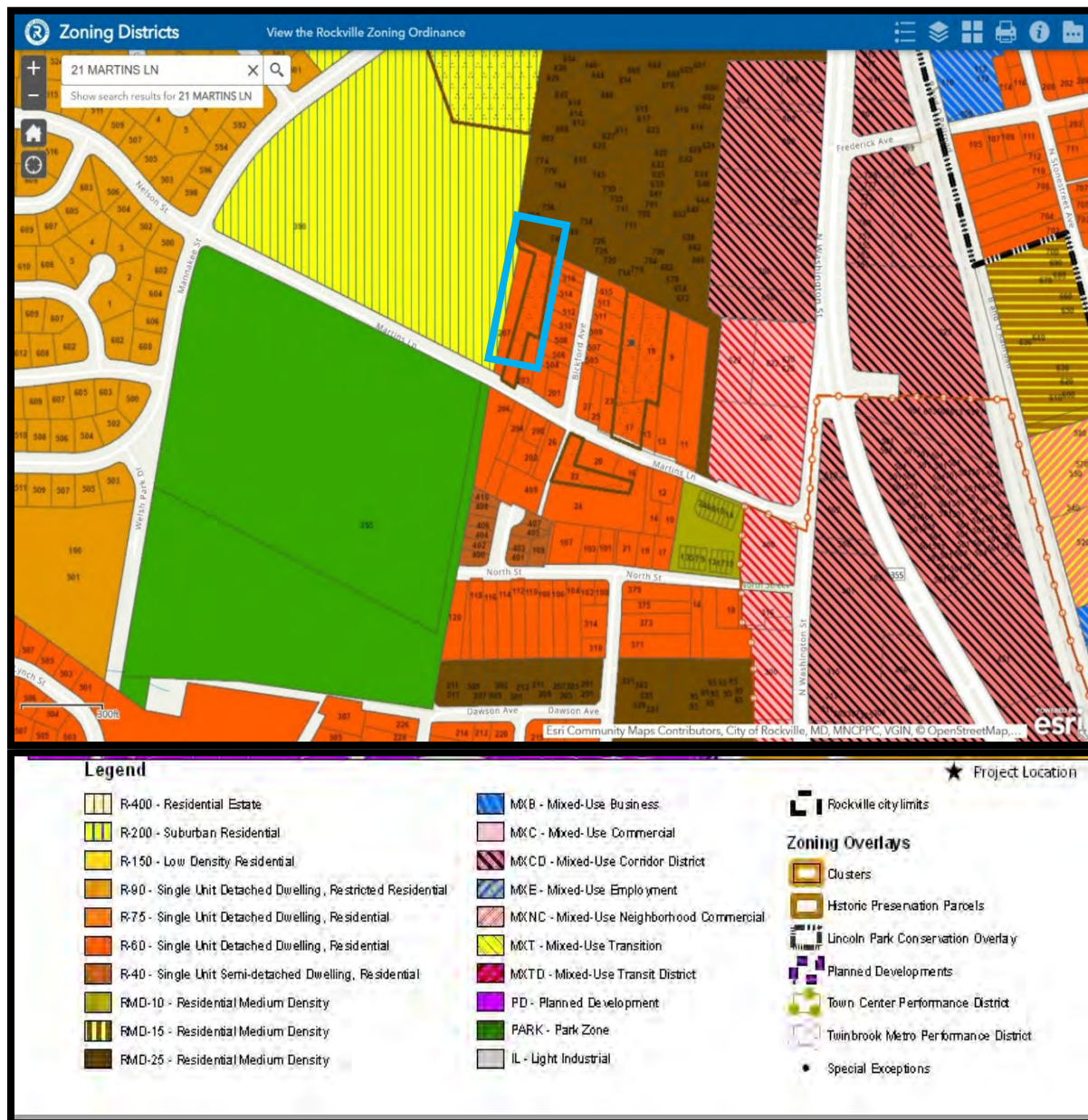
## EXHIBITS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning map
4. Application

**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.





Add New Message



STOVICK FRANK ANTHONY  
STOVICK PEGGY

Created By: Tyree Dodson on 8/15/2025



In Historic District, HDC approval required for demos and exterior work

Created By: Tyree Dodson on 8/15/2025



DECK - No

Created By: Tyree Dodson on 8/15/2025

## Manage HDC - Certificate of Approval and Courtesy Review Application 2930461

### Information



This application was approved on 8/25/2025 by Tyree Dodson.  
This application is associated with project # 2026-145-COA

[MGOC Go to Project](#)

### Application Actions

[Return](#)
[Reject](#)
[Accept](#)

### Address & Contact Information

#### Physical Project Address

My Project has been addressed by the Jurisdiction.

Successfully verified with external GIS system.



[Address Search](#)

#### Address

21 MARTINS LN

#### City

ROCKVILLE

#### State

MD

#### Zip Code

20850

### Applicant Contact Information



#### Business Name

#### First Name

Frank

#### Last Name

Stovick

#### Address

21 Martins Ln

#### City

Rockville

#### State

MD

#### Zipcode

20850

#### Email

accounts@stovick.com

☒ Notify

#### Home Phone

( 240 ) 779 - 7400

☐ Notify

#### Cell Phone

( 240 ) 779 - 7400

☐ Notify

#### Work Phone

( ) -

☐ Notify

### Property Owner Contact Information



#### Business Name

#### First Name

Frank

#### Last Name

Stovick

#### Address

21 Martins Ln

#### City

Rockville

#### State

MD

#### Zipcode

20850

#### Email

accounts@stovick.com

☐ Notify

#### Home Phone

( ) -

☐ Notify

#### Cell Phone

( 240 ) 779 - 7400

☐ Notify

#### Work Phone

( ) -

☐ Notify

### Customer Uploaded Files

#### Required Files

#### Letter of Authorization

- All files must be uploaded as a PDF
- Combine multiple pages into one file
- All files must follow naming convention of [STREET NUMBER] [STREET NAME WITH ABBREVIATED SUFFIX] [DOCUMENT TYPE] [REVISION (if applicable)] [No. of Revision] - ex - 111 Maryland Ave LOA.pdf

#### Site Plan

- Lot dimensions
- Building location within dimensions of lot (existing and proposed)
- Dimensions and locations of drives, walks, fences, porches, patios, accessory buildings, planting areas, freestanding signs (existing and proposed)
- North arrow, date, and scale of plan

### Types & Additional Information

#### Application Type:

HDC - Certificate of Approval and Courtesy Review

#### Assigned To:

Not Selected

#### Assigned Project Types

You cannot modify the types associated with this application

☐ I do not know my project types.

Customer Application Description

### Application Questions

#### HDC - Certificate of Approval and Courtesy Review

#### Work Description:

#### Secretary of Interior's Standard #:

#### Technical Guide for Alterations #:

#### Type of Application:

Certificate of Approval

#### Project Description\*:

Proposal to install 36 solar panels on the roof of the home

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

#### Scope of Work::

- ☐ Accessory Building
- ☐ Addition
- ☐ Chimney
- ☐ Fence
- ☐ Landscaping
- ☐ Mature Tree Removal
- ☐ Miscellaneous
- ☐ New Construction
- ☐ Ordinary Maintenance
- ☐ Parking Lot
- ☐ Roofing
- ☐ Siding/Trim
- ☐ Signage
- ☐ Windows/Doors
- ☒ Other

#### Other Scope of Work:

Installing 36 solar panels on our asphalt shingle roof

### INSPECTION OF THE PROPERTY\*:

☒

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

### HEARING/MEETING APPEARANCE\*:

☒

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

### FILING DEADLINES\*:

☒

Applications are due five weeks preceding the regularly scheduled HDC meeting. Click [HERE](#) to see the schedule of filing deadlines.

### PUBLIC NOTICE SIGN\*:

☒

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.

[Update](#)

- Combine multiple pages into one file
- Landscaping Plan**  
Required for tree removal, new construction and substantial landscape plans or alterations

- Plant/tree placement
- Plant/tree removal
- Plant/tree spacing
- Plant/tree types and species
- Number of each plant/tree
- Height/spread at installation and at maturity

- All files must be uploaded as a PDF
- Combine multiple pages into one file

- Architectural Drawings**  
Required for structural alterations, additions, and new construction

- Site plan showing all mature trees, driveway,walkways and outbuildings
- Scale plans including elevations, floor plans,and roof plan
- Renderings of completed proposal
- Window/door specifications
- Landscape plan and extent of grading
- Digital Photographs of the surrounding buildings
- Streetscape features
- Specification of materials with product literature(brochures, website info, etc.)
- Any other information requested by staff

- All files must be uploaded as a PDF
- Combine multiple pages into one file

- Digital Photographs**  
Digital photographs of subject property (all views) and area affected. For new construction, photographs must show the surrounding site, buildings, and existing streetscape.

- All photographs must be uploaded as a PDF. To convert JPG and HEIC file types to PDF, [click here](#)

- Digital Brochure**  
Required for change of material, structural alterations, additions, and new construction with specifications detailing materials to be used.

- All files must be uploaded as a PDF
- Combine multiple pages into one file

- Additional information as requested by staff**

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Uploaded Files

| Type                   | File Name                                                            | Upload Date       |                         |
|------------------------|----------------------------------------------------------------------|-------------------|-------------------------|
| Architectural Drawings | prescott ii architectural 1-5-17 and struts-framing 1-3-17 plans.pdf | 08/14/25 08:21 AM | <button>DELETE</button> |
| Digital Photographs    | digital-photographs.pdf                                              | 08/21/25 07:44 PM | <button>DELETE</button> |
| Site Plan              | site-plan.pdf                                                        | 08/21/25 07:44 PM | <button>DELETE</button> |
| Digital Brochure       | digital-brochure.pdf                                                 | 08/21/25 07:45 PM | <button>DELETE</button> |

Payments

There are no payments on file for this application

Signature\*

Frank A. Stovicek

Application Comments

8/21/2025 07:47 PM Frank Stovicek  
Hi Tyree, I've uploaded single files for each section now. Thank you for you patience with me!

8/20/2025 02:16 PM Tyree Dodson  
1. Please combine all documents into a single PDF for review.

750 chars remaining.

Add

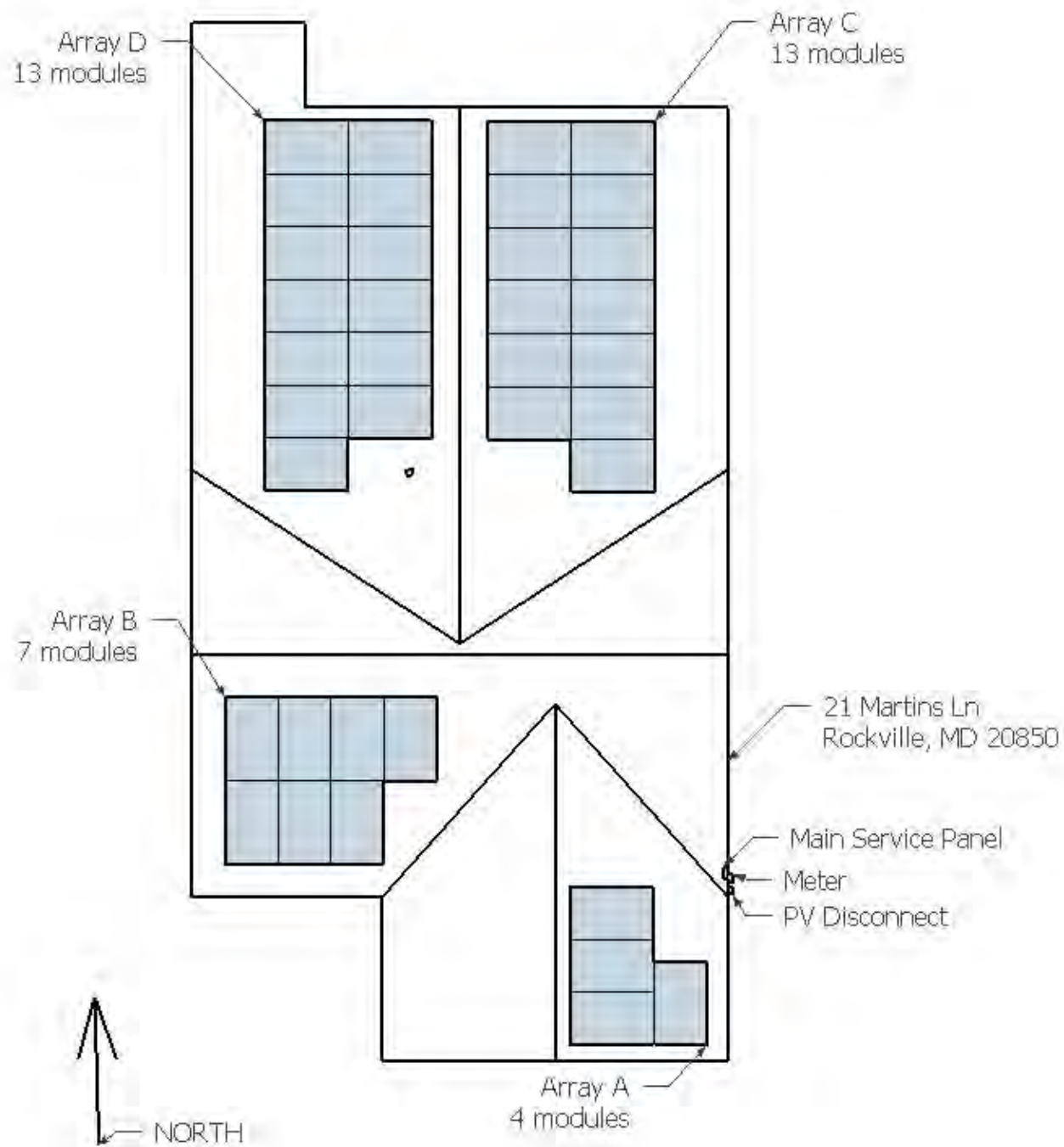


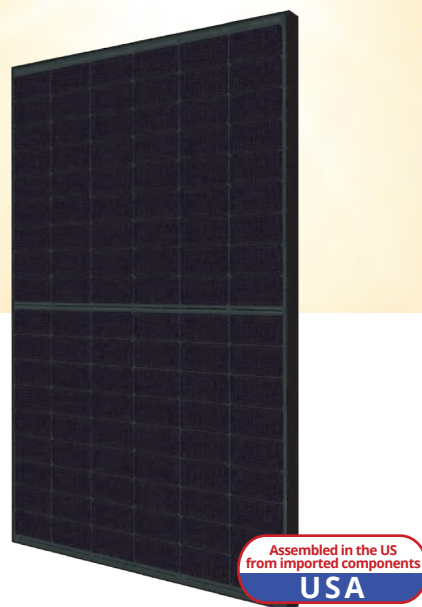












## TOPHiKu6 (All-Black)

N-type TOPCon Technology

440 W ~ 465 W

CS6.1-54TM-440 | 445 | 450 | 455 | 460 | 465H

### MORE POWER



Module power up to 465 W  
Module efficiency up to 22.8%



Excellent anti-LeTID & anti-PID performance.  
Low power degradation, high energy yield



Lower temperature coefficient (Pmax):  $-0.29\%/^{\circ}\text{C}$ ,  
increases energy yield in hot climate



Lower LCOE & system cost

### MORE RELIABLE



Minimizes micro-crack impacts



Heavy snow load up to 8100 Pa,  
wind load up to 6000 Pa\*



**Industry Leading Product Warranty on Materials and Workmanship\***



**Linear Power Performance Warranty\***

**1<sup>st</sup> year power degradation no more than 1%**

**Subsequent annual power degradation no more than 0.4%**

\*Subject to the terms and conditions contained in the applicable Canadian Solar Limited Warranty Statement. Also this 25-year limited product warranty is available only for products installed and operating on rooftops in certain regions.

### MANAGEMENT SYSTEM CERTIFICATES\*

ISO 9001:2015 / Quality management system  
ISO 14001:2015 / Standards for environmental management system  
ISO 45001: 2018 / International standards for occupational health & safety  
IEC62941: 2019 / Photovoltaic module manufacturing quality system

### PRODUCT CERTIFICATES\*

IEC 61215 / IEC 61730  
IEC 61701 / IEC 62716 / IEC 60068-2-68  
Take-e-way



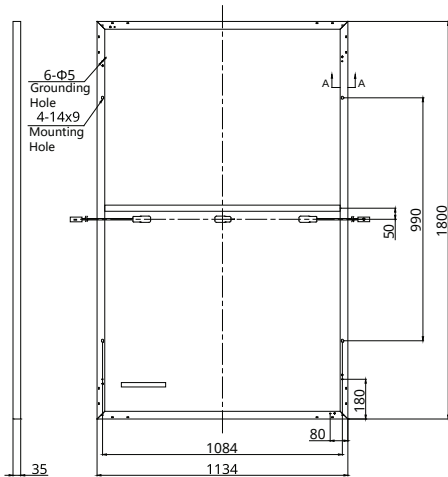
\* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

**CSI Solar Co., Ltd.** is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 22 years, it has successfully delivered over 100 GW of premium-quality solar modules across the world.

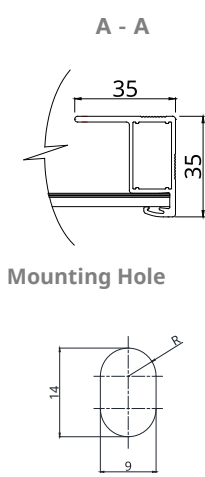
\* For detailed information, please refer to the Installation Manual.

ENGINEERING DRAWING (mm)

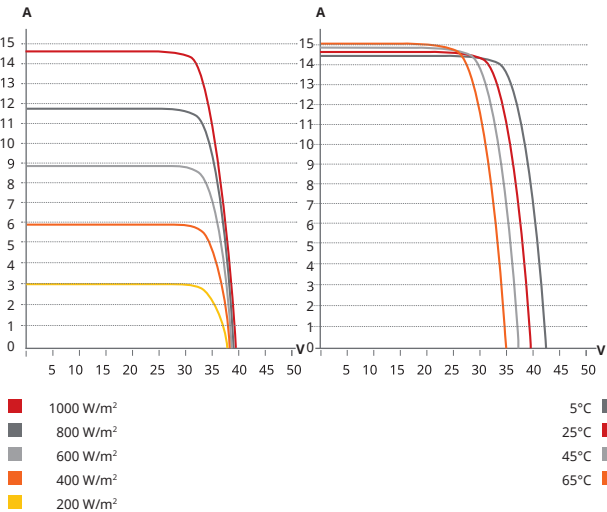
Rear View



Frame Cross Section



CS6.1-54TM-455H / I-V CURVES



ELECTRICAL DATA | STC\*

| CS6.1-54TM                   | 440H                                                                      | 445H    | 450H    | 455H    | 460H    | 465H    |
|------------------------------|---------------------------------------------------------------------------|---------|---------|---------|---------|---------|
| Nominal Max. Power (Pmax)    | 440 W                                                                     | 445 W   | 450 W   | 455 W   | 460 W   | 465 W   |
| Opt. Operating Voltage (Vmp) | 32.6 V                                                                    | 32.8 V  | 33.0 V  | 33.2 V  | 33.4 V  | 33.6 V  |
| Opt. Operating Current (Imp) | 13.52 A                                                                   | 13.59 A | 13.66 A | 13.72 A | 13.78 A | 13.85 A |
| Open Circuit Voltage (Voc)   | 38.5 V                                                                    | 38.7 V  | 38.9 V  | 39.1 V  | 39.3 V  | 39.5 V  |
| Short Circuit Current (Isc)  | 14.41 A                                                                   | 14.48 A | 14.55 A | 14.61 A | 14.69 A | 14.77 A |
| Module Efficiency            | 21.6%                                                                     | 21.8%   | 22.0%   | 22.3%   | 22.5%   | 22.8%   |
| Operating Temperature        | -40°C ~ +85°C                                                             |         |         |         |         |         |
| Max. System Voltage          | 1500V (IEC/UL) or 1000V (IEC/UL)                                          |         |         |         |         |         |
| Module Fire Performance      | TYPE 1 (UL 61730 1500V) or TYPE 2 (UL 61730 1000V) or CLASS C (IEC 61730) |         |         |         |         |         |
| Max. Series Fuse Rating      | 25 A                                                                      |         |         |         |         |         |
| Application Classification   | Class A                                                                   |         |         |         |         |         |
| Power Tolerance              | 0 ~ + 10 W                                                                |         |         |         |         |         |

\* Under Standard Test Conditions (STC) of irradiance of 1000 W/m<sup>2</sup>, spectrum AM 1.5 and cell temperature of 25°C.

MECHANICAL DATA

| Specification                         | Data                                                |
|---------------------------------------|-----------------------------------------------------|
| Cell Type                             | TOPCon cells                                        |
| Cell Arrangement                      | 108 [2 X (9 X 6)]                                   |
| Dimensions                            | 1800 × 1134 × 35 mm<br>(70.9 × 44.6 × 1.38 in)      |
| Weight                                | 23 kg (50.7 lbs)                                    |
| Front Cover                           | 3.2 mm tempered glass with anti-ref-lective coating |
| Frame                                 | Anodized aluminium alloy                            |
| J-Box                                 | IP68, 3 bypass diodes                               |
| Cable                                 | 4 mm <sup>2</sup> (IEC), 12 AWG (UL)                |
| Connector                             | T6, MC4, MC4-EVO2 or MC4- EVO2A                     |
| Cable Length<br>(Including Connector) | 1550 mm (61.0 in) (+) /<br>1100 mm (43.3 in) (-)    |
| Per Pallet                            | 30 pieces                                           |
| Per Container (40' HQ)                | 720 pieces                                          |

ELECTRICAL DATA | NMOT\*

| CS6.1-54TM                   | 440H    | 445H    | 450H    | 455H    | 460H    | 465H    |
|------------------------------|---------|---------|---------|---------|---------|---------|
| Nominal Max. Power (Pmax)    | 332 W   | 335 W   | 339 W   | 343 W   | 347 W   | 351 W   |
| Opt. Operating Voltage (Vmp) | 30.7 V  | 30.9 V  | 31.1 V  | 31.3 V  | 31.5 V  | 31.7 V  |
| Opt. Operating Current (Imp) | 10.80 A | 10.85 A | 10.91 A | 10.96 A | 11.02 A | 11.07 A |
| Open Circuit Voltage (Voc)   | 36.4 V  | 36.5 V  | 36.7 V  | 36.9 V  | 37.1 V  | 37.3 V  |
| Short Circuit Current (Isc)  | 11.63 A | 11.68 A | 11.74 A | 11.79 A | 11.85 A | 11.92 A |

\* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m<sup>2</sup> spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

TEMPERATURE CHARACTERISTICS

| Specification                        | Data         |
|--------------------------------------|--------------|
| Temperature Coefficient (Pmax)       | -0.29 % / °C |
| Temperature Coefficient (Voc)        | -0.25 % / °C |
| Temperature Coefficient (Isc)        | 0.05 % / °C  |
| Nominal Module Operating Temperature | 42 ± 3°C     |

PARTNER SECTION



\* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice. Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.



# IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

## Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

## High productivity and reliability

- Produce power even when the grid is down
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

## Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

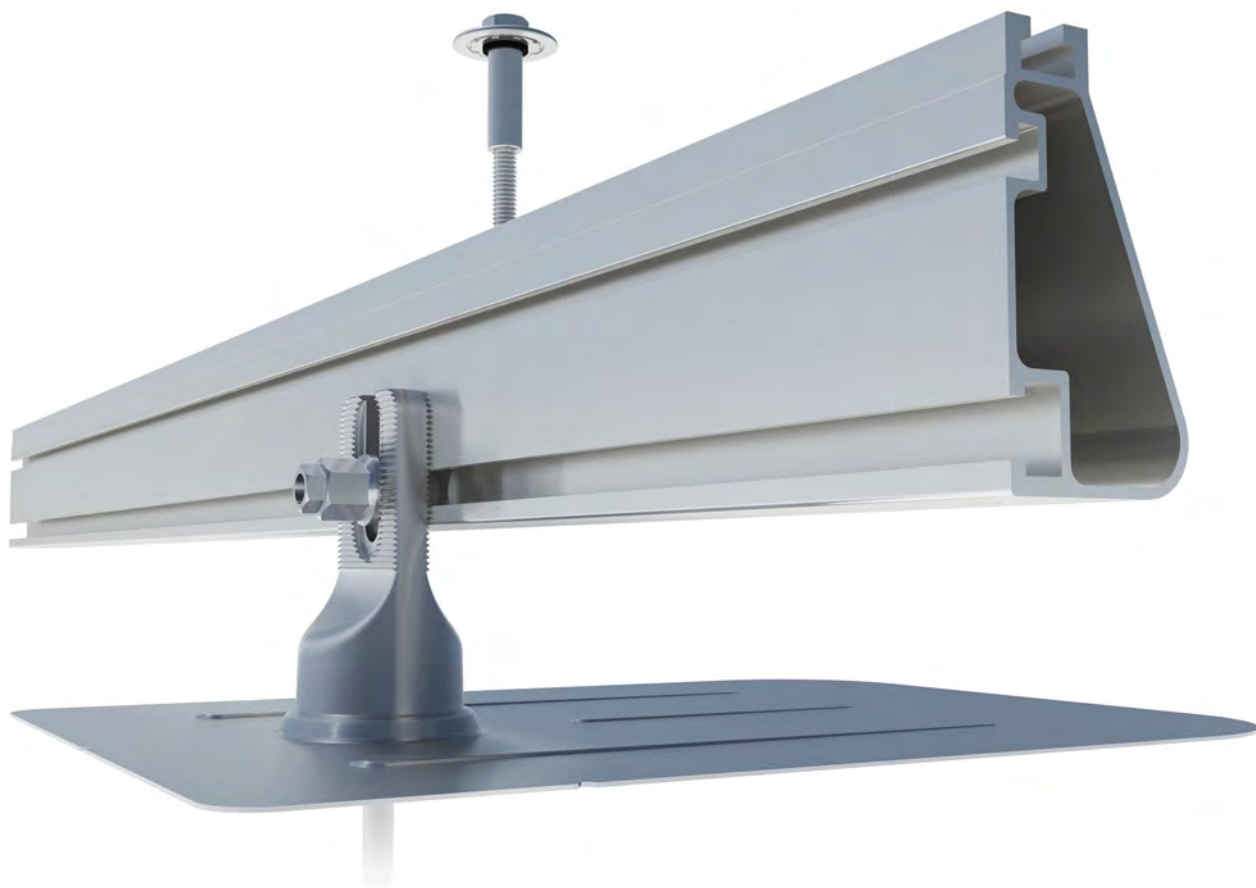
# IQ8 and IQ8+ Microinverters

| INPUT DATA (DC)                          |    | IQ8-60-2-US                                                                                                                                                                                                                                                                                                                                                                                             | IQ8PLUS-72-2-US                                 |
|------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Commonly used module pairings¹           | W  | 235 – 350                                                                                                                                                                                                                                                                                                                                                                                               | 235 – 440                                       |
| Module compatibility                     |    | 60-cell/120 half-cell                                                                                                                                                                                                                                                                                                                                                                                   | 60-cell/120 half-cell and 72-cell/144 half-cell |
| MPPT voltage range                       | V  | 27 – 37                                                                                                                                                                                                                                                                                                                                                                                                 | 29 – 45                                         |
| Operating range                          | V  | 25 – 48                                                                                                                                                                                                                                                                                                                                                                                                 | 25 – 58                                         |
| Min/max start voltage                    | V  | 30 / 48                                                                                                                                                                                                                                                                                                                                                                                                 | 30 / 58                                         |
| Max input DC voltage                     | V  | 50                                                                                                                                                                                                                                                                                                                                                                                                      | 60                                              |
| Max DC current² [module Isc]             | A  | 15                                                                                                                                                                                                                                                                                                                                                                                                      | 15                                              |
| Overvoltage class DC port                |    | II                                                                                                                                                                                                                                                                                                                                                                                                      | II                                              |
| DC port backfeed current                 | mA | 0                                                                                                                                                                                                                                                                                                                                                                                                       | 0                                               |
| PV array configuration                   |    | 1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit                                                                                                                                                                                                                                                                                 |                                                 |
| OUTPUT DATA (AC)                         |    | IQ8-60-2-US                                                                                                                                                                                                                                                                                                                                                                                             | IQ8PLUS-72-2-US                                 |
| Peak output power                        | VA | 245                                                                                                                                                                                                                                                                                                                                                                                                     | 300                                             |
| Max continuous output power              | VA | 240                                                                                                                                                                                                                                                                                                                                                                                                     | 290                                             |
| Nominal (L-L) voltage/range³             | V  | 240 / 211 – 264                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |
| Max continuous output current            | A  | 1.0                                                                                                                                                                                                                                                                                                                                                                                                     | 1.21                                            |
| Nominal frequency                        | Hz | 60                                                                                                                                                                                                                                                                                                                                                                                                      | 60                                              |
| Extended frequency range                 | Hz | 50 – 68                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |
| Max units per 20 A (L-L) branch circuit⁴ |    | 16                                                                                                                                                                                                                                                                                                                                                                                                      | 13                                              |
| Total harmonic distortion                |    | <5%                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| Overvoltage class AC port                |    | III                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| AC port backfeed current                 | mA | 30                                                                                                                                                                                                                                                                                                                                                                                                      |                                                 |
| Power factor setting                     |    | 1.0                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| Grid-tied power factor (adjustable)      |    | 0.85 leading – 0.85 lagging                                                                                                                                                                                                                                                                                                                                                                             |                                                 |
| Peak efficiency                          | %  | 97.5                                                                                                                                                                                                                                                                                                                                                                                                    | 97.6                                            |
| CEC weighted efficiency                  | %  | 97                                                                                                                                                                                                                                                                                                                                                                                                      | 97                                              |
| Night-time power consumption             | mW | 60                                                                                                                                                                                                                                                                                                                                                                                                      |                                                 |
| MECHANICAL DATA                          |    |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |
| Ambient temperature range                |    | –40°C to +60°C (–40°F to +140°F)                                                                                                                                                                                                                                                                                                                                                                        |                                                 |
| Relative humidity range                  |    | 4% to 100% (condensing)                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |
| DC Connector type                        |    | MC4                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| Dimensions (HxWxD)                       |    | 212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)                                                                                                                                                                                                                                                                                                                                                          |                                                 |
| Weight                                   |    | 1.08 kg (2.38 lbs)                                                                                                                                                                                                                                                                                                                                                                                      |                                                 |
| Cooling                                  |    | Natural convection – no fans                                                                                                                                                                                                                                                                                                                                                                            |                                                 |
| Approved for wet locations               |    | Yes                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| Acoustic noise at 1 m                    |    | <60 dBA                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |
| Pollution degree                         |    | PD3                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |
| Enclosure                                |    | Class II double-insulated, corrosion resistant polymeric enclosure                                                                                                                                                                                                                                                                                                                                      |                                                 |
| Environ. category / UV exposure rating   |    | NEMA Type 6 / outdoor                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
| COMPLIANCE                               |    |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |
| Certifications                           |    | CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01<br><br>This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer’s instructions. |                                                 |

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility> (2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



## Flush Mount System



### Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 25-year warranty.



#### Strength Tested

All components evaluated for superior structural performance.



#### PE Certified

Pre-stamped engineering letters available in most states.



#### Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



#### Design Assistant

Online software makes it simple to create, share, and price projects.



#### UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



#### 25-Year Warranty

Products guaranteed to be free of impairing defects.

## XR Rails ☺

### XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear and black finish

### XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear and black finish

### XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

### Bonded Splices



All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

## Clamps & Grounding ☺

### UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear and black finish

### Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- Sized to match modules
- Clear and black finish

### CAMO



Bond modules to rails while staying completely hidden.

- Universal end-cam clamp
- Tool-less installation
- Fully assembled

### Grounding Lugs



Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

## Attachments ☺

### FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

### Conduit Mount



Flash and mount conduit, strut, or junction boxes.

- Twist-on Cap eases install
- Wind-driven rain tested
- Secures ¾" or 1" conduit

### Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear and black finish

### Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

## Resources



### Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to IronRidge.com/design](https://IronRidge.com/design)



### NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

[Go to IronRidge.com/training](https://IronRidge.com/training)

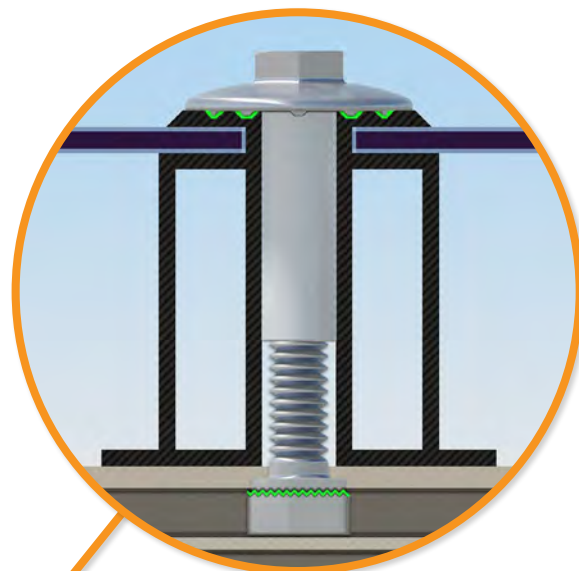


# UFO Family of Components

## Simplified Grounding for Every Application

The UFO family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge XR Rails. All system types that feature the UFO family—Flush Mount, Tilt Mount and Ground Mount—are fully listed to the UL 2703 standard.

UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.



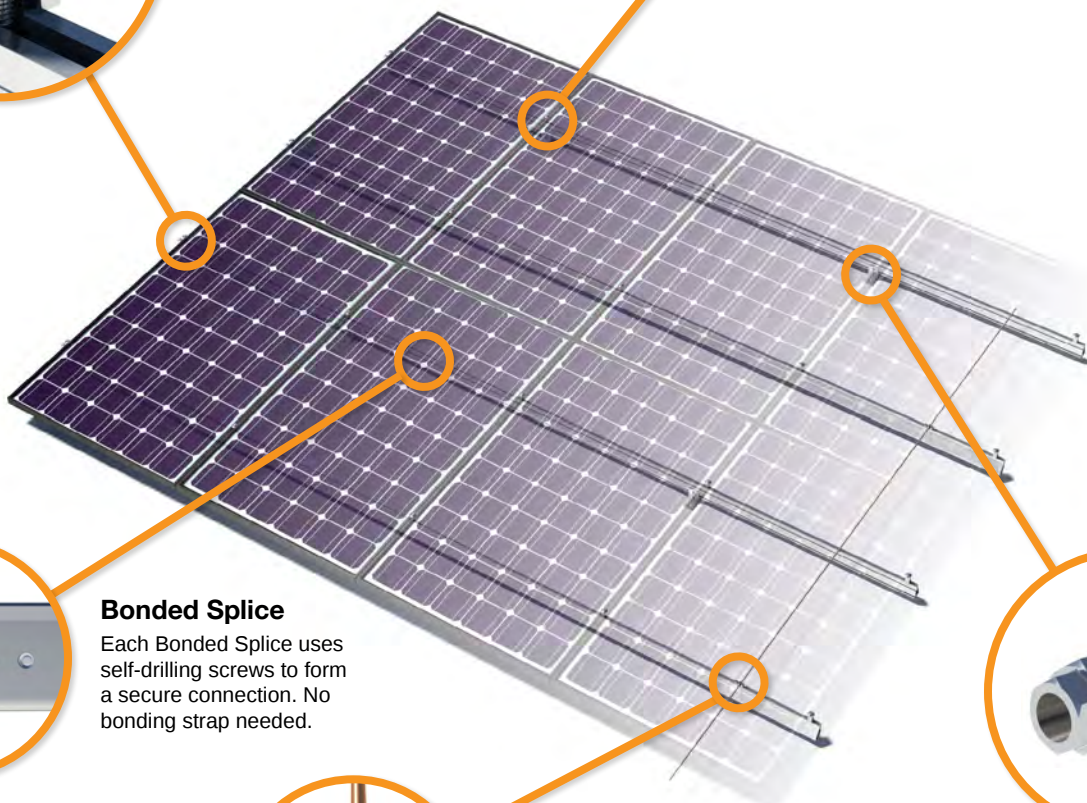
### Universal Fastening Object (UFO)

The UFO securely bonds solar modules to XR Rails. It comes assembled and lubricated, and can fit a wide range of module heights.



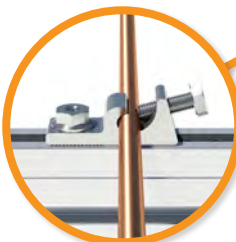
### Stopper Sleeve

The Stopper Sleeve snaps onto the UFO, converting it into a bonded end clamp.



### Bonded Splice

Each Bonded Splice uses self-drilling screws to form a secure connection. No bonding strap needed.



### Grounding Lug

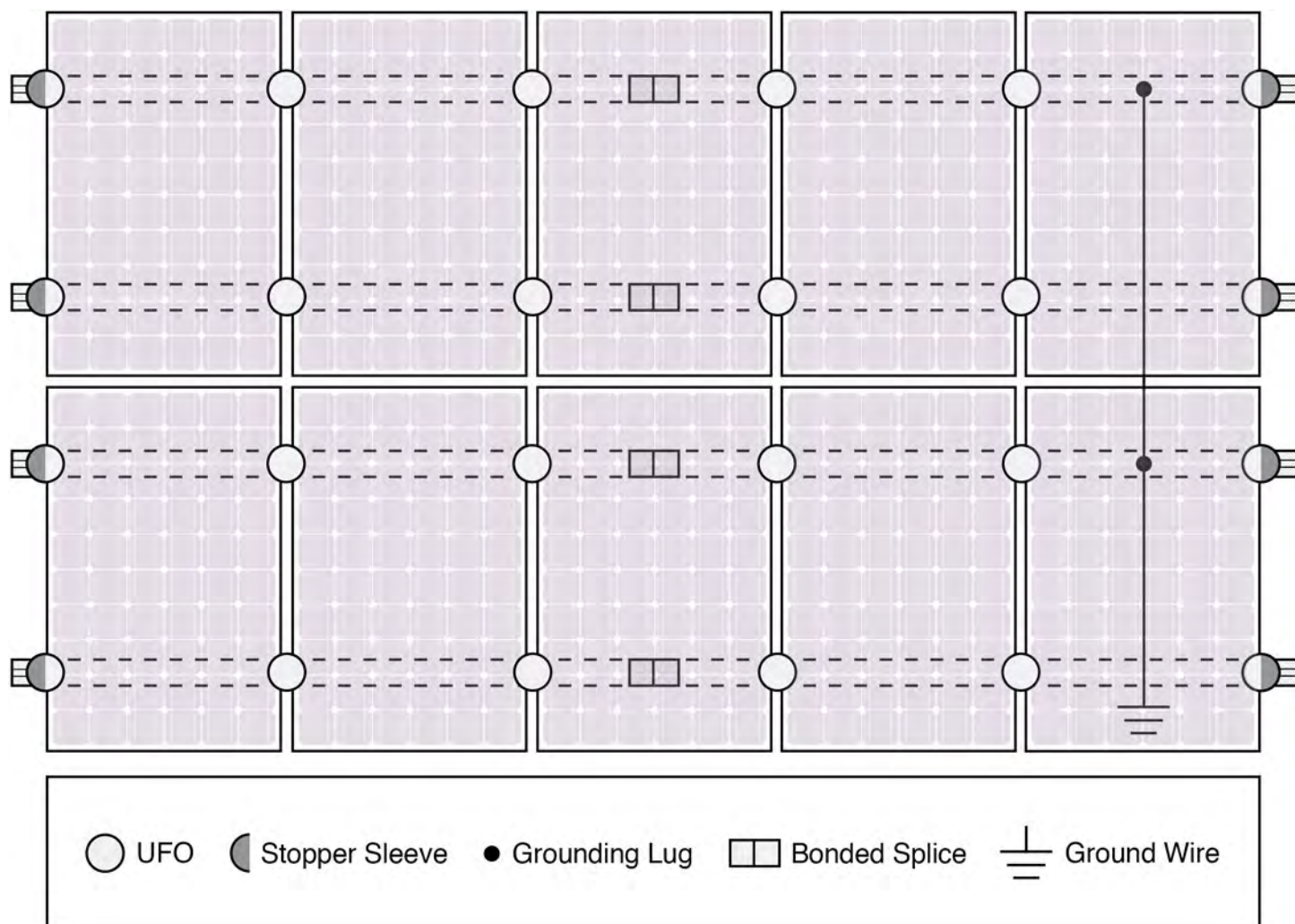
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.



### Bonded Attachments

The bonding bolt attaches and bonds the L-foot to the rail. It is installed with the same socket as the rest of the system.

## System Diagram



⚡ Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

## UL Certification

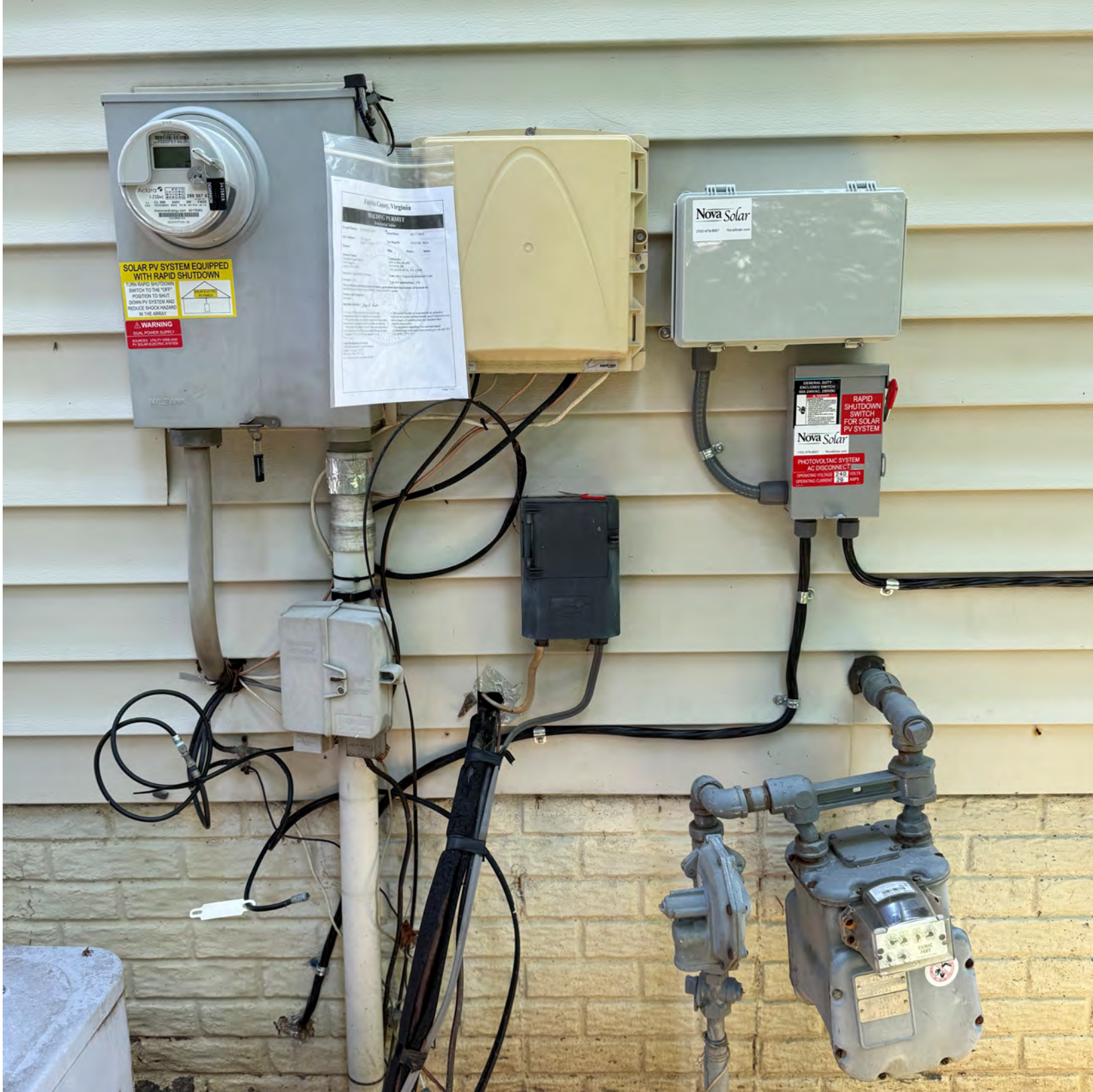
The IronRidge Flush Mount, Tilt Mount, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

 [Go to IronRidge.com/UFO](https://www.ironridge.com/UFO)

| Cross-System Compatibility        |                                                                                                                                             |            |              |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Feature                           | Flush Mount                                                                                                                                 | Tilt Mount | Ground Mount |
| XR Rails                          | ✓                                                                                                                                           | ✓          | XR1000 Only  |
| UFO/Stopper                       | ✓                                                                                                                                           | ✓          | ✓            |
| Bonded Splice                     | ✓                                                                                                                                           | ✓          | N/A          |
| Grounding Lugs                    | 1 per Row                                                                                                                                   | 1 per Row  | 1 per Array  |
| Microinverters & Power Optimizers | Enphase - M250-72, M250-60, M215-60, C250-72<br>Darfon - MIG240, MIG300, G320, G640<br>SolarEdge - P300, P320, P400, P405, P600, P700, P730 |            |              |
| Fire Rating                       | Class A                                                                                                                                     | Class A    | N/A          |
| Modules                           | Tested or Evaluated with over 400 Framed Modules<br>Refer to installation manuals for a detailed list.                                      |            |              |





Design Firm: Maryland Environmental Site Design Calculations for Stormwater Management  
Project# B5485  
Revised 8/22/2019  
Date 5/8/2019  
VanMar Associates, Inc. G:\ENGRS\B5485\Engineering\SWM\B5485 Computations 5-8-2019  
Designer: DP  
Checked: RET  
Drawn: LK  
Site # Lot 40

**Site / Drainage Area Data**  
Site (Lot 40) Area: 23935 SF  
Off-let Limit of Disturbance: 0 SF  
Total Site & Off-let LDD: 9085 SF  
Total Impervious Area: 3685 SF  
Proposed % Impervious (I): 15.4%  
Soils: Genesee Silt Loam  
HSG: B

**1. Determine ESD Implementation Goals**  
**A. Determine Target RCN**  
HSG Area RCN RCN\*Area  
A 38 0 0  
B 23,935.00 1,316,425 0  
C 70 0 0  
D 77 0 0  
Total 23935 1,316,425  
† RCN for "woods in good condition" (Table 2.2, TR-55)  
(Total RCN\*Area)/Total Area = Weighted RCN  
Target RCN = 55

**B. Determine P<sub>r</sub> from Table 5.3**  
HSG % Imperv. Area P<sub>r</sub> Area \* P<sub>r</sub>  
A 0 0 0  
B 15.4% 23,935.00 1.1 26,328.50  
C 0 0 0  
D 0 0 0  
Total 23935 26,328.5  
† From Table 5.3 (15% Impervious)  
Weighted P<sub>r</sub> = (Total P<sub>r</sub>\*Area)/Area = Weighted P<sub>r</sub>  
Weighted P<sub>r</sub> = 1.1 inches

**C. Compute Q<sub>s</sub>**  
Q<sub>s</sub> = Runoff depth used to size ESD practices  
Q<sub>s</sub> = P<sub>r</sub> × R<sub>a</sub> P<sub>r</sub> = 1.1 inches  
R<sub>a</sub> = 0.05 + (0.009/I); where  
I = 40.5%  
A<sub>w</sub> = 9085 A<sub>c</sub>  
R<sub>a</sub> = 0.415  
Q<sub>s</sub> = 0.5 inches

**D. Compute Recharge Volume (R<sub>v</sub>) Required**  
R<sub>v</sub> is required for new development site area only.  
HSG S S Area Area \* S  
A 0.38 0 0  
B 0.26 3,085.00 262 0  
C 0.13 0 0  
D 0.07 0 0  
Total 9085 262  
Weighted S = (Total P<sub>r</sub>\*Area)/Area = Weighted P<sub>r</sub>  
R<sub>v</sub> = [(Q<sub>s</sub> × A<sub>w</sub>)/12]  
R<sub>v</sub> = 82 cft

**E. Determine Total ESD V**  
ESD<sub>v</sub> = (P<sub>r</sub> × R<sub>v</sub> × A<sub>J12</sub>), where  
P<sub>r</sub> = 1.1 inches  
R<sub>v</sub> = 0.415  
A<sub>w</sub> = 9085 A<sub>c</sub>  
ESD<sub>v</sub> = 346 cft  
This total ESD volume will be applied using one SWM technique. This includes two (H-S) Drywells.  
In general, the areas of treatment will be as follows:

| SWM Technique    | Impervious Area (sf) | %   | Required ESD <sub>v</sub> (cft) | Required R <sub>v</sub> (cft) |
|------------------|----------------------|-----|---------------------------------|-------------------------------|
| 21 Martins Lanes | 3685                 | 100 | 346                             | 82                            |
| Drywell#1        | 915                  | 25  | 86                              | 20                            |
| Drywell#2        | 880                  | 24  | 83                              | 20                            |
| Additional Area  | 1890                 | 51  | 177                             | 42                            |
| Total            | 3685                 | 100 | 346                             | 82                            |

**2. SWM Design**  
**Dry Well (H-S)**  
A portion of the roof area will drain to Dry Well #1.  
DA #1 40 SF Total Area = 915 SF  
DA #5 640 SF P<sub>r</sub> = 1.1 inches  
DA #6 235 SF P<sub>r</sub> = 1.0 inches  
ESD<sub>v</sub> MAX. (2.6 \* 915 \* 0.95/12) = 188 cft  
ESD<sub>v</sub> = 72 cft (Min Required)  
A portion of the roof area will drain to Dry Well #2.  
DA #2 230 SF Total Area = 880 SF  
DA #3 650 SF P<sub>r</sub> = 1.0 inches  
R<sub>v</sub> = 0.950  
ESD<sub>v</sub> MAX. (2.6 \* 880 \* 0.95/12) = 181 cft  
ESD<sub>v</sub> = 70 cft (Min Required)

**Dry Well Design**  
Provide 1 drywell on front side and 1 drywell on rear side of the house, which will be designed to provide for the actual drainage area as well as compensatory storage for other impervious areas.  
Length Width Depth  
Dimensions (ft) 10 10 4.5  
Volume (cft) 450  
Voids 0.40  
Storage Volume 180  
Total ESD<sub>v</sub> = 360 cft

| Drainage Area    | SWM Technique | Impervious Area (sf) | ESD <sub>v</sub> Required (cft) | ESD <sub>v</sub> Provided (cft) |
|------------------|---------------|----------------------|---------------------------------|---------------------------------|
| 21 Martins Lanes | Drywell#1     | 3685                 | 346                             | 360                             |
| DA #5, 6         | Drywell#2     | 915                  | 86                              | 180                             |
| DA #2, 3         | Drywell#2     | 880                  | 83                              | 180                             |
| Additional Area  |               | 1890                 | 177                             | 360                             |
| Total            |               | 3685                 | 346                             | 360                             |

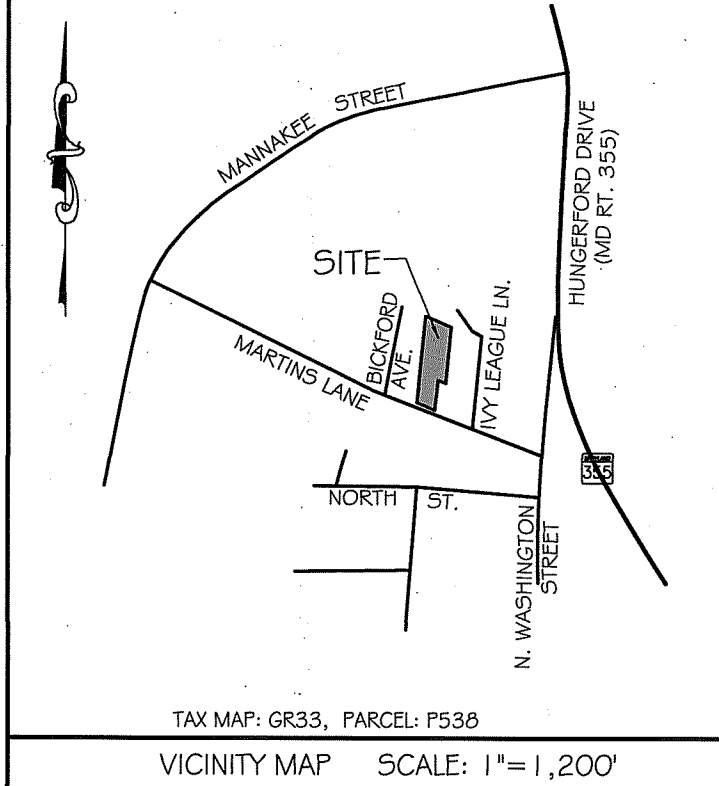
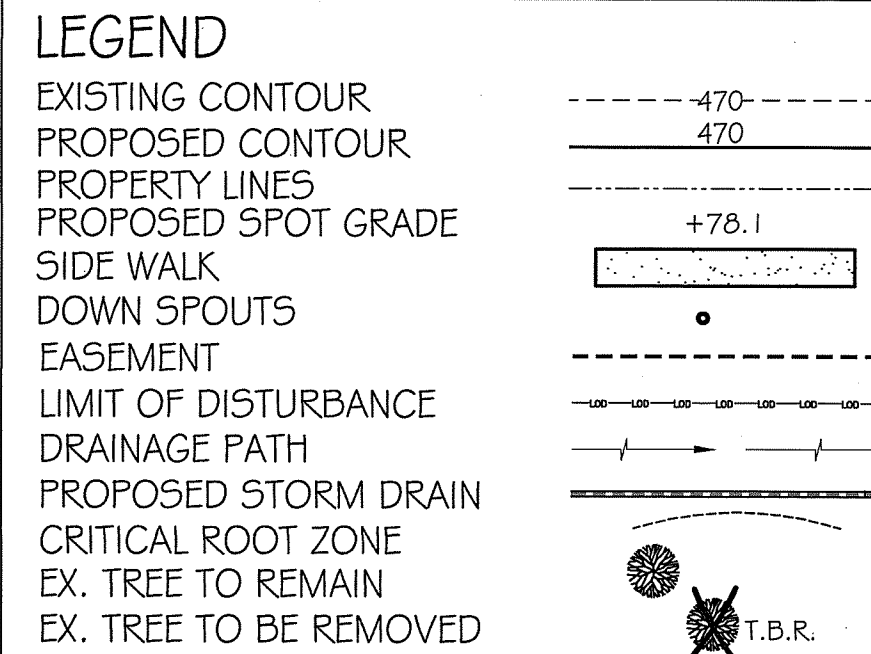
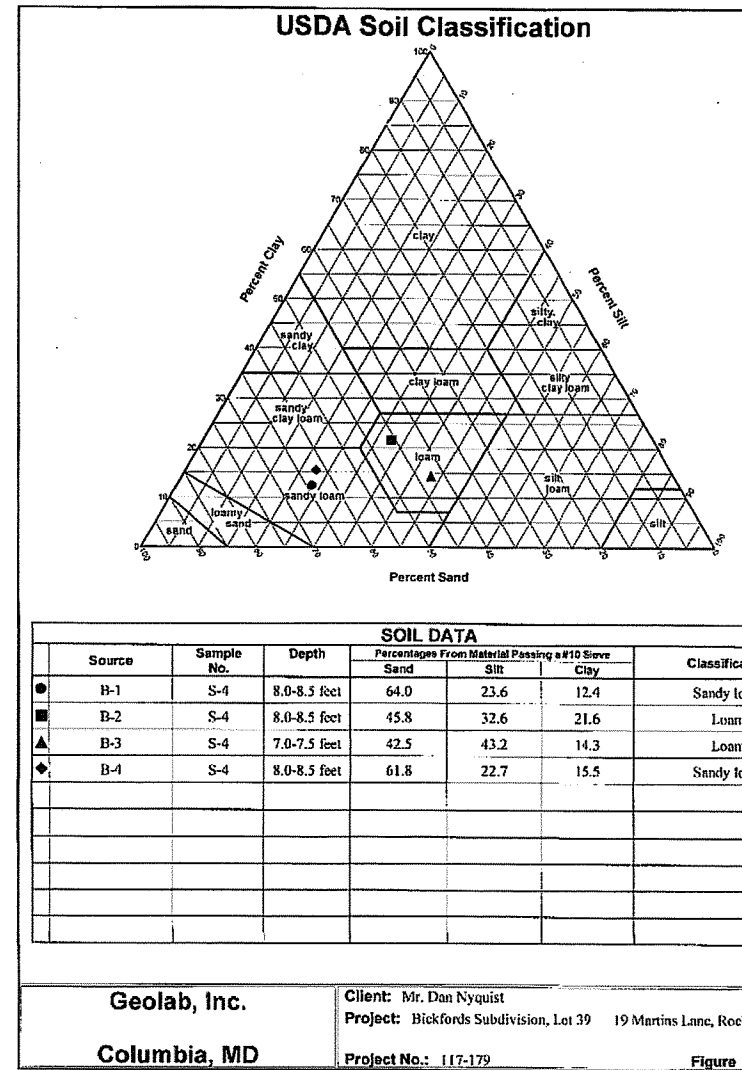
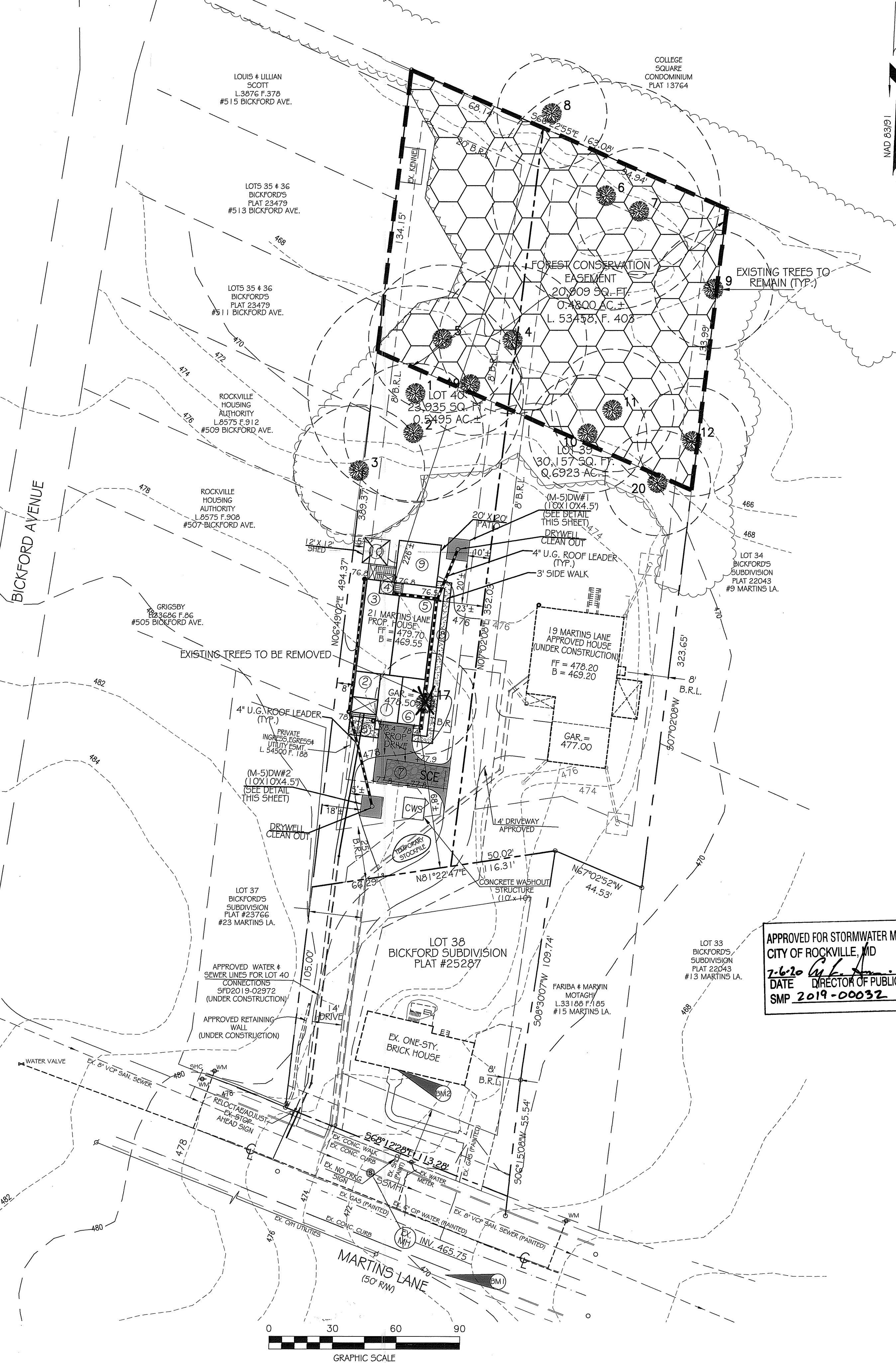
\*Note rounding adjustments in SWM Summary  
The required storage volumes have been provided. This achieves the Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP).

**4. Peak Flow Calculation**  
The final peak flow for the ten year storm has been calculated for the pre- and post-development conditions.  
The calculation includes the site area as well as up-stream areas to the west and to the south.  
The Rational Formula has been used with an assumed Time of Concentration of 5 minutes.

| Pre-Development  |           | On-site     | Off-site              |
|------------------|-----------|-------------|-----------------------|
| Green Space      | 23,935 SF | Green Space | 50,969 SF             |
| Impervious       | 3,685 SF  | Impervious  | 16,360 SF             |
| Total            | 23,935 SF | Total       | 67,329 SF             |
|                  |           | 74,904      | 0.25 16,360 0.90 0.37 |
| Q <sub>10</sub>  | 0.37      | 7.07        | 2.10 5.43 cfs         |
| Post-Development |           | On-site     | Off-site              |
| Green Space      | 20,250 SF | Green Space | 50,969 SF             |
| Impervious       | 3,685 SF  | Impervious  | 16,360 SF             |
| Total            | 23,935 SF | Total       | 67,329 SF             |
|                  |           | 71,219      | 0.25 20,045 0.90 0.39 |
| Q <sub>10</sub>  | 0.39      | 7.07        | 2.10 5.82 cfs         |

**5. SWM Fees**  
Fees are required for treatments of stormwater control categories, in addition to the on-site ESD<sub>v</sub> controls.  
On-site Q<sub>10</sub> is based on the impervious area.  
Q<sub>10</sub> On-site 0.080 acres \$ 20,000.00 \$ 1,600

| Impervious area within half of the adjacent right-of-way based on an average lot width of 79-feet |  | Street                     | 18 feet width | 79 feet long | 1422 sf   |           |
|---------------------------------------------------------------------------------------------------|--|----------------------------|---------------|--------------|-----------|-----------|
|                                                                                                   |  | Sidewalk                   | 4 feet width  | 79 feet      | 316 sf    | 0.04 acre |
|                                                                                                   |  | Total                      |               |              | 1738 sf   |           |
|                                                                                                   |  | City adjacent right-of-way | 0.04 acres    |              | \$ 20,000 | \$ 800    |
|                                                                                                   |  | WV adjacent right-of-way   | 0.04 acres    |              | \$ 20,000 | \$ 800    |
|                                                                                                   |  | Q <sub>10</sub>            | 0.04 acres    |              | \$ 20,000 | \$ 800    |
|                                                                                                   |  | Total Fees                 |               |              |           | \$ 3,600  |



| STAGE                                                                                                         | CITY INSPECTOR INITIALS / DATE | OWNER/DEVELOPER ENGINEER INITIALS / DATE |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------|
| 1. Conduct preconstruction meeting.                                                                           |                                |                                          |
| 2. Adequate sediment controls in place.                                                                       |                                |                                          |
| 3. Entire drainage area to facility stabilized to prevent silt laden runoff into facility.                    |                                |                                          |
| 4. Excavation for Dry Well conforms to approved plans.                                                        |                                |                                          |
| 5. Install 12" sand layer.                                                                                    |                                |                                          |
| 6. Install impermeable liner (if necessary).                                                                  |                                |                                          |
| 7. Placement of geotextiles and filter media conforms to approved plans.                                      |                                |                                          |
| 8. Placement of backfill, perforated inlet pipe, observation well and least guard conforms to approved plans. |                                |                                          |
| 9. Connecting pipes, including connection to downspout, constructed per the approved plans.                   |                                |                                          |
| 10. Final grading and permanent stabilization to approved plans.                                              |                                |                                          |
| 11. Conduct final inspection.                                                                                 |                                |                                          |
| 12. Complete and submit as-built.                                                                             |                                |                                          |

NOTES:  
1. PERMITTEE TO SUPPLY CITY INSPECTOR WITH DELIVERY TICKETS FOR ALL STONE AND SAND USED IN SWM FACILITY CONSTRUCTION.  
2. SEE CONSTRUCTION SPECIFICATIONS FOR DETAILED REQUIREMENTS.

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: 2 APPROVED:  
CONSTRUCTED:

NOTES:  
1. SEE PLAN VIEW FOR DRYWELL DIMENSIONS.  
2. THE DRYWELL INSTALLATION AREA SHALL BE PROTECTED FROM SEDIMENT. SEE THE CONSTRUCTION SEQUENCE FOR INSTALLATION TIMING.  
3. PROVIDE CLEAN-OUTS ON DOWNSPOUTS WHERE CONNECTED TO DRYWELL.  
4. PROVIDE GUTTER PROTECTION DEVICES ABOVE DOWNSPOUTS TO COLLECT DEBRIS.

| AREA NO. | AREA (S.F.) | SWM TREATMENT                    |
|----------|-------------|----------------------------------|
| 1        | 230         | N/A                              |
| 2        | 230         | M-5 DRYWELL#2 (10' X 10' X 4.5') |
| 3        | 650         | M-5 DRYWELL#2 (10' X 10' X 4.5') |
| 4        | 40          | M-5 DRYWELL#1 (10' X 10' X 4.5') |
| 5        | 640         | M-5 DRYWELL#1 (10' X 10' X 4.5') |
| 6        | 235         | M-5 DRYWELL#1 (10' X 10' X 4.5') |
| 7        | 740         | N/A                              |
| 8        | 376         | N/A                              |
| 9        | 400         | N/A                              |
| 10       | 144         | N/A                              |
| TOTAL    | 3,685       |                                  |

### BENCHMARKS

BENCHMARK #1  
PK NAIL IN SIDEWALK  
ELEV. = 468.32  
BENCHMARK #2  
FIRST FLOOR OF EXISTING HOUSE  
ELEV. = 478.00

| DRY WELL DESIGN ELEVATION | DW#1   | DW#2   |
|---------------------------|--------|--------|
| TOP OF PROPOSED GROUND    | 475.5  | 478.0  |
| TOP OF GRAVEL             | 474.5  | 477.0  |
| TOP OF SAND               | 471.0  | 473.5  |
| BOTTOM OF SAND            | 470.0  | 472.5  |
| PIPE INVERT               | 473.17 | 475.66 |

| SOIL TYPE |                                          |                       |
|-----------|------------------------------------------|-----------------------|
| MAP UNIT  | NAME                                     | HYDROLOGIC SOIL GROUP |
| 2B        | GENESEE SILT LOAM, 3 TO 8 PERCENT SLOPES | B                     |

BEFORE BEGINNING CONSTRUCTION, CONTACT "MISS UTILITY" AT #811, AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.

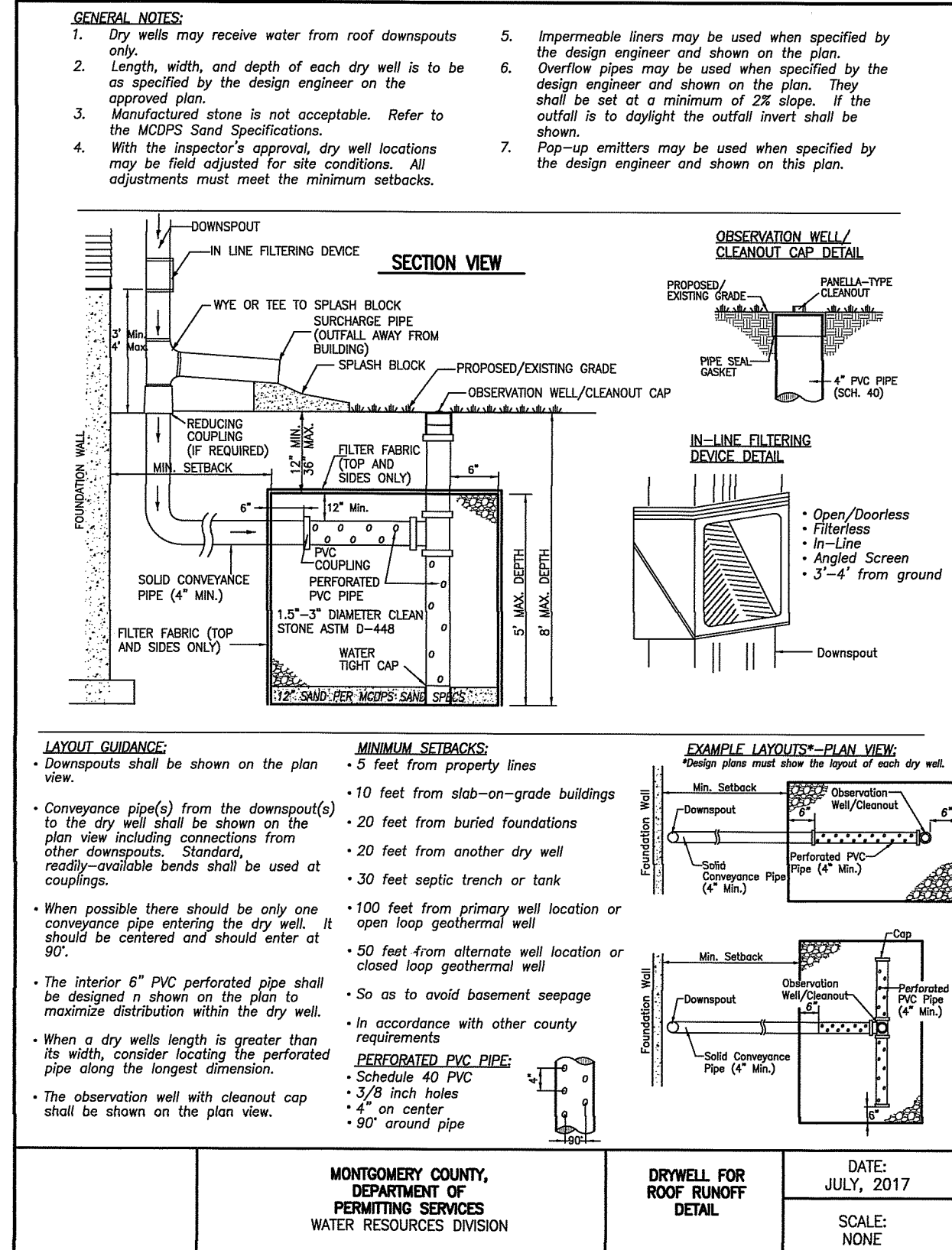
OWNER/DEVELOPER:  
DANIEL NYQUIST, ET AL  
C/O DANIEL NYQUIST  
13002 FREELAND ROAD  
ROCKVILLE, MD 20853  
(202) 459-8752

### 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. 18147, EXPIRATION DATE: 09/18/22

SIGNED: *Ronald E. Thompson*  
RONALD E. THOMPSON, P.E.

DATE: 7/1/2020



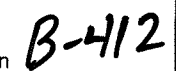
### THIS PLAN FOR STORMWATER MANAGEMENT ONLY.

STORMWATER MANAGEMENT PLAN  
21 MARTINS LANE  
BICKFORDS SUBDIVISION, LOT 40  
PLAT #25287  
CITY OF ROCKVILLE  
SITUATED ON NORTH SIDE OF MARTINS LANE  
MONTGOMERY COUNTY ELECTION DISTRICTS NO. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30' AUGUST, 2019  
SHEET 3 OF 5

VANMAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown

DATE: JULY, 2017  
SCALE: NONE

B-412



- All water and sewer construction shall be in accordance with the latest General Specifications and Standard Details of the Washington Suburban Sanitary Commission (WSSC), latest General Specifications and Standard Details of the Maryland State Highway Administration, and/or the City of Rockville Department of Public Works (DPW), unless otherwise noted.
- The Applicant must maintain all sediment control devices and ensure that all points of construction ingress and egress are protected as directed by DPW to prevent tracking of mud and dirt onto public rights-of-way (sidewalks, roads, etc.) or affecting adjacent areas.
- The Applicant shall not operate any valves located on the existing public system. Requests to operate valves must be submitted to Chief of Construction Management 48 hours in advance.
- Abandonment of water service connections and sewer service connections shall be made at the main line as directed by DPW. To abandon water service connections (two-inches or less), the tap hole is to be plugged with a brass plug and the valve and corporation must be removed at the main. All other house connections must be abandoned by cutting out the section of the water main and sleeving in a new pipe. To abandon sewer service connections, tees or saddles must be removed at the main and new pipe will be sleeved in.

Shutdowns to Existing Water System: Any shutdown shall be made at hours determined by DPW in order to cause the least disturbance to existing customers. The Applicant shall notify the Chief of Construction Management in writing at least 18 calendar days prior to making the shutdown and submit for approval a schedule and method to complete the proposed shutdown and associated work. The Construction Management Division will notify the City Utilities Section at 240-314-8567 to arrange for valve operation. DPW must provide a minimum of two weeks of notice to affected properties. The shutdown will then be made at the designated time in accordance with the directions of the Chief of Construction Management. Test pit information on existing crossings must be provided a minimum of 48 hours prior to construction.

Water Mains: Materials for all water mains are to be ductile iron pipe with Zinc Coating Pressure Class 350. All pipes are to be cement lined, minimum of 1/8-inch thick. All pipes and fittings are to be restrained, including all house connections four-inch and greater. All pipes are to be U.S. Pipe TYTON.

\*JOINT\* on an approved edge. Water pipe shall be installed in accordance with WSSC Standard Details and Standard Specifications, Section 02510.

Valves: Valves shall conform to the latest AWWA Specifications and shall be a clockwise turn to close, mechanical joint. All valves shall be resilient seat gate valves. Valve box shall be two-piece sliding type adjustable and heavy duty domestic (Bingham & Taylor or approved equal). The covers shall be labeled "WATER only. Any valve cover/lid with the text "WSSC will be rejected. Valves boxes for up to 36-inches in height shall weigh at least 75 pounds and valve lids shall weigh at least 14.5 pounds. Silt size shall be two and a half inches.

Fire Hydrants and Fire Hydrant Connections: The Applicant must test pit all fire hydrant leads and valves before removing or replacing a hydrant to confirm existence or condition of stopping.

Fire hydrants shall be set two-feet behind the face of curb unless otherwise indicated on the drawing. Each hydrant shall be set exactly plumb, at the grade provided, and shall be joined to the fire hydrant connection at the foot of the barrel. Care shall be taken to place the steamer outlet normal to the street line and any hydrants placed above shall be reset as required by the City.

Fire hydrants shall be firmly set in a bed of screened gravel, which shall extend one-foot below the bottom of the hydrant and be filled in and around it. The hydrant shall be firmly broced at the back, opposite the inlet pipe. The total amount of gravel used shall be at least 1/3 of a cubic yard. Fire hydrants shall not be blocked.

Fire hydrant connections of six-inch cement lined ductile iron pipe shall be laid at the points shown on the drawings and shall be extended either to fire hydrants to which they shall be connected or to such points as shall be designated. Fire hydrant connections shall be laid in all particulars in a similar manner to the water mains themselves.

Fire hydrants shall be Mueller or approved equal Traffic Model Types, which consists of break-away bolts, standpipe, and couplings. All fire hydrants shall be restrained to the water main using Mega-lugs or approved equal. Hydrants shall be factory pointed with two coats of rust-preventive paint. All hydrants barrels shall be painted Safety Yellow. The bonnet and three nozzles shall be color coded as per the National Fire Protection Association (NFPA) standards. The colors are based upon the hydrant's available fire flow and as determined by the Public Works Engineering Division:

| FLOW              | RUSTOLEUM ITEM # | COLOR         |
|-------------------|------------------|---------------|
| < 500 gpm         | K7764402         | Safety Red    |
| 500 - 1,000 gpm   | 3455402          | Safety Orange |
| 1,000 - 1,500 gpm | 3433402          | Safety Green  |
| > 1,500 gpm       | K7725402         | Safety Blue   |
| All barrels       | 245479           | Safety Yellow |

Fire hydrants shall be as listed in WSSC General Conditions/Standard Specifications, Section 02510.

Fire hydrants shall have 5/4-inch, three-way (two hose nozzles and one pump nozzle), six-inch diameter mechanical joint inlet connection clockwise turn close, National Standard operating nut.

Polyethylene Encasement: All ductile iron pipe, fittings, and appurtenances shall be V-Bio enhanced polyethylene encased in accordance with AWWA C 105 method 'A' and WSSC specifications; section 02510. After the pipe has been assembled in trench, Applicant shall carefully inspect polyethylene encasement for damage and repair in accordance with AWWA C 105 and manufacturer's recommendations.

Storage: The Applicant shall store pipe and materials on site, so as not to damage the materials, and shall maintain such storage areas in a hazard free and safe condition at all times.

Lubricants: Lubricants shall be potable hydrogenated vegetable oil that is insoluble in cold water and does not impart taste or odor. The lubricant shall not contain detergents, soaps or organic solvent either aliphatic or aromatic and shall be certified as nontoxic to humans or animals. The lubricant shall be of a semi-paste consistency, which will readily stick to the inside of the ball of the pipe when applied by hand. It shall remain in a usable state through the temperature in which water pipe is normally installed.

Water Service Connections: All 1-inch connections must be tapped and where saddles are required, the service saddle must be Mueller DR25 Series or approved equal.

Corporation stops: Corporation stops shall be as per ASI/AWWA C800 with working and test pressures as per WSSC Specifications. The corporations shall be bronze (ASTM B62).

Tap, sleeve and valve (T, S & V) assemblies: All T, S, and V assemblies are to be hydro-tested and witnessed by DPW at the time of installation.

Cover: All water mains shall be installed with minimum three and a half feet of cover below finished grade or three-feet of cover below finished subgrade.

Blocking for Existing Mains: Block all existing fittings with concrete per plans and Standard WSSC Specifications and Standard Details. Mechanical joint fittings, bolts, etc. must be protected from concrete.

Water Main Tests: The Applicant shall accomplish low (six hour) and high pressure (two hour) tests in accordance with WSSC Standards and Specifications. Prior to connection new water mains or on-site water systems to the existing public system, the Applicant will conduct a 24-hour bacterial test. Passing test results must be provided from a lab certified by the Maryland Department of the Environment and shall be in accordance with the Standard Methods for Examination of Water and Wastewater.

The Applicant must not use existing or new water mains or appurtenances for temporary restraint or support during pressure tests.

Back flow prevention is required when testing a new main as per WSSC specifications.

Water Meters: Water meters shall be located one-foot behind the property line in a grass area. Water meters shall not be located in private driveways or aprons. Yoke angle valves should be compatible with Ford 500 series meter yokes.

Material Requirements for Sewer: DPW shall accept the following materials for the construction of the main line sewer, except as otherwise specified on the plans:

- Pipes four-inches through 15-inches in diameter:
  - Polyvinyl chloride pipe (PVC) meeting ASTM D3034-78, wall thickness SDR 35, joints shall be watertight.
- Pipes 18-inches and greater:
  - Ductile iron, Pressure Class 350, cement lined minimum 1/8-inch thick with US Pipe TYTON JOINT or approved equal;
  - Polyvinyl chloride pipe (PVC) meeting ASTM F679, thickness T-1, joints shall be watertight.

Ductile Iron Pipe may be used under special conditions such as steep slopes or stream crossings.

Pipe for sewer house connections shall be four-inch polyvinyl chloride pipe and fittings as specified above, and shall be connected to the main line by the use of tees.

Flexible gaskets shall be used for connections to precast and existing manholes, and shall be A lock as manufactured by Atlantic Precast Concrete, Inc. or equal.

Mortar used in the installation of A Locks or the filling of any void in manholes walls, inside and out, shall be quick setting, non-shrink such as Octocrete, Speedcrete, Permacrete, or equal.

Installation of Sanitary Sewer: Sewer pipe shall be installed in accordance with WSSC Standard Details and Specifications, Section 02530. Hydro-hammers may not be used within three-feet of the top of pipe. Exercise care to ensure adequate compaction around structures and prevent damage to pipe at connections to manholes.

Horizontal deflection of pipe shall be accomplished in accordance with manufacturer's specifications.

Connection to Existing Sewers and Manholes: Connections must be as per WSSC Standard Details and Specifications, Section 02530.

Sewer Main Pressure Tests: The Applicant shall accomplish pressure tests in accordance with WSSC Standards and Specifications. DPW reserves the right to video the sewer main for quality control purposes.

Cleanouts: Cleanouts are to be installed on each sewer service connection and be located at the property line, in a grass area. Cleanout caps shall be cast iron with a brass plug. Provide concrete cleanout blocks on all sewer service connections at bottom of cleanout per WSSC Standard Details.

When dropped from the building are to be used at the property line cleanout, the "Y" of the cleanout shall be encased per WSSC Standard Details and Standard Specifications.

- The Applicant shall be responsible for all subgrade inspection and soil compaction testing associated with any work within a City right-of-way, private property subject to a public access easement, or private property subject to City easement for public utilities or public improvements and/or any work associated with a sediment control facility, or stormwater management practice. This work shall be completed by or under the supervision of a Professional Engineer licensed in the State of Maryland. For the purposes of these notes and associated approved plans, this Engineer shall be referred to as the Geotechnical Engineer and shall be an independent firm from the Applicant.

- Any plans subject to NRCS-MD Pond Code 378 Standards/Specifications, as shown on the plans, shall supersede these notes when these notes are less stringent or in case of conflict. Any reference to the Engineer in the 378 Standard/Specifications shall be the Professional Engineer who stamped and sealed the design plans. Any reference to the Geotechnical Engineer shall be the Geotechnical Engineer as defined above or the Geotechnical Engineer who completed certain aspects of the pond design.

- All inspections, tests, supporting data, reports, and certifications shall be provided to the City of Rockville Department of Public Works (DPW) and shall be sealed by the Geotechnical Engineer. Daily inspection reports, if requested by the City, can be provided without being immediately sealed by the Geotechnical Engineer. These reports shall be compiled, reviewed, sealed and then submitted to DPW at a later date as agreed upon by the City.

- The Geotechnical Engineer shall approve all fill materials that are used for the project. The Geotechnical Engineer shall obtain samples of proposed fill materials and perform all required testing to determine that fill materials are in conformance with this plan.

- The Geotechnical Engineer shall provide a report that certifies the subgrade preparation and fill/backfill placement are in conformance with this plan. The certification applies to all fill, backfill, and subgrade operations subject to this plan as detailed in Note #1, including utility trenches. When constructing new roadway pavement this certification report shall be provided prior to the placement of Graded Aggregate Base (GAB). All other certifications shall be provided as requested by the City.

- All fill and/or backfill material shall be free from organics, frozen material, rocks/stones greater than one and a half inches in any dimension, waste metal products, unsightly debris, toxic material, or other deleterious materials; shall be a minimum of 105 pounds per cubic foot for the maximum dry density according to AASHTO T-180, Method C; and shall not have a liquid limit greater than 30 nor a plasticity index greater than six according to ASTM D-4318. All other materials shall meet the requirements stated in Category 900 of the latest edition of the Maryland State Highway Administration (MSHA) Standard Specifications for Construction and Materials.

- Compact the material that is one foot below the top of subgrade to at least 92 percent of the maximum dry density per AASHTO T-180. Compact the top one foot to at least 97 percent of the maximum dry density. When necessary, add water or dry the layer in order to compact to the required density. Generally the material shall be within two percent of the optimum moisture content but may be outside of this range if approved by the Geotechnical Engineer.

- Fill and backfill materials must completely fill all spaces under and adjacent to the structure or pipe. For Stormwater Management embankments, the Applicant shall scarify each lift with a sheepfoot roller or claw to a minimum depth of two-inches prior to placing the next lift. The Applicant shall scarify embankments parallel with the centerline of the dam core and perpendicular to the principal spillway. Bedding shall be provided in accordance with details indicated on the construction drawings. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four-feet, measured horizontally, to any part of a structure. Under no circumstances shall the Applicant drive equipment over any part of a corrugated metal pipe unless there is a compacted fill of 24-inches or greater over the structure or pipe.

- At a minimum, compaction tests shall be completed for every lift of fill or backfill. The testing frequency shall be at least once per 150 linear feet of trench or once per 1,500 square feet of fill. At a minimum, there shall be at least one compaction test per lift and a least two compaction tests per day. The Geotechnical Engineer shall supply DPW with certified compaction test results, including certification of pipe bedding subgrade and fill subgrade.

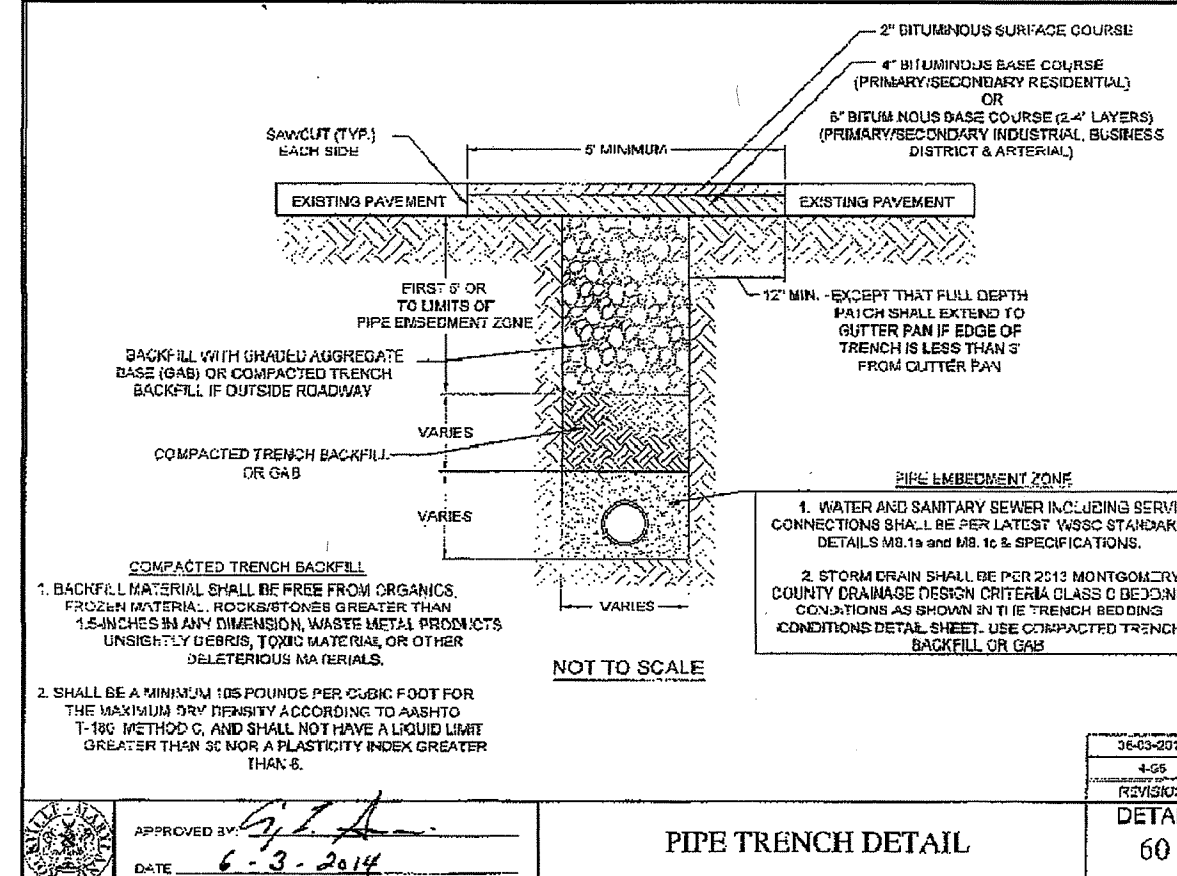
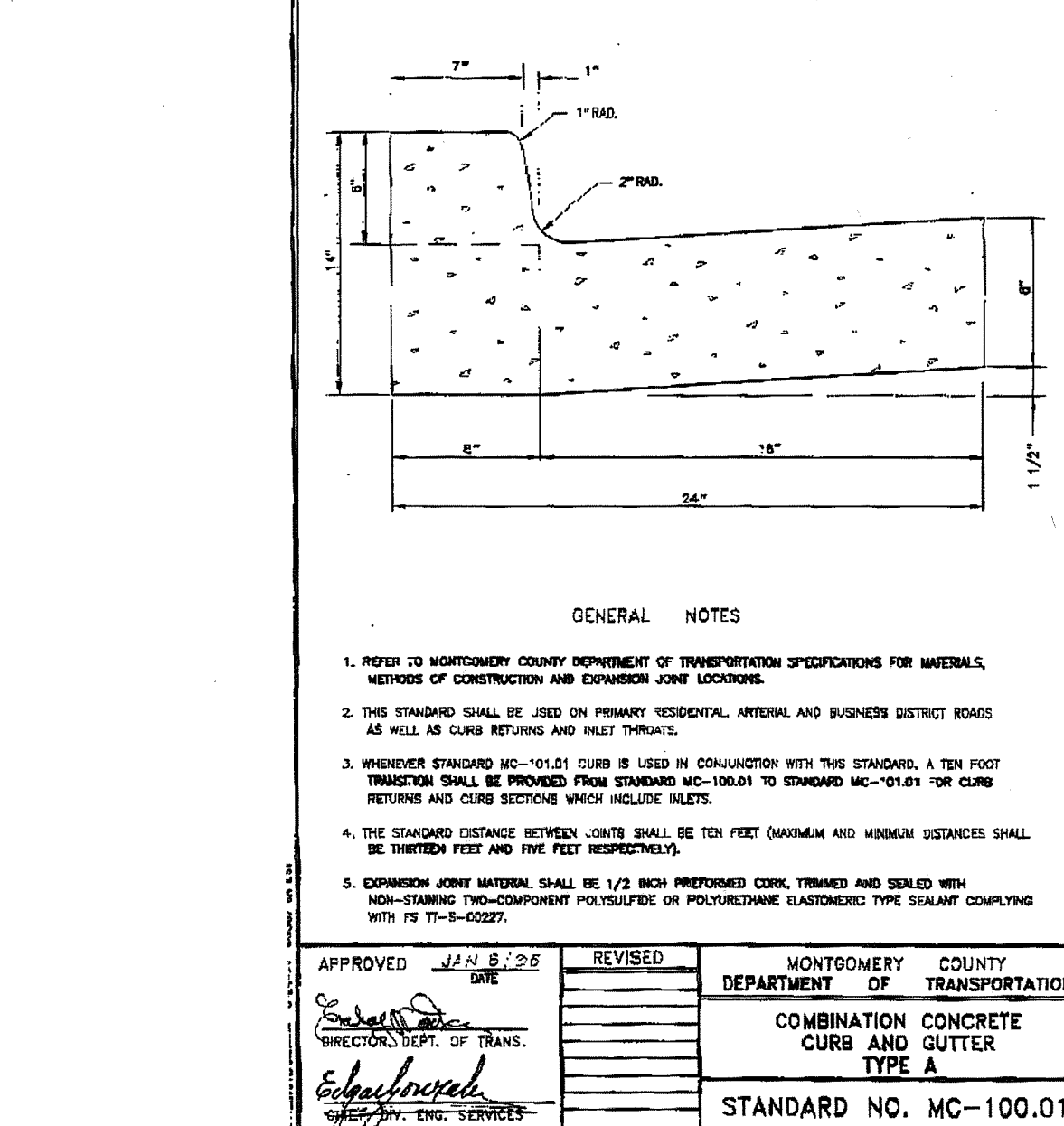
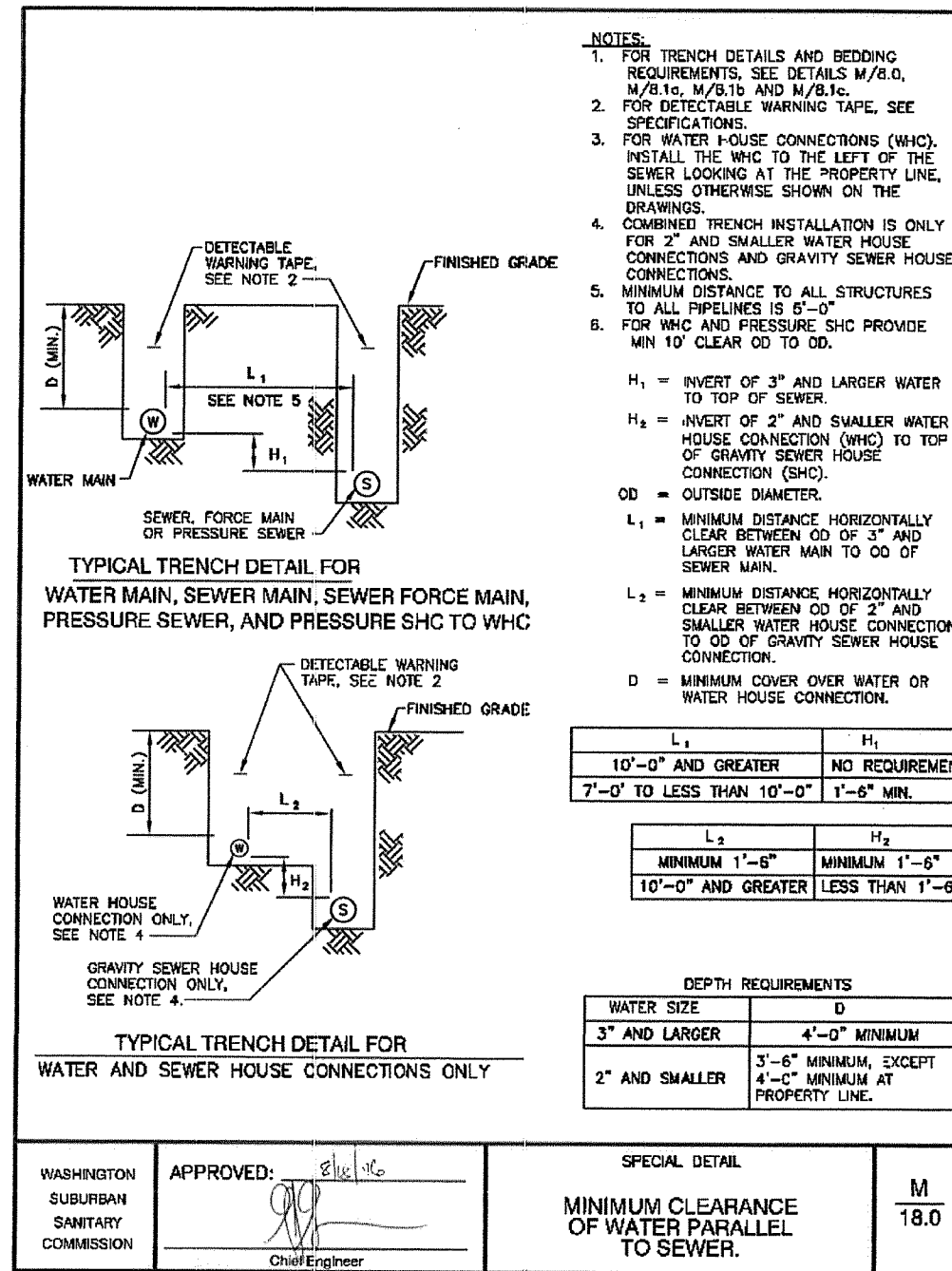
- Prior to placing any roadway fill on existing grades (original grade after topsoil has been stripped, fill prepared by others outside of this plan or fill not prepared under the supervision of the Geotechnical Engineer), scarify the minimum top eight-inches of soil material. Compact this layer to the compaction requirements in these Notes. Proof-roll this compacted layer using a fully loaded dump truck (minimum 20 ton payload capacity). The Geotechnical Engineer shall inspect the proof-rolling and determine if the subgrade is acceptable or if there are areas that require remediation. Subgrade areas that fail proof-rolling shall be remediated to the satisfaction of the Geotechnical Engineer by either of the following methods:

- Scarifying, moisture conditioning, and re-compaction of the subgrade materials.
- Undercutting soft or unsuitable areas of subgrade and backfilling with compacted select borrow (MSHA Section 910).
- Undercutting of soft or unsuitable areas of subgrade and placing a layer of geotextile covered by # MSHA 57 coarse aggregate (Table 901A).

DPW may approve an alternate approach for soil remediation/improvement if it is recommended and sealed by the Geotechnical Engineer.

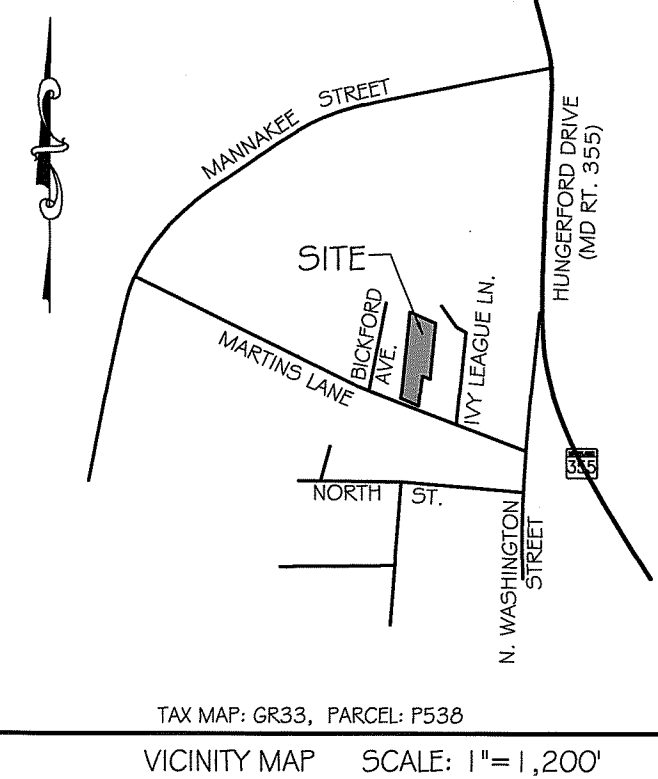
- Except when specified, do not place layers exceeding eight-inches un-compacted depth. Place the material in horizontal layers across the full width of the embankment. Perform all rolling in a longitudinal direction along the embankment. Begin at the outer edges and progress towards the center. Vary the travel paths of traffic and equipment over the width of the embankment to aid in obtaining uniform compaction.

- Uniformly grade areas to a smooth surface, free of irregular surface changes. Grade and prepare the subgrade section to the lines, grades, cross sections and/or elevations shown on the plans. At all times, maintain the subgrade surface in such condition as to readily drain.



| SOIL TYPE |                                             |                       |
|-----------|---------------------------------------------|-----------------------|
| MAP UNIT  | NAME                                        | HYDROLOGIC SOIL GROUP |
| 2B        | GLENELG SILT LOAM,<br>3 TO 8 PERCENT SLOPES | B                     |

LEGEND  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPERTY LINES  
PROPOSED SPOT GRADE  
SIDE WALK  
DOWN SPOUTS  
EASEMENT  
LIMIT OF DISTURBANCE  
DRAINAGE PATH  
PROPOSED STORM DRAIN  
CRITICAL ROOT ZONE  
EX. TREE TO REMAIN  
EX. TREE TO BE REMOVED



Sequence of Construction

Note: The permittee must contact Miss Utility at 811 for marking of utilities prior to beginning any site disturbance.

- The permittee shall be required to hold a pre-construction meeting with the authorized representatives of the Department of Public Works and Forestry Inspector before commencing any disturbance activity. The existing utilities must be marked and the limit of disturbance must be staked in the field prior to the pre-construction meeting. The permittee must contact the following with a minimum of 48 hours notice to the pre-construction meetings:
  - City Sediment Control (SC) Inspector at 240-314-8879
  - City Project Inspector Robert Brewer at 240-314-8544
  - Forestry Inspector at 240-314-8713
  - Any other agencies issuing permits for project site work
  - The permittee and contractor must also be present at the pre-construction meeting.
- Perform all root pruning as directed by Forestry Inspector prior to installation of perimeter sediment controls.
- With the City's SC Inspector's permission, install sediment control measures and tree protection fence. No activity is permitted until the SC Inspector confirms that all required Sediment Control measures are properly installed.
- Sediment control devices will be maintained according to the applicable Maryland and City of Rockville regulations.
- Once the sediment control devices and tree protection fence are installed, the permittee must obtain approval from the City SC Inspector and Forestry Inspector before proceeding with any additional clearing, grubbing, grading or construction.
- Begin house and utility construction. Do not construct SWM facilities until noted in the sequence. Provide maintenance of traffic as needed or as required by the City's Project Inspector for utility work in the right-of-way and restore right-of-way paving per details as soon as work is complete. Construct curb and gutter as shown on plan in accordance with applicable Montgomery County Standard.
- Construct driveway.
- Once the site is stabilized including the public Right of Way and with the City's Sediment Control and Project Inspector's permission, construct the stormwater management measures. The Drywell may be constructed earlier in the sequence when additional protection measures, such as silt fence, are used to protect the stormwater management measures and only with the express permission of the City's Inspectors.
- Final grade and topsoil per Standards and specifications for top soiling on the Sediment Control Detail Plan (Sheet 5).
- Remove remaining sediment control measures with City SC Inspector's expressed permission and stabilize area disturbed by their removal.
- Submit SWM AS-Built plans with completed construction inspection check-off list and material tickets to the City for review and approval.

Design and Quantities Certification

I hereby certify that this plan has been prepared in accordance with the latest Maryland Standards and Specifications for Soil Erosion and Sediment Control and the Ordinance of the Rockville City Code. The estimated total amount of excavation and fill has been computed to be 500 cubic yards of excavation and 500 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 9,085 square feet of which 8,961 is on-site and 124 sf is in the adjacent right-of-way. The impervious area subject to Stormwater Management shown on this plan is 0.12 acres of which 0.09 is on-site and 0.04 is in the adjacent right-of-way.

Signature: *Ronald E. Thompson*  
Printed Name and Title: **Ronald E. Thompson Engineer**  
Date: **7/1/2020**  
Professional Engineer, License Number 18147, Expiration 09-18-21

Owner/Developer Certification

I/We hereby certify that any clearing, grading, construction or development, or all of these, will be done pursuant to this plan and that Responsible Personnel involved in the construction project will have a certification of training at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project and that the applicable sediment control conditions and requirements of the City of Rockville and the State of Maryland and its agencies are hereby made part of this plan.

Signatures: *Samuel L. Nyquist* *Louise Nyquist*  
Printed Names: **SAMUEL L. NYQUIST** **LOUISE NYQUIST**  
Date: **7/1/20** **7/1/20**

OWNER/DEVELOPER:  
DANIEL NYQUIST, ET AL  
C/O DANIEL NYQUIST  
13002 FREELAND ROAD  
ROCKVILLE, MD 20853  
(202) 459-8752

THIS PLAN FOR SEDIMENT CONTROL ONLY.

SEDIMENT CONTROL PLAN  
21 MARTINS LANE  
BICKFORDS SUBDIVISION, LOT 40  
PLAT #25287  
CITY OF ROCKVILLE  
SITUATED ON NORTH SIDE OF MARTINS LANE  
MONTGOMERY COUNTY ELECTION DISTRICTS No. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30' AUGUST, 2019  
SHEET 4 OF 5

VANMAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown



NOTE: SEE APPROVED FINAL FOREST CONSERVATION PLAN FOR TREE PROTECTION FENCE AND FORESTRY REQUIREMENTS.

BEFORE BEGINNING CONSTRUCTION, CONTACT "MISS UTILITY" AT #811, AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.

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. 18147, EXPIRATION DATE: 09/18/21  
SIGNED: *Ronald E. Thompson* DATE: **7/1/2020**  
RONALD E. THOMPSON, P.E.

APPROVED FOR SEDIMENT CONTROL  
CITY OF ROCKVILLE, MD  
7-6-20  
DATE: **7-6-20**  
DIRECTOR OF PUBLIC WORKS  
SCP 2019-00030





## EROSION AND SEDIMENT CONTROL NOTES

November 2016

- The Applicant must obtain inspection and approval by the City of Rockville Department of Public Works (DPW) at the following points:
  - At the required preconstruction meetings.
  - Following installation of sediment control measures and prior to any other land disturbing activity.
  - During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
  - Prior to removal or modification of any sediment control devices.
  - Prior to final acceptance.
- All erosion control measures are to be constructed and maintained in accordance with applicable published standards and specifications and the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control."
- The Applicant shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by DPW prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices and shall not remove any erosion or sediment control measures without prior permission from DPW.
- Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the DPW Sediment Control Inspector and approved before implementing changes. Major changes will require a plan revision.
- The Applicant shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
- The Applicant shall inspect daily and maintain continuously in effective operating condition all erosion and sediment control measures until such time as they are removed with prior permission from the DPW Sediment Control Inspector.
- All sediment basins, trap embankments, swales, perimeter dikes and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
- The Applicant shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Other active construction areas that are not being actively graded (i.e. routes for construction vehicles within a site) may be required to be stabilized at the direction of the inspector. Stockpiles, which have not been used for seven (7) calendar days, shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization methods.
- Prior to removal of sediment control measures, the Applicant shall stabilize all contributory disturbed areas using sod or an approved permanent seed mixture with required soil amendments and an approved anchored mulch. Wood fiber mulch may only be used in seeding season to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
- The site work, materials, approved Sediment Control and Stormwater Management Plans, and any required test reports shall be available, at the site for inspection by duly authorized officials of the City of Rockville.
- Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.
- Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with approved erosion control matting or by other approved stabilization measures.
- Temporary sediment control devices shall be removed, with permission of DPW, within 30 calendar days following establishment of permanent stabilization in all contributory drainage areas. If establishment is not full and uniform as determined by the DPW Sediment Control Inspector, overseeding will be required. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
- No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
- The Applicant shall install a splash block at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
- All water pumped from an excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system or swale. De-watering

shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

- For finished grading, the Applicant shall provide adequate gradients so as to: (1) prevent water from standing on the surface of lawns more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow areas which may drain as long as 48 hours after the end of a rainfall, and (2) provide positive drainage away from all building foundations or openings.
- Sediment traps or basins are not permitted within 20-feet of a building, which exists or is under construction. No building may be constructed within 20-feet of a sediment trap or basin.
- All inlets in non-sump areas shall have asphalt berms installed at the time of base paving to direct runoff to inlets.
- The DPW Sediment Control Inspector has the option of requiring additional sediment control measures, if deemed necessary.
- All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
- Vegetative stabilization shall be performed in accordance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one-half the depth between the outlet crest and the bottom of the trap.
- Sediment removed from traps shall be placed and stabilized in approved areas in such a manner that it does not foul existing or proposed storm drainage systems or areas already stabilized. Sediment shall not be placed within a flood plain or wetland.
- All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42-inches high, have posts spaced no farther apart than eight-feet, have mesh openings no greater than two-inches in width and four-inches in height with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
- Off-site spoil or borrow areas must have approved sediment control plans.
- Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan.
- The Applicant is responsible for all actions of contractor and subcontractors, including repairing damage to sediment control devices and existing infrastructure.
- The Applicant shall comply with all provisions of the NPDES Construction Discharge Permit. A copy of the permit and all required reports shall be available on site at all times.

### STANDARDS AND SPECIFICATIONS FOR TOPSOIL

#### Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

#### Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

#### Conditions Where Practice Applies

This practice is limited to areas having 2:1 or flatter slopes.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

#### Construction and Material Specifications

Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications.

Topsoil Specifications - Soil to be used as topsoil must meet the following:

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by DPS. Regardless, topsoil shall not be a mixture of contrasting textured subsoils, and shall contain less than 5 % by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 " in diameter.

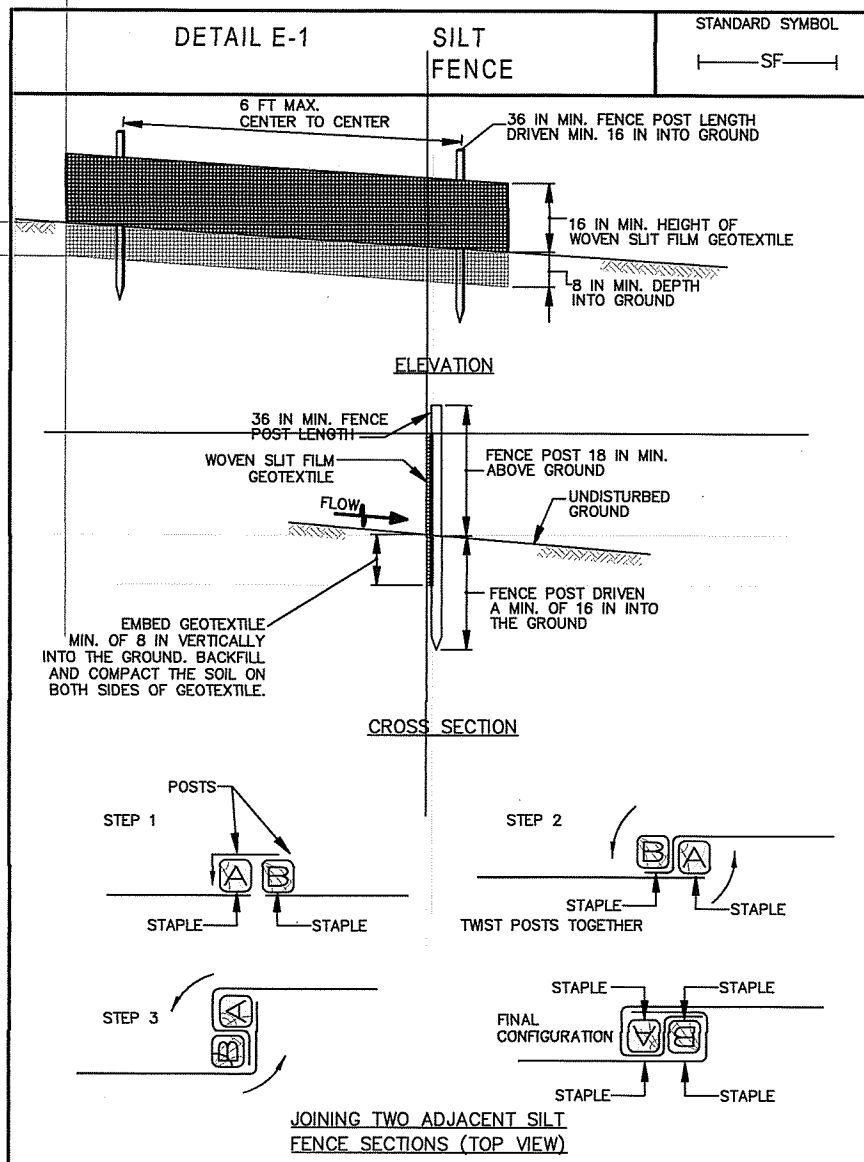
The subsoil shall be tilled to a minimum depth of 6 inches before placement of topsoil.

Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre ( 200-400 lbs per 1000 sq ft) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil.

Topsoil shall be tested and amended as per soil test recommendations.

Topsoil Application.

- When topsoiling, maintain needed erosion and sediment control practices.
- Topsoil shall be uniformly distributed in a 4-8 inch layer and lightly compacted to a minimum thickness of 4 inches. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.





**Historic District Commission  
Staff Report: Certificate of Approval  
2026-176-COA, 301 Anderson Avenue**

**MEETING DATE:** 10/16/25

**REPORT DATE:** 10/9/25

**STAFF:** Sheila Bashiri, Preservation Planner  
Community Planning and Development Services  
sbashiri@rockvillemd.gov

**APPLICATION:** Certificate of Approval to install an electric vehicle (EV) charger.

**APPLICANT:** Inca Electric, Henry Carrasco, Contractor  
301 Anderson Avenue  
Rockville, MD 20850

**FILING DATE:** 9/24/25

**RECOMMENDATION**

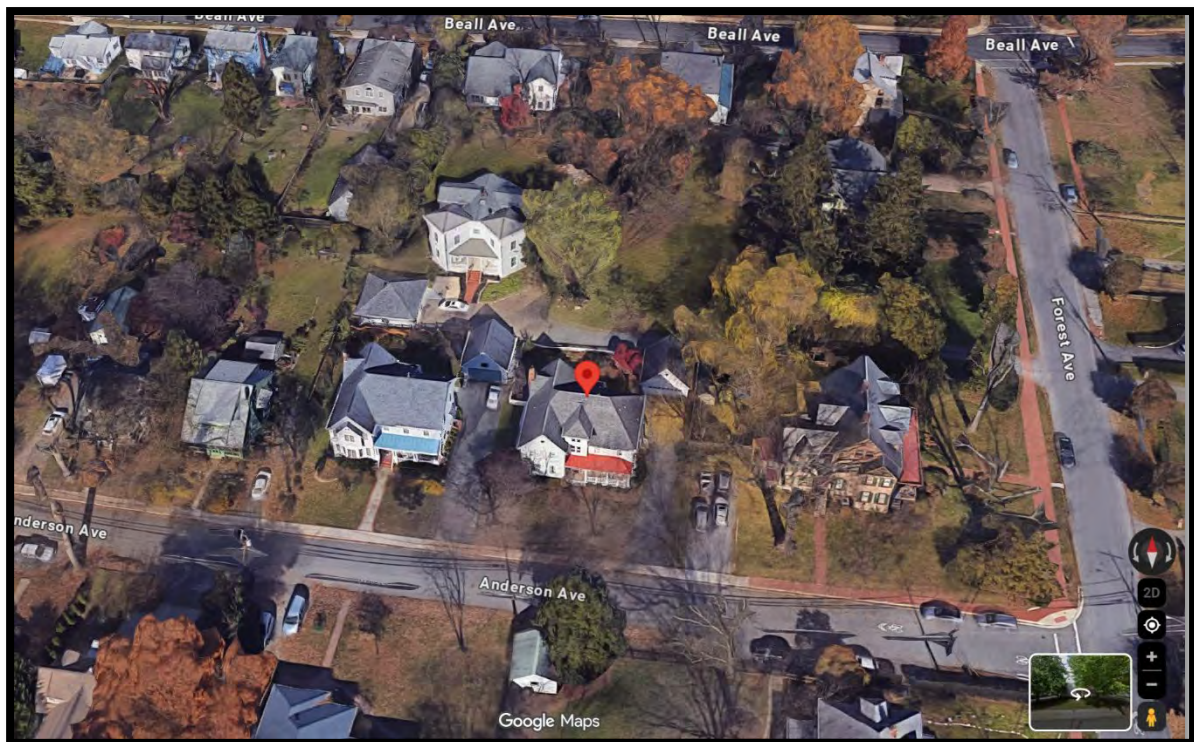
The proposal to install an EV charger on the east elevation of the house meets the *Secretary of the Interior's Standards for Rehabilitation #9*, and staff recommends approval.

**Project Summary**

The applicant proposes to install an electric vehicle (EV) charger on the east elevation of the house. The house was constructed in 1995 after the subdivision of 100 Forest Avenue. As a result of the subdivision, the house is a non-contributing resource in the historic district.

**SITE DESCRIPTION**

|                        |                                  |
|------------------------|----------------------------------|
| <b>Location</b>        | 301 Anderson Avenue              |
| <b>Land Use</b>        | Single Unit Detached Residential |
| <b>Zoning District</b> | R-90                             |
| <b>Existing Use</b>    | Residential                      |
| <b>Parcel area</b>     | 9,002 SF                         |
| <b>Subdivision</b>     | Lot 24, Block 5                  |



***Birdseye View of 301 Anderson Avenue***



***Front (South) Elevation***

## **HISTORIC SIGNIFICANCE**

301 Anderson Avenue was constructed in 1995. It is the result of a subdivision of the property at 100 Forest Avenue, an architecturally and historically significant Victorian structure at the corner of Forest Avenue and Anderson Avenue. 301 and 303 Anderson Avenue are located in the rear of the property that was once 100 Forest Avenue. As a result of the subdivision, both lots are non-contributing resources in the West Montgomery Avenue Historic District.

301 Anderson Avenue is a 2-½ story house which features a centrally located pedimented bay over the entrance, a full width hipped porch roof, and a slate covered gable roof. Architectural details from a number of styles, including neo-classical, are integrated in the design. The house was designed to be compatible with the existing historic houses in the West Montgomery Avenue Historic District.



***Front (South) and East Side Elevations***

**DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS**

The applicant proposes to install an electric vehicle (EV) charging unit on the east elevation of the house. The house is clad in wood lap siding. The proposed unit is the Emporia Classic Level 2 EV Charger. (Specifications - <https://a.co/d/5exoX7t>). The proposed EV unit will be hardwired directly into the house. The proposed unit will measure 3.39" D x 9.06" W x 12.6" H, and will be mounted between the existing meter box and the side porch. The EV charger has a 25' cord, and will be located next to the driveway, where a large shrub will conceal the unit from the right of way.



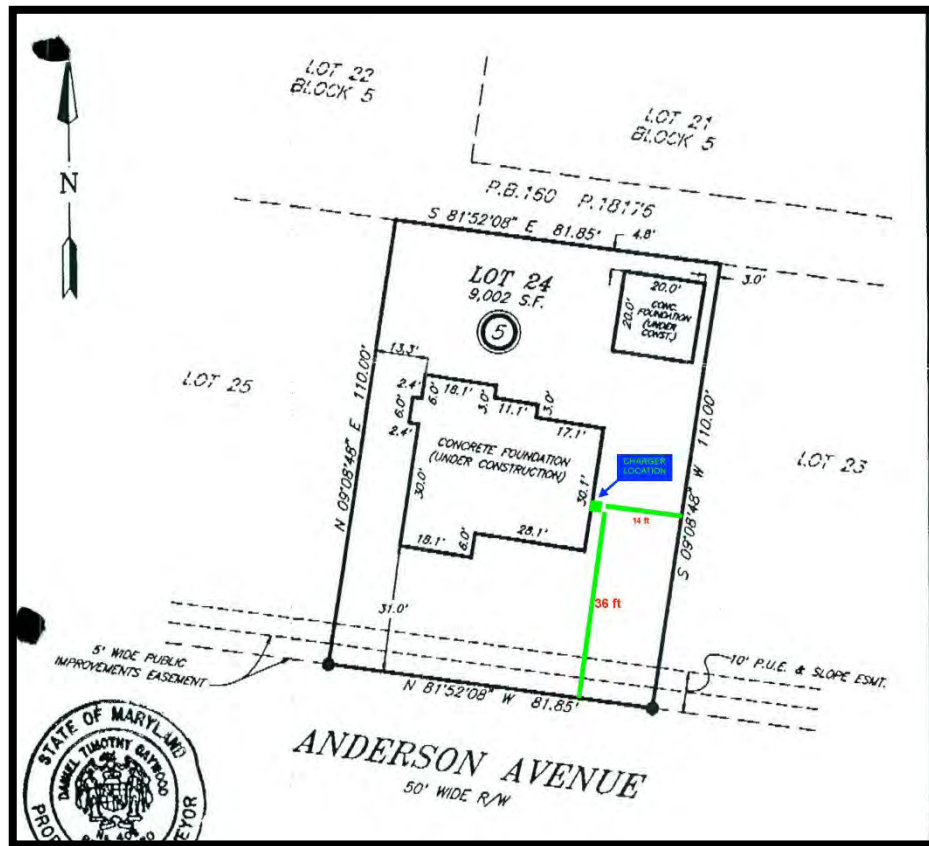
*Existing East Side Elevation*



*Proposed Location of the EV Charger*



*Emporia Classic Level 2 EV Charger*

**Existing Site Plan****ANALYSIS AND FINDINGS**

As a result of the subdivision of 100 Forest Avenue, both 301 and 303 Anderson Avenue are non-contributing resources in the historic district. In accordance with the *Secretary of Interiors Standards for Rehabilitation Standard #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."

The applicant proposes to install an EV charger on the house. The installation of the unit will require small holes to be drilled into the siding, however, it will not impact the existing materials which characterize the property. If the unit is removed in the future, the siding can be repaired, therefore, it will not affect the integrity of the house. The charger will not be visible from the right of way and will not impact the historic character of the house.

**RECOMMENDATION**

The proposal to install an EV charger on the east elevation of the house meets the *Secretary of the Interior's Standards for Rehabilitation #9*, and staff recommends approval.

**COMMUNITY OUTREACH**

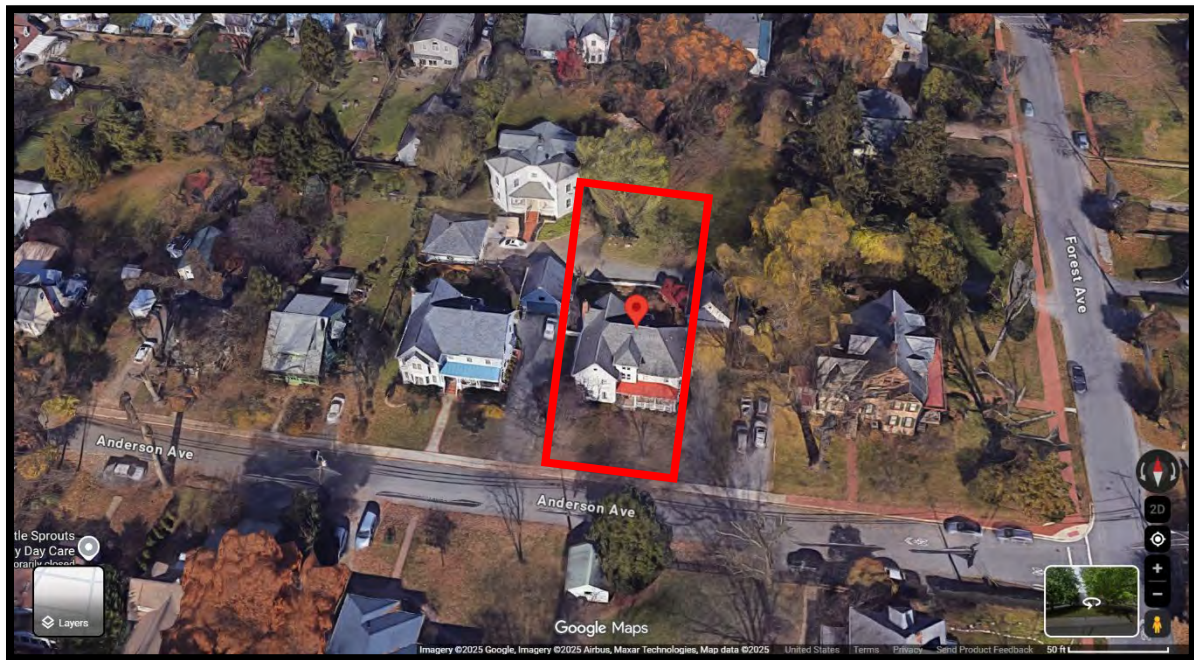
The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting. Peerless Rockville, and the leadership of the West End Citizens Association were informed directly about this review in advance of the meeting.

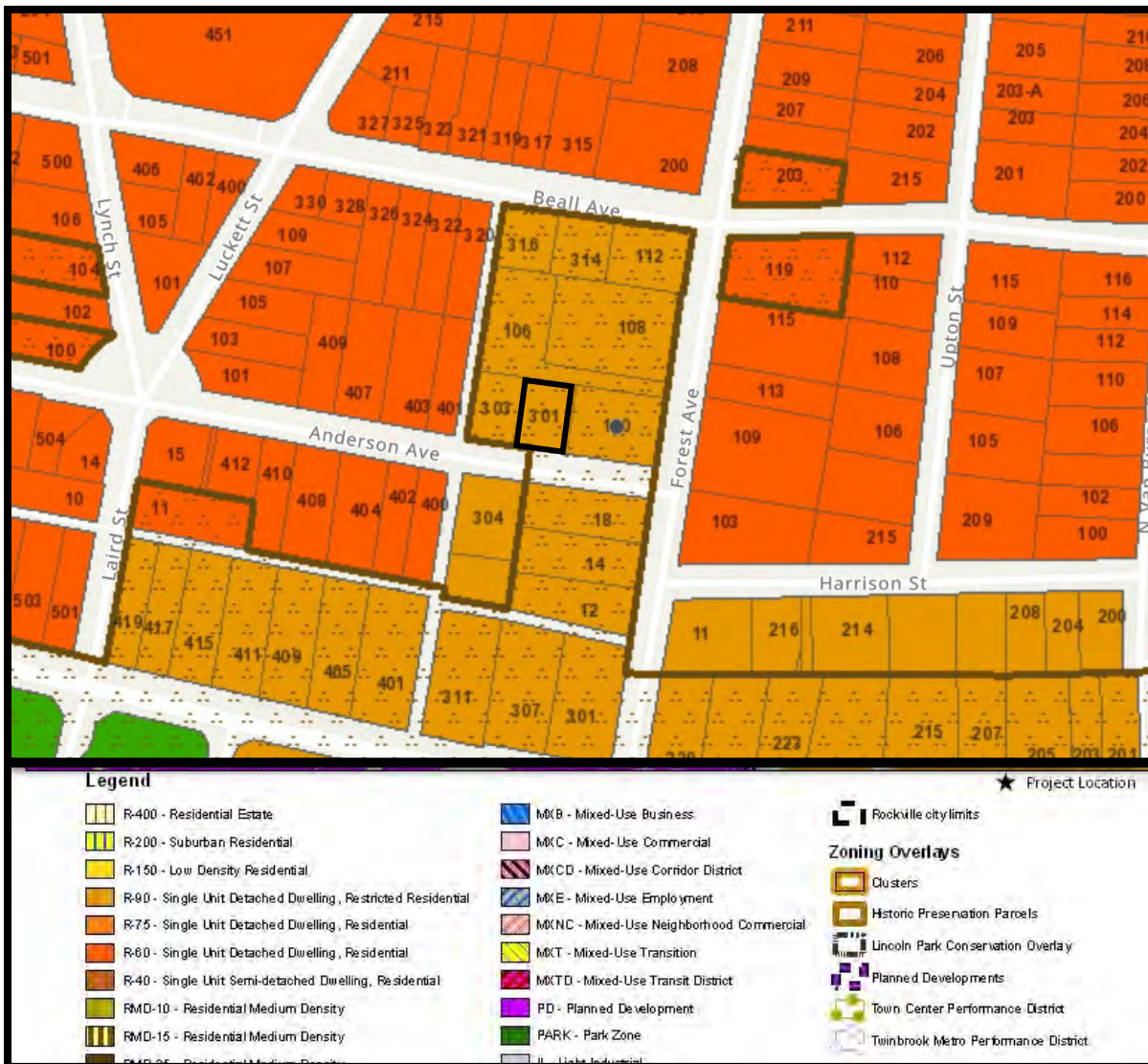
**EXHIBITS**

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning map
4. Application

**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.





&gt; Home

View Audit Trail

## Add New Message

RIZZA KEITH D  
RIZZA ELIZABETH R

Created By: Tyree Dodson on 9/24/2025



In Historic District, HDC approval required for demos and exterior work

Created By: Tyree Dodson on 9/24/2025



WMS (Water Meter Size) - 1 INCH DISC

Created By: Tyree Dodson on 9/24/2025



DECK - No

Created By: Tyree Dodson on 9/24/2025

## Manage HDC - Certificate of Approval and Courtesy Review Application 3005782

## Information

This application was approved on 9/24/2025 by Tyree Dodson.  
This application is associated with project # 2026-176-COA[MGOC Go to Project](#)

## Application Actions

[Return](#) [Reject](#) [Accept](#)

## Address &amp; Contact Information

Physical Project Address

☒ My Project has been addressed by the Jurisdiction.

Successfully verified with external GIS system.

[Map it](#)[Address Search](#)

## Address

301 ANDERSON AVE

## City

ROCKVILLE

## State

MD

## Zip Code

20850

## Applicant Contact Information



## Business Name

Inca Electric

## First Name

Henry

## Last Name

Carrasco

## Address

2220 Cherry Leaf Ln

## City

Silver Spring

## State

MD

## Zipcode

20906

## Email

IncaElectricMD@gmail.com

☒ Notify

## Home Phone

( ) -

☐ Notify

## Cell Phone

( 240 ) 354 - 2431

☒ Notify

## Work Phone

( ) -

☐ Notify

## Property Owner Contact Information



## Business Name

## First Name

Keith

## Last Name

Rizza

## Address

301 Anderson Av.

## City

Rockville

## State

MD

## Zipcode

20850

## Email

rizzak@gmail.com

☐ Notify

## Home Phone

( ) -

☐ Notify

## Cell Phone

( 845 ) 857 - 5497

☐ Notify

## Work Phone

( ) -

☐ Notify

## Customer Uploaded Files

## Required Files

## Letter of Authorization

- All files must be uploaded as a PDF
- Combine multiple pages into one file
- All files must follow naming convention of [STREET NUMBER] [STREET NAME WITH ABBREVIATED SUFFIX] [DOCUMENT TYPE] [REVISION (if applicable)] [No. of Revision] - ex - 111 Maryland Ave LOA.pdf

## Site Plan

- Lot dimensions
- Building location within dimensions of lot (existing and proposed)

## Types &amp; Additional Information

Application Type:

HDC - Certificate of Approval  
and Courtesy Review

Assigned To:

Not Selected

Assigned Project Types

You cannot modify the types associated with this application

☐ I do not know my project types.

Customer Application Description

## Application Questions

## HDC - Certificate of Approval and Courtesy Review

Work Description:

Secretary of Interior's Standard #:

Technical Guide for Alterations #:

Type of Application:

Certificate of Approval

## Project Description\*:

Proposal to install an Emporia Classic Level 2 EV charger - h

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

## Scope of Work::

- ☐ Accessory Building
- ☐ Addition
- ☐ Chimney
- ☐ Fence
- ☐ Landscaping
- ☐ Mature Tree Removal
- ☐ Miscellaneous
- ☐ New Construction
- ☐ Ordinary Maintenance
- ☐ Parking Lot
- ☐ Roofing
- ☐ Siding/Trim
- ☐ Signage
- ☐ Windows/Doors
- ☒ Other

## Other Scope of Work:

Emporia Classic Level 2 EV charger - hardwired.

## INSPECTION OF THE PROPERTY\*:

☒

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

## HEARING/MEETING APPEARANCE\*:

☒

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

## FILING DEADLINES\*:

☒Applications are due five weeks preceding the regularly scheduled HDC meeting. Click [HERE](#) to see the schedule of filing deadlines.

## PUBLIC NOTICE SIGN\*:

☒[Update](#)

- North arrow, date, and scale of plan

- All files must be uploaded as a PDF
- Combine multiple pages into one file

**Landscaping Plan**

Required for tree removal, new construction and substantial landscape plans or alterations

- Plant/Tree placement
- Plant/Tree removal
- Plant/Tree spacing
- Plant/Tree types and species
- Number of each plant/tree
- Height/spread at installation and at maturity

- All files must be uploaded as a PDF
- Combine multiple pages into one file

**Architectural Drawings**

Required for structural alterations, additions, and new construction

- Site plan showing all mature trees, driveway,walkways and outbuildings
- Scale plans including elevations, floor plans, and roof plan
- Renderings of completed proposal
- Window/door specifications
- Landscape plan and extent of grading
- Digital Photographs of the surrounding buildings
- Streetscape features
- Specification of materials with product literature(brochures, website info, etc.)
- Any other information requested by staff

- All files must be uploaded as a PDF
- Combine multiple pages into one file

**Digital Photographs**

Digital photographs of subject property (all views) and area affected. For new construction, photographs must show the surrounding site, buildings, and existing streetscape.

- All photographs must be uploaded as a PDF. To convert JPG and HEIC file types to PDF, click [here](#)

**Digital Brochure**

Required for change of material, structural alterations, additions, and new construction with specifications detailing materials to be used.

- All files must be uploaded as a PDF
- Combine multiple pages into one file

**Additional information as requested by staff**

- All files must be uploaded as a PDF
- Combine multiple pages into one file

**Uploaded Files**

| Type                | File Name                         | Upload Date       |                         |
|---------------------|-----------------------------------|-------------------|-------------------------|
| Digital Photographs | emporia classic.pdf               | 09/23/25 12:29 PM | <button>DELETE</button> |
| Digital Photographs | charger location pdf.pdf          | 09/23/25 12:29 PM | <button>DELETE</button> |
| Digital Photographs | 301 anderson av _ facade.pdf      | 09/23/25 12:29 PM | <button>DELETE</button> |
| Site Plan           | 301 anderson av _ facade #2.pdf   | 09/23/25 12:29 PM | <button>DELETE</button> |
| Site Plan           | 301 anderson ave lot 25 blk 5.pdf | 09/23/25 12:29 PM | <button>DELETE</button> |

**Payments**

There are no payments on file for this application

**Signature\***

Henry Carrasco

**Application Comments**

9/24/2025 03:36 PM

Tyree Dodson

 Duplicate images have been deleted from Uploaded Files.

750 chars remaining.

Add

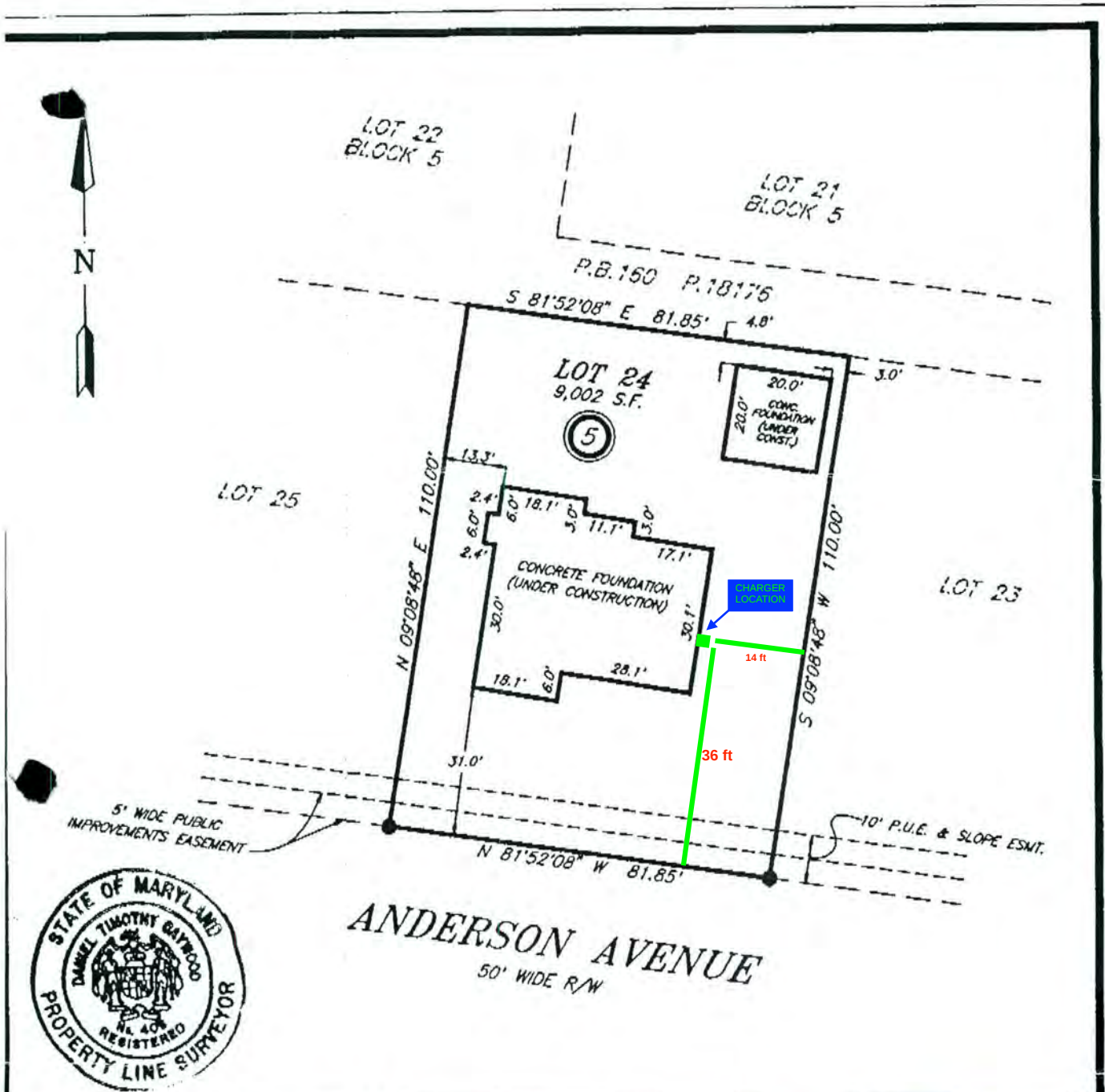




A photograph of a house exterior with light grey horizontal siding. On the left is a white-framed window. To its right, an electrical meter is mounted on the wall, with a grey conduit pipe extending downwards. Below the meter are two smaller electrical boxes. To the right of the meter, a red rectangular label with white text points to it. Further right is a white porch with a railing and brown steps. The ground in front is covered with dry leaves and some green plants. The scene is lit with bright sunlight, casting shadows of trees onto the siding.

charger  
location





## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

Daniel T. Caywood, Registered  
PROPERTY LINE SURVEYOR, NO. 406 DATE 6-28-94

# MADDOX

INCORPORATED  
ENGINEERS • SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-2699  
(301) 782-9001

LOT 24  
BLOCK 5  
WEST END PARK  
PLAT BOOK 173 PAGE 19388

CITY OF ROCKVILLE  
ELECTION DISTRICT No. 4  
MONTGOMERY COUNTY, MARYLAND

- NOTES:
1. THIS PLAT IS FOR TITLE PURPOSES ONLY; IT IS NOT TO BE USED FOR PLACING FENCES OR DETERMINING PROPERTY LINES.
  2. A TITLE REPORT WAS NOT FURNISHED.
  3. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON COMMUNITY-PANEL No. 240051 0001 B OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKVILLE, MARYLAND, DATED 01-05-1978. FLOOD ZONE "C" IS DESIGNATED AS AN AREA OF MINIMAL FLOODING.
  4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
  5. LEGEND: O.H. - BUILDING OVERHANG; B.W. - BAY WINDOW; CHM. - CHIMNEY; BR. - BRICK; BLK. - CONCRETE BLOCK; FR. - FRAME; SW. - STAIRWELL; MTL. - METAL; ● - PROPERTY MARKER FOUND; ◊ - WELL; + + + - WOOD FENCE; \* \* \* \* - METAL FENCE.
  6. SURFACES: CONCRETE - [Pattern]; ASPHALT - [Pattern]; GRAVEL - [Pattern]; FRAME - [Pattern]; BRICK - [Pattern]; COVERED/ENCLOSED - [Pattern]

Real Property Data Search ( )

Search Result for MONTGOMERY COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 04 Account Identifier - 03062076

Owner Information

Owner Name:RIZZA KEITH D  
RIZZA ELIZABETH R

Mailing Address:301 ANDERSON AVENUE  
ROCKVILLE MD 20850

Use: EXEMPT  
Principal Residence: YES  
Deed Reference: /68416/ 00183

Location & Structure Information

Premises Address:301 ANDERSON AVE  
ROCKVILLE 20850-0000

Legal Description:WEST END PARK

|      |       |         |               |              |          |        |      |                  |           |       |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|-------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  | 19388 |
| GR22 | 0000  | 0000    | 4010234.16    | 0234         |          | 5      | 24   | 2025             | Plat Ref: |       |

Town: ROCKVILLE

|                         |                         |                        |                    |            |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1995                    | 3,267 SF                | 1221 SF                | 9,002 SF           | 111        |

|         |          |               |          |         |                |            |                                   |
|---------|----------|---------------|----------|---------|----------------|------------|-----------------------------------|
| Stories | Basement | Type          | Exterior | Quality | Full/Half Bath | Garage     | Last Notice of Major Improvements |
| 2       | YES      | STANDARD UNIT | FRAME/   | 5       | 4 full/ 1 half | 1 Detached |                                   |

Value Information

|                    |            |            |                      |            |
|--------------------|------------|------------|----------------------|------------|
|                    | Base Value | Value      | Phase-in Assessments |            |
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2025 | 07/01/2025           | 07/01/2026 |
| Land:              | 363,000    | 381,100    |                      |            |
| Improvements       | 540,600    | 693,100    |                      |            |
| Total:             | 903,600    | 1,074,200  | 960,467              | 1,017,333  |
| Preferential Land: | 0          | 0          |                      |            |

Transfer Information

Seller: CASEY RICHARD P & R A  
Type: ARMS LENGTH IMPROVED

Date: 09/23/2024  
Deed1: /68416/ 00183

Price: \$1,520,000  
Deed2:

Seller: CARLYSLE COMMUNITIES INC  
Type: ARMS LENGTH IMPROVED

Date: 05/08/1996  
Deed1: /14102/ 00556

Price: \$394,500  
Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

|                             |       |                         |                         |
|-----------------------------|-------|-------------------------|-------------------------|
| Partial Exempt Assessments: | Class | 07/01/2025              | 07/01/2026              |
| County:                     | 025   | 960,467.00              | 1,017,333.00            |
| State:                      | 025   | 960,467.00              | 1,017,333.00            |
| Municipal:                  | 025   | 960,467.00 1,017,333.00 | 960,467.00 1,017,333.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 10/14/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx

1/1

**From:** [Joseph Richardson](#)  
**To:** [History](#)  
**Subject:** Application 2026-176-COA  
**Date:** Thursday, October 9, 2025 12:23:10 PM

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**WARNING - External email. Exercise caution.**

October 9, 2025

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

RE: Application 2026-176-COA To install EV charger

Dear Members of the Historic District Commission,

I received a notice of a public hearing on a proposal “To install EV charger” about a week ago that gave extensive information on how meetings operate and how to participate but no way to find out what the proposal is or is about beyond ‘install EV charger.’ Nonetheless, comments must be received by today, October 9 to be considered. So my comments:

I assume the proposal is to install an EV charger for personal use and not as a commercial venture.

Many of the houses that now hold the designation of ‘historic’ in Rockville were built before the streets were paved or the concept of public utilities (an organization supplying the community with electricity, gas, water, sewerage, communications etc) was known or in common use. Over the years utilities were added to the houses in the historic area as they became available. Based on observations made during the renovation of my own historic property, as the technology changed the houses were updated to accommodate the latest in technology. Old systems were discarded and new ones applied.

We are now in a major technology transition, not only in the application of green energy but also the very nature of utilities, moving from networked grid based system towards distributed generation and storage systems. Likewise, transportation and the automobile are transitioning towards environmentally cleaner fuel. The ability to fuel an electric car at home is becoming an essential element for modern living.

Any effort to restrict the application of the latest technologies of living in the houses of the Rockville Historic Districts is a detriment to those houses and districts and should be avoided.

I strongly recommend the Historic Commission approve the installation of an EV charger at 301 Anderson Avenue and any other historic property that wishes one.

Sincerely,

Joseph P Richardson

203 Forest Ave  
Rockville, MD 20850

**From:** [Jack Thirolf](#)  
**To:** [History](#)  
**Subject:** HDC Application 2026-176-COA  
**Date:** Wednesday, October 8, 2025 2:09:33 PM

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**WARNING - External email. Exercise caution.**

Dear Chair Neal-Powell and Historic District Commissioners,

Thank you for your service to the City of Rockville and your work to advance historic preservation. Thank you, too, for hosting and inviting me to speak at your event this May titled "Sustainability in Historic Preservation: Applying Modern Green Practices to Historic Properties." I enjoyed 1) sharing information about the electric vehicle (EV) charger we installed at our home at 100 Forest Avenue and 2) learning about sustainability investments other Rockville historic property owners have made (especially energy-efficient windows).

I am writing to support the request for a Certificate of Approval at 301 Anderson Avenue to install an EV charger. I hope you approve this request... and that it's the last EV charger request at a Rockville historic property you ever have to consider.

I understand the Mayor and Council are working on changes that would make future requests subject to administrative approvals. That is a good idea that will 1) encourage Rockville residents to drive EVs and 2) better use your and Rockville staff's time, allowing you to focus on meaningful historic preservation needs and questions.

The proposed charger at 301 Anderson is approximately 40 feet from the charger we installed at our home at 100 Forest. Their charger requires Historic District Commission review and approval because it's directly affixed to their home; ours did not require approval because it's affixed to a metal pedestal that's approximately 10 feet from our home. Theirs is barely visible from the street; ours is very visible from the street and is housed inside a fairly large box painted to mimic our house's style (green shutters, brown walls, red roof). Theirs is surrounded by an electric meter and internet utility boxes; ours sits between two garden planters. Their home was built in the late 1990s; ours was built in 1891.

The proposed charger is akin to a Ring camera/doorbell. It's easily removable, unnoticeable, and has (in my humble view) zero effect on historic preservation.

To me, investing valuable Rockville staff time and your time to consider the installation of this EV charger is harmful to the City of Rockville and the broad mission of historic preservation. The City has many needs including and beyond historic preservation. As a resident, I would much prefer City resources go to core services or advancing big historic preservation questions like what we should do with the City-owned properties at the King Farm Farmstead and Beall-Dawson House. I also think the mission of historic preservation loses support when the public sees that work as pedantic or formalistic. Let's streamline the historic preservation rules, empower Rockville residents to invest in and keep up their homes, free up Rockville staff time, and focus in on the stuff that matters.

Thank you again for your service to the City and work to preserve and keep alive Rockville's history.

Jack Thirolf  
100 Forest Avenue

## **IV. EVALUATION OF SIGNIFICANCE**

### **A. HDC2026-01202**

**Applicant:** College Plaza V Partners Limited Partnership,  
Brian Miller

**Address:** 15100 Frederick Road

**Request:** Evaluation of Significance (demolition proposed).



**Historic District Commission  
Staff Report: Evaluation of Significance (for Demolition)  
HDC2026-01202, 15100 Frederick Road**

**MEETING DATE:** 10/16/2025

**REPORT DATE:** 10/9/2025

**FROM:** Sheila Bashiri  
Preservation Planner  
240.314.8236  
[sbashiri@rockvillemd.gov](mailto:sbashiri@rockvillemd.gov)

**APPLICATION DESCRIPTION:** Evaluation of Significance  
(Demolition of a small one-story structure proposed)

**APPLICANT:** College Plaza V Partners Limited Partnership  
7315 Wisconsin, Suite #1000W  
Bethesda, MD 20814

**FILING DATE:** 6/30/2025

**RECOMMENDATION:** Finding that the property at 15100 Frederick Road does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

This application was submitted as the result of a Minor Amendment to Use Permit No. 1994-00520 (the "Use Permit") application for several updates to the College Plaza Shopping Center located at 15100 Frederick Road.

**SITE DESCRIPTION**

|                              |                                              |
|------------------------------|----------------------------------------------|
| <b>Location:</b>             | 15100 Frederick Road                         |
| <b>Applicant:</b>            | College Plaza V Partners Limited Partnership |
| <b>Land Use Designation:</b> | Commercial - Retail                          |
| <b>Zoning District:</b>      | MXCD - Mixed-Use Corridor District           |
| <b>Existing Use:</b>         | Commercial                                   |
| <b>Parcel Area:</b>          | 395,524 SF                                   |
| <b>Subdivision:</b>          | College Gardens Block Q, Lot 2               |
| <b>Building Floor Area:</b>  | 110,303 SF                                   |
| <b>Dwelling Units:</b>       | 0                                            |



***Birdseye View of College Plaza Shopping Center 15100 Frederick Road***

## SITE ANALYSIS

### Lot Description

The subject property is located on the north side of Frederick Road, in Block Q, Lot 2 of the College Gardens subdivision. The existing property is an approximate 9.07-acre record lot located northwest of the intersection of Frederick Road and College Parkway. The subject property is currently zoned MXCD-Mixed-Use Corridor District. The site has four separate buildings totaling approximately 113,513 square feet of retail and restaurant space. According to the State Department of Assessments and Taxes (SDAT), College Plaza Shopping Center was originally constructed in 1974.

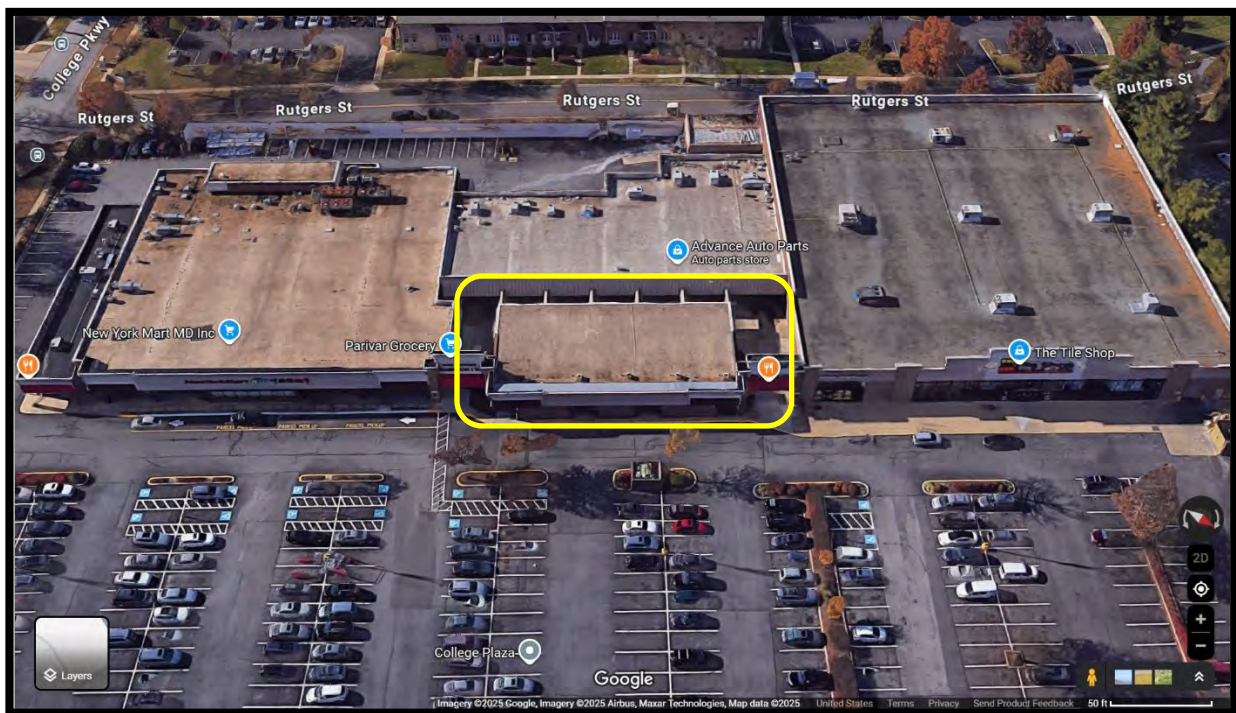


*Aerial of College Plaza Shopping Center*

The subject building is approximately 14,996 square feet. It is located at the center rear of the development, adjacent to a large parking lot. Commercial buildings flank the east and west ends of the subject building. The subject building is oriented with the rear (south) facing the parking lot, and the entrance (north) facing the courtyard shops. A pedestrian walkway spans the length of the building.



**Looking North Across Hungerford Road at College Plaza Shopping Center 15100 Frederick Road**



**Birdseye View of College Plaza Shopping Center 15100 Frederick Road**



**View of College Plaza Shopping Center with Vestibule and Subject Building on the Right**

## BUILDING DESCRIPTION

The subject building at 15100 Frederick Road is a one-story masonry structure. The building is brick with a flat roof, and a tall stucco overhang. Vestibules, with raised openings leading to the courtyard shops, flank each end of the building. The subject building is oriented for entry on the courtyard side of the building's entry, and it is accessed through the vestibules.



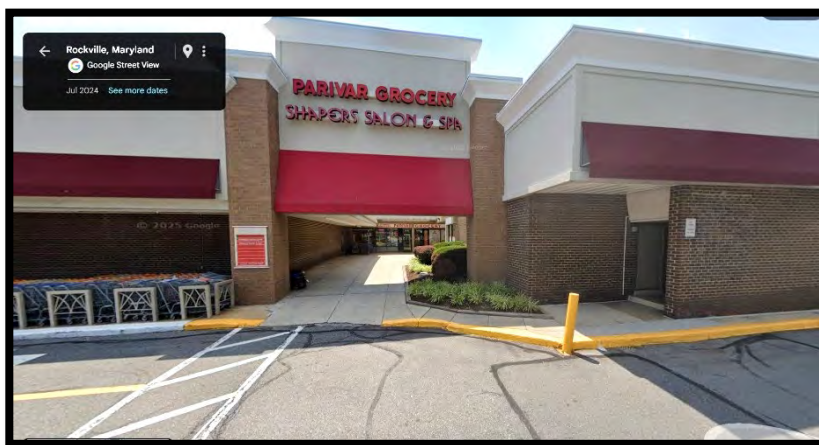
*Rear (South) Elevation*

### Rear (South) Elevation

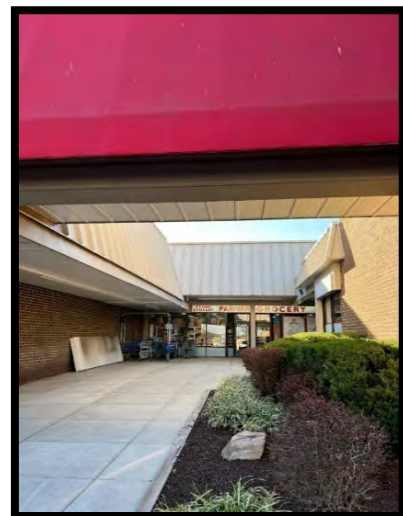
The defining feature of the building is the overhanging stucco clad mansard roofs which rise several feet above the flat roof of the building. The mansard roof on each end of the rear elevation has a raised cornice above a fabric awning. The brick rear façade has deeply recessed openings on each end, which flank two deeply recessed openings in the center. Each opening leads to a side facing metal rear door.

### East and West Side Vestibules

East and west side vestibules lead to the courtyard shops and the front entrance of the subject building. The entrance to the vestibule is flanked by tall square brick pilasters. A tall stucco panel above the opening has tenant signage placed between a fabric awning and a cornice. The concrete walkways of the vestibules are flanked by solid brick walls. Raised metal mansard roofs top the vestibule opening, and the brick wall opposite the subject building. A planting bed borders the south end of the subject building on the east and west side elevation. The brick walls of the subject building have low, raised metal mansard roofs on the north end. Brick columns support metal roof overhang on each end of the subject building.



*Looking North Toward the Vestibule Entrance*



*Courtyard and the West Side Elevation of Subject Building in Vestibule (Right).*

**Front (North) Elevation**

The front elevation of the subject building consists of a storefront with full height windows. The windows are framed in metal and have a clear central glazing, and an opaque metal panel base. The storefront windows are beneath the tenant's sign band. The entrance to the tenant spaces is through recessed doors with transom windows.



An Example of the Courtyard Storefronts.



An Example of the Courtyard Storefronts.

## SITE HISTORY

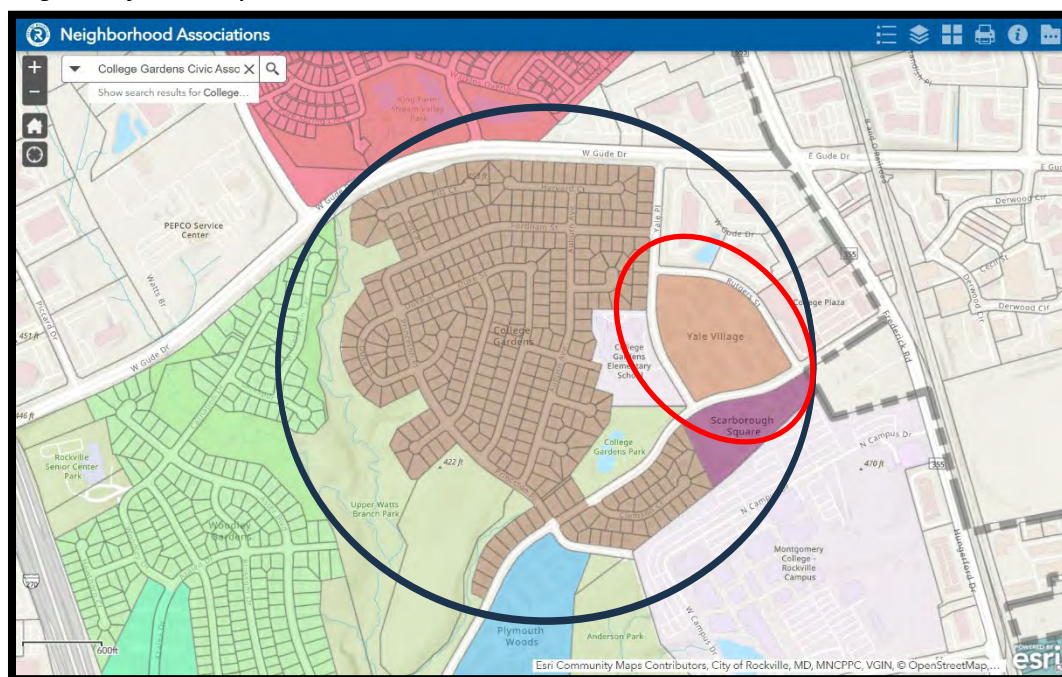
### Historic Significance

In the 1960s, Rockville began experimenting with a new zoning concept to promote the creation of entire neighborhoods. In December 1961, the Polinger Development Corporation purchased what was once farmland, and in 1965, the City of Rockville Planning Commission approved the plat map of the College Gardens subdivision. College Gardens (along with Woodley Gardens, Rockshire, and others) was one of the earliest Planned Residential Units (PRUs) in Rockville. PRUs encouraged variation in types of housing, shopping facilities nearby residential neighborhoods, open park areas, and buried utilities. The plan included the creation of the open space of College Gardens Park and the property that later became the Watts Branch Forest Preserve.

In 1972, the Milton Polinger (1914-1976) Trust, Arthur P. Becker (Unknown), Stanley Rakusin (1913-1985), and Howard Polinger (1916-2007) signed a 55-year lease agreement (April 1972-April 2027) as the Landlord, with Shareholders Construction General Inc. (A California Corporation) and Combined Properties Corporation, (A Delaware Corporation) trading as S & C Joint Venture, the Tenants.

College Plaza opened in December 1973 at the corner of Gude Drive and Route 355. The project included retail, restaurants, residential units, a library, and parking. The Shopping Center remains a mixed-use destination today. In 1985, as College Gardens Associates, Becker, Stanley Rakusin, and Howard Polinger (Maryland) sold the property to the Tenants, Combined Properties Virginia Plaza Limited Partnership. Combined owns many shopping centers in several states throughout the US.

The current owner, Combined Properties, has owned the property continuously since it's construction. The owner has submitted a demolition application for the removal of the subject building and the adjoining vestibule entrances. The businesses in the courtyard have suffered from visibility due to their hidden location. As a result, it has been difficult to lease the tenant spaces, as well as maintain tenants. Removing the subject building will increase visibility for the remaining courtyard shops.



College Gardens Community and College Plaza Shopping Center  
College Gardens Community and College Plaza Shopping Center

**SITE HISTORY**

15100 Frederick Road  
Block Q, Lot 2  
College Gardens Subdivision

| <b>Liber/Folio</b> | <b>Date</b>                | <b>Grantor</b>                                                                                                                            | <b>Grantee</b>                                                                                                                                                                                                              |
|--------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6636/237           | 1/8/1985<br>Block Q, Lot 2 | College Gardens Associates<br>Arthur P. Becker, Stanley Rakusin,<br>and Howard Polinger (Maryland)                                        | Combined Properties Virginia<br>Plaza Limited Partnership                                                                                                                                                                   |
| 4492/340           | 4/7/1972<br>Block Q, Lot 2 | Milton Polinger 1970 Trust, Arthur P.<br>Becker, Stanley Rakusin, and Howard<br>Polinger.<br><br>55 Year Lease agreement as<br>"Landlord" | Shareholders Construction<br>General Inc. (A California<br>Corporation) and Combined<br>Properties Corporation, (A<br>Delaware Corporation) trading<br>as S & C Joint Venture<br><br>55 Year Lease Agreement as<br>"Tenant" |

**STAFF ANALYSIS**

The evaluation of historic significance is based on the adopted HDC Criteria per Appendix A of the Historic Resources Management Plan.

**Historic Designation Criteria**

The following criteria is 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:

**Historic Significance**

- a)** Represents the development, heritage, or cultural characteristics of the city.  
*The property is associated with the trends significant in the development of Rockville.  
Removing the subject building will not impact this history.*
- b)** Site of an important event in Rockville's history.  
*No significant event was found to have taken place on this property.*
- c)** Identified with a person or group of persons who influenced the City's history.  
*No information was identified that shows that the property is associated with a person  
or group of persons that influenced the history of Rockville.*
- d)** Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

*The property is representative of the rise of PRUs in the 1960s, however, the subject building is only a small portion of this Rockville history and its removal will not impact the overall shopping center.*

### **Architectural, Design, and Landscape Significance**

- a) Embodies distinctive characteristics of a type, period, or method of construction.  
*No, the building does not embody any distinctive characteristics.*
- b) Represents the work of a master architect, craftsman, or builder.  
*No, the building does not represent the work of a master architect, craftsman, or builder.*
- c) Possesses a style or elements distinctive to the region or City.  
*No, the building is a common and indistinctive type of architecture constructed by a developer in what appears to be a cookie-cutter style.*
- d) Represents a significant architectural, design, or landscape entity in the City.  
*While College Plaza Shopping Center is an important entity in the neighborhood, the subject building does not have a significant impact on the design.*
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.  
*The Shopping Center is an established feature, however the subject building, is a great distance from the right of way.*

### **STAFF FINDINGS**

The property does not meet any of the adopted HDC criteria for historic designation.

### **COMMUNITY OUTREACH**

The posting of the required sign on the property occurred two weeks prior to the HDC Meeting, and postcard notices were also sent out two weeks prior to the meeting. Staff also directly contacted Peerless Rockville and the leadership of College Gardens about the upcoming Evaluation of Significance.

### **STAFF RECOMMENDATION**

Finding that the property at 15100 Frederick Road does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

## **APPENDIX A: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE**

### **DEFINITION**

**Historic Resource:** Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines."

**Integrity-** the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

### **CRITERIA**

#### **Historic Significance**

- a) Represents the development, heritage, or cultural characteristics of the City; or
- b) Is the site of an important event in Rockville's history; or
- c) Is identified with a person or group of persons who influenced the City's history; or
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

#### **Architectural, Design, and Landscape Significance**

- a) Embodies distinctive characteristics of a type, period, or method of construction; or
- b) Represents the work of a master architect, craftsman, or builder; or
- c) Possesses a style or elements distinctive to the region or City; or
- d) Represents a significant architectural, design, or landscape entity in the City; or
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

## City of Rockville, Maryland Zoning Ordinance

### **Article 14 – Special Zones**

#### **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 items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.

- (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; or

(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 of Rockville 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 (Section 25.06.01.b.2) 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 provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

### **25.07.13 – Certificate of Approval in Historic Districts**

- a. *Requirement*** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.
- b. *Exceptions*** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.

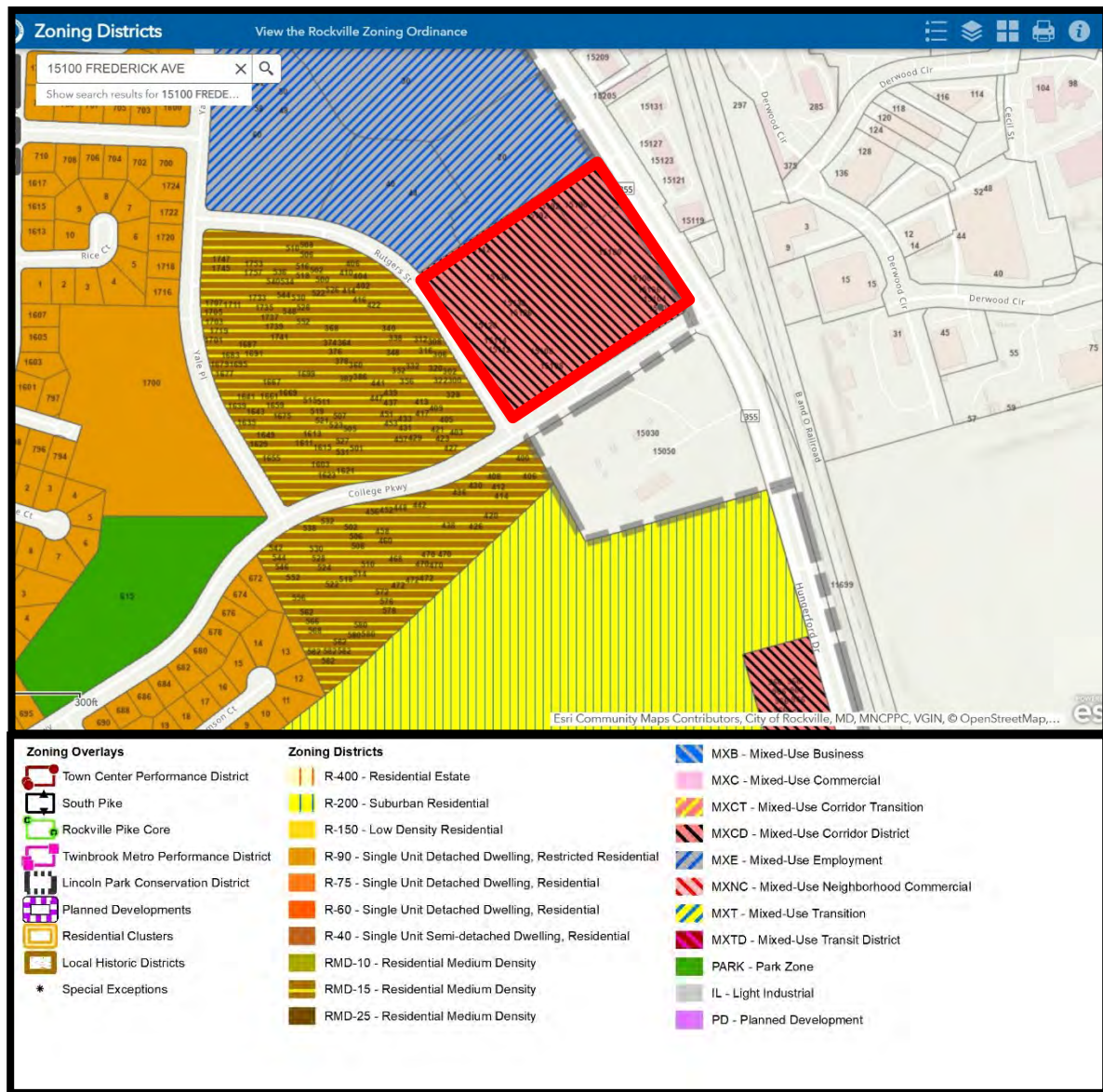
## AERIAL MAP

## Attachment A



## ZONING MAP

## Attachment B





Application for

# Historic District Commission (HDC) Review

## City of Rockville

### Community Planning and Development Services

111 Maryland Avenue, Rockville, MD 20850-2364

Phone: 240-314-8200 • E-mail: [history@rockvillemd.gov](mailto:history@rockvillemd.gov) • website: [www.rockvillemd.gov/historic](http://www.rockvillemd.gov/historic)

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

☒ Certificate of Approval
 ☐ Courtesy Review
 ☐ Evaluation of Significance for Proposed Demolition

### Property Address Information:

Address: 15100 Frederick Rd, Rockville, MD 20850

Subdivision College Gardens - Plat 10559 Lot(s) 2 Block QZoning MXCD Tax Account(s) 04-00153530, \_\_\_\_\_, \_\_\_\_\_

### APPLICANT INFORMATION:

Applicant and/or Agent College Plaza V Partners Limited Partnership Email bmiller@combined.bizAddress 7315 Wisconsin Ave #1000W, Bethesda, MD 20814 Phone 310-205-9616Owner College Plaza V Partners Limited Partnership Email bmiller@combined.bizAddress 7315 Wisconsin Ave #1000W, Bethesda, MD 20814 Phone 310-205-9616

#### SCOPE OF WORK

|                                      |                                              |                                                                          |
|--------------------------------------|----------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> FENCE       | <input type="checkbox"/> MATURE TREE REMOVAL | <input type="checkbox"/> CHIMNEY                                         |
| <input type="checkbox"/> SIDING/TRIM | <input type="checkbox"/> WINDOWS/DOORS       | <input type="checkbox"/> MISCELLANEOUS                                   |
| <input type="checkbox"/> SIGNAGE     | <input type="checkbox"/> ADDITION            | <input type="checkbox"/> ORDINARY MAINTENANCE                            |
| <input type="checkbox"/> PARKING LOT | <input type="checkbox"/> ROOFING             | <input type="checkbox"/> NEW CONSTRUCTION                                |
| <input type="checkbox"/> LANDSCAPING | <input type="checkbox"/> ACCESSORY BUILDING  | <input checked="" type="checkbox"/> OTHER See Attached Project Narrative |

### Project Description:

See Attached Project Narrative

### STAFF USE ONLY

Date Received \_\_\_\_\_

Date Accepted as Complete September 3, 2025

Staff Reviewer \_\_\_\_\_



City of Rockville  
Community Planning and Development Services  
[history@rockvillemd.gov](mailto:history@rockvillemd.gov)  
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8200  
[www.rockvillemd.gov/historic](http://www.rockvillemd.gov/historic)

## SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) APPLICATION

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, **please sign below** to acknowledge your understanding.

### 1. CONSULTATION WITH HISTORIC PRESERVATION STAFF

Consultation with the historic preservation staff is recommended prior to filing all applications. Please call the Preservation Division at 240-314-8200 to speak with staff.

### 2. COMPLIANCE WITH ADOPTED DOCUMENTS

Projects must be reviewed for compliance with the following documents:

- City of Rockville Zoning Ordinance:  
[See Rockville Code Section 25.07.13 for more on the Certificate of Approval.](#)
- The Secretary of the Interior's Standards Rehabilitation:  
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
- City of Rockville Technical Guides for Exterior Alterations:  
<https://www.rockvillemd.gov/626/Historic-Property-Alterations>

### 3. FILING LOCATION

Applications must be submitted via email to [history@rockvillemd.gov](mailto:history@rockvillemd.gov). **Paper applications will not be accepted.** Applications will not be accepted until they are determined to be complete by City staff.

### 4. INSPECTION OF THE PROPERTY

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

### 5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

### 6. FILING DEADLINES

Applications are due five weeks preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is available at: <https://www.rockvillemd.gov/107/Historic-District-Commission>

### 7. PUBLIC NOTICE SIGN

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

College Plaza V Partners Limited Partnership

By: Combined Properties, Incorporated, its Authorized Managing Agent

Owner's Signature

Brian S. Miller, Executive Vice President of Retail Asset Management

Date

6/26/2025

**Minor Amendment to Use Permit No. 1994-00520**  
**15100 Frederick Road, Rockville**  
**Project Narrative**

**I. Introduction**

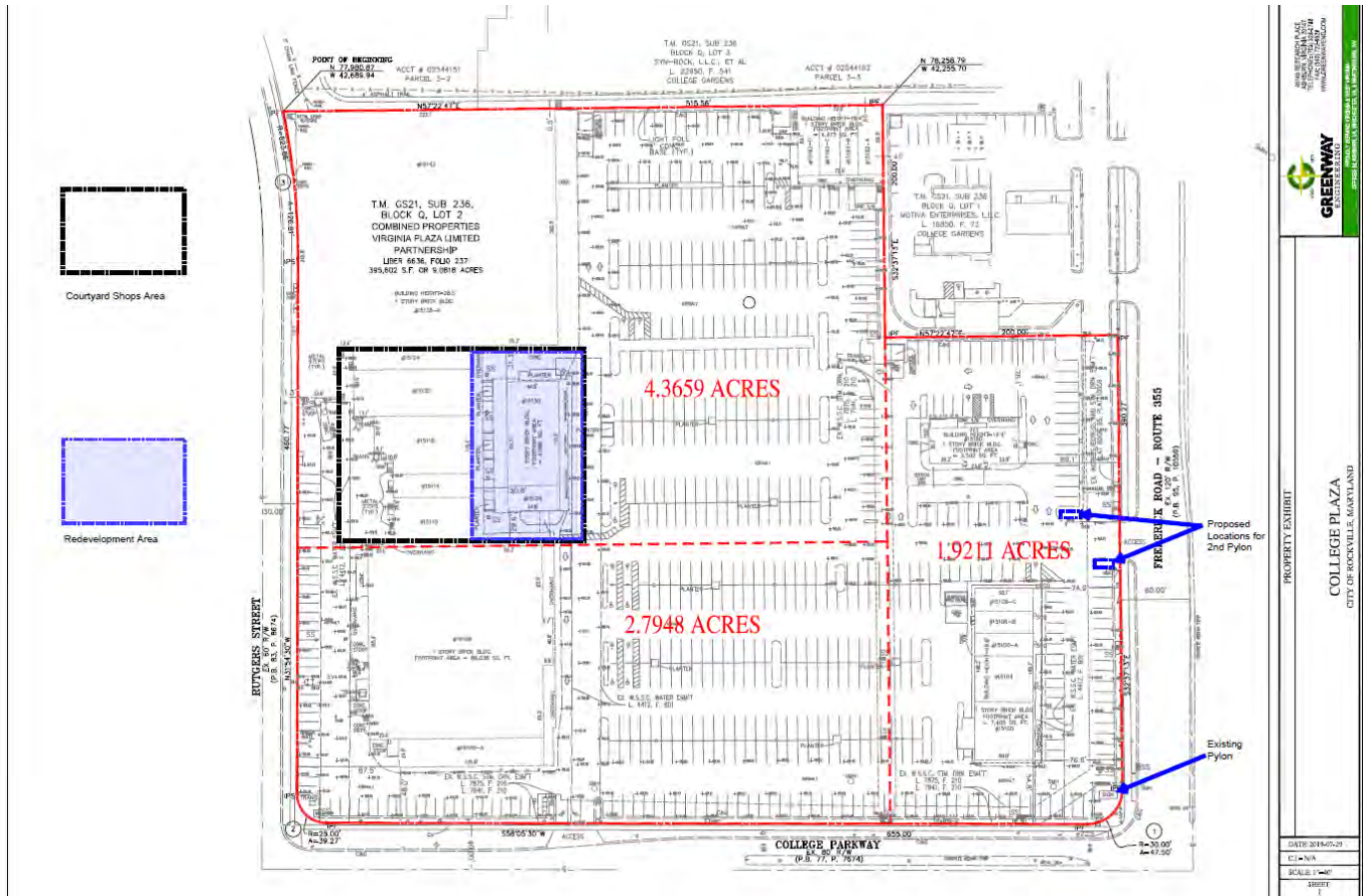
On behalf of College Plaza V Partners Limited Partnership (the “Applicant”), we respectfully submit this project narrative in connection with a Minor Amendment to Use Permit No. 1994-00520 (the “Use Permit”) application for several updates to the College Plaza shopping center located at 15100 Frederick Road on Rockville, Maryland (the “Property” or “College Plaza”).

The Property is an approximate 9.07-acre record lot located to the northwest of the intersection of Frederick Road and College Parkway. The Property is currently zoned MXCD (Mixed-Use Corridor District) and improved with three (3) separate buildings totaling approximately 113,513 square feet of retail and restaurant uses. College Plaza was originally constructed in 1974 and currently operates under the Use Permit. The August 2, 2021 approved Rockville 2040: Comprehensive Plan Update (the “Comprehensive Plan”) designated the Property for Office, Commercial and Residential Mix (OCRM) land uses and retained the MXCD zoning for College Plaza. (Comprehensive Plan, p. 333-334). The Comprehensive Plan supports “a long-term solution for College Plaza Shopping center that results in redevelopment of the site into a more cohesive, walkable urban scale pattern ....” (Comprehensive Plan, p. 335). While present market conditions do not support a comprehensive redevelopment of the Property, the Applicant is submitting this Minor Amendment to the Use Permit (the “Application”) to update and enhance College Plaza in two (2) phases, as described below:

- Phase 1A: Demolition of the 1-story jewel box building (±4,996 sq. ft.) highlighted in blue below to create outdoor café seating, landscaping, and several additional convenience parking spaces for customers. The Application also includes space designated for a food truck to operate in the proposed outdoor café space. As part of Phase 1A, the Applicant is proposing to upgrade the façade treatments above the existing retail storefronts.
- Phase 1B: As part of Phase 1B, the Applicant is proposing to update the existing freestanding sign at corner of College Parkway/MD 355 and add a 2nd allowable freestanding sign further to the north on MD 355. The location of the existing

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freestanding sign, and a proposed location for a 2<sup>nd</sup> allowable freestanding sign is illustrated on the illustrative below.



The Applicant has designated these (2) revisions as separate phases so that the owner has the option to proceed with updates in phases, or concurrently. Pursuant to Section 25.07.06.c of the City of Rockville's Zoning Ordinance (the "Zoning Ordinance"), the Applicant is requesting an implementation period of 8 years as a multi-phase project. For Phase 1A, the Applicant is seeking a 4-year implementation period, and for Phase 1B, the Applicant is requesting the maximum 8 year implementation period.

## II. Minor Amendment Process and Scope

In accordance with Section 25.05.07.b.1, the Application is eligible to be processed as a Minor Amendment as it does not significantly deviate from the terms and conditions of the Use Permit, and results in minimal effect on the overall design, layout, quality or intent of the Use

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Permit. More specifically, the Application is limited to minor adjustments to parking areas and sidewalks and will also result in a reduction of floor area pursuant to Section 25.06.07b.1.(a) and 2.

### Phase 1A

The jewel box retail building (addressed 15126-15130 Frederick Road) has struggled historically due to its design in that it faces the courtyard shops as opposed to Frederick Road and surface parking lot serving College Plaza. The Applicant has extensively studied plans to reposition the jewel box for several years and determined that the most viable strategy is to demolish the building (thereby reducing the gross floor area at the Property by ±4,996 sq. ft.) so that this portion of College Plaza can be replaced with outdoor café seating and open space that enhance the customer experience at the Property. The demolition of the jewel box retail building also provides an opportunity for the addition of convenience parking to serve the courtyard shops that will now have much greater access and visibility. In connection with the proposed café seating and open space improvements in Phase 1A, the Applicant is requesting the opportunity to have a food truck temporarily operate in the outdoor café area. This concept is shown illustratively below, with the ultimate programming to be determined by the Applicant in the future in consultation with City staff.



As noted above and illustrated below, Phase 1A also includes upgraded façade treatments for

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the various retail and restaurant uses operating at College Plaza. The updated facades are intended to help College Plaza better respond to market demand.



### Phase 1B

As part of Phase 1B, the Applicant is proposing to update the existing freestanding sign located along College Parkway, near its intersection with Frederick Road. Consistent with Section 25.18.14.b.2.(b) of the Zoning Ordinance, one (1) freestanding sign is allowed on each public street frontage since College Plaza is larger than five (5) acres. As a result, the Application includes a second proposed freestanding sign that will sit further to the north on Frederick Road (MD 355). Both freestanding signs comply with the applicable standards under the MXCD Zone in that they will: (a) not exceed a maximum area of one hundred (100) square feet and a maximum height of twenty (20) feet; (b) be erected at least one hundred (100) feet apart; and (c) not be closer than thirty (30) feet to any residential zone.

### **III. Conclusion**

In conclusion, the Project will provide important upgrades to College Plaza that qualify for processing as a minor amendment to the Use Permit, with such revisions being necessary for the Property to respond to market demands. In this respect, the Application represents an interim, short-term strategy to allow College Plaza to continue successfully operating as a retail center as envisioned by the Comprehensive Plan.

Respectfully submitted,

**SELZER GURVITCH RABIN WERTHEIMER &  
POLOTT, P.C.**

Matthew M. Gordon

By: \_\_\_\_\_

Matthew M. Gordon  
4416 East West Highway, Fourth Floor  
Bethesda, Maryland 20814  
(301) 634-3150  
[mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)

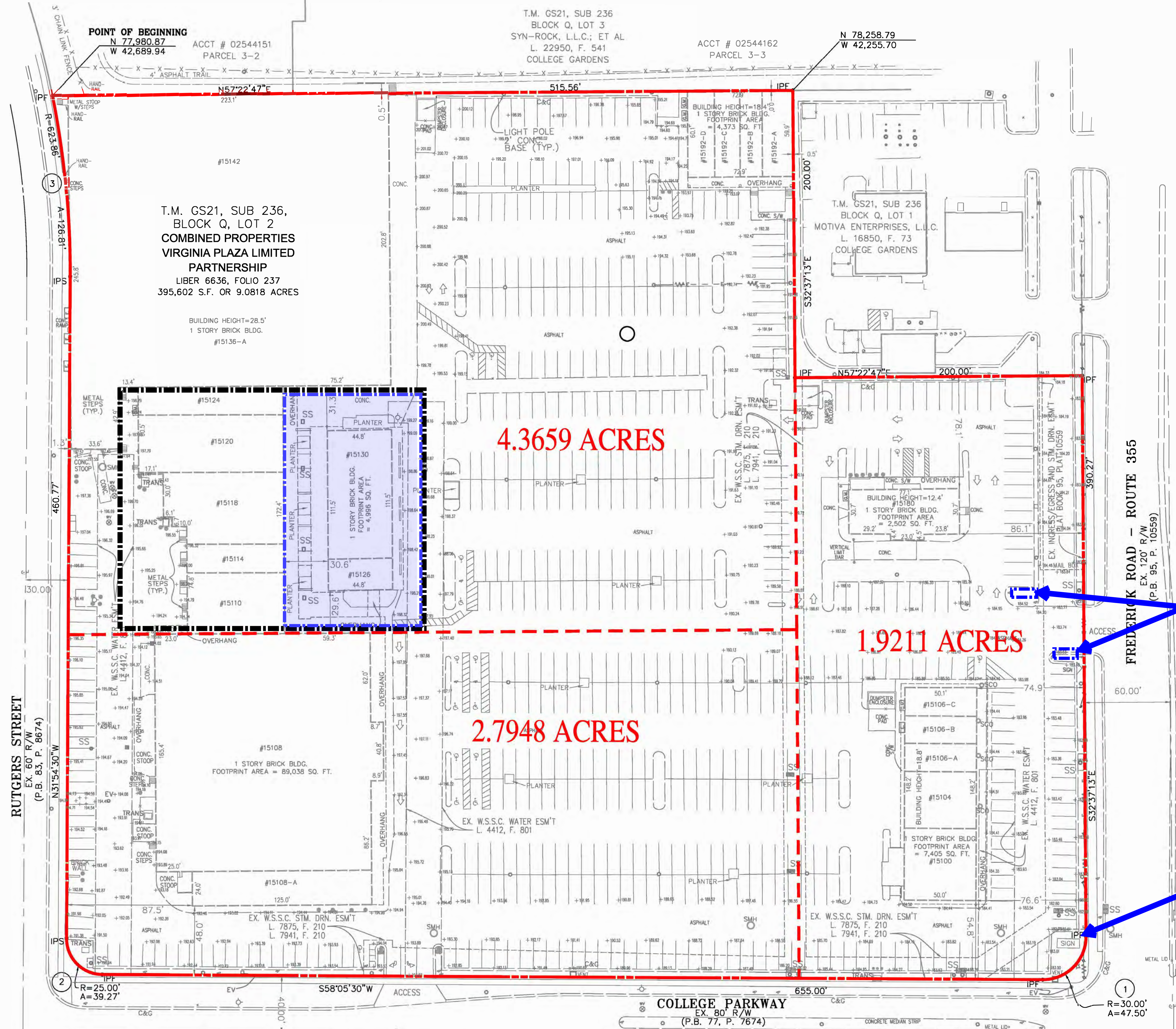
*Attorney for College Plaza V Partners Limited  
Partnership*



Courtyard Shops Area



Redevelopment Area



PROPERTY EXHIBIT

COLLEGE PLAZA  
CITY OF ROCKVILLE, MARYLAND

DATE: 2019-07-29

C.I.= N/A

SCALE: 1"=40'

SHEET

1

OF

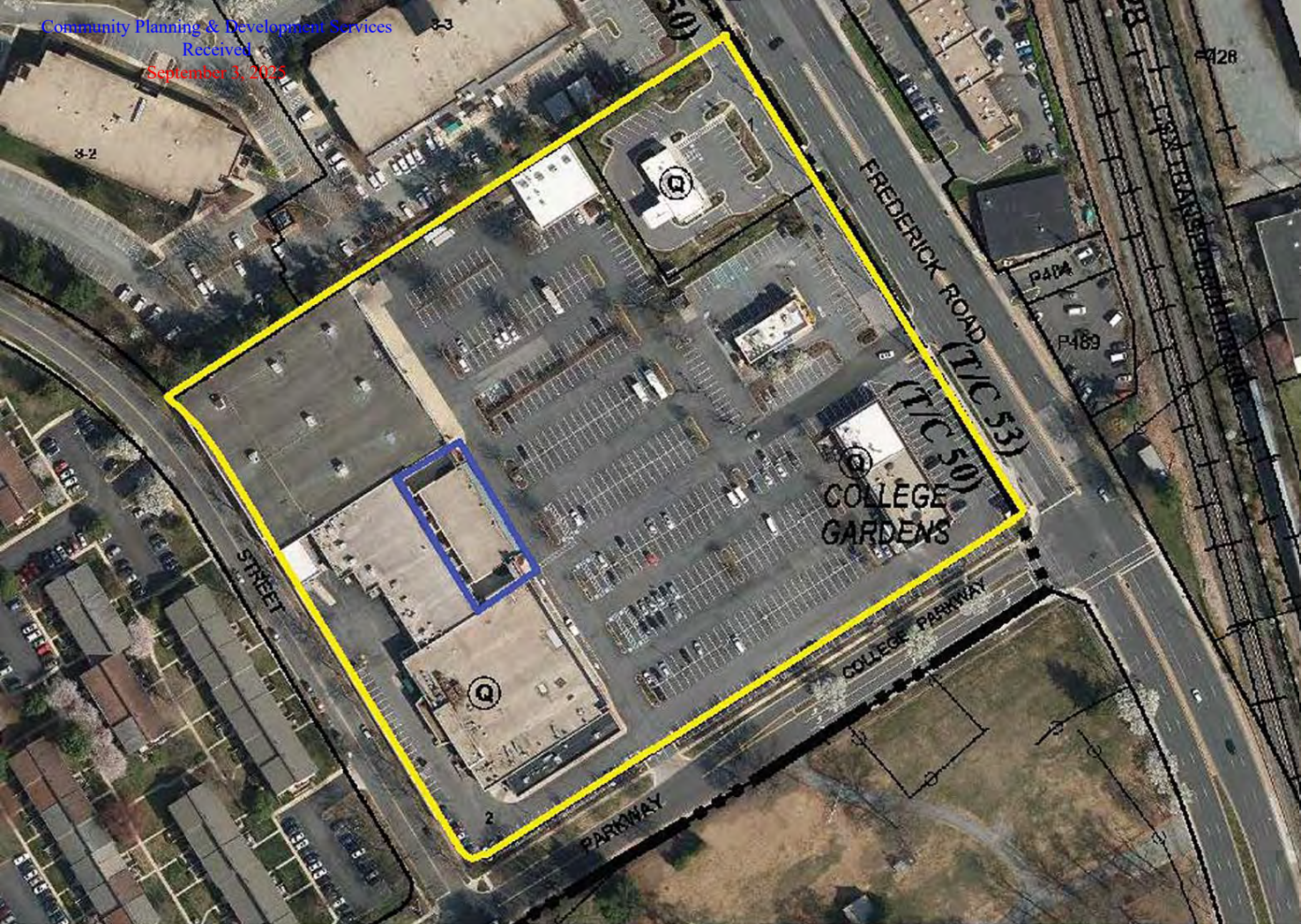
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45145 RESEARCH PLACE  
ASHBURN, VIRGINIA 20147  
TELEPHONE: (703) 328-0788  
FAX: (540) 722-9528  
WWW.GREENWAYENG.COM



PROUDLY SERVING VIRGINIA & WEST VIRGINIA  
OFFICES IN ASHBURN, VA, WINCHESTER, VA, & MARTINSBURG, WV

September 3, 2023



15100 Frederick Road

— = Property Boundary

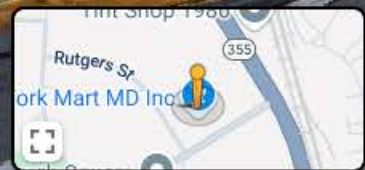
— = Redevelopment Area

← Rockville, Maryland

Google Street View

Jul 2024 See more dates

# PARIVAR GROCERY SHAPERS SALON & SPA



Google



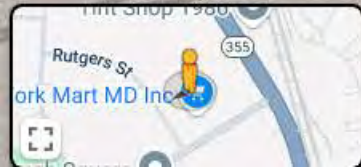
Rockville, Maryland



Google Street View



Jul 2024 See more dates



Google



## **V. DISCUSSION**

### **A. Old Business**

#### **1. Historic Preservation Code Update**

### **B. New Business**

## **VI. ADJOURN**