



Meeting No. 6-2026: Thursday, June 18, 2026

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

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

Cynthia Walters, Acting City Attorney
Megan Flick, Principal Planner
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.

Each meeting is also available for viewing soon after the meeting is held, at 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:
May 21, 2026**

7:10 PM III. CERTIFICATE OF APPROVAL

A. 2026-354-COA

Applicant: City of Rockville Recreation and Parks Department

Address: 603 Edmonston Drive

Request: Certificate of Approval to remove a declining boxwood feature at the front of the Glenview Mansion and replace with tall fescue blend sod.

B. 2026-358-COA

Applicant: City of Rockville Recreation and Parks Department

Address: 603 Edmonston Drive

Request: Certificate of Approval to plant 30 trees as a landscaping screen dividing the front mall of the Glenview Mansion from the picnic area of Civic Center Park.

7:40 PM IV. EVALUATION OF SIGNIFICANCE

A. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate

Address: 24 Martins Lane

Request: Evaluation of Significance (demolition proposed).

8:40 PM V. DISCUSSION

A. OLD BUSINESS

B. NEW BUSINESS

9:00 PM VI. ADJOURN

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

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026

MEETING DATE	APPLICATION DUE DATE
June 18, 2026	May 15, 2026
July 16, 2026	June 12, 2026
AUGUST RECESS	*****
September 17, 2026	August 14, 2026
October 15, 2026	September 11, 2026
November 19, 2026	October 16, 2026
December 17, 2026	November 13, 2026
January 21, 2027	December 18, 2026

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.

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Historic District 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 Historic District Commission by email.

B. Webex Orientation for Applicants

- I. Applicants must contact 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 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 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.

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 on the Historic District Commission webpage on the city website.

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. May 21, 2026**

Submitted: June 18, 2026
Approved:

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 5-2026
Thursday, May 21, 2026**

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

Commissioners Present:

Peter Fosselman - Chair
Seth Denbo, Anita Neal Powell, and Michael Goldfinger (virtual call-in)

Staff Present:

Megan Flick, Principal Planner
Andrew Reitelbach, Principal Planner
Cynthia Walters, Acting City Attorney

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville – Nancy Pickard, Executive Director

- On May 20, Peerless hosted an opening ceremony for their exhibit celebrating 250 years of history here in Rockville and also in Montgomery County and our nation. It is a pictorial exhibit called Rockville 250: Our American Story. Peerless hosted an opening reception from 4-6 pm and the exhibit is now open to the public Wednesday-Friday from 10 am to 4 pm at the Red Brick Courthouse. There will be select Saturday openings as well, and Peerless anticipates the exhibit being open at least through September, and likely further into the fall as well.
- Thanks to the people who came out on Thursday, May 14, to Glenview Mansion to celebrate the 100th anniversary of the major renovation of the mansion and estate property that we know today. Over 100 people joined for an architectural tour on the exterior and all through the interior of the building. It was well received, and the City will put on a similar program in September.

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

- The foundation will be hosting a preservation conference on preserving black history and museums and historic places connecting communities and heritage on Saturday May 30 from 11-2 pm in Rockville. The conference will focus on stories that forge new ideas for museums, creative expression, unique presentation, and diverse ways black history can be woven into American history. We will hear from experts, historians, preservationists, educators, professionals, advocates and community leaders who will share stories and lessons learned from building, managing, operating, and securing museums with unique beginnings including types of museums that interpret historic significance of African American stories and local communities, funding available to preserve African American culture and heritage, save buildings and historic sites and promote public places, ways to strengthen museum presence by safeguarding collections, preserving artifacts and building historical archive systems. For more info send an email to lincolnparkhist@aol.com.

C. Public Comments/Open Forum

- David Hill – Expressed concern with the aging of historical resources documented in Rockville, noting it is unfortunate to get to the point where an absolute decision needs to be made. People who buy properties have no warning that citizens might consider them historic, and the vehicle for that should be the historic resources inventory. There may be resistance to the city being proactive about historic properties because there is some perceived negative aspect to that from the public but avoiding it becomes a bigger problem in the long term. He urges the city to consider that work and prioritize updating the historic resources inventory.

D. HDC and Staff Comments

- No comments from the Commission.
- No comments from staff.

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:

April 16, 2026

Commissioner Denbo moved to approve the minutes.

RESULT: APPROVED 4-0

MOTION: Commissioner Denbo

SECOND: Commissioner Powell

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

Before proceeding with Agenda Item III., Chair Fosselman discussed Case 2026-331-EOS. Please see the minutes for Agenda Item IV.B for additional information.

III. CERTIFICATE OF APPROVAL

A. 2026-343-COA

Applicant: Alex Daskalakis, Owner

Address: 8 Thomas Street

Request: Certificate of Approval to replace front steps and install handrails.

Commissioner Neal Powell moved to recommend application 2026-343-COA for approval.

RESULT: APPROVED 4-0

MOTION: Commissioner Neal Powell

SECOND: Commissioner Denbo

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

FURTHER DISCUSSION

May 21, 2026. Agenda Item III-A

[Historic District Commission](#)

Video time stamp 18:50; 22:11

IV. EVALUATION OF SIGNIFICANCE

A. 2026-302-EOS

Applicant: Thomas Kehoe, Kehoe Construction
Address: 508 Beall Avenue
Request: Evaluation of Significance (Demolition proposed).

Commissioner Denbo moved to not recommend application 2026-302-EOS for designation (recommends against historic designation).

RESULT: APPROVED 3-1

MOTION: Commissioner Denbo

SECOND: Commissioner Neal Powell

IN FAVOR: Commissioners Denbo, Fosselman, and Goldfinger

OPPOSED: Commissioner Neal Powell

FURTHER DISCUSSION

May 21, 2026. Agenda Item III-A

[Historic District Commission](#)

Video time stamp 25:45

B. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate
Address: 24 Martins Lane
Request: Evaluation of Significance (Demolition proposed).

FURTHER DISCUSSION

May 21, 2026. Agenda Item IV-B

[Historic District Commission](#)

Video time stamp 08:16

Chair Fosselman noted that there was additional information received immediately prior to the meeting on the application and per the guidance of the city's legal counsel, discussion and rendering of a decision on this case should be postponed allowing staff additional time to analyze this new information. Commissioners Neal Powell and Goldfinger noted the need for additional information on the application.

Per the Historic District Commission Rules of Procedure, once an item has been placed on a published agenda, it may only be postponed at the request of two or more commissioners.

Commissioner Denbo moved to postpone application 2026-331-EOS to a later Historic District Commission meeting.

RESULT: POSTPONED 4-0

MOTION: Commissioner Denbo

SECOND: Commissioner Powell

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

C. 2026-330-EOS

Applicant: Kyle Hughes, MHG
Owner: William Burchett, CBT Assoc
Address: 200-A and 200-B Monroe Street
Request: Evaluation of Significance (Demolition proposed).

Commissioner Denbo moved to postpone application 2026-330-EOS at the applicant's request, specifically to continue the hearing at the next regularly scheduled meeting. Staff proceeded with the presentation before the motion and vote, officially beginning the hearing to be continued at a later meeting.

RESULT: POSTPONED 4-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

May 21, 2026. Agenda Item IV-C

[Historic District Commission](#)

Video time stamp 32:44; 42:22

V. DISCUSSION

A. OLD BUSINESS

1. 2026 Preservation Month Event

- i. Commissioner Fosselman provided a copy of a letter regarding acknowledgement of Preservation Month to be distributed to the public as an informational and educational resource.

FURTHER DISCUSSION

May 21, 2026. Agenda Item V.

[Historic District Commission](#)

Video time stamp 51:00

VI. ADJOURNMENT

The meeting adjourned at 7:56pm.

Respectfully submitted,

Megan Flick

III. CERTIFICATE OF APPROVAL

A. 2026-354-COA

Applicant: City of Rockville Recreation and Parks Department

Address: 603 Edmonston Drive

Request: Certificate of Approval to remove a declining boxwood feature at the front of Glenview Mansion and replace with tall fescue blend sod.

B. 2026-358-COA

Applicant: City of Rockville Recreation and Parks Department

Address: 603 Edmonston Drive

Request: Certificate of Approval to plant 30 trees as a landscaping screen dividing the front mall of the Glenview Mansion from the picnic area of Civic Center Park.



**Historic District Commission
Staff Report: Certificate of Approval
2026-354-COA | 603 Edmonston Drive**

MEETING DATE: June 18, 2026

REPORT DATE: June 11, 2026

FROM: Andrew Reitelbach
Principal Planner
areitelbach@rockvillemd.gov

APPLICATION: Certificate of Approval to remove a declining boxwood feature at the front of the Glenview Mansion and replace with tall fescue blend sod.

APPLICANT: City of Rockville Recreation and Parks Department,
c/o Jessica Corazza, City Horticulturist
6 Taft Court, Rockville, MD 20850

OWNER: Mayor and Council of Rockville
111 Maryland Avenue, Rockville, MD 20850

FILING DATE: May 15, 2026

RECOMMENDATION: Finding that the proposal to remove a declining boxwood feature at the front of the Glenview Mansion and replace with tall fescue blend sod meets the *Secretary of the Interior's Standards for Rehabilitation #2 and Technical*

Guide for Alterations #7: Landscaping and Trees, staff recommends approval.

SITE DESCRIPTION

Location	603 Edmonston Drive, Glenview Mansion and Civic Center Park
Land Use Designation	Public Park
Historic District	Glenview at Rockville Civic Center
Zoning District	Park
Existing Use	Civic Center Park
Parcel Area	65 acres
Subdivision	N/A
Building Floor Area	N/A
Dwelling Units	N/A



Figure 1: Aerial View of Property

HISTORIC SIGNIFICANCE

The Glenview Farm (now Rockville Civic Center) is a 65-acre complex centered on an imposing, pillared Neo-Classical 1926 mansion that incorporates the remnants of the 1838 home known as “Glenview.” In the 19th century this property was constructed by and associated with the Hon.

Richard Johns Bowie, whose illustrious career included service in the Maryland State Legislature and Judiciary and the U.S. Congress. His political career spanned four decades. Mrs. Catherine Bowie managed the estate for ten years following the Judge's passing in 1881.

In 1926 the house was expanded and rebuilt to its present five-part classical composition as the focus of the country estate owned by the socially prominent Irene and J. Alexander Lyon family of Washington D.C. Since 1957 the house and grounds have been owned by the City of Rockville, and are used for varied civic, cultural and social events. The extensive landscaped grounds and gardens surrounding the house include a cottage doll house, a 500-seat theater, a nature center and maintenance facilities.

The use of this extensive property as a summer residence and gentleman's farm is consistent with the lifestyle of elite Washingtonians in the early 20th century. The property is significant for its association with Rockville's Early 20th Century Estate Era. The popularity of the Classical Revival style represents an interest in American cultural identity as reflected in Colonial-era architecture but tempered by the standards of gracious living and expression of status for the American elite during a period of tremendous economic growth. The landscape design of the grounds and gardens are also significant as an expression of the rustic juxtaposed with the formal. The groupings of trees by species around the open lawn create a naturalistic effect that characterized early 20th century landscape design, while the terracing and geometric parterres reflect an ordered arrangement imposed on a natural environment, associated with Colonial-era estates and the desire to dominate nature.

Today, the Rockville Civic Center is the City's premier recreation center, with five public facilities, a yearly schedule of cultural and recreational events, and with trails through forests and field. The core of the property is the Glenview Mansion and Cottage, which is a Rockville Local Historic District and is listed in the National Register of Historic Places as an excellent example of an early 20th century Country Estate.

A child's playhouse, known as "The Cottage," sits along the east side of the front lawn. The City also owns a significant amount of forested acreage, with a part of the Rock Creek stream valley system running through. Mid-20th century residential neighborhoods predominate in this part of the City, and the Rockville Civic Center also serves as the local neighborhood park.

DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant, which is the City's Recreation and Parks Department, proposes the removal of ornamental boxwoods located in the front lawn area of the Glenview Mansion. These boxwoods have been dying over the past several years, with a frost this past winter severely damaging what

was still alive. The area where the boxwoods are planted would be replaced with tall fescue blend sod.

The boxwoods are not historically significant or original to the mansion grounds, as they were planted by the City's Parks Department in the 1990s. However, they were incorporated into the local historic district when the mansion and grounds were locally designated in 2011.

A horticulturist retained by the City who assessed the health of the boxwoods determined that they have been stressed both from a sunny planting location not ideal for boxwoods, and from repetitive pruning to maintain the distinctive ornamental star shape of the boxwoods. Furthermore, disease has contributed to the decline of the health of the boxwoods.

The Recreation and Parks Department intends to replace the boxwoods with sod, creating an expanded lawn area. A grass lawn is more representative of how the space previously looked and was utilized when the mansion was still used as a residence.

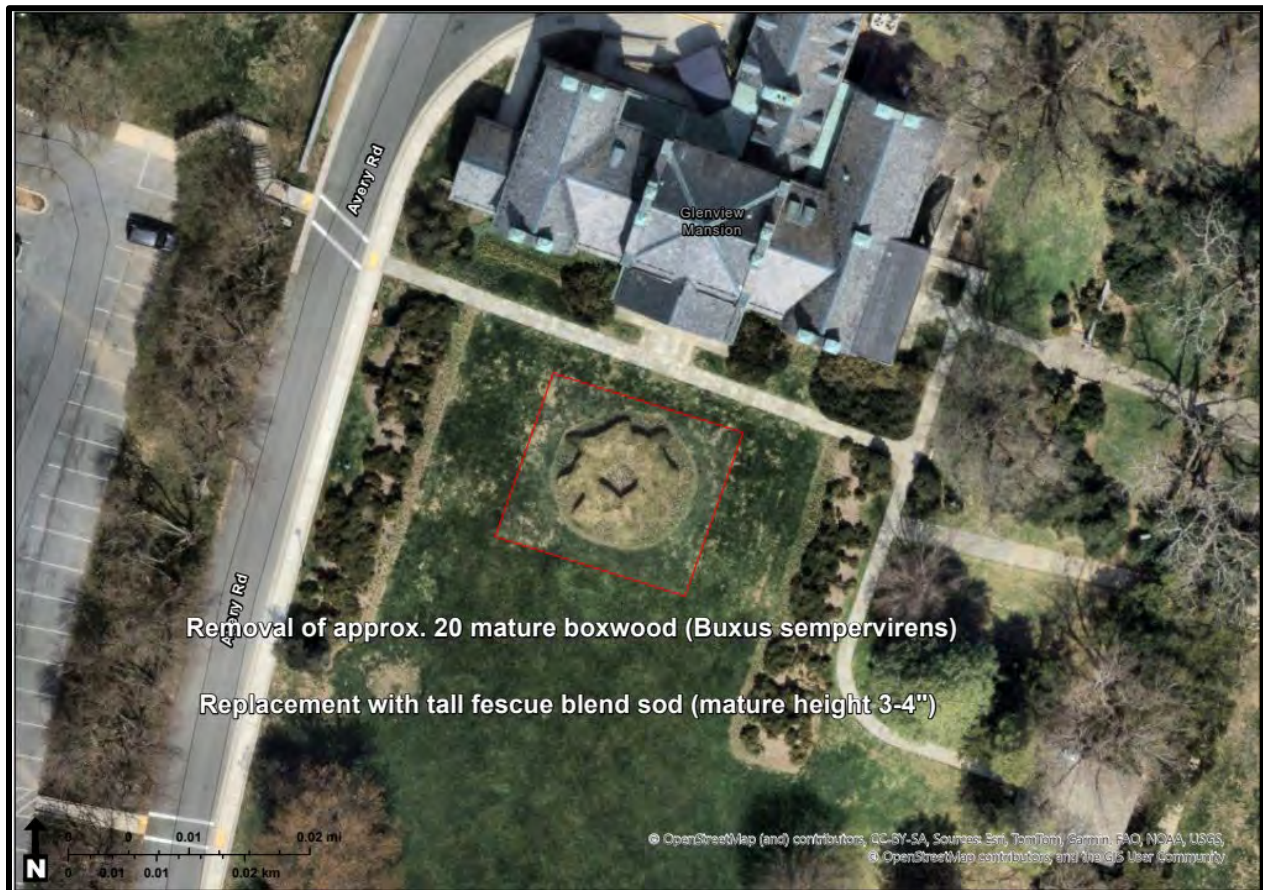


Figure 2: Aerial View of Boxwoods to be Removed and Replaced with Sod



Figure 3: Current View of Dying Boxwoods in Front of Mansion (South Elevation)



Figure 4: Older View of Boxwoods (c. 2015), South Elevation



Figure 5: 1926 View of Glenview Mansion, South Elevation

ANALYSIS AND FINDINGS

The Secretary of the Interior's Standards for Rehabilitation Standard #2 states that "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." The star-shaped boxwoods in the front of the Glenview Mansion provide a distinctive feature near the entrance to the structure and removing them would change the spatial relationship of the front lawn. However, they are not historical to the site and were added after the City of Rockville obtained ownership of the property, turning it into an event and recreational space instead of a residential space. A full lawn, as depicted in Figure 5 from 1926, is more representative of the period when the mansion was used as a residence. The property would be in compliance with Standard #2, even with the removal of the boxwoods.

The City's adopted Technical Guidelines for Exterior Alterations includes a section (Section #7) on Trees and Landscaping. This chapter identifies mature shrubs as an important part of the historic landscape, the alteration of which can change the character of the site. Mature shrubs "may have varying importance depending on quantity and siting within the particular landscape." The significance of shrubs "will be evaluated according to documentation contained in the Designation or Nomination Form outlining the distinctive tree and landscape materials that contribute to the characteristics of the site or district." The nomination form for the Glenview Mansion property does specifically mention that "directly in front of the mansion on the mall is a star shaped planting of English boxwoods with spaces for seasonal plantings of annuals." However, the nomination form continues that "the star shaped planting is not original to the Lyons' tenure." Because this planting is not original to the residential history of the site, whereas a large open mall is original, the removal of the boxwoods would not alter the historic character of the site. Restoration of an expansive grass lawn, as the Recreation and Parks Department proposes, would actually be more in keeping with the historic landscape of the mansion property.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date. Notification letters were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 603 Edmonston Drive (Glenview Mansion) meets the *Secretary of the Interior's Standards for Rehabilitation #2*, and *Technical Guide for Exterior Alterations #7 Landscaping and Trees*, the proposal to remove a declining boxwood feature at the front of the Glenview Mansion and replace with tall fescue blend sod, staff recommends approval.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Secretary of the Interior's Standards for Rehabilitation
- D. Application
- E. Public Comments

EXHIBIT A – AERIAL MAP

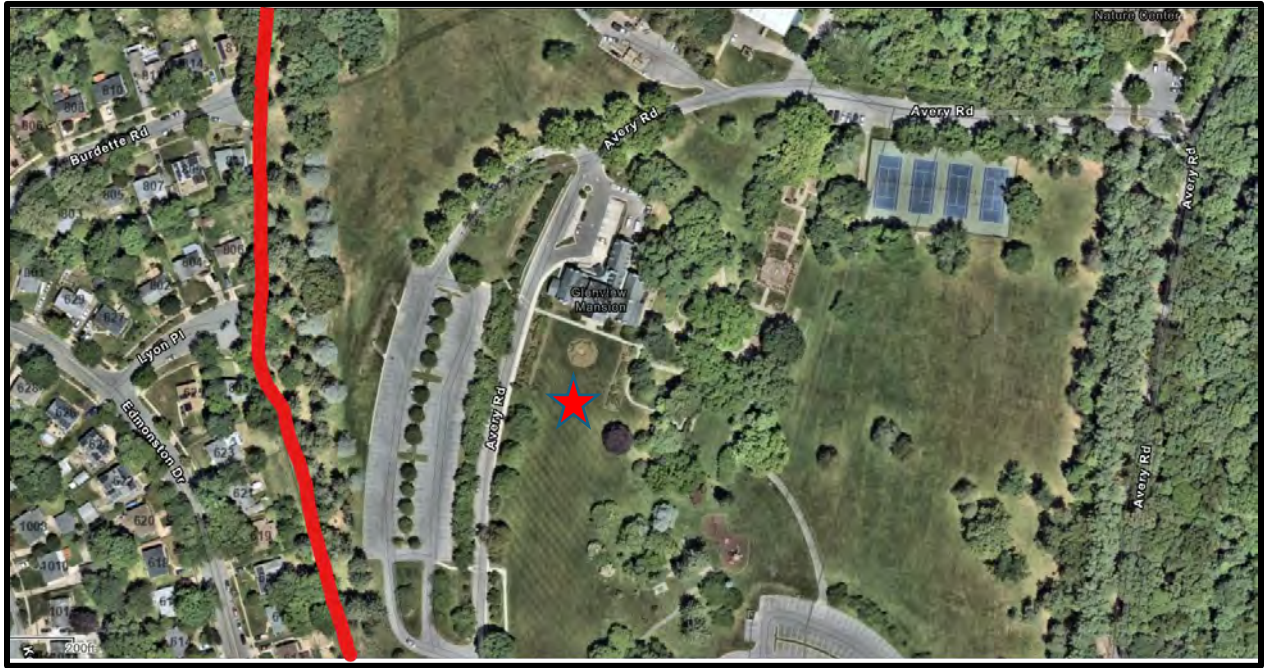


Figure 6: Aerial View of Glenview Mansion and Grounds, showing western property line

EXHIBIT B – ZONING MAP



Figure 7: Glenview Mansion and Civic Center Park Property - PARK Zone



EXHIBIT C: 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.



Rockville
HDC - Certificate of Approval and
Courtesy Review

Submitted by:
Jessica Corazza

Online Request #: 3405171

Project #: 2026-354-COA

Location: **603 EDMONSTON DR**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Jessica** Last Name: **Corazza** Suffix:

Business Name: **City of Rockville**

Mailing Address: **6 Taft Court**

City: **Rockville** State: **MD** Zip: **20850**

Property Owner's Contact Information

Title: First Name: **Mayor & Council** Last Name: **of Rockville** Suffix:

Business Name: **City of Rockville**

Mailing Address: **111 Maryland Ave**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature * Jessica Corazza

Project Description *

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

Proposal to remove a declining boxwood feature at the front of the mansion that was installed by City staff in the 1990's and replace with tall fescue blend sod.



You can complete this application and view updates online at [MGO Connect](#)

Work Description

Secretary of Interior's Standard #

Technical Guide for Alterations #

Scope of Work: Landscaping

Other Scope of Work

INSPECTION OF THE PROPERTY * True

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 * True

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 * True

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

PUBLIC NOTICE SIGN * True

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.



You can complete this application and view updates online at [MGO Connect](#)

Type of Application

Certificate of Approval

Documents Uploaded

The following documents are attached to the Application.

Additional information as requested by staff

statement of justification.pdf

Digital Photographs

site photos star boxwood.pdf

Landscaping Plan

hdc star boxwood removal landscape plan.pdf

Site Plan

civic center plans with boxwood removal.pdf



You can complete this application and view updates online at [MGO Connect](#)

Statement of Justification

Star Boxwood Removal

The star-shaped boxwood planting located at the front of Glenview Mansion was installed by City of Rockville staff in the 1990s and is not original to the property. Historically, this area functioned as an open front mall and lawn space. However, when the Civic Center property was designated historic in 2011, the planting was incorporated into the historic designation.

Removal of the boxwood without replacement is recommended for two primary reasons:

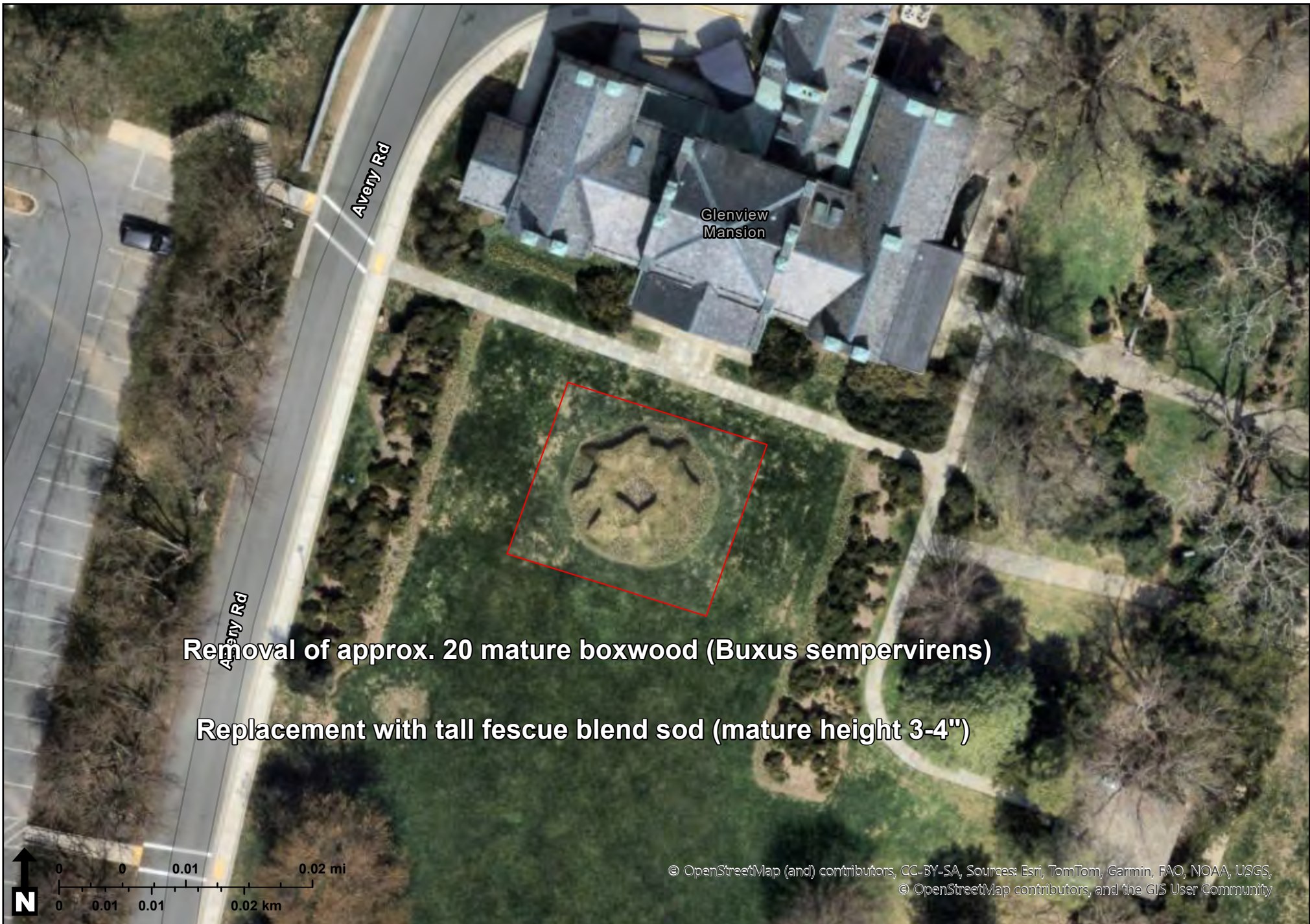
- The planting is not historically original to the property, and reopening the front mall as an open lawn would better reflect the historic character of the site while improving its suitability for rentals and events.
- The existing boxwood is in significant decline due to unsuitable growing conditions and intensive maintenance requirements. The planting is located in a full-sun environment, which is not ideal for long-term boxwood health. Additionally, the frequent shearing required to maintain the formal star shape has contributed to ongoing stress and decline. These same conditions would likely result in similar failure for any future boxwood replacement planting in this location.

The proposed plan is to remove the star boxwood and restore the area to open lawn with sod, returning the front mall to a more historically appropriate appearance.

In July 2024, the City retained Lynn Batdorf to evaluate the condition of the boxwood plantings at the Civic Center property. During his assessment, he noted that boxwood generally perform poorly in full-sun settings and confirmed that the plantings were heavily affected by *Volutella* blight. His report included the following observation:

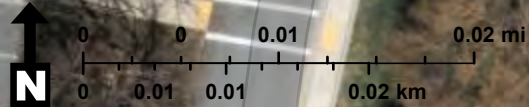
“Severe and advanced stages of *Volutella* (*Volutella buxi*) present throughout the entire plantings are solely responsible for premature death of large and small branches. The current condition of the boxwood parterre required approximately 6 to 10 years to develop. It is a result of the boxwood foliage not being regularly or properly thinned. As is typical of the pathogen, sheared boxwood are more susceptible. Correct thinning was briefly demonstrated to staff in two different areas.”

Each spring, the boxwood experiences significant dieback, from which it has typically been able to recover. Following the 2024 assessment, staff attempted to implement the recommended pruning and thinning practices; however, these efforts were unsuccessful in reversing the decline. In spring 2026, a late freeze caused extensive damage to critical plant tissue, further accelerating deterioration of the shrubs and resulting in a significantly diminished and unsightly appearance that is no longer appropriate for the historic character of the property or for the many rentals and events regularly held at the site.



Removal of approx. 20 mature boxwood (Buxus sempervirens)

Replacement with tall fescue blend sod (mature height 3-4")



© OpenStreetMap (and) contributors, CC-BY-SA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LEGEND	
○	LIGHT POLE
●	POWER POLE
○	BOLLARD POST
●	BENCH MARK
○	FIRE HYDRANT
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
○	METAL FENCE LINE
○	WOOD FENCE LINE
○	WATERLINE
○	SEWER LINE
○	STORM DRAIN LINE
○	GAS LINE
○	UNDERGROUND ELECTRIC

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR53 & GR63
 PARCELS: P125, 204, P273, 9833, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND
 SHOWN HEREON AS CEMETERY PLOT.

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

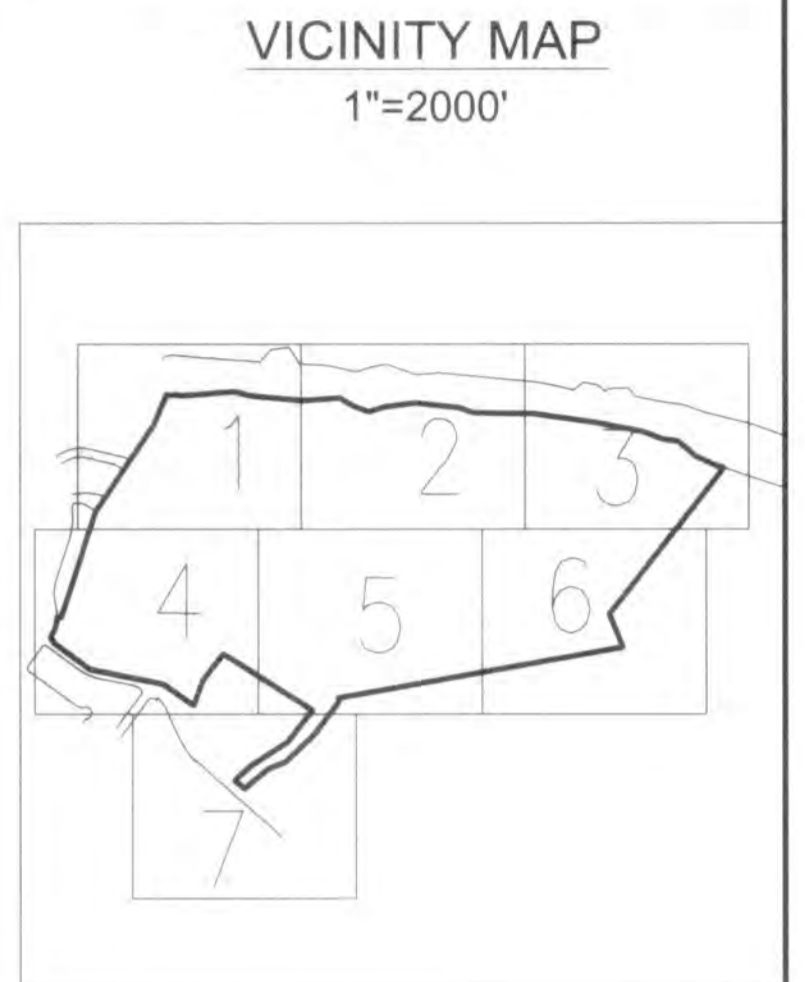
LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MD WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A FULL TITLE TITLE RESEARCH MAY REVEAL OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
- 3) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MCKENZIESPICKER, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSIDERED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
- 4) THE AREA SHOWN HEREON DOES NOT INCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.



MATCH SHEET 2

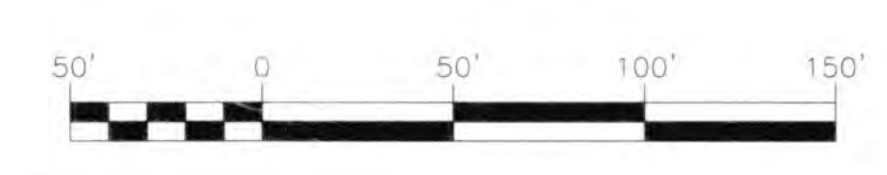
MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

M:\PROJECTS\20140323\SURV\03\PHS_03A.DWG



REVISIONS	
REV#	DESCRIPTION
1	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 1 OF 21
 FWA JOB NUMBER: 2014032.00

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊙	BENCH MARK
⊙	FIRE HYDRANT
⊙	SPOT ELEVATION
⊙	SIGN
⊙	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATER LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

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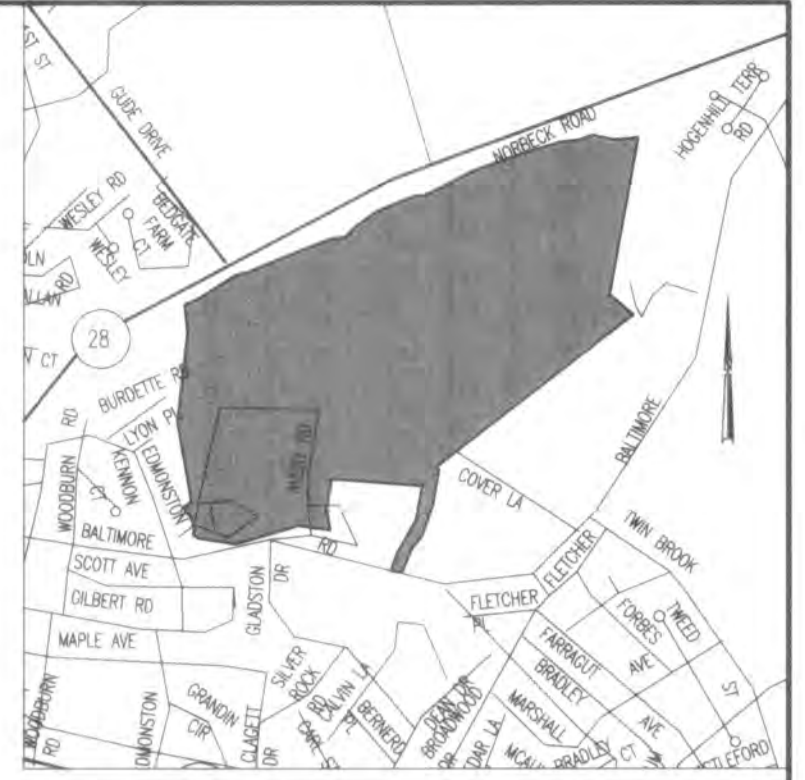
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

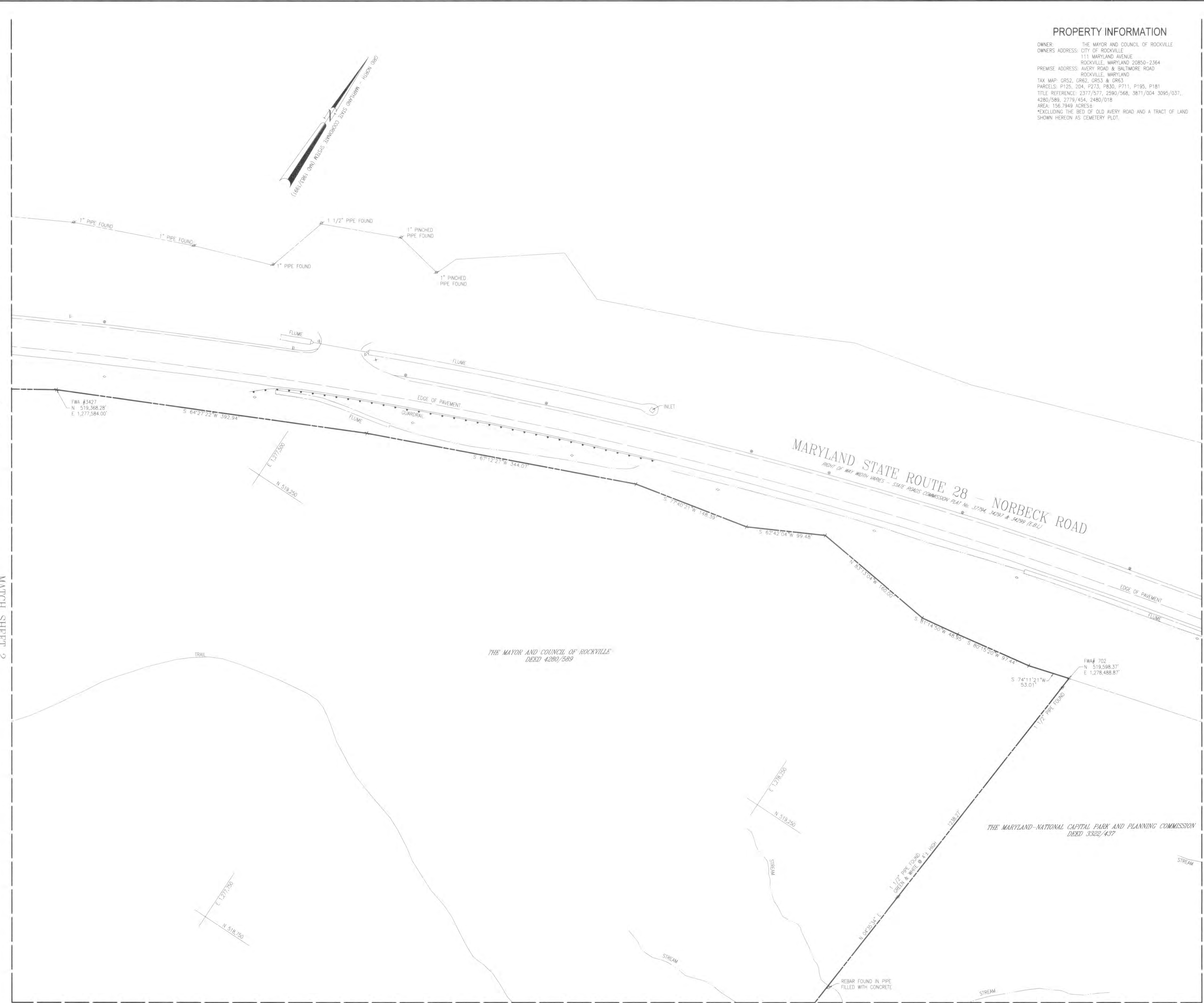
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3. THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MAPINCORPORATED, INC. (APRIL, 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
4. THE AREA SHOWN HEREON DOES NOT EXCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.

PROPERTY INFORMATION

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 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 0552, 0562, 0563 & 0563
 PARCELS: P125, 204, P223, 9830, P111, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 2

MATCH SHEET 4

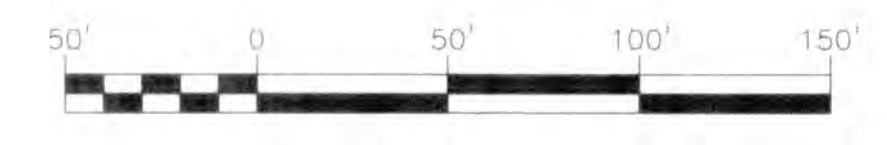
MATCH SHEET 6

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS			
REV#	DATE	AREA	DESCRIPTION
1	10/30/01		AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 3 OF 21
 FWA JOB NUMBER: 2014032.00

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LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊙	BENCH MARK
⊙	FIRE HYDRANT
⊙	SPOT ELEVATION
⊙	SIGN
⊙	MANHOLE
⊙	TREE
⊙	SHRUB
⊙	TREE LINE
⊙	METAL FENCE LINE
⊙	WOOD FENCE LINE
⊙	WATERLINE
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⊙	GAS LINE
⊙	UNDERGROUND ELECTRIC

UTILITY NOTES

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AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLD.COM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD.COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

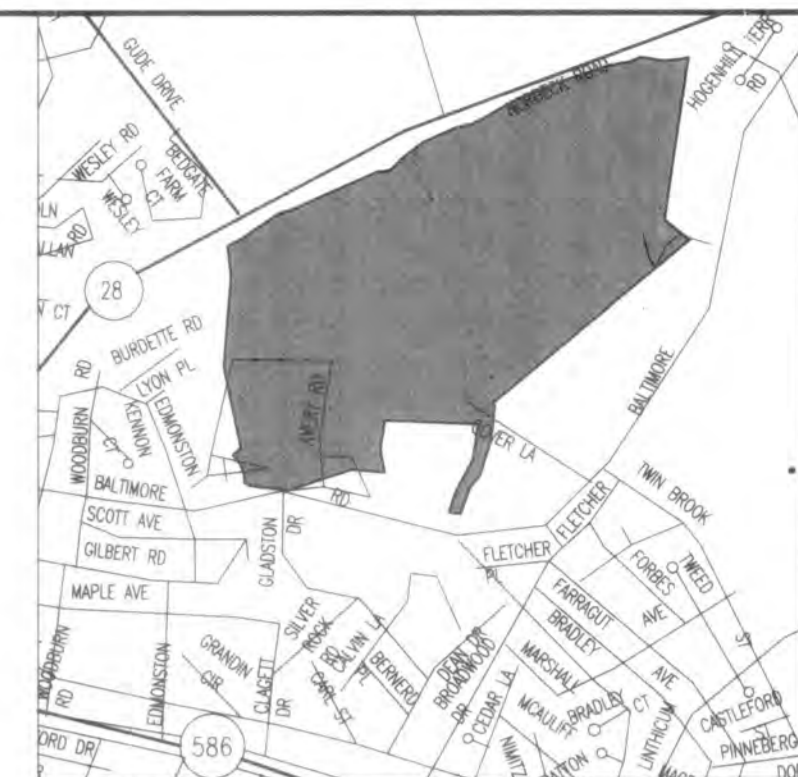
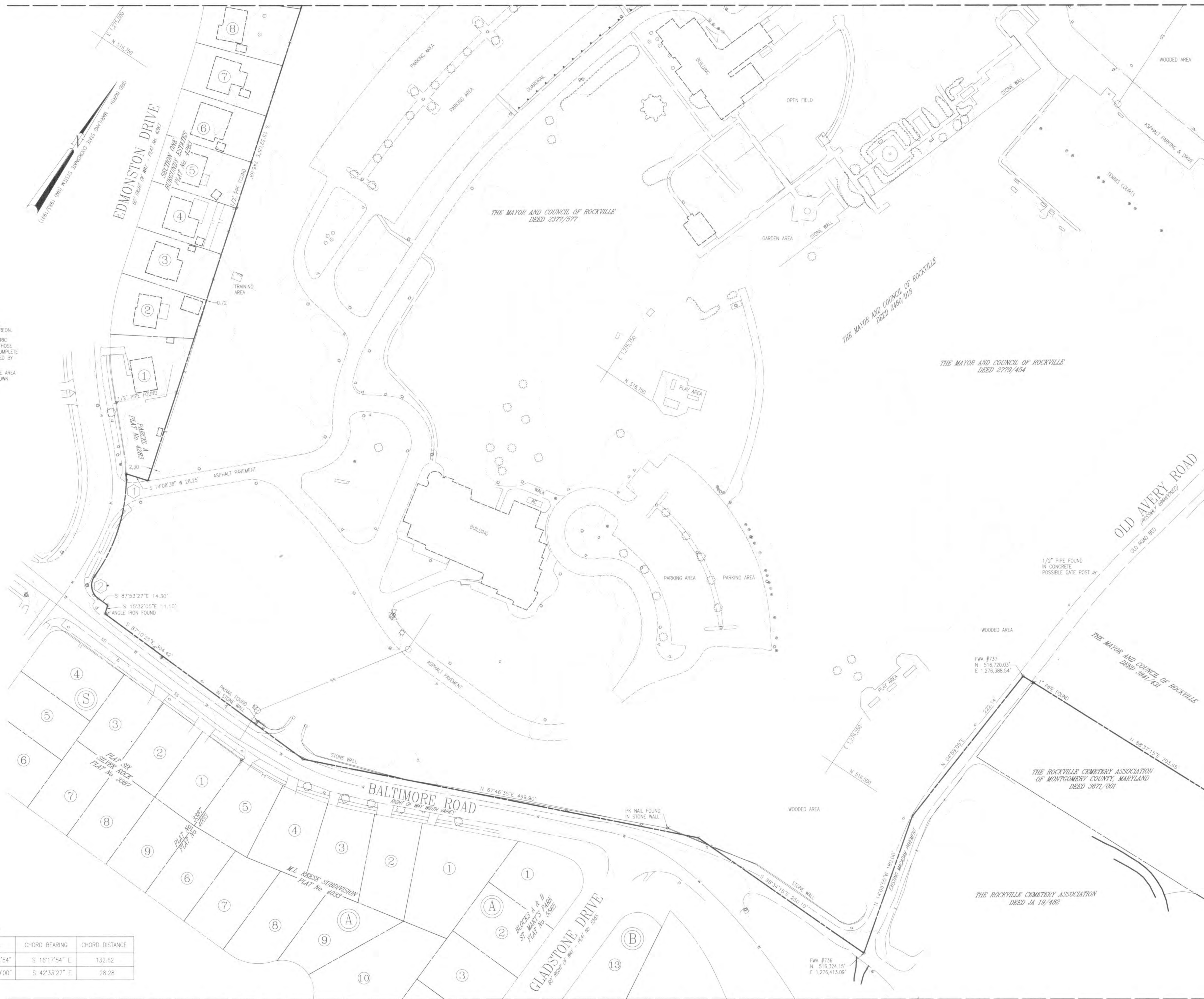
GENERAL NOTES

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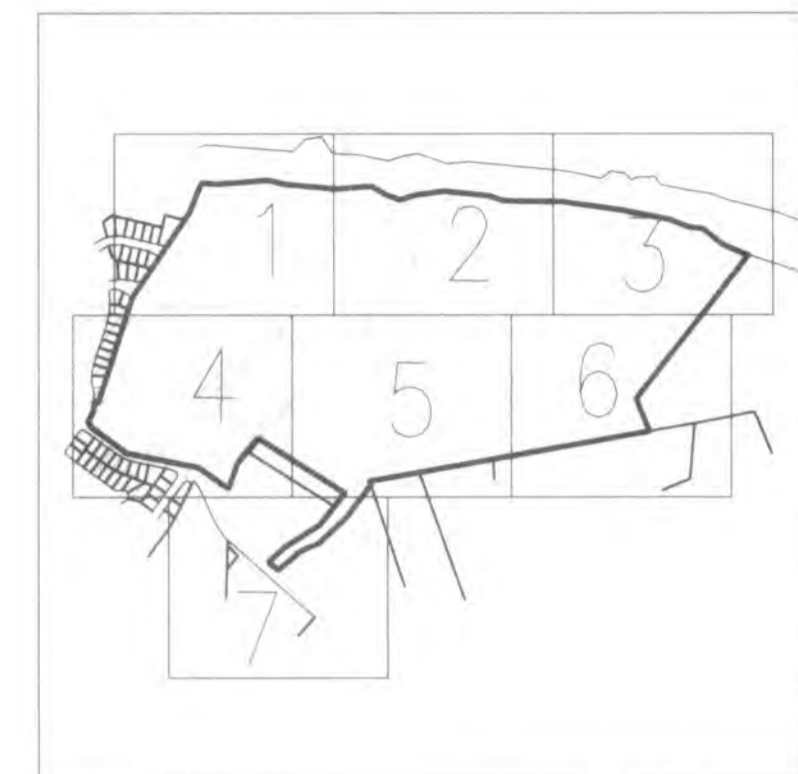
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR53 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/585, 2779/454, 2480/018
 AREA: 156.7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 1



VICINITY MAP
1"=2000'



MATCH SHEET 5

CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
1	210.00	134.93	69.89	36°48'54"	S 16°17'54" E	132.62
2	20.00	31.42	20.00	90°00'00"	S 42°33'27" E	28.28

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee 4/07/01
 JOHN V. METTEE II
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE	7/29/01	DRAWING NO.	
SCALE	1"=50'	CIVIC	
CHECKED BY	T. STARK	SHEET 4 OF 21	
DRAWN BY	M. TILMES	FWA JOB NUMBER	2014032.00

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LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	TREE MARK
—	WIRE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC
○	SPOT ELEVATION
○	SIGN
○	MAN-HOLE
○	TREE
○	WIRE
○	TREE LINE

UTILITY NOTES

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AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLD COM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

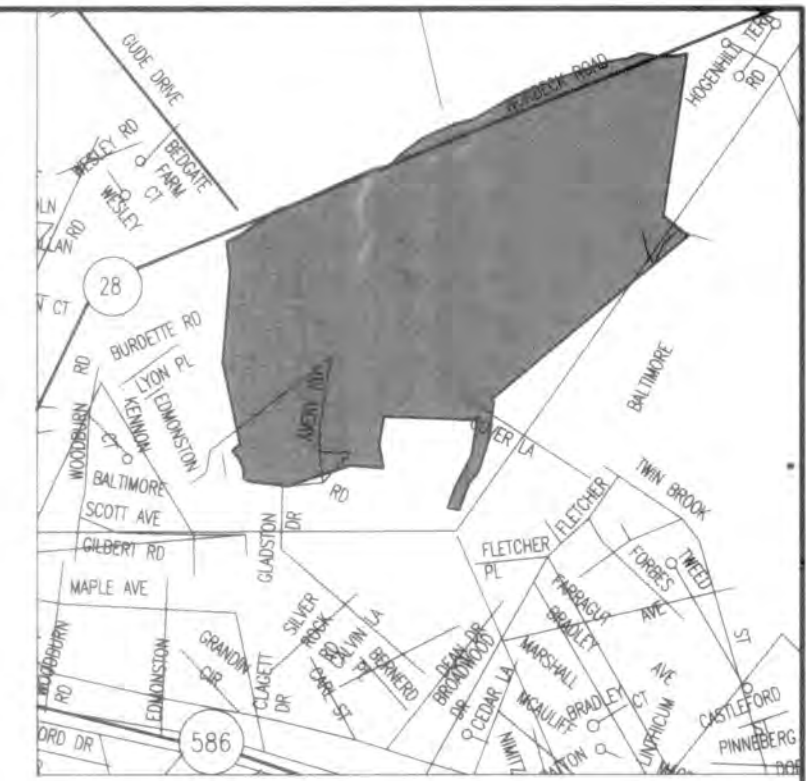
GENERAL NOTES

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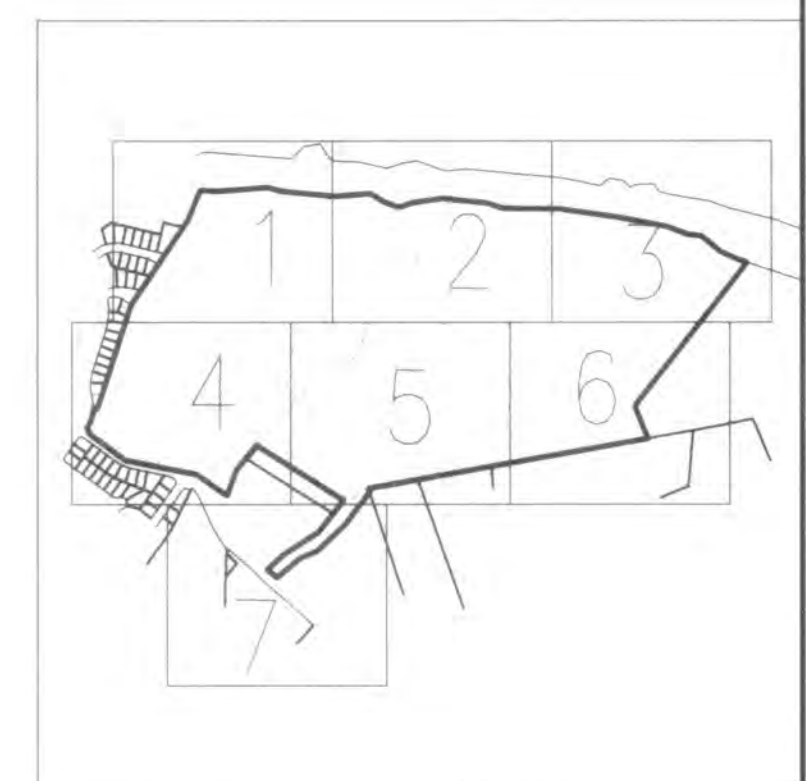
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
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 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR63 & GR63
 PARCELS: P125, 204, P213, P830, P711, P135, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/585, 2779/454, 2480/018
 AREA: 156,7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



VICINITY MAP
1"=2000'



MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

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John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE 7/29/01
 SCALE 1"=50'
 CHECKED BY T. STARK
 DRAWN BY M. TILMES
 SHEET 5 OF 21
 FWA JOB NUMBER 2014032.00



M:\PROJECTS\2014032\SURV\03\PBS.DWG

MATCH SHEET 3

LEGEND

○ LIGHTPOLE	× 306.5' SPOT ELEVATION
○ POWER POLE	○ SIGN
○ BOLLARD POST	○ MANHOLE
○ BENCH MARK	○ TREE
○ TREE HYDRANT	○ SHRUB
○	○ TREE LINE
---	--- METAL FENCE LINE
---	--- WOOD FENCE LINE
---	--- WATERLINE
---	--- SEWER LINE
---	--- STORM DRAIN LINE
---	--- GAS LINE
---	--- UNDERGROUND ELECTRIC

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MCI WORLD.COM	NO RESPONSE	NO RESPONSE
PEPCO	NO RESPONSE	NO RESPONSE
WASHINGTON GAS	NO RESPONSE	NO RESPONSE
WORLD.COM	NO RESPONSE	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	NO RESPONSE	RESPONSE

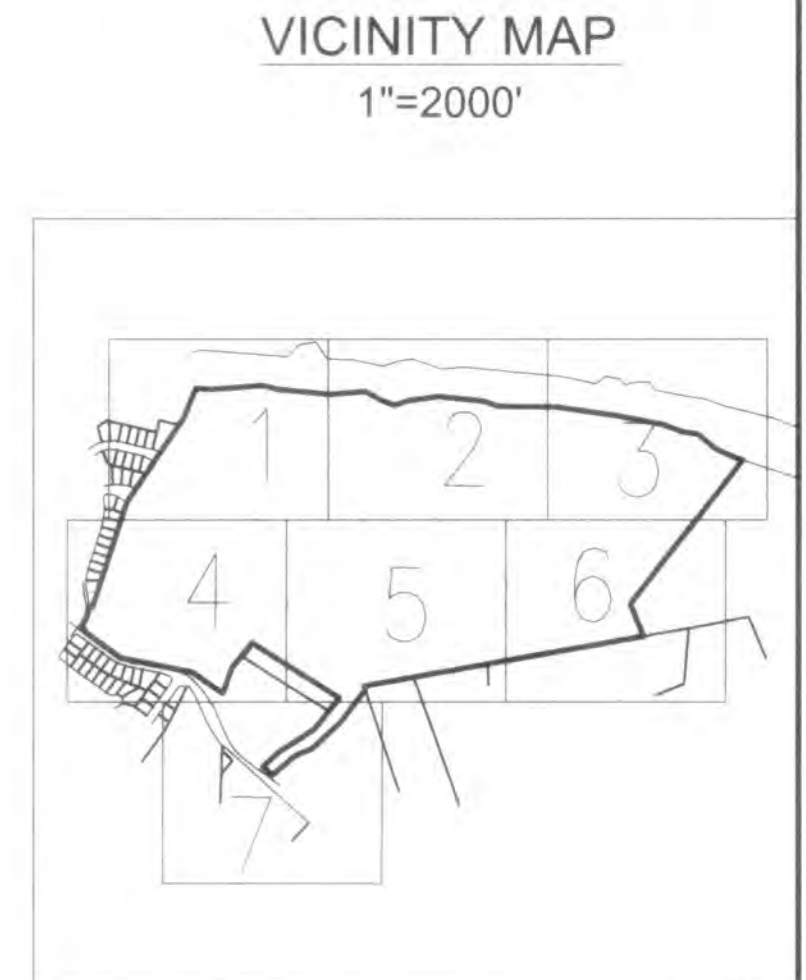
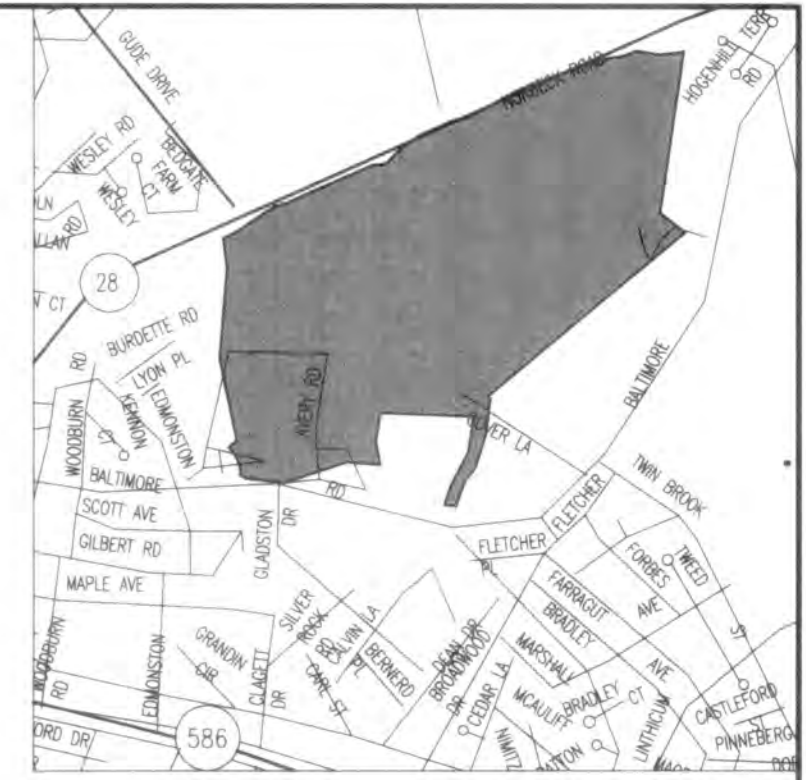
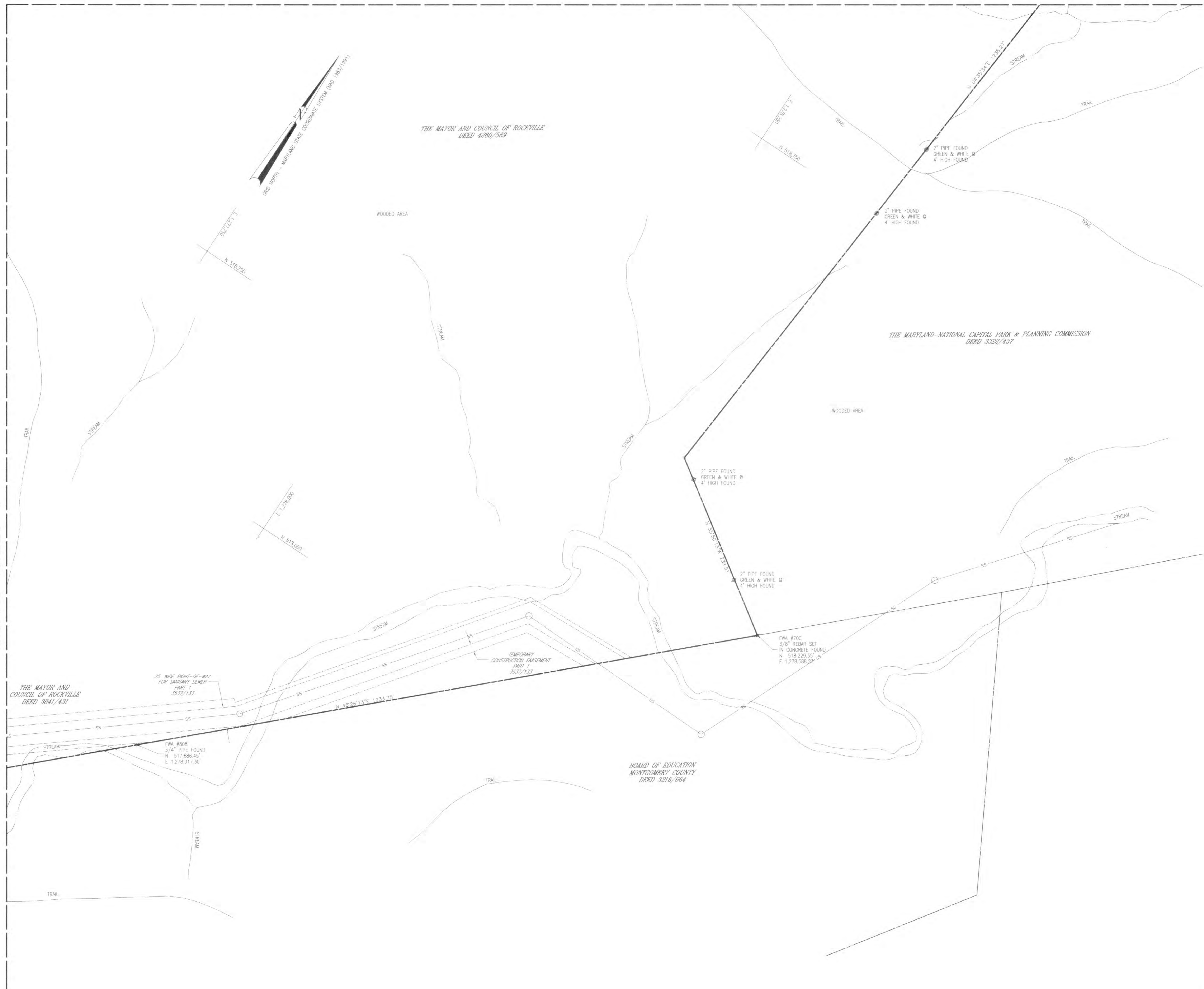
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PROPERTY INFORMATION

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 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, 223, 2830, 2711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 5095/037, 4280/589, 2779/454, 2480/018
 AREA: 156,7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

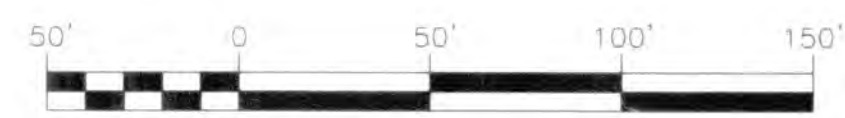
MATCH SHEET 5



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851



REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE 7/29/01
 SCALE 1"=50'
 CHECKED BY T. STARK
 DRAWN BY M. TILMES
 SHEET 6 OF 21
 FWA JOB NUMBER 2014032.00

M:\PROJECTS\2014032\CIVIC\019\PBS.DWG

MATCH SHEET 4

LEGEND	
○	LIGHT POLE
⊕	POWER POLE
⊙	BOLLARD POST
⊙	BENCH MARK
⊙	FIRE HYDRANT
⊙	SPOT ELEVATION
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

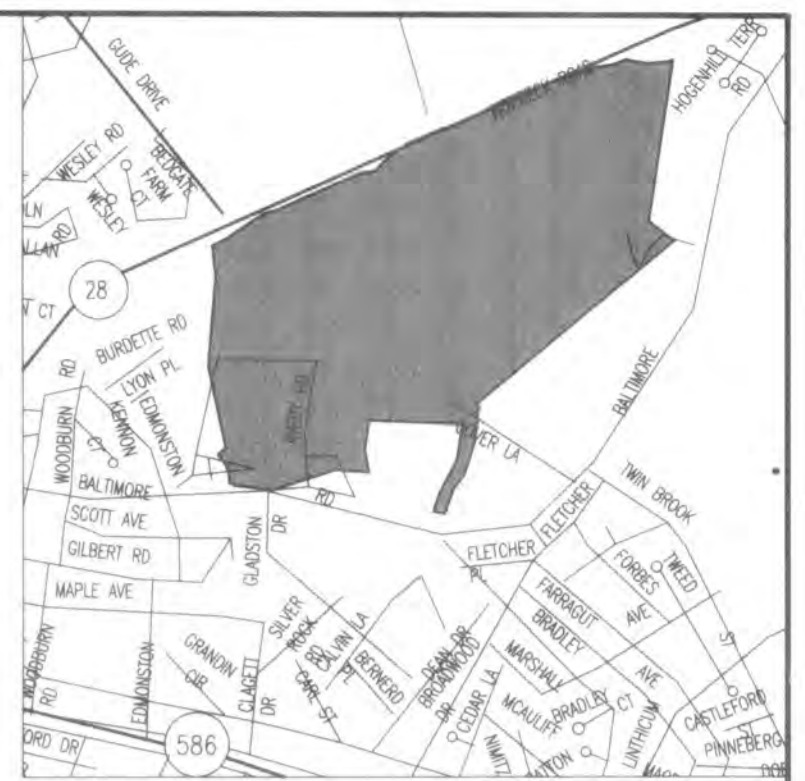
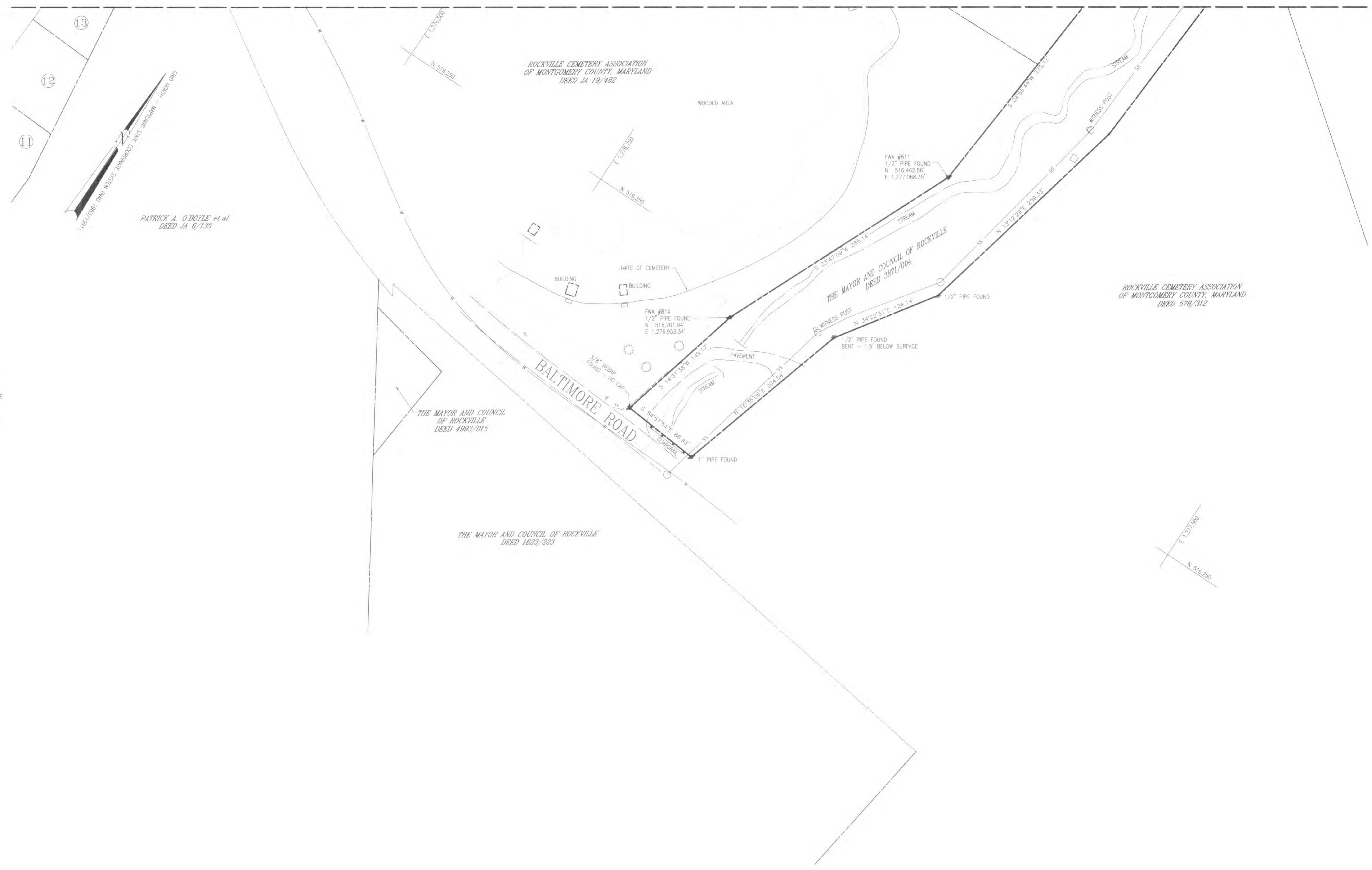
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

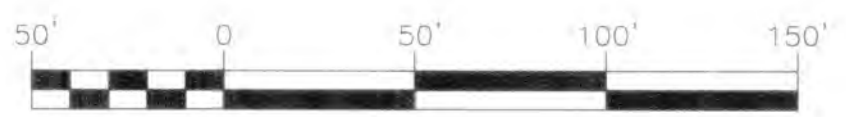
- 1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A FULL TITLE TITLE RESEARCH MAY REVEAL OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
- 3.) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MAENZESNYDER, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
- 4.) THE AREA SHOWN HEREON DOES NOT EXCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/571, 2590/568, 3871/004 3095/037
 4280/589, 2779/454, 2486/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.
John V. Mettee III 11/01/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

DATE	7/29/01
SCALE	1"=50'
CHECKED BY	T. STARK
DRAWN BY	M. TILMES
SHEET 7 OF 21	
FWA JOB NUMBER	2014032.00

M:\PROJECTS\2014032\SURV\03\FBS_10CG.DWG

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	FIRE HYDRANT
⊕	SPOT ELEVATION
⊕	SIGN
⊕	MANHOLE
⊕	TREE
⊕	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATER LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SMO CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION, SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
2. THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
3. ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIES/NOYER, INC., FLIGHT DATE APRIL, 2001.
4. BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 085, 082, 083 & 083
 PARCELS: P125, 204, P273, P830, P111, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

UNITED ENTERPRISES, INC. et al.
 DEED 10065/447

MARYLAND ROUTE 28 - NORBECK ROAD
 RIGHT OF WAY WIDTH 100' - STATE HIGHWAY COMMISSION PLAN NO. 37/04 (E.O.D.)

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 3095/37

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 2377/577

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 3095/37

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4606

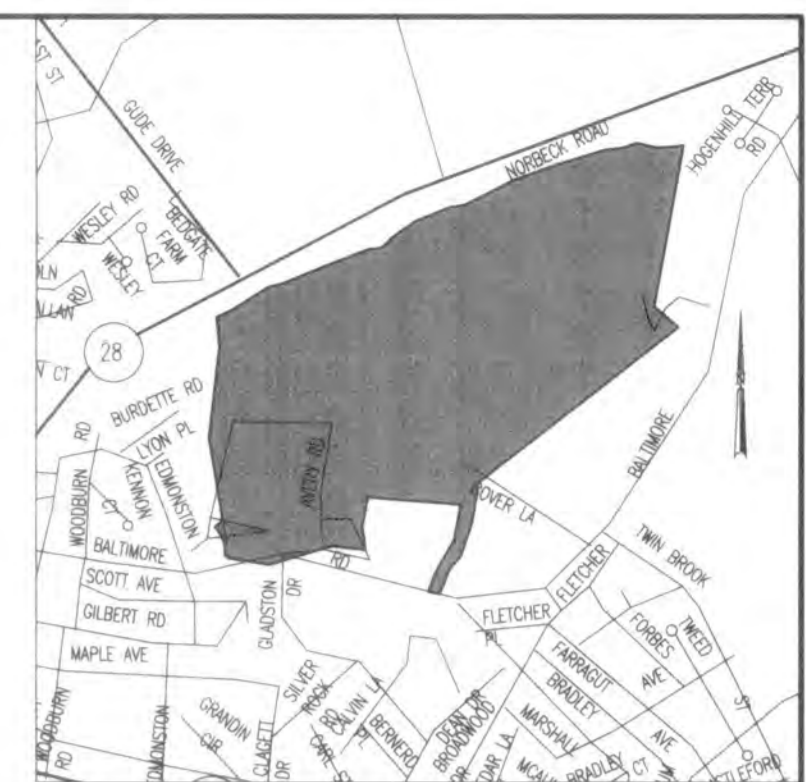
BURDETTE ROAD
 60' RIGHT OF WAY PLAT No. 4616
 (FORMERLY ROM ROAD)

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4616

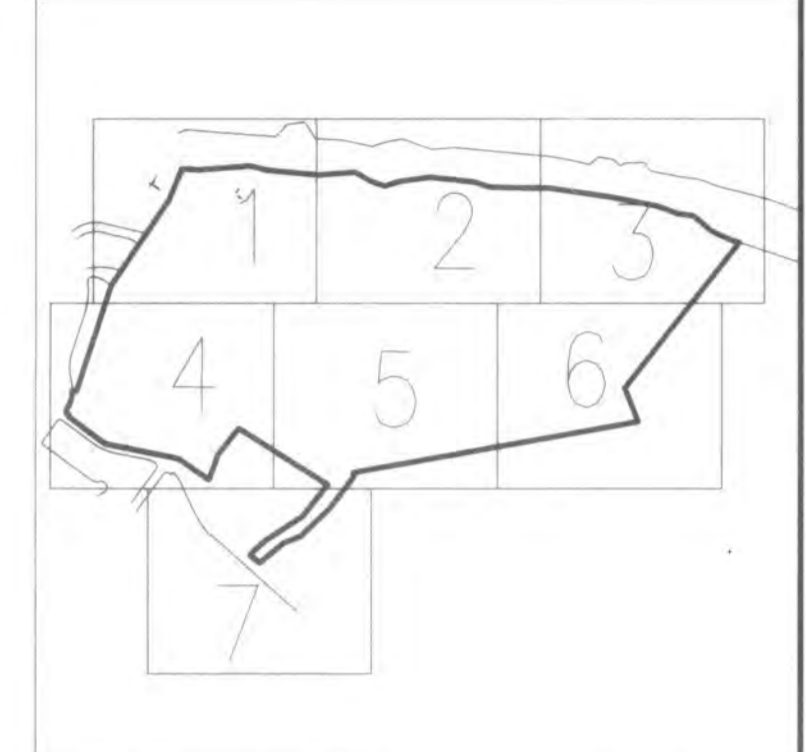
LYON PLACE
 RIGHT OF WAY WIDTH 100'
 PLAT No. 4618 & 4621

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4636

SECTION ONE
 BURGUNDY ESTATES
 PLAT No. 4683



VICINITY MAP
 1"=2000'



MATCH SHEET 2

MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 4/10/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REVISIONS			
REV#	DATE	AREA	DESCRIPTION
1	10/30/01	AREA	REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 8 OF 21
 FWA JOB NUMBER: 2014032.00



CIVIC

M:\PROJECTS\2014032\SURV\DWG\PT_00A.DWG

LEGEND			
○	LIGHT OF	○	SPOT ELEVATION
●	POWER POLE	○	MANHOLE
○	WATER POS.	○	TREE
○	TRUCK JACK	○	SHRUB
○	FIRE HYDRANT	○	TREE LINE
---	METAL FENCE LINE	---	WOOD FENCE LINE
---	WATERSHED	---	SEWER LINE
---	SURF DRAIN LINE	---	2/3 LINE
---	UNDERGROUND ELECTRIC		

UTILITY NOTES

CONDUITS AND OTHER OBSTRUCTIONS AT SHOWN PLACE OR HAVE BEEN LOCATED BY A COMBINATION OF GROUND SURVEY AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF LOG-STRUCTURE ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN. CONSTRUCTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATIONS OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNLESS OTHERWISE NOTED, THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR A DETERMINATION OF POSSIBLE LOCATION SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

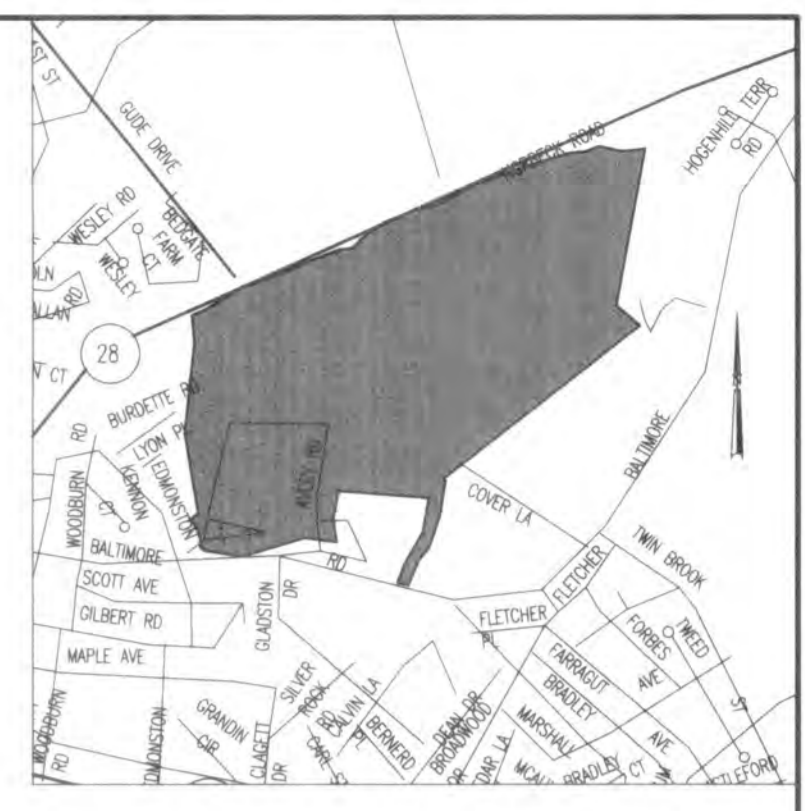
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
IND. WIRELESS	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

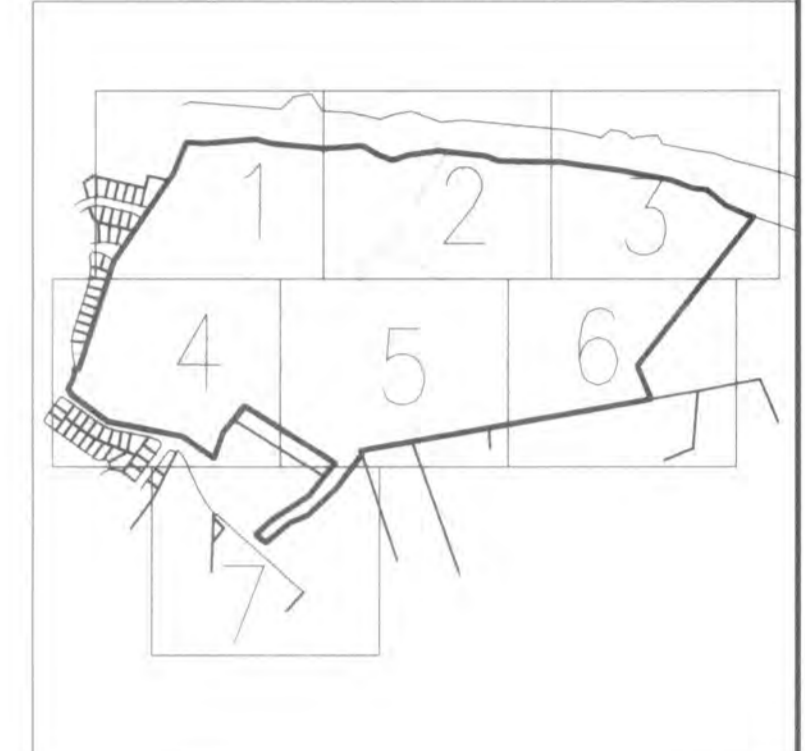
1. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 ADJUSTMENT (NAVD 1988).
2. THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
3. ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIES/DAVID, INC., FLIGHT DATE APRIL, 2001.
4. BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PROPOSED ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 0852, 0853 & 0854
 PARCELS: P125, 204, P273, P430, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037, 4280/588, 2778/458, 2486/018
 AREA: 156.7849 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 1

MATCH SHEET 3

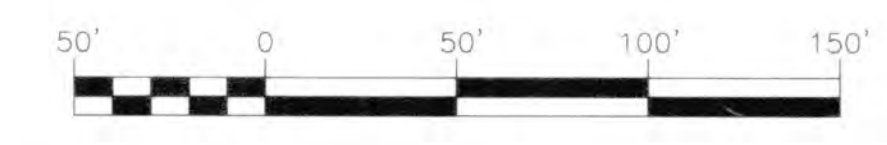
MATCH SHEET 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 4/10/01
 JOHN V. METTEE, III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 9 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03BPT_03B.DWG

LEGEND	
○	LIGHTPOLE
⊕	POWER POLE
●	BOLLARD POST
⊙	BENCH MARK
⊕	FIRE HYDRANT
⊕	SPOT ELEVATION
⊕	SIGN
○	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCJ WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

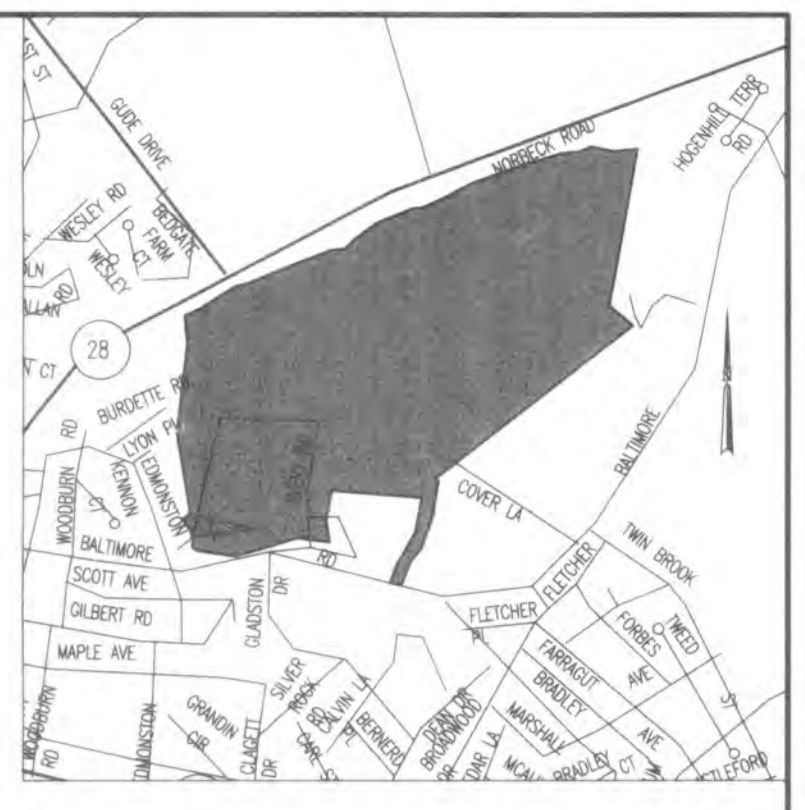
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
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- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

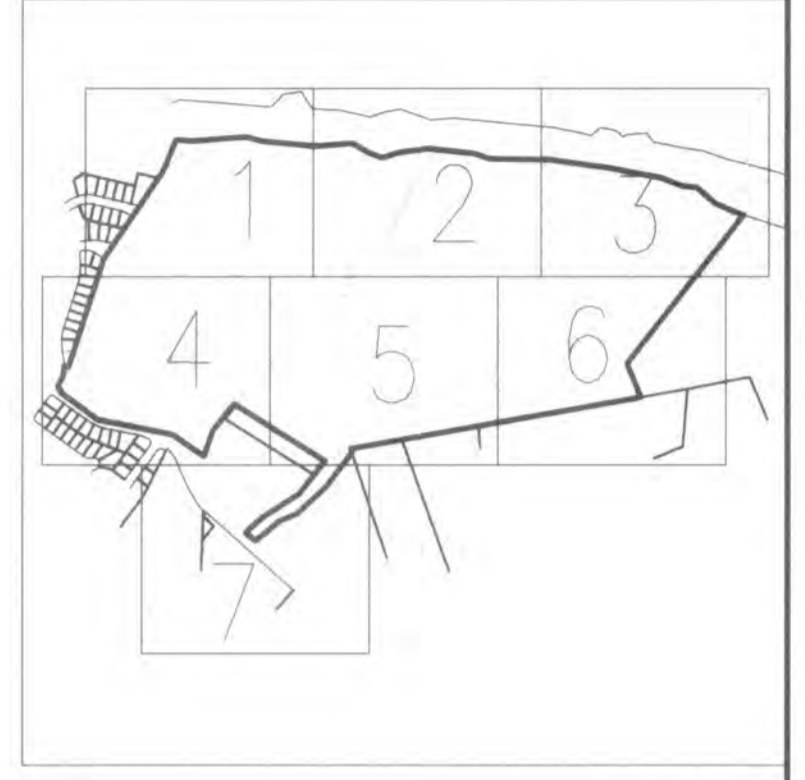
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR53 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2550/568, 3871/004 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



VICINITY MAP
1"=2000'



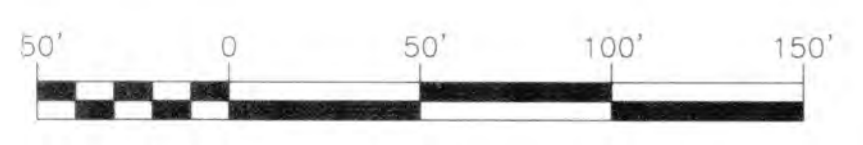
MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01 DRAWING NO.:
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 10 OF 21
 FWA JOB NUMBER: 2014032.G.

M:\PROJECTS\2014032\SURV\03DPT_03C.DWG

MATCH SHEET 1

LEGEND

○ LIGHTPOLE	× 885.5	SPOT ELEVATION
○ POWER POLE	△	SIGN
○ BOLLARD POST	○	MANHOLE
○ BENCH MARK	○	TREE
○ FIRE HYDRANT	○	SHRUB
---	---	TREE LINE
---	---	METAL FENCE LINE
---	---	WOOD FENCE LINE
---	---	WATERLINE
---	---	SEWER LINE
---	---	STORM DRAIN LINE
---	---	GAS LINE
---	---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS. SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMETRIC DATA PROVIDED BY MCKENZIESYNDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

SURVEY CONTROL

BENCH MARK FWA #9007
MAG NAIL SET IN MACADAM
N 518,501.64
E 1,275,922.16
ELEVATION 378.59' (NAVD 1988)

BENCH MARK FWA #9026
MAG NAIL SET IN MACADAM
N 518,869.49
E 1,276,569.89
ELEVATION 381.77' (NAVD 1988)

BENCH MARK FWA #908
5/8" REBAR SET IN CONCRETE
N 518,341.01
E 1,275,360.16
ELEVATION 407.57' (NAVD 1988)

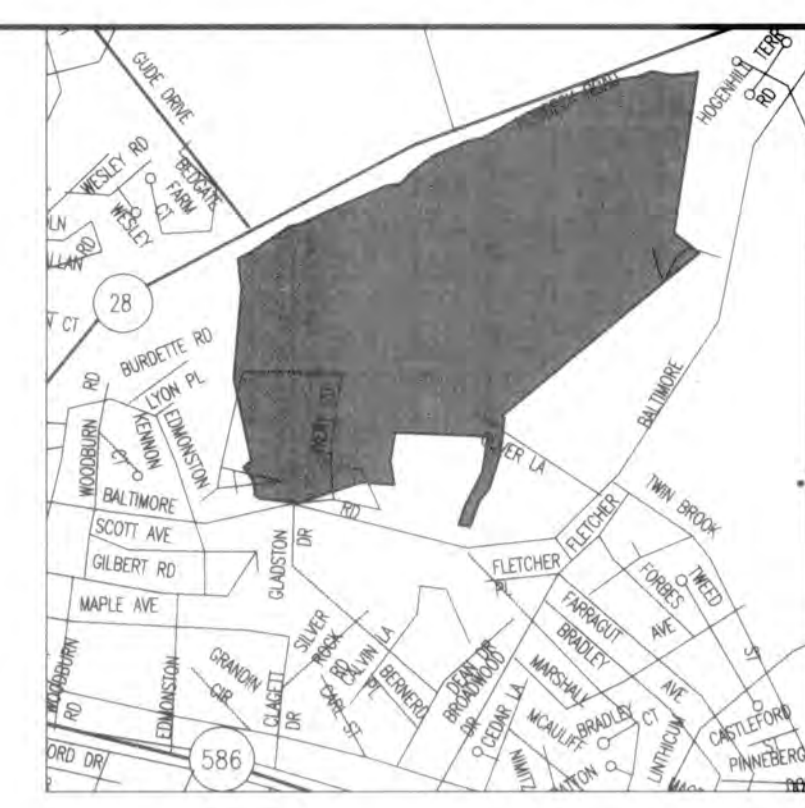
BENCH MARK FWA #909
5/8" REBAR SET IN CONCRETE
N 518,194.91
E 1,275,703.43
ELEVATION 412.00' (NAVD 1988)

PROPERTY INFORMATION

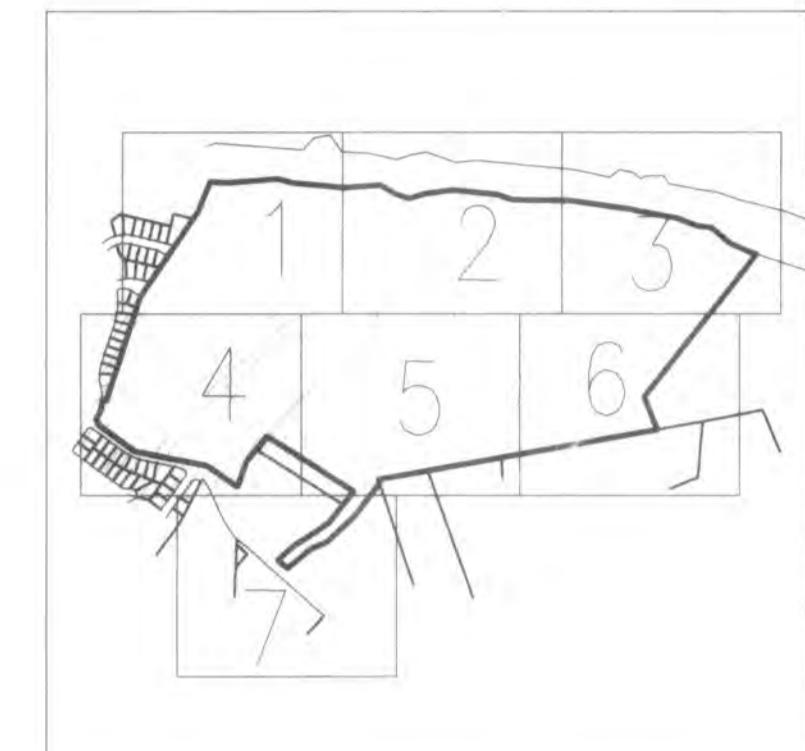
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
OWNERS ADDRESS: CITY OF ROCKVILLE
111 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850-2364
PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD,
ROCKVILLE, MARYLAND
TAX MAP: GR2, GR2, GR23 & GR3
PARCELS: P125, 204, 2273, 2830, P111, P195, P181
TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
4280/589, 2779/454, 2480/018
AREA: 156.7849 ACRES
*EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND
SHOWN HEREON AS CEMETERY PLOT.

CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
①	210.00	134.93	69.89	36°48'4"	S 16°17'54" E	132.62
②	20.00	31.42	20.00	90°00'0"	S 42°33'27" E	28.28



VICINITY MAP
1"=2000'



MATCH SHEET 5

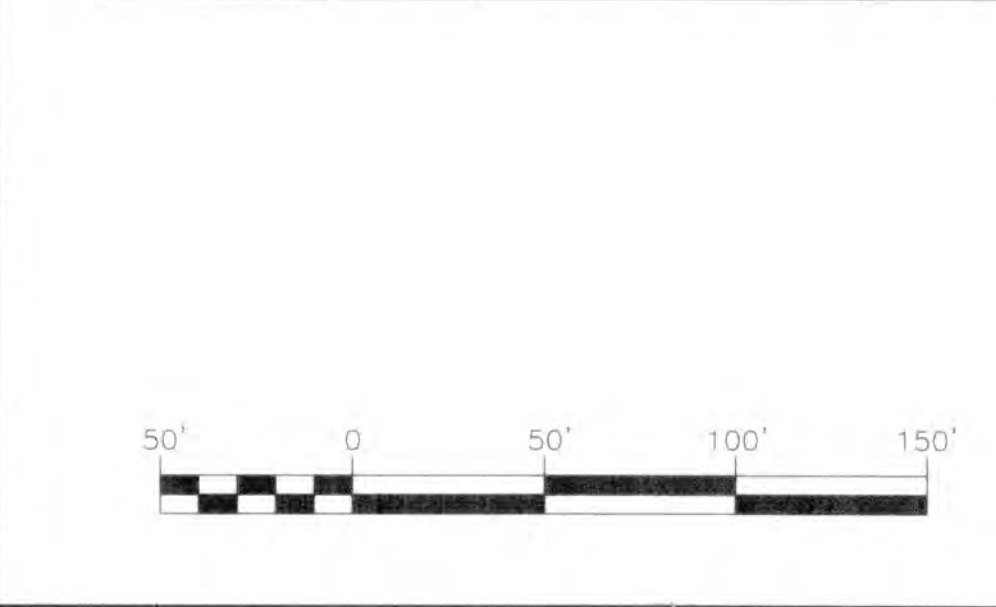


MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/02/01
JOHN V. METTEE III
PROFESSIONAL LAND SURVEYOR No. 10851 DATE



REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
SCALE: 1"=50'
CHECKED BY: T. STARK
DRAWN BY: M. TILMES
SHEET 11 OF 21
FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\CIVIC\DWG\PT_000.DWG

LEGEND			
○	LIGHTPOLE	× 305.5	SPOT ELEVATION
●	POWER POLE	○	SIGN
○	BOLLARD POST	○	MANHOLE
○	BENCH MARK	○	TREE
○	FIRE HYDRANT	○	SUBUR
—	SHRUB	—	TREE LINE
—	METAL FENCE LINE	—	WOOD FENCE LINE
—	WATERLINE	—	SEWER LINE
—	STORM DRAIN LINE	—	GAS LINE
—	UNDERGROUND ELECTRIC		

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS. SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
ICI WORLDCOM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

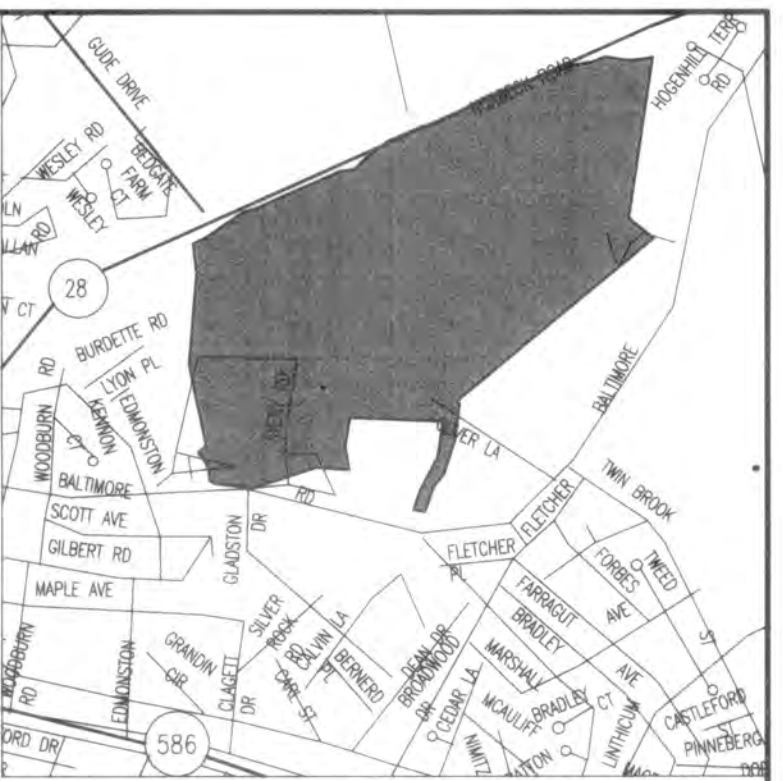
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTODIAGRAMMETRIC DATA PROVIDED BY MCKENZIESNYDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2384
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: CR52, CR52, CR53 & CR53
 PARCELS: P125, 204, P273, PR30, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2778/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



VICINITY MAP
1"=2000'



MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISED		REVISIONS	
REV#	DATE	AREA	DESCRIPTION
1	10/30/01		AREA REVISION



FREDERICK WARD & ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4



DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 12 OF 21
 FWA JOB NUMBER: 2014032.00

CIVIC

MONTGOMERY COUNTY, MARYLAND

MATCH SHEET 3



LEGEND	
○	LIGHTPOLE
○	POWER POLE
●	BOLLARD POST
●	BENCH MARK
●	FIRE HYDRANT
x	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS. SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

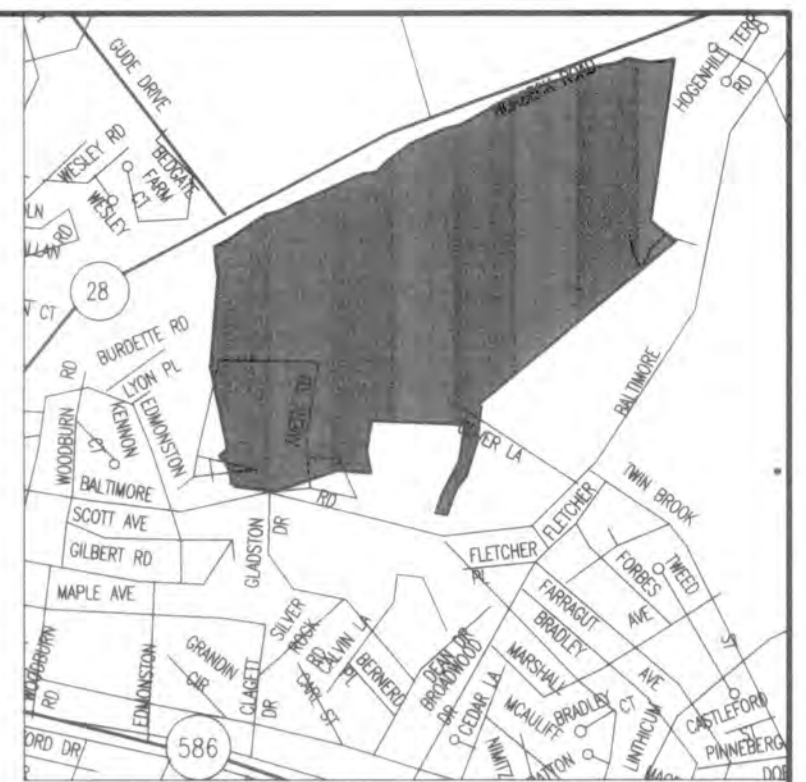
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIE/BENDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

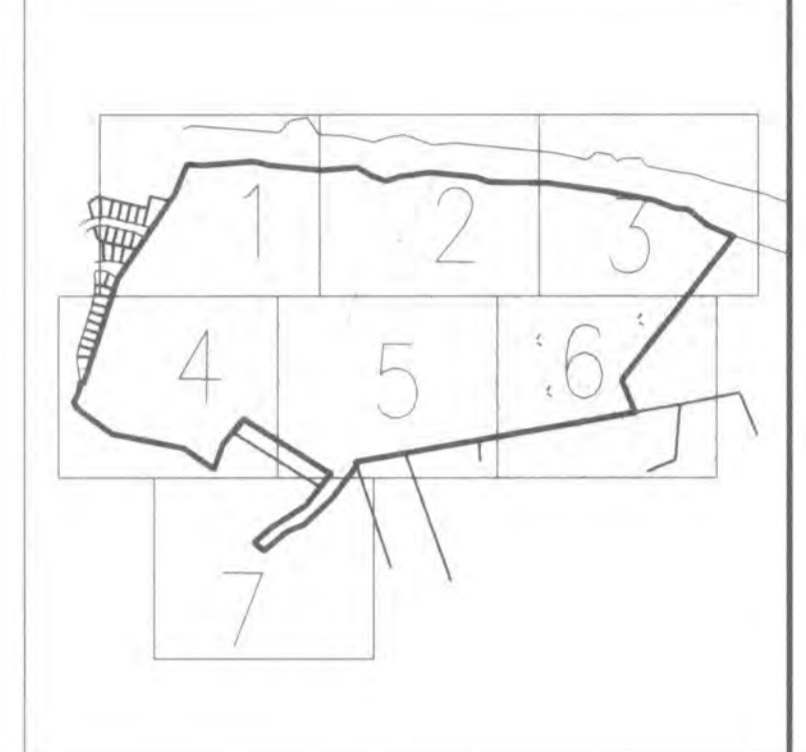
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037, 4290/589, 2779/454, 2480/018
 AREA: 156.7948 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 5



VICINITY MAP
1"=2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851



REVISIONS	
REV#	DESCRIPTION
1	10/30/01 AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES

DRAWING NO: CIVIC
 SHEET 13 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03BPT_03F.DWG

LEGEND	
○	LIGHTPOLE
⊙	POWER POLE
●	BOLLARD POST
⊕	BENCH MARK
⊕	FIRE HYDRANT
+	SPOT ELEVATION
#	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION PROVIDED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

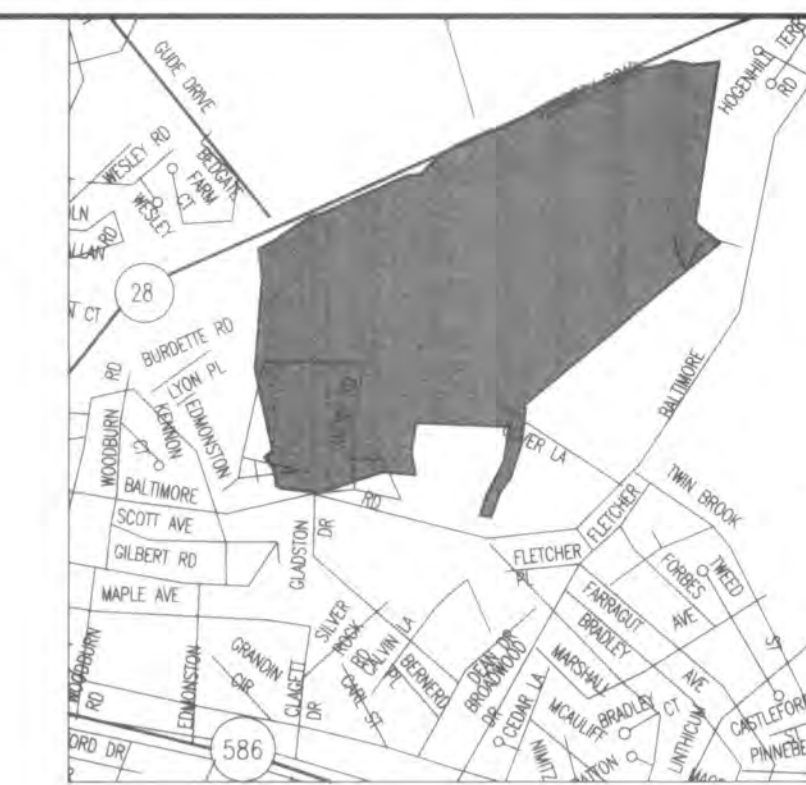
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983/1981. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED, BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIESNYDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY)

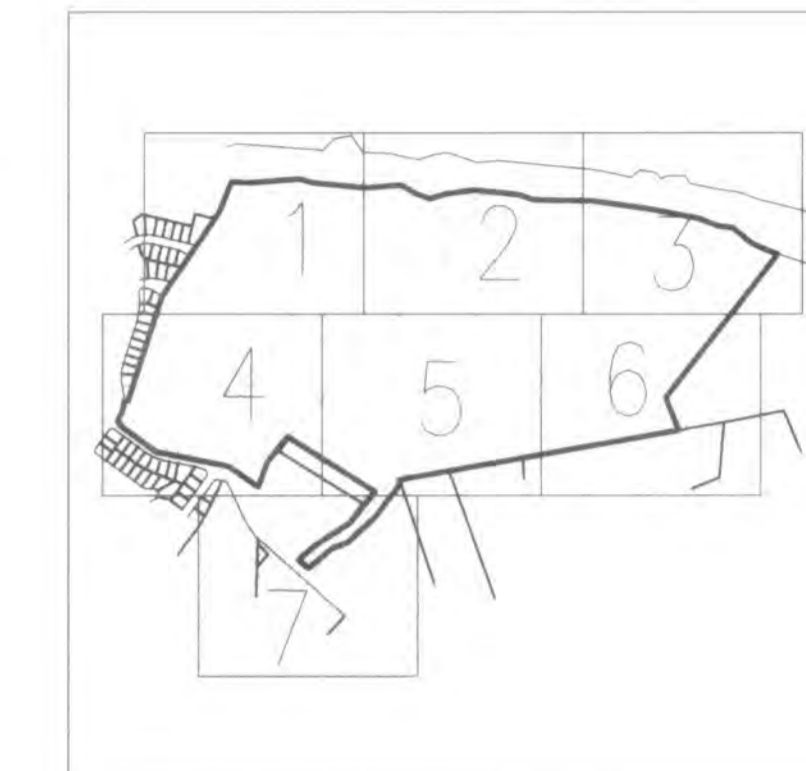
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156,748 SQUARE FEET
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 4



VICINITY MAP
1"=2000'

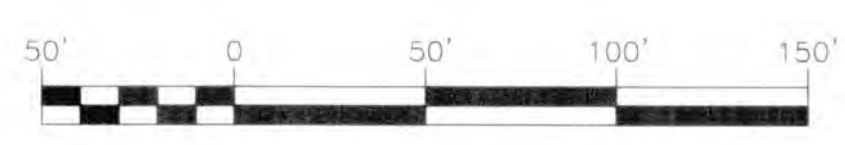


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 11/07/01
 JOHN V. METTEE IS PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 14 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03\FWS_036.DWG

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊙	BENCH MARK
⊙	FIRE HYDRANT
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF GAS CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE, COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

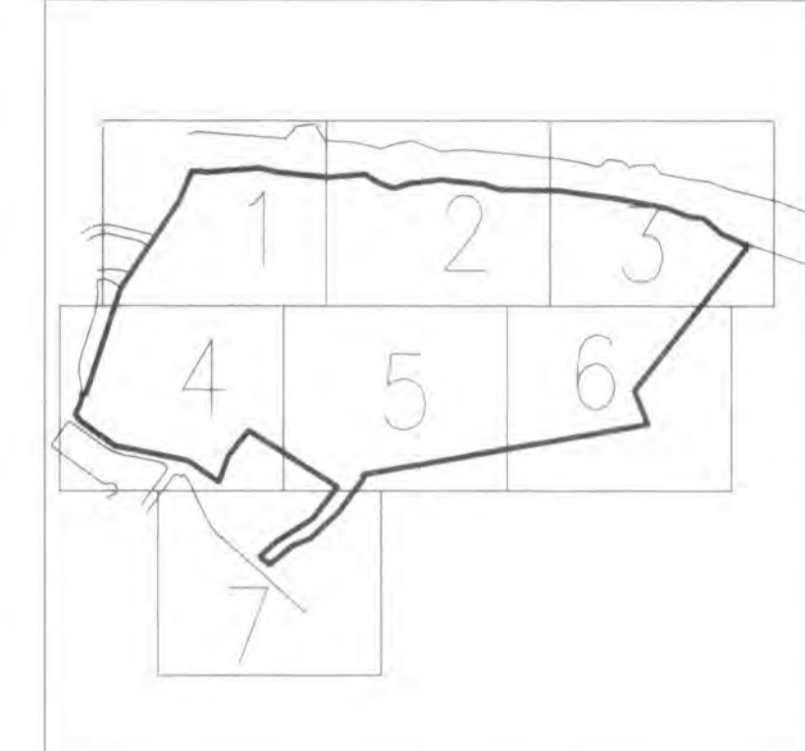
2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR52, GR53 & GR53
 PARCELS: P125, 204, P273, PR30, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/869, 2779/454, 2480/018
 AREA: 156,7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS DEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 2

MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR NO. 10851

REVISIONS	
REV#	DESCRIPTION
10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE	7/29/01	DRAWING NO.	
SCALE	1"=50'	CIVIC	
CHECKED BY	T. STARK		SHEET 15 OF 21
DRAWN BY	M. TILMES		FWA JOB NUMBER 2014032.00

M:\PROJECTS\2014\02\CIVIC\000PSP_00A.DWG

LEGEND	
○	LIGHTPOLE
○	POWER POLE
○	BOLLARD POST
●	BENCH MARK
⊕	FIRE HYDRANT
x 308.5	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MO' WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

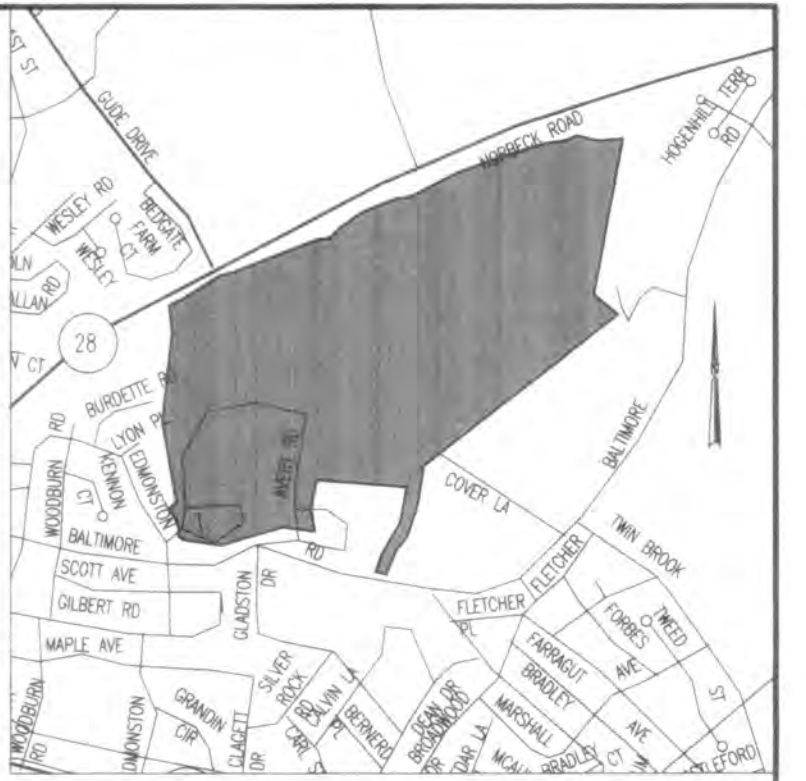
GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

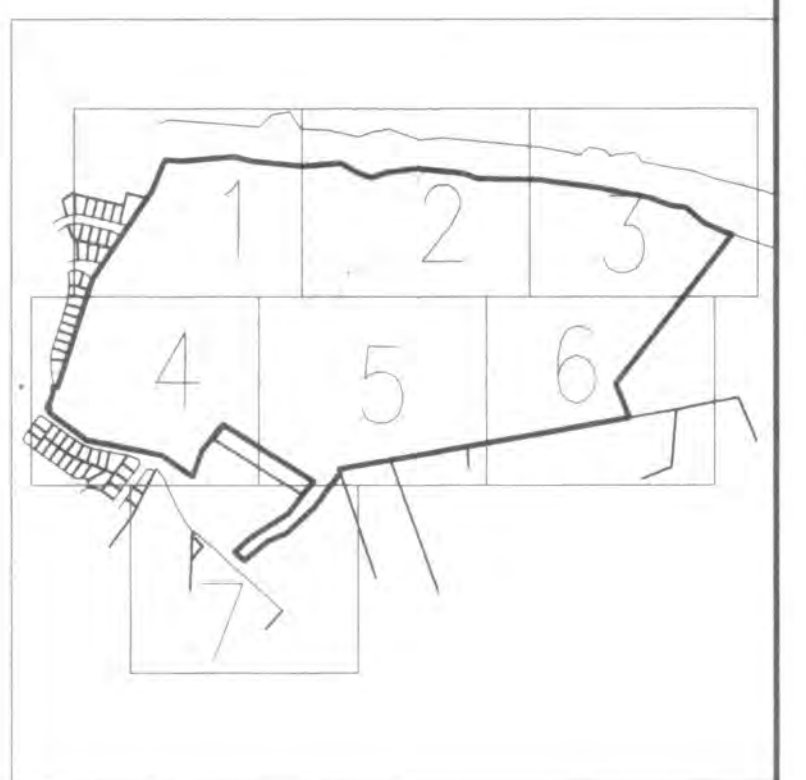
2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR92, GR93 & GR93
 PARCELS: P125, 204, P273, P830, P711, P190, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3085/037, 4280/569, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 1

MATCH SHEET 3

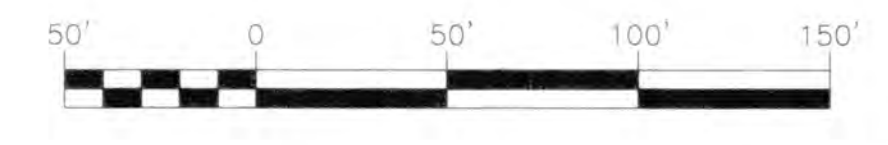
MATCH SHEET 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee II 11/07/01
 JOHN V. METTEE II DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
CIVIC
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 16 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03\PSF_03B.DWG

LEGEND			
○	LIGHTPOLE	○	SPOT ELEVATION
●	POWER POLE	○	SIGN
●	BOLLARD POST	○	MANHOLE
●	BENCH MARK	○	TREE
○	FIRE HYDRANT	○	SHRUB
—	TREE LINE	—	METAL FENCE LINE
—	WOOD FENCE LINE	—	WATERLINE
—	SEWER LINE	—	GAS LINE
—	STORM DRAIN LINE	—	UNDERGROUND ELECTRIC

UTILITY NOTES

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLD/COM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

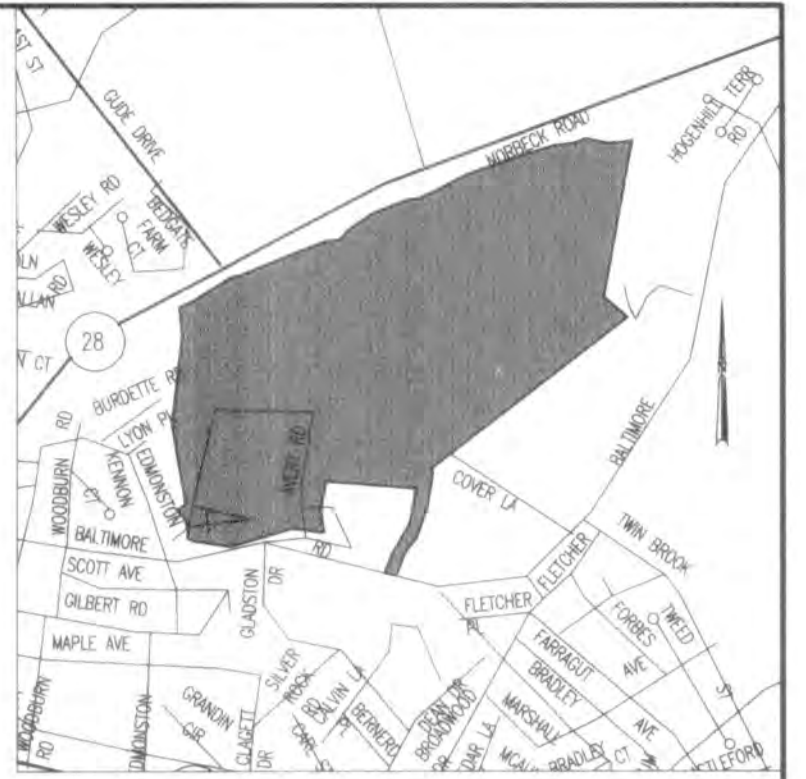
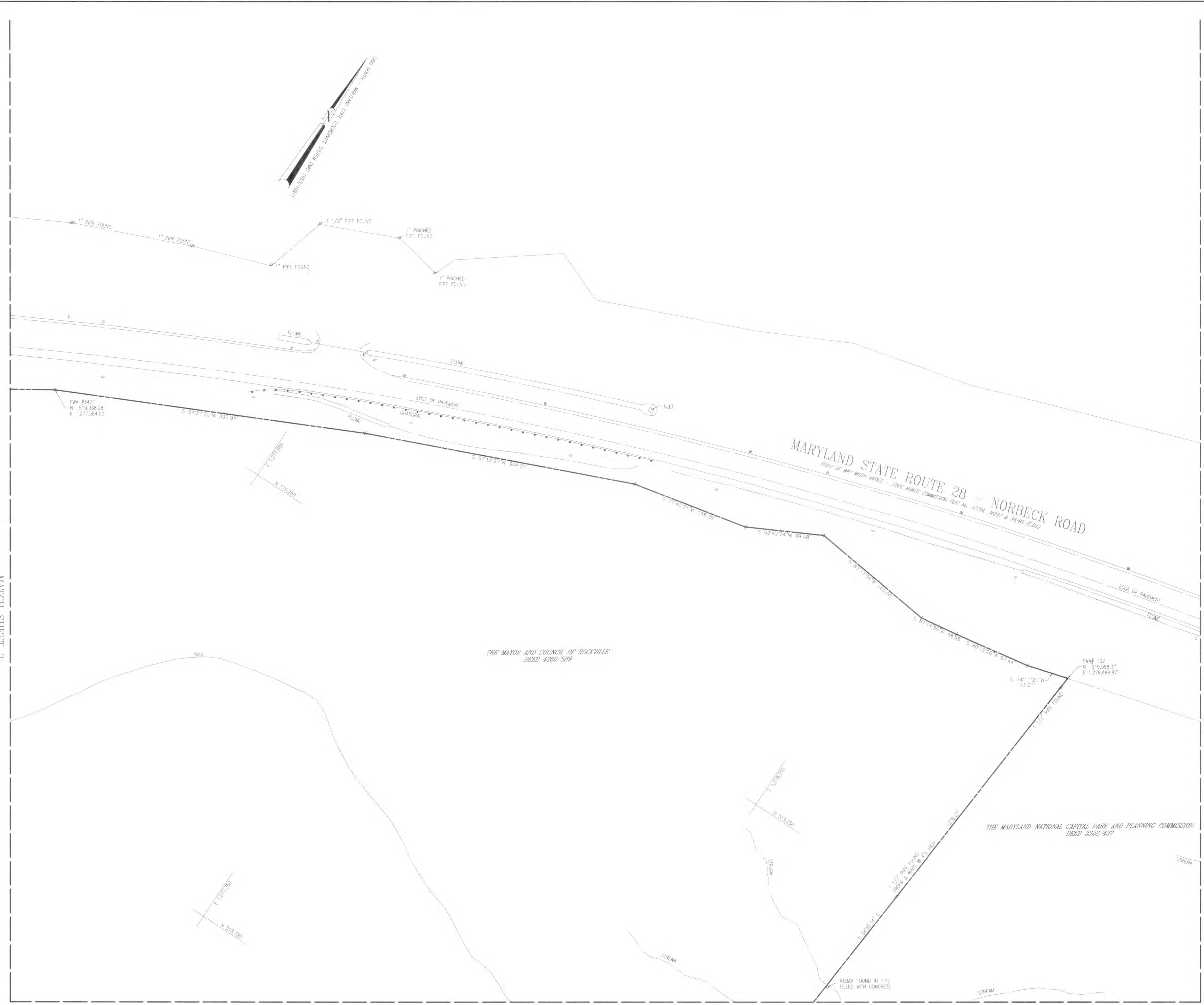
GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

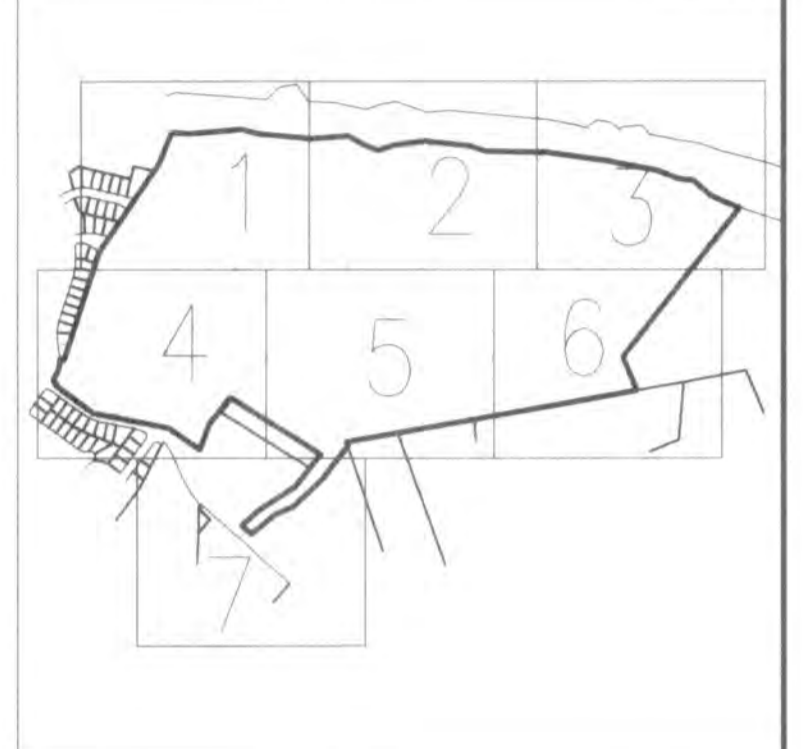
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PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: D952, G962, G953 & G963
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



M:\PROJECTS\2014032\SURV\03PSP.DWG



REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6228
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

STATE OF MARYLAND PROFESSIONAL LAND SURVEYOR
 JOHN V. METTEE II
 DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 17 OF 21
 FWA JOB NUMBER: 2014032.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee II 11/01/01
 JOHN V. METTEE II DATE
 PROFESSIONAL LAND SURVEYOR No. 10651

LEGEND

○	LIGHTPOLE	x 306.5	SPOT ELEVATION
—	POWER POLE	○	MANHOLE
—	BOLLARD POST	○	TREE
—	BENCH MARK	○	SHRUB
—	FIRE HYDRANT	○	TREE LINE
—		—	METAL FENCE LINE
—		—	WOOD FENCE LINE
—		—	WATERLINE
—		—	SEWER LINE
—		—	STORM DRAIN LINE
—		—	GAS LINE
—		—	UNDERGROUND ELECTRIC

UTILITY NOTES

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MDI WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

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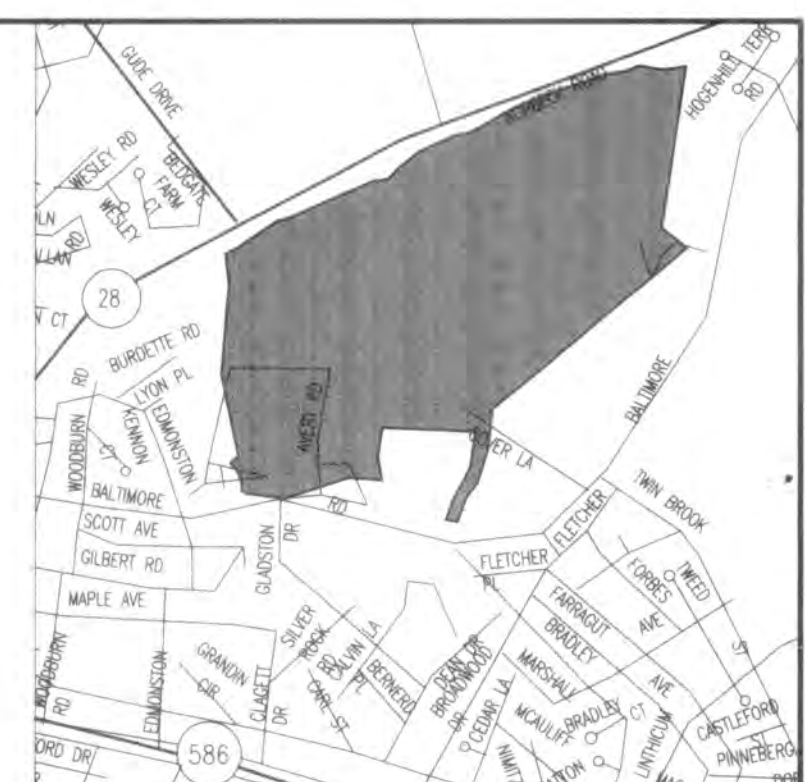
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR63 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7849 ACRES
 *ENCLOSING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

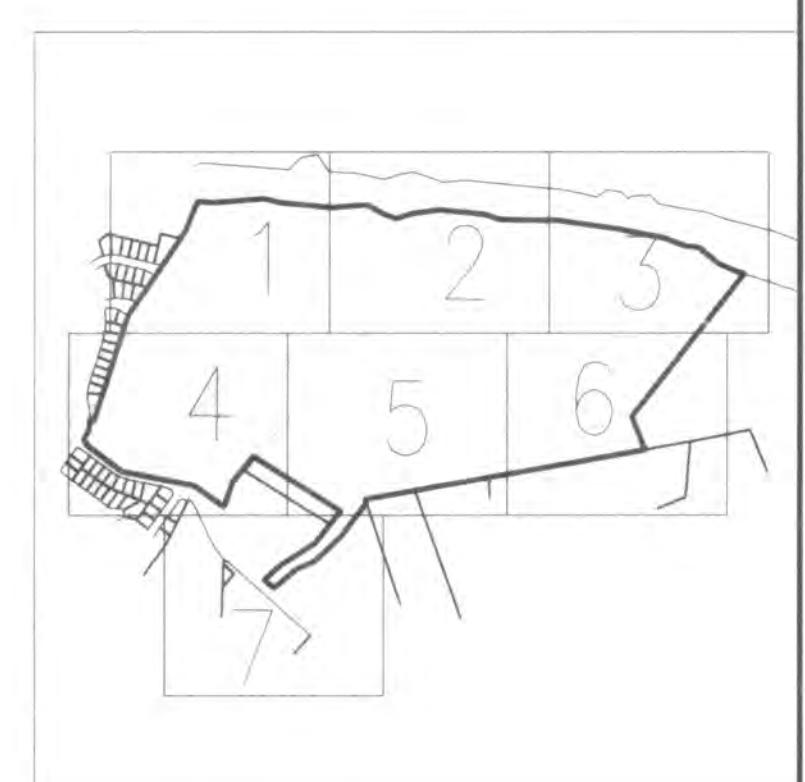
CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
1	210.00	134.93	69.89	36°48'54"	S 16°17'54" E	132.62
2	20.00	31.42	20.00	90°00'00"	S 42°33'27" E	28.28

MATCH SHEET 1



VICINITY MAP
1"=2000'



MATCH SHEET 5

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John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS

REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 18 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SRV\03PSP_03D.DWG

LEGEND	
○	LIGHTPOLE
○	POWER POLE
●	BOLLARD POST
●	BENCH MARK
○	FIRE HYDRANT
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
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---	GAS LINE
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UTILITY NOTES

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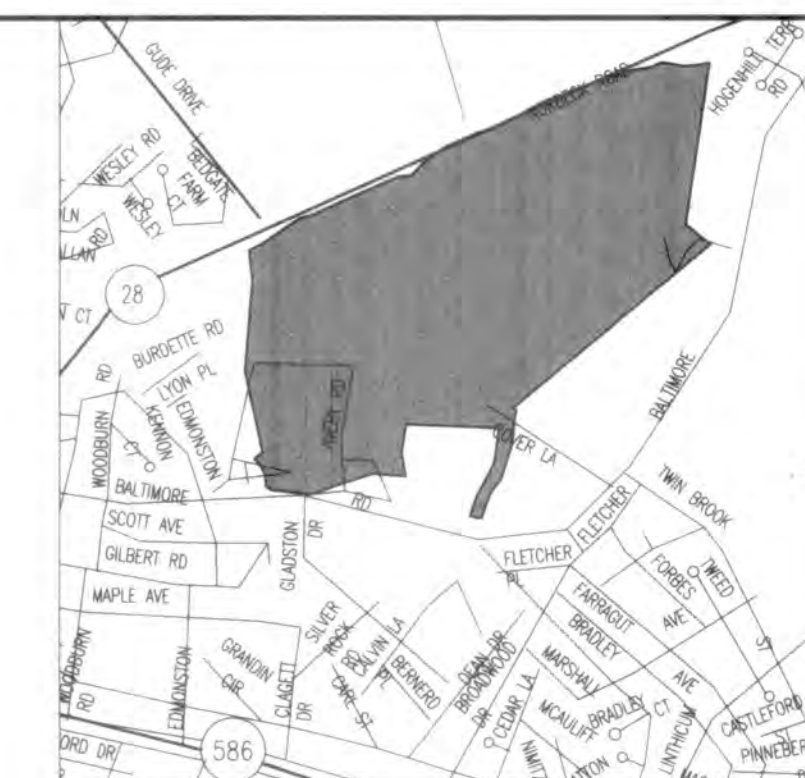
THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

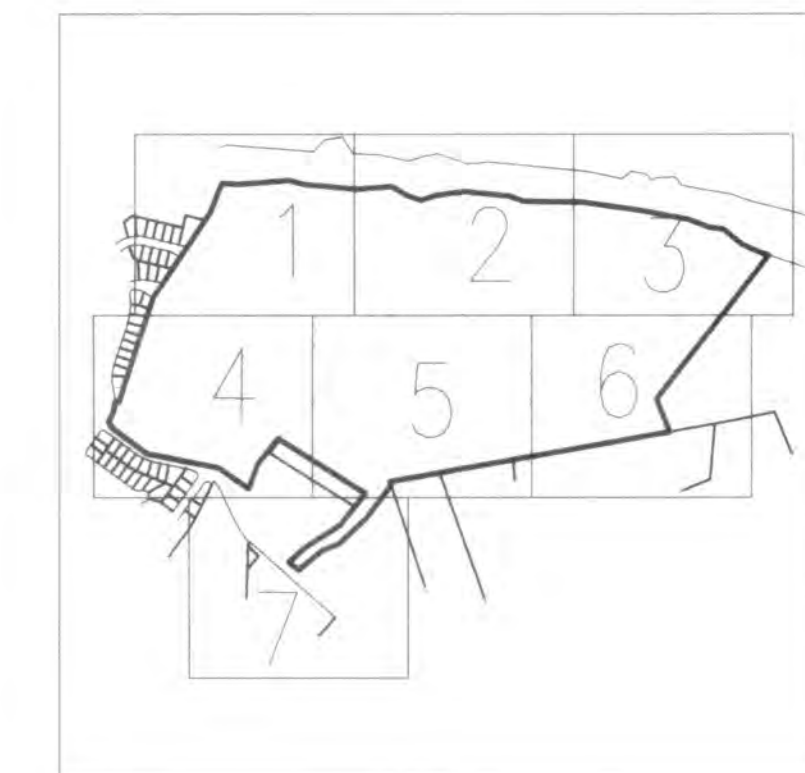
GENERAL NOTES

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MATCH SHEET 2



VICINITY MAP
1"=2000'



PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: G852, G853 & G854
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037,
 4280/586, 2779/454, 2480/018
 AREA: 156,748 SQR FT.
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 6

MATCH SHEET 4

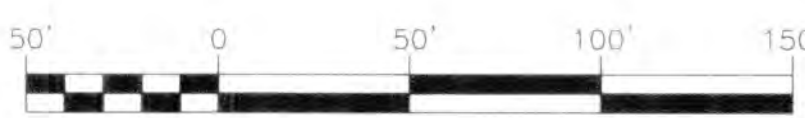
MATCH SHEET 7

SURVEYOR'S CERTIFICATE

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John V. Mettee 11/07/01
 JOHN V. METTEE, II
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4
 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 19 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\09\SP_08E.DWG

MATCH SHEET 3

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	TREE HYDRANT
⊗	SPOT ELEVATION
⊘	SSA
⊙	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
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UTILITY NOTES

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BELL ATLANTIC	NO RESPONSE
MCT WORLDCOM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

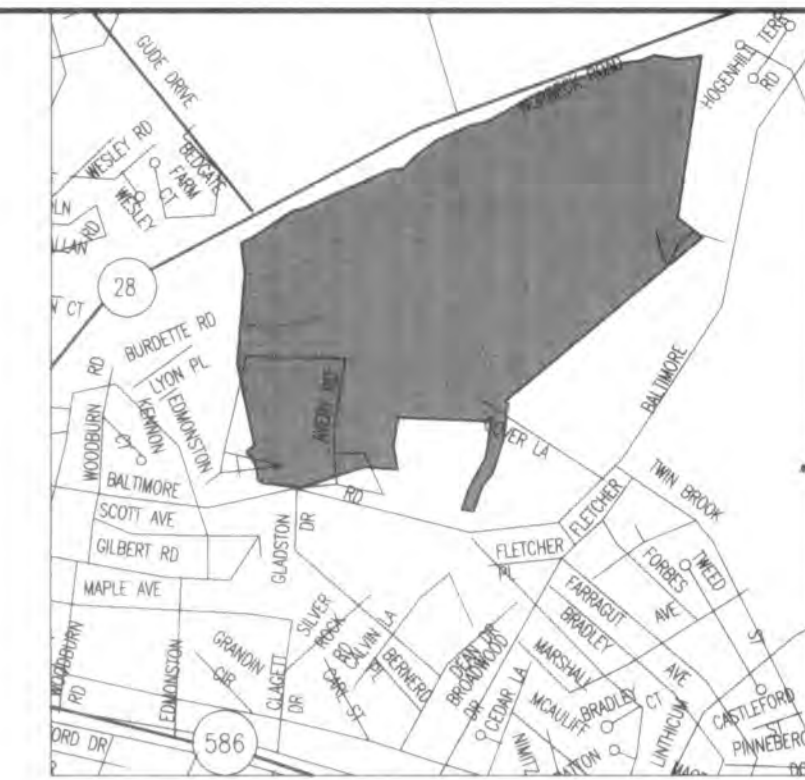
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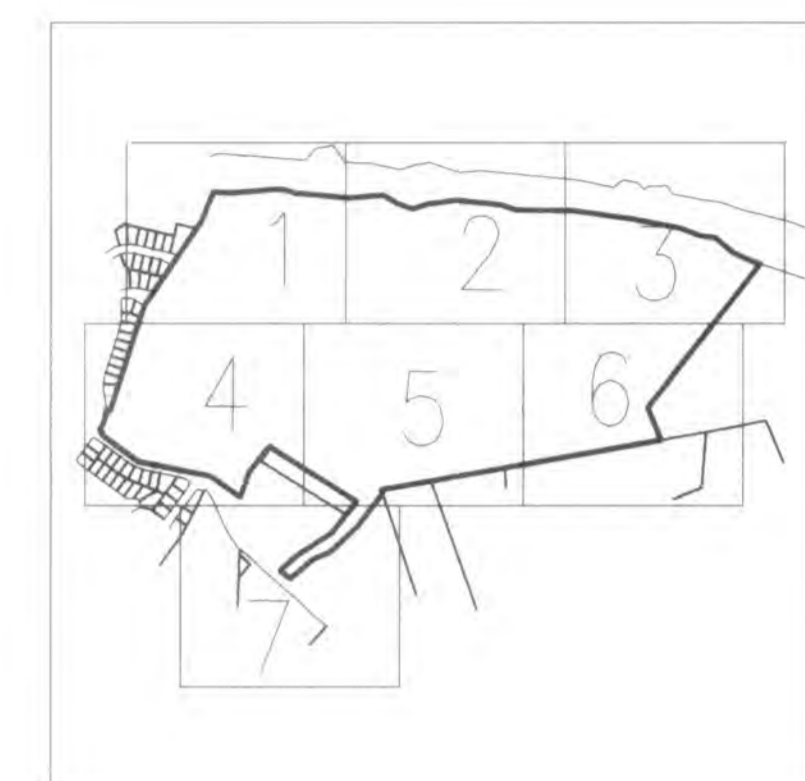
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PROPERTY INFORMATION

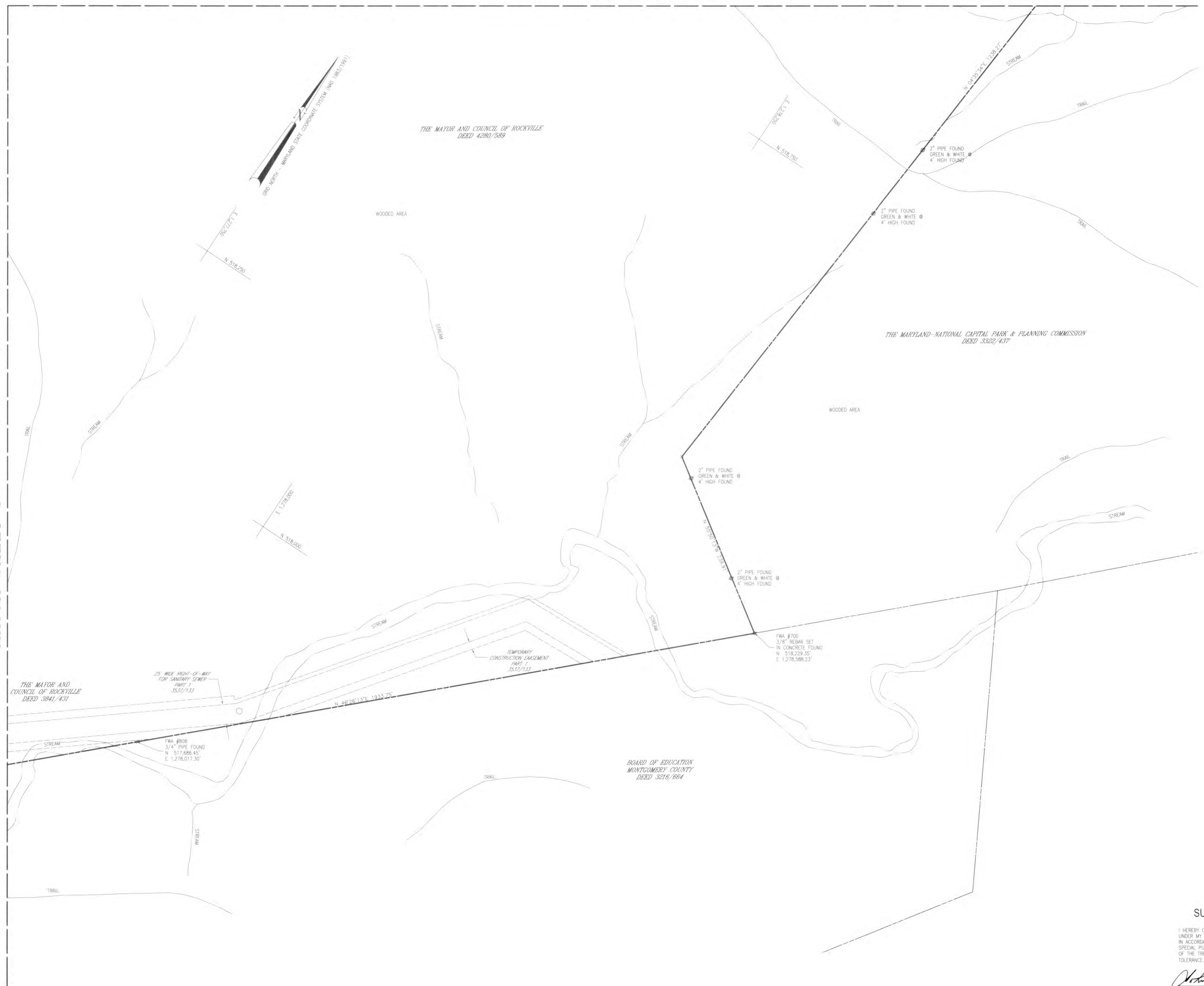
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: CR52, CR62, CR63 & CR65
 PARCELS: P129, P204, P271, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 5



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee III 4/27/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10881



REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 20 OF 21
 FWA JOB NUMBER 2014032.00

M:\PROJECTS\2014032\SURV\030PSP_03P.DWG

MATCH SHEET 4

LEGEND

○ LIGHTPOLE	x 305.5	SPOT ELEVATION
○ POWER POLE	○	MANHOLE
● BOLLARD POST	○	TREE
○ BENCH MARK	○	SHRUB
○ FIRE HYDRANT	○	TREE LINE
—	—	METAL FENCE LINE
—	—	WOOD FENCE LINE
—	—	WATERLINE
—	—	SEWER LINE
—	—	STORM DRAIN LINE
—	—	GAS LINE
—	—	UNDERGROUND ELECTRIC

UTILITY NOTES

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

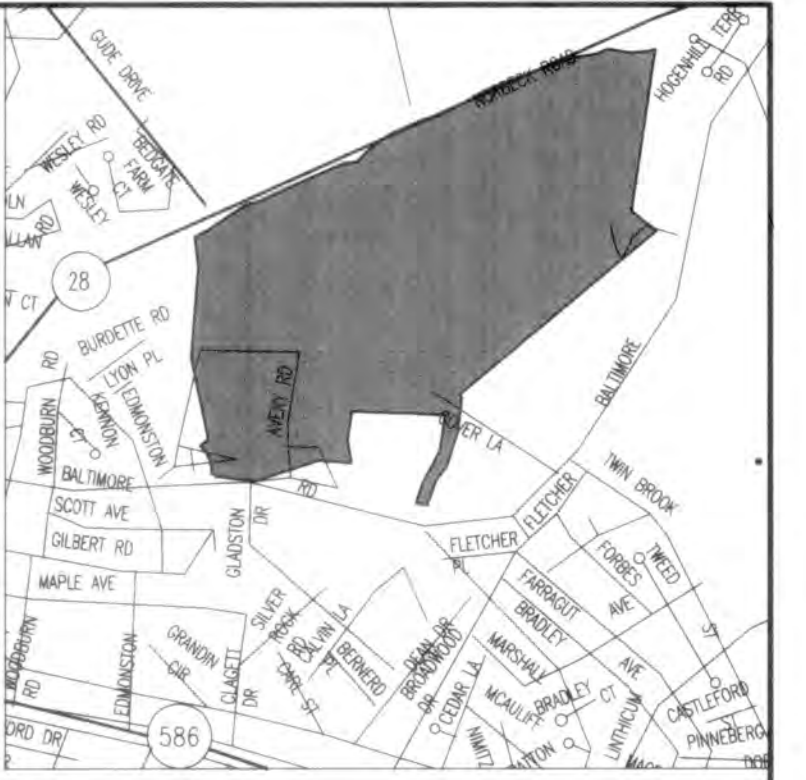
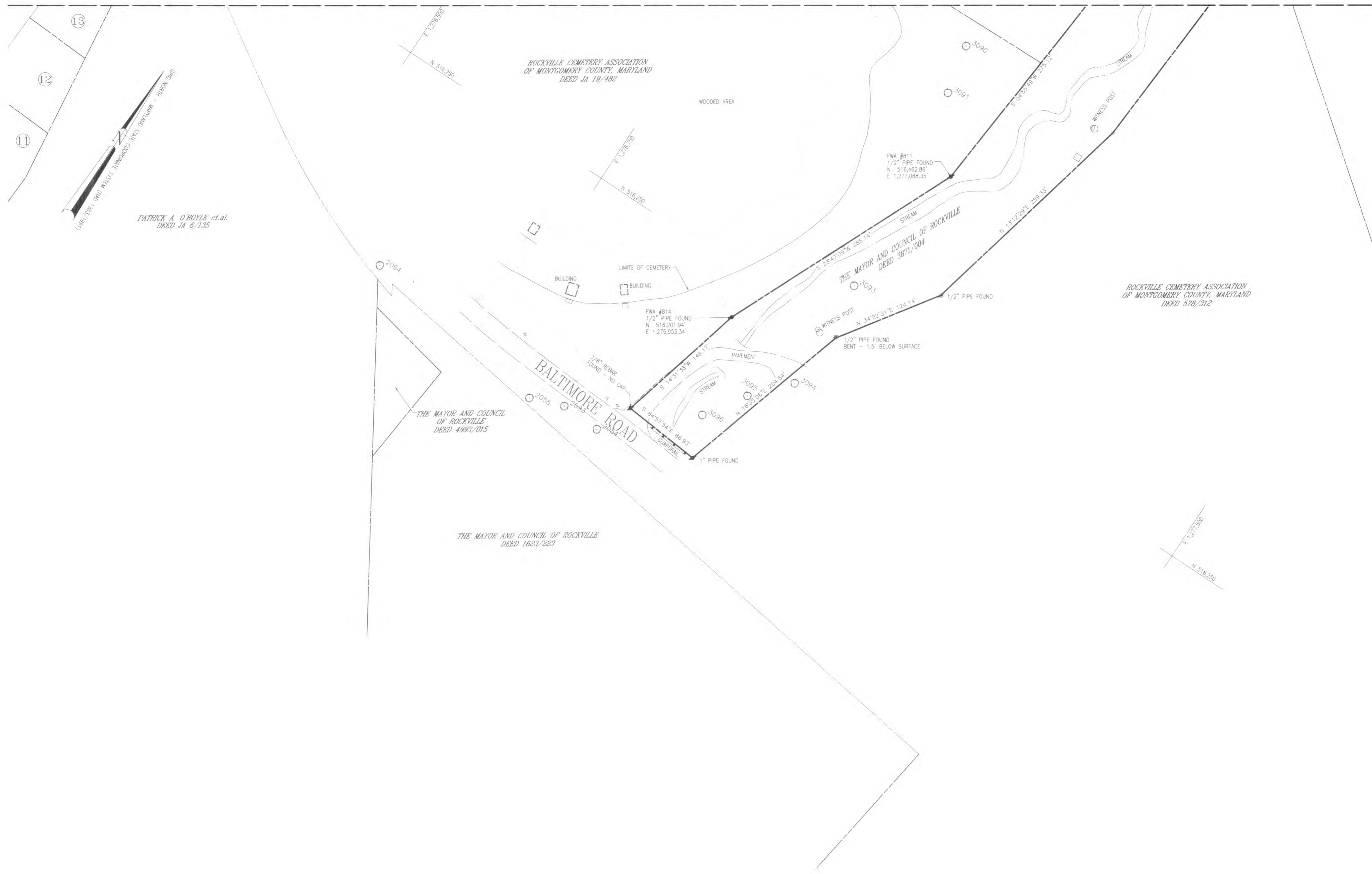
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLD.COM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD.COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

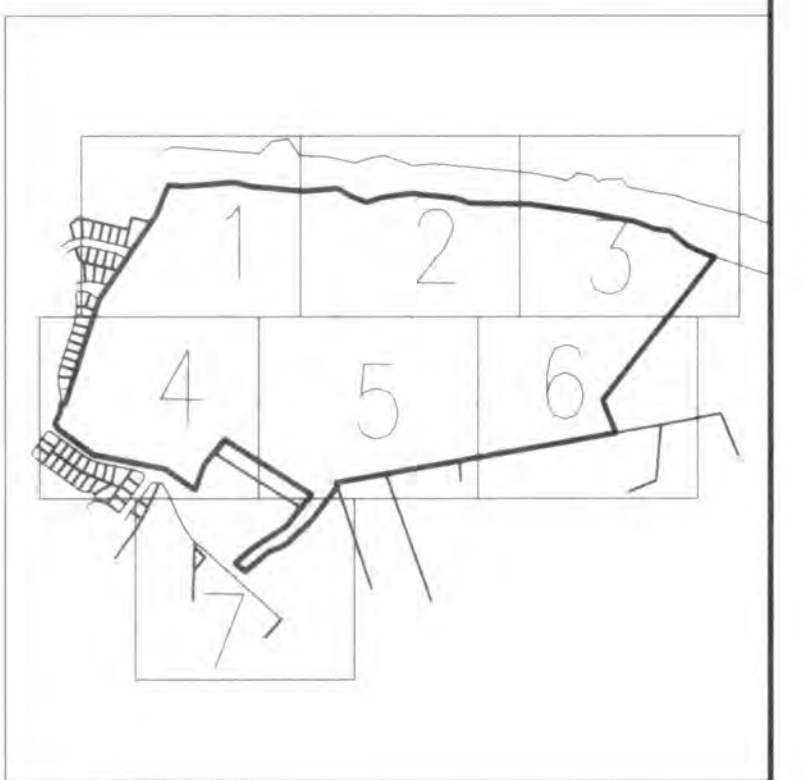
- 1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.
- 2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR63 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/517, 2590/568, 3871/004, 3095/037, 4380/389, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA	REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettes III 11/07/01
 JOHN V. METTES III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 DRAWING NO: CIVIC
 SHEET 21 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03\PSF_03G.DWG







From: [REDACTED]
To: [History](#)
Cc: [Sheila Bashiri](#); [REDACTED]
Subject: Public Comment: Application 2026-354-COA (Glenview Mansion Boxwood Replacement)
Date: Tuesday, June 9, 2026 10:19:17 AM

WARNING - External email. Exercise caution.

Dear Members of the Historic District Commission and Ms. Bashiri,

I am writing as a Rockville resident to provide public comment regarding Application 2026-354-COA, which requests a Certificate of Approval to remove the declining boxwood feature at the front of the Glenview Mansion and replace it with tall fescue blend sod.

While I support the Department of Community Planning and Development Services' decision to remove the struggling boxwoods, I would like to urge the Commission to consider an alternative to standard turf grass: replacing the feature with a managed, historically appropriate native wildflower garden.

A native wildflower installation would offer several distinct advantages for the Glenview Mansion grounds:

Ecological Stewardship: Rather than a high-maintenance lawn, a native plant bed would actively support local pollinators, birds, and beneficial insects, aligning Rockville's historic preservation with modern environmental sustainability.

Resilience and Maintenance: Native perennials are highly adapted to our local climate. Once established, they require significantly less water, minimal mowing, and fewer chemical interventions than standard tall fescue sod, offering a sustainable solution to the "declining" issues faced by the boxwoods.

Aesthetic and Historic Value: A thoughtfully curated selection of native Maryland flora can provide beautiful, seasonal color shifts that complement the estate's grand architecture far better than a flat patch of lawn grass, honoring the mansion's legacy as a vibrant community centerpiece.

Thank you for your time, your hard work in maintaining our city's historic assets, and your consideration of this sustainable alternative.

Sincerely,

Garret Conover and Stacy Conover
800 Burdette Rd.
Rockville, MD



**Historic District Commission
Staff Report: Certificate of Approval
2026-358-COA | 603 Edmonston Drive**

MEETING DATE: June 18, 2026

REPORT DATE: June 11, 2026

FROM: Andrew Reitelbach
Principal Planner
areitelbach@rockvillemd.gov

APPLICATION: Certificate of Approval to plant 17 American Hollies and 13 Redbuds as a landscaping screen dividing the front mall of the Glenview Mansion from the picnic area of Civic Center Park.

APPLICANT: City of Rockville Recreation and Parks Department,
c/o Jessica Corazza, City Horticulturist
6 Taft Court, Rockville, MD 20850

OWNER: Mayor and Council of Rockville
111 Maryland Avenue, Rockville, MD 20850

FILING DATE: May 15, 2026

RECOMMENDATION: Finding that the proposal to plant 17 American Hollies and 13 Redbuds as a landscaping screen meets the *Secretary of the Interior's Standards for Rehabilitation #2* and *Technical Guide for Alterations #7: Landscaping and Trees*, staff recommends approval.

SITE DESCRIPTION

Location	603 Edmonston Drive, Glenview Mansion and Civic Center Park
Land Use Designation	Public Park
Historic District	Glenview at Rockville Civic Center
Zoning District	Park
Existing Use	Civic Center Park
Parcel Area	65 acres
Subdivision	N/A
Building Floor Area	N/A
Dwelling Units	N/A



Figure 1: Aerial View of Property

HISTORIC SIGNIFICANCE

The Glenview Farm (now Rockville Civic Center) is a 65-acre complex centered on an imposing, pillared Neo-Classical 1926 mansion that incorporates the remnants of the 1838 home known as “Glenview.” In the 19th century this property was constructed by and associated with the Hon. Richard Johns Bowie, whose illustrious career included service in the Maryland State Legislature and Judiciary and the U.S. Congress. His political career spanned four decades. Mrs. Catherine Bowie managed the estate for ten years following the Judge’s passing in 1881.

In 1926 the house was expanded and rebuilt to its present five-part classical composition as the focus of the country estate owned by the socially prominent Irene and J. Alexander Lyon family of Washington D.C. Since 1957 the house and grounds have been owned by the City of Rockville, and are used for varied civic, cultural and social events. The extensive landscaped grounds and gardens surrounding the house include a cottage doll house, a 500-seat theater, a nature center, and maintenance facilities.

The use of this extensive property as a summer residence and gentleman's farm is consistent with the lifestyle of elite Washingtonians in the early 20th century. The property is significant for its association with Rockville's Early 20th Century Estate Era. The popularity of the Classical Revival style represents an interest in American cultural identity as reflected in Colonial-era architecture but tempered by the standards of gracious living and expression of status for the American elite during a period of tremendous economic growth. The landscape design of the grounds and gardens are also significant as an expression of the rustic juxtaposed with the formal. The groupings of trees by species around the open lawn create a naturalistic effect that characterized early 20th century landscape design, while the terracing and geometric parterres reflect an ordered arrangement imposed on a natural environment, associated with Colonial-era estates and the desire to dominate nature.

Today, the Rockville Civic Center is the City's premier recreation center, with five public facilities, a yearly schedule of cultural and recreational events, and with trails through forests and field. The core of the property is the Glenview Mansion and Cottage, which is a Rockville Local Historic District and is listed in the National Register of Historic Places as an excellent example of an early 20th century Country Estate.

A child's playhouse, known as "The Cottage," sits along the east side of the front lawn. The City also owns a significant amount of forested acreage, with a part of the Rock Creek stream valley system running through. Mid-20th century residential neighborhoods predominate in this part of the City, and the Rockville Civic Center also serves as the local neighborhood park.

DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant, which is the City's Recreation and Parks Department, proposes the planting of a new landscaping screen to divide the existing picnic area and playground at Civic Center Park from the grass mall in front of the Glenview Mansion. This landscaping screen will consist of approximately two rows of new trees, including 17 American Hollies and 13 Forest Pansy Redbuds, as shown in Figure 2. The playground and picnic area are existing, and no new construction is proposed with this project. The new trees will be in line with existing vegetation

and will be at the eastern edge of the grass mall, ensuring that the mall, and associated view lines to and from the mansion, will not be affected by the new landscaping.



Figure 2: Aerial View Depicting Location of Proposed New Landscaping Screen

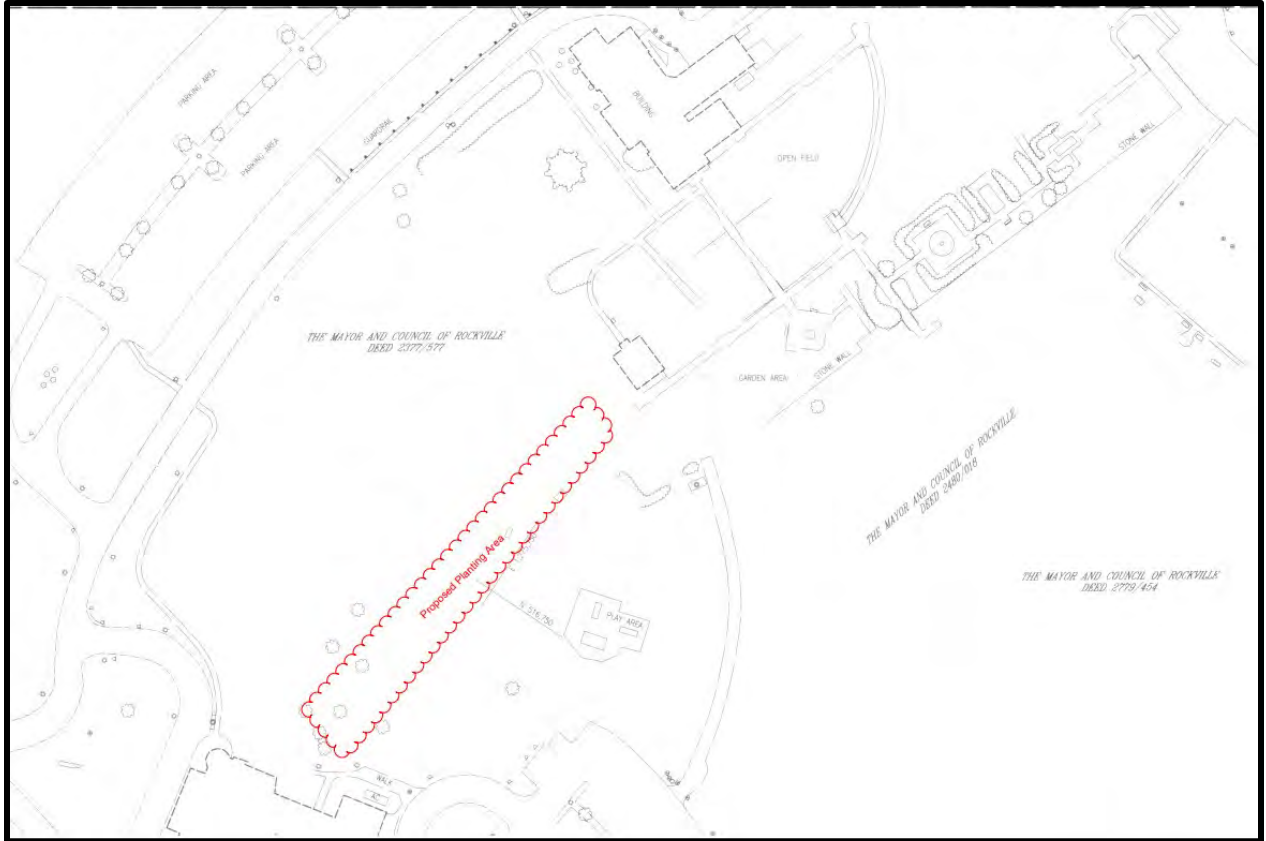


Figure 3: Plan View of New Landscaping Screen in Relation to Existing Features



Figure 4: View of Front Mall with South Elevation of Glenview Mansion (center left) and Picnic Area to be Screened (center right)

ANALYSIS AND FINDINGS

The Secretary of the Interior's Standards for Rehabilitation Standard #2 states that "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." Nothing is proposed for removal with this project. However, the grounds of the mansion and park will be altered by the planting of 30 new trees. These new trees are not expected to alter the spatial relationships of the property but will instead reinforce the historic character of it by providing a more robust vegetative screen between the mansion's historic front mall and the playground and picnic area to the east. As Figure 4 shows, standing on the front mall provides views of both the historic mansion to the left and the picnic area to the right. The new landscaping screen will buffer views of the picnic area from the mall, separating the historic area from the modern amenities found in the picnic and playground area.

The City's adopted Technical Guidelines for Exterior Alterations includes a section (Section #7) on Trees and Landscaping. This chapter identifies trees as an important part of the historic landscape, the alteration of which could change the character of the site. It is not expected that the planting of these new trees would significantly alter the character of the site. The trees are proposed to be planted among several existing tree clusters on the east side of the front mall, so sightlines to and from the mansion would not be affected. In addition, the new trees are

approximately clustered together in two rows – one row for each species. This grouping of each species reflects the landscape design identified in the property’s National Register nomination form, which suggests that single species were planted in groups with the intention to create a specific visual effect. The positions of these trees would help to continue that effect. The Technical Guidelines also stress the importance of planting native species when landscaping is added or replaced. Both species of tree proposed are native to the Rockville area and contribute to the environmental sustainability of the property.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date. Notification letters were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 603 Edmonston Drive (Glenview Mansion) meets the *Secretary of the Interior’s Standards for Rehabilitation #2*, and *Technical Guide for Exterior Alterations #7 Landscaping and Trees*, the proposal to plant 17 American Hollies and 13 Redbuds as a landscaping screen, staff recommends approval.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Secretary of the Interior’s Standards for Rehabilitation
- D. Application

EXHIBIT A – AERIAL MAP

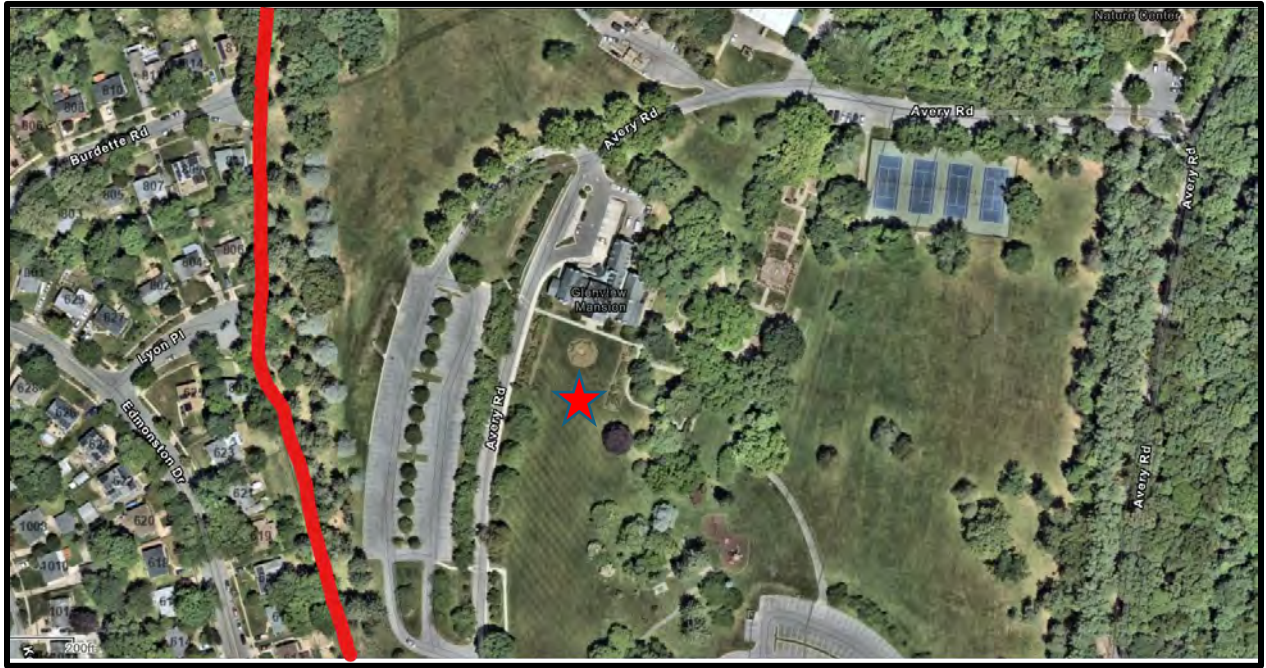


Figure 5: Aerial View of Glenview Mansion and Grounds, showing western property line

EXHIBIT B – ZONING MAP

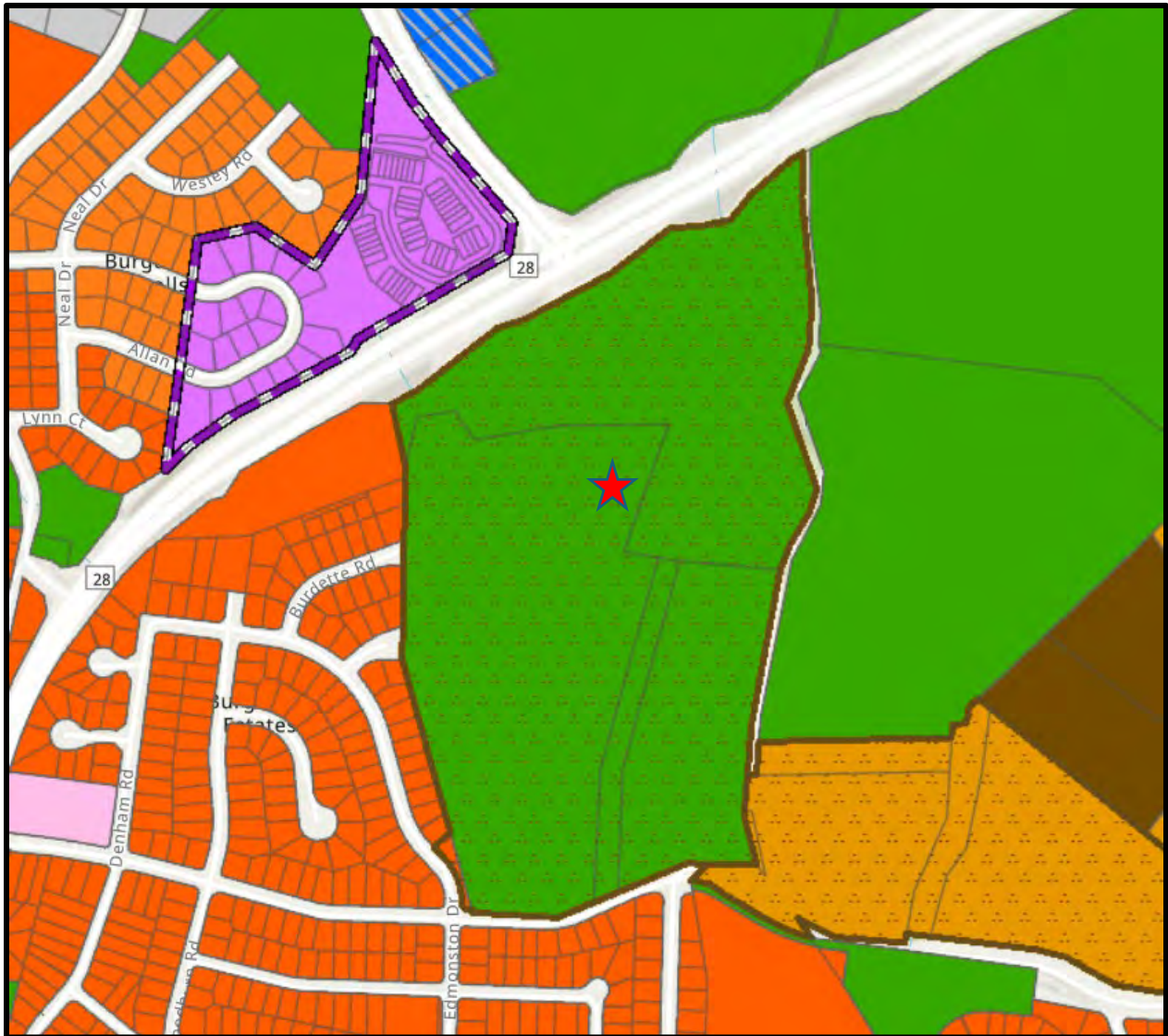


Figure 6: Glenview Mansion and Civic Center Park Property - PARK Zone



EXHIBIT C: 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.



Rockville

Submitted by:
Jessica Corazza

HDC - Certificate of Approval and Courtesy Review

Online Request #: 3230422

Project #: 2026-358-COA

Location: **603 EDMONSTON DR**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Jessica** Last Name: **Corazza** Suffix:

Business Name: **City of Rockville**

Mailing Address: **6 Taft Court**

City: **Rockville** State: **MD** Zip: **20850**

Property Owner's Contact Information

Title: First Name: **Mayor & Council** Last Name: **of Rockville** Suffix:

Business Name: **City of Rockville**

Mailing Address: **111 Maryland Ave**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature *

Jessica Corazza

Project Description *

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

Proposal to plant 17 American Hollies and 13 Redbuds as a landscaping screen dividing the front mall from the picnic area.



You can complete this application and view updates online at [MGO Connect](#)

Work Description

Secretary of Interior's Standard #

Technical Guide for Alterations #

Scope of Work: Landscaping

Other Scope of Work

INSPECTION OF THE PROPERTY * True

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 * True

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 * True

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

PUBLIC NOTICE SIGN * True

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.



You can complete this application and view updates online at [MGO Connect](#)

Type of Application

Certificate of Approval

Documents Uploaded

The following documents are attached to the Application.

Landscaping Plan

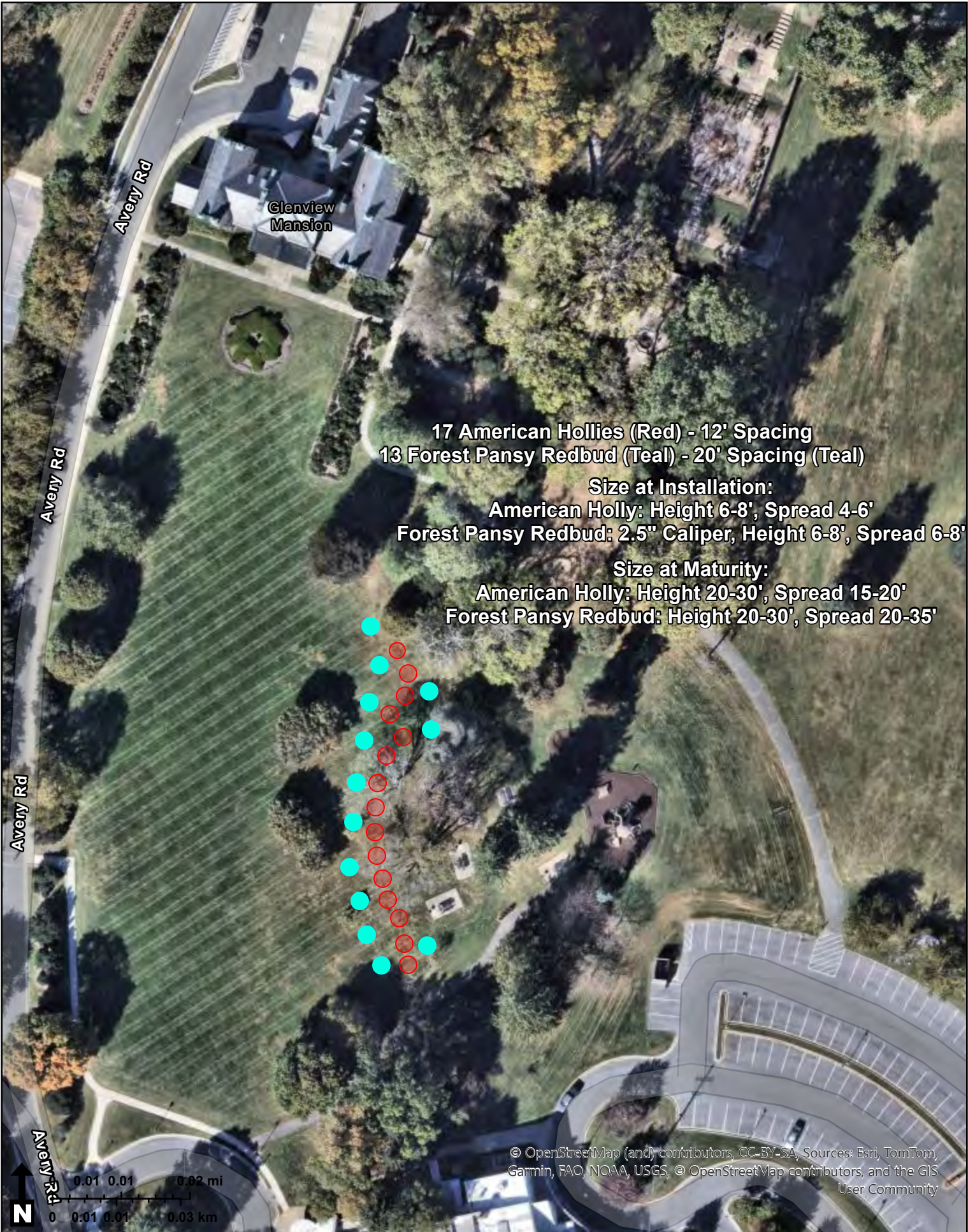
**glenview mansion tree screen proposal
landscape plan.pdf**

Site Plan

civic center plans with proposed screen.pdf



You can complete this application and view updates online at [MGO Connect](#)



Glenview Mansion

Avery Rd

Avery Rd

Avery Rd

Avery Rd

17 American Hollies (Red) - 12' Spacing
13 Forest Pansy Redbud (Teal) - 20' Spacing (Teal)

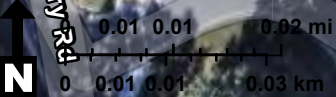
Size at Installation:

American Holly: Height 6-8', Spread 4-6'
Forest Pansy Redbud: 2.5" Caliper, Height 6-8', Spread 6-8'

Size at Maturity:

American Holly: Height 20-30', Spread 15-20'
Forest Pansy Redbud: Height 20-30', Spread 20-35'

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LEGEND	
○	LIGHT POLE
●	POWER POLE
○	BOLLARD POST
●	BENCH MARK
○	FIRE HYDRANT
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
○	METAL FENCE LINE
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○	WATERLINE
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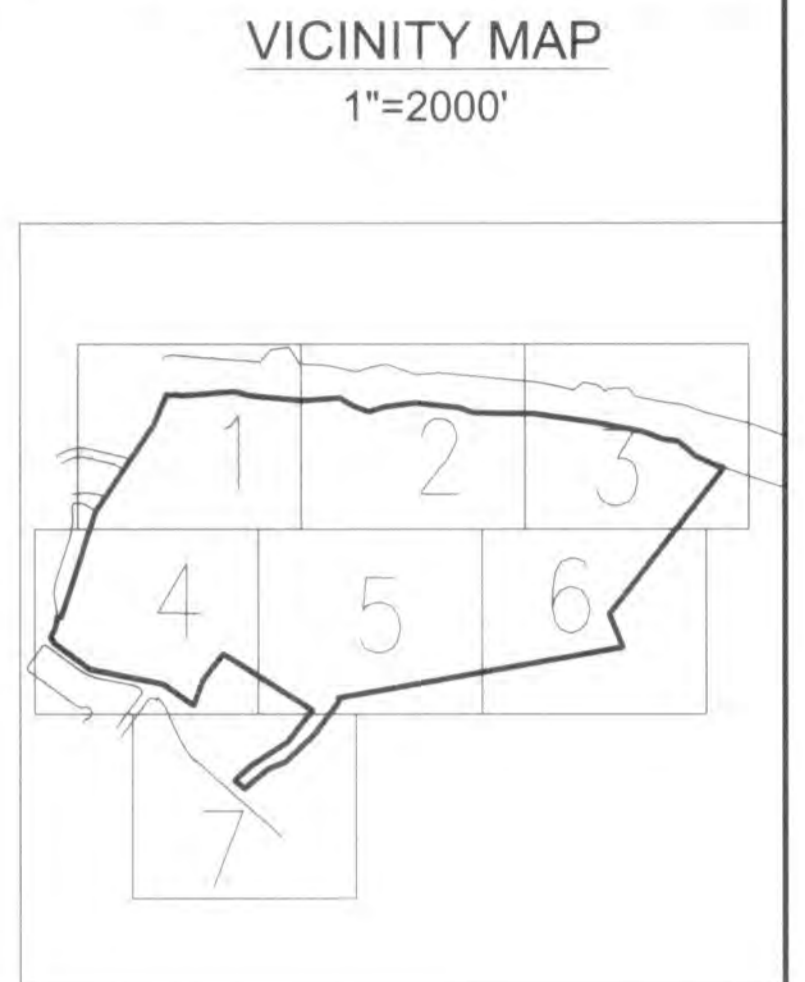
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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MD WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A FULL TITLE TITLE RESEARCH MAY REVEAL OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
- 3) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MCKENZIESPICKER, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSIDERED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
- 4) THE AREA SHOWN HEREON DOES NOT INCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.



MATCH SHEET 2

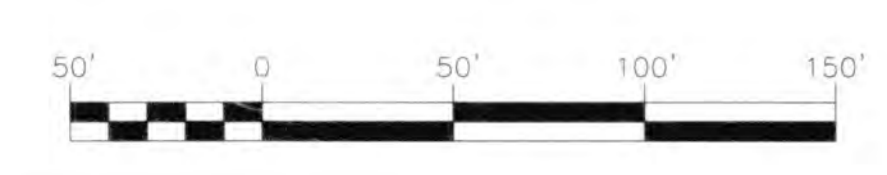
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John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

M:\PROJECTS\20140323\SURV\03\PHS_DBA.DWG



REVISIONS	
REV#	DESCRIPTION
1	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
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 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

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 SHEET 1 OF 21
 FWA JOB NUMBER: 2014032.00

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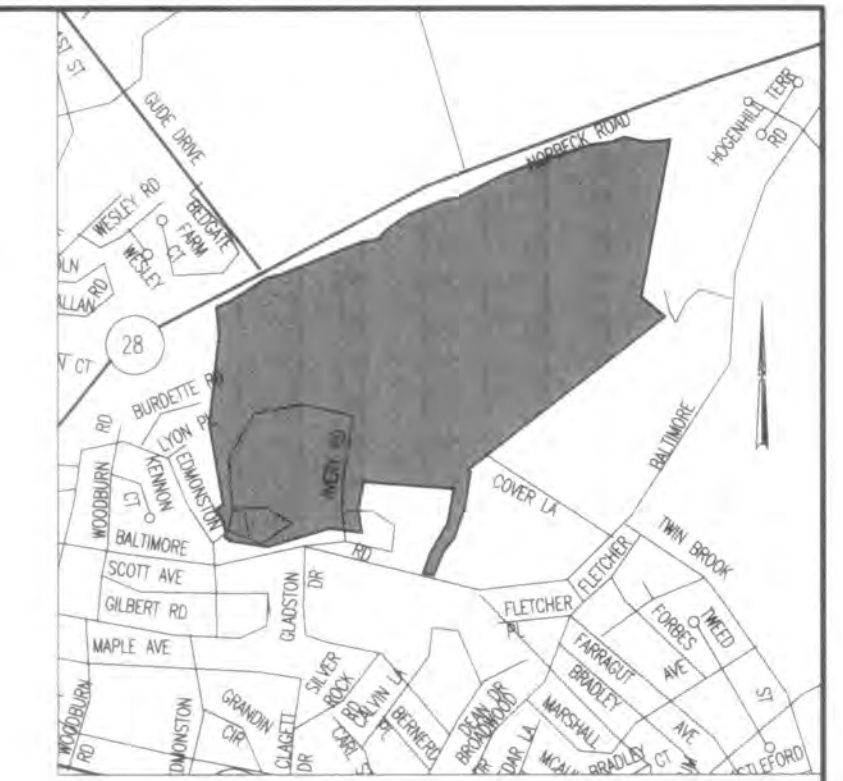
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DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

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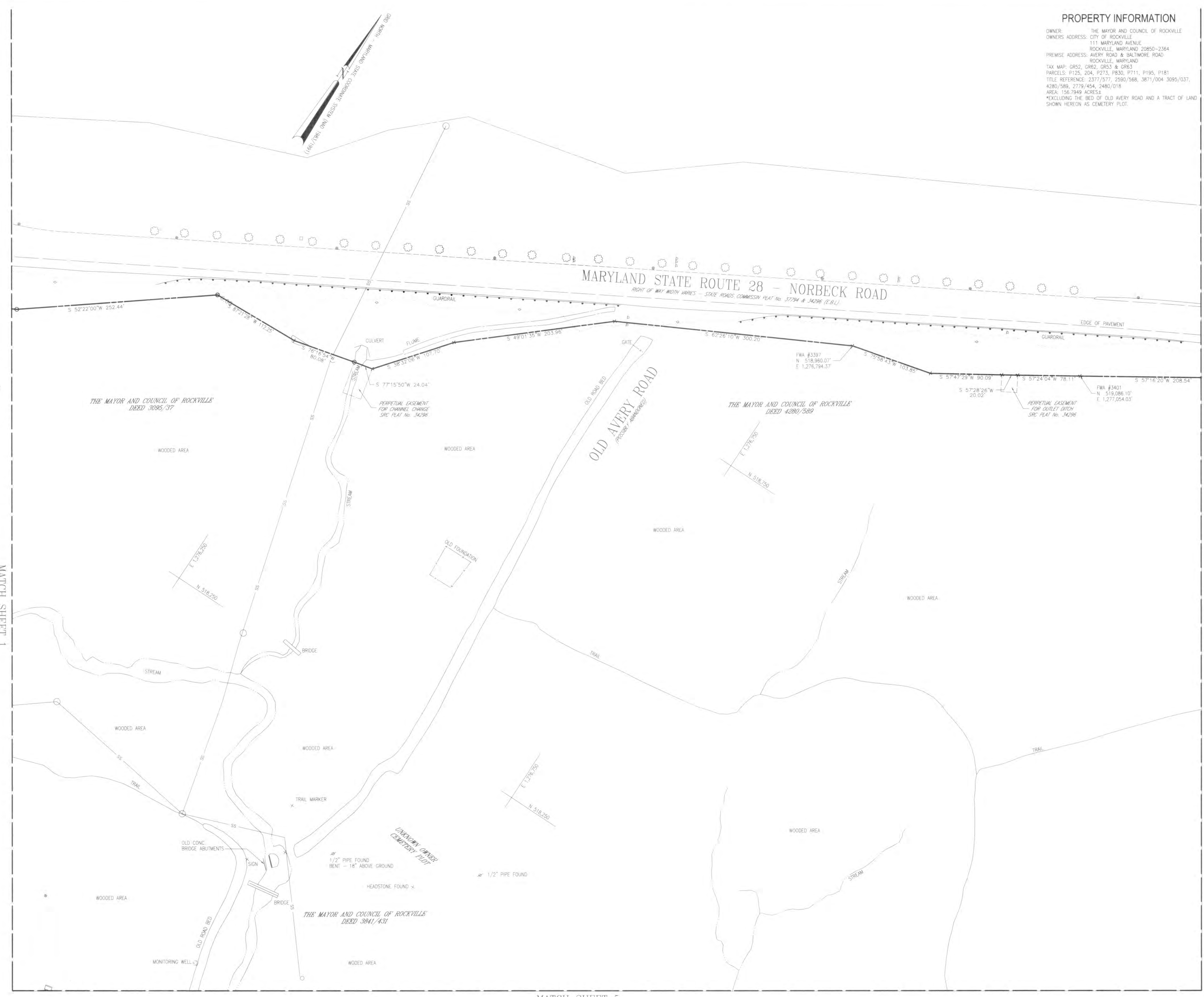
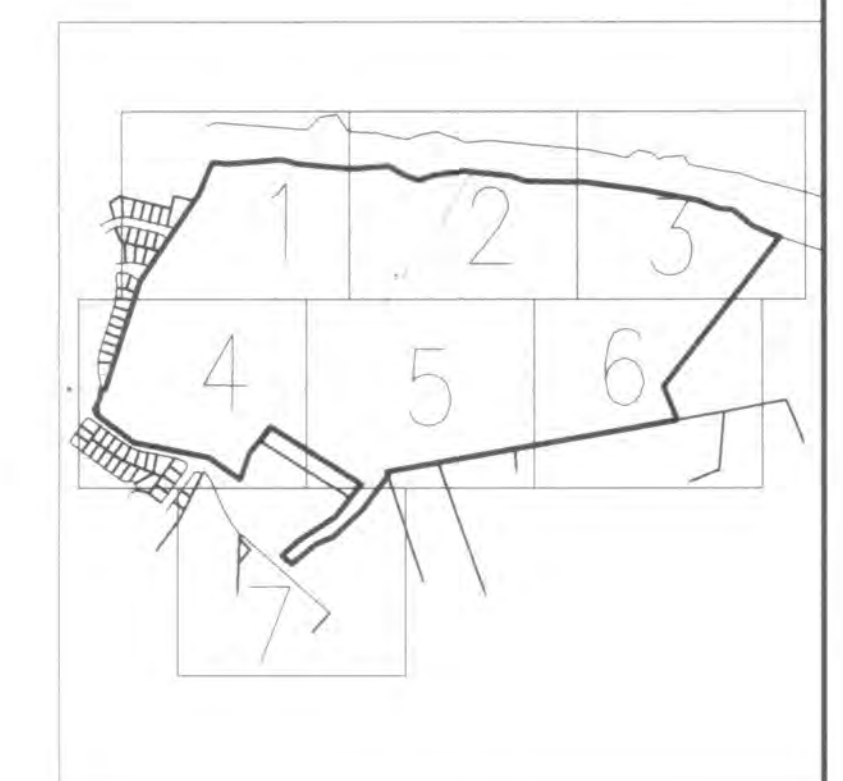
- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT A FULL TITLE TITLE RESEARCH MAY REVEAL OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
- 3) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOCHEMATIC MAPPING PROVIDED BY MCKENZIESYNDER, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
- 4) THE AREA SHOWN HEREON DOES NOT EXCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS3, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4380/588, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 1

MATCH SHEET 3

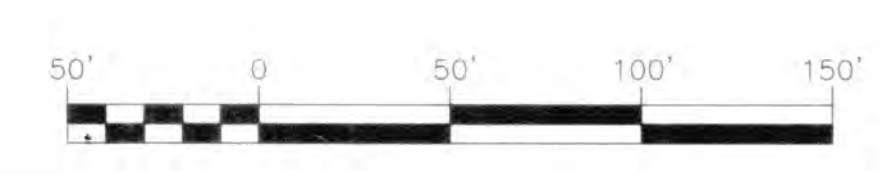
MATCH SHEET 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

M:\PROJECTS\20140323\SURV\03\03.PBS_03B.DWG



REVISIONS	
REV#	DESCRIPTION
1	10/30/01 AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 2 OF 21
 FWA JOB NUMBER: 2014032.00

LEGEND	
○	LIGHTPOLE
○	POWER POLE
●	BOLLARD POST
●	BENCH MARK
⊕	FIRE HYDRANT
+	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATER LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

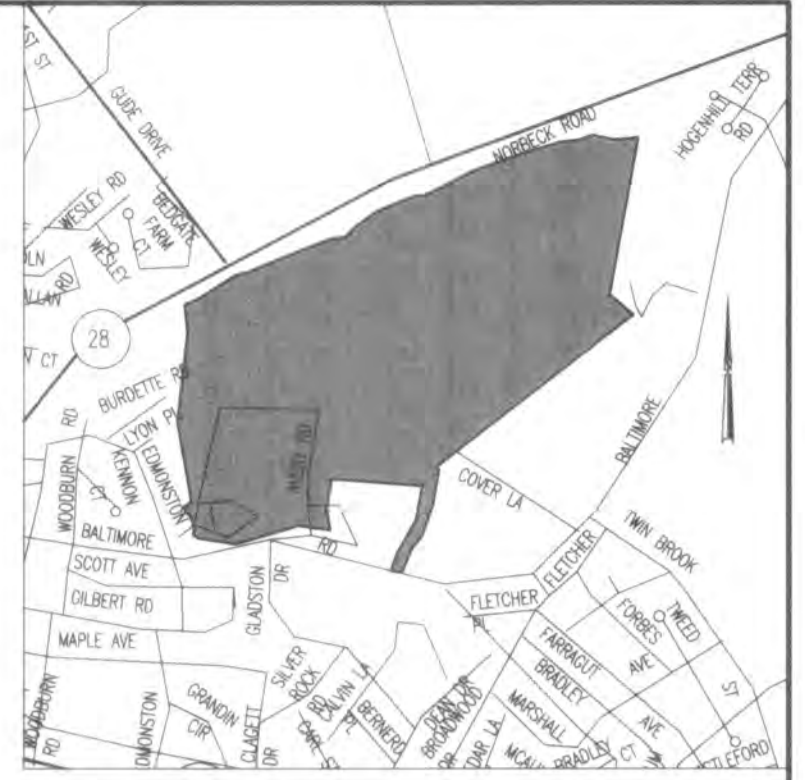
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

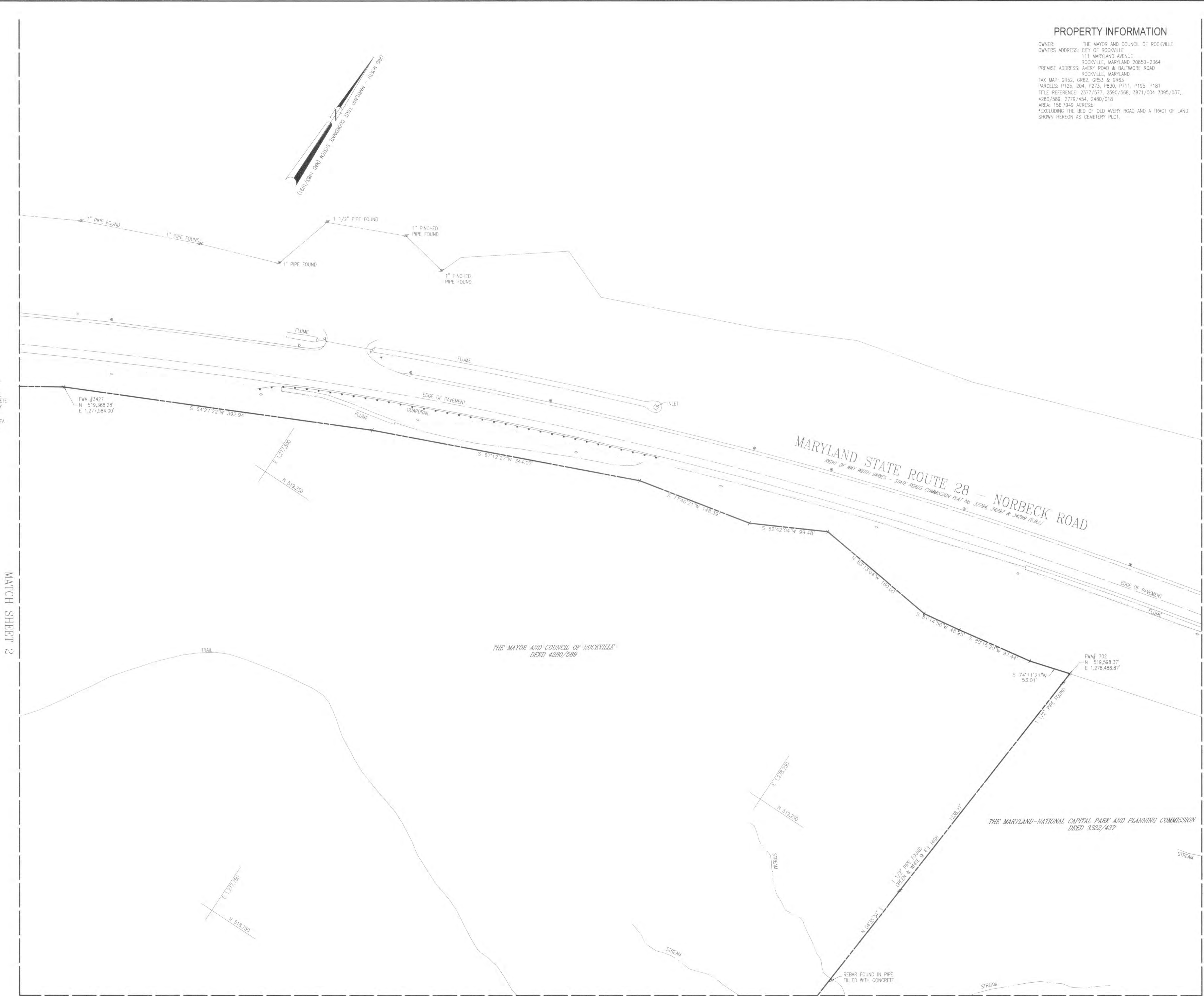
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4. THE AREA SHOWN HEREON DOES NOT EXCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.

PROPERTY INFORMATION

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 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 0552, 0562, 0563 & 0563
 PARCELS: P125, 204, P223, 9830, P111, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 2

MATCH SHEET 4

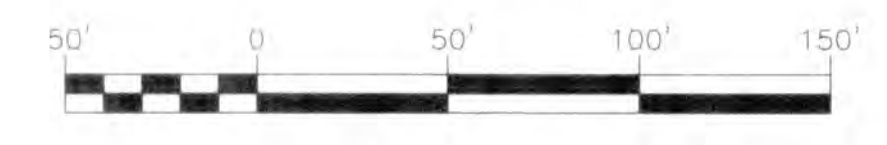
MATCH SHEET 6

SURVEYOR'S CERTIFICATE

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John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

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REVISIONS			
REV#	DATE	AREA	DESCRIPTION
1	10/30/01		AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 3 OF 21
 FWA JOB NUMBER: 2014032.00

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	FIRE HYDRANT
⊗	SPOT ELEVATION
⊘	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
○	METAL FENCE LINE
○	WOOD FENCE LINE
○	WATERLINE
○	SEWER LINE
○	STORM DRAIN LINE
○	GAS LINE
○	UNDERGROUND ELECTRIC

UTILITY NOTES

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AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLD.COM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD.COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

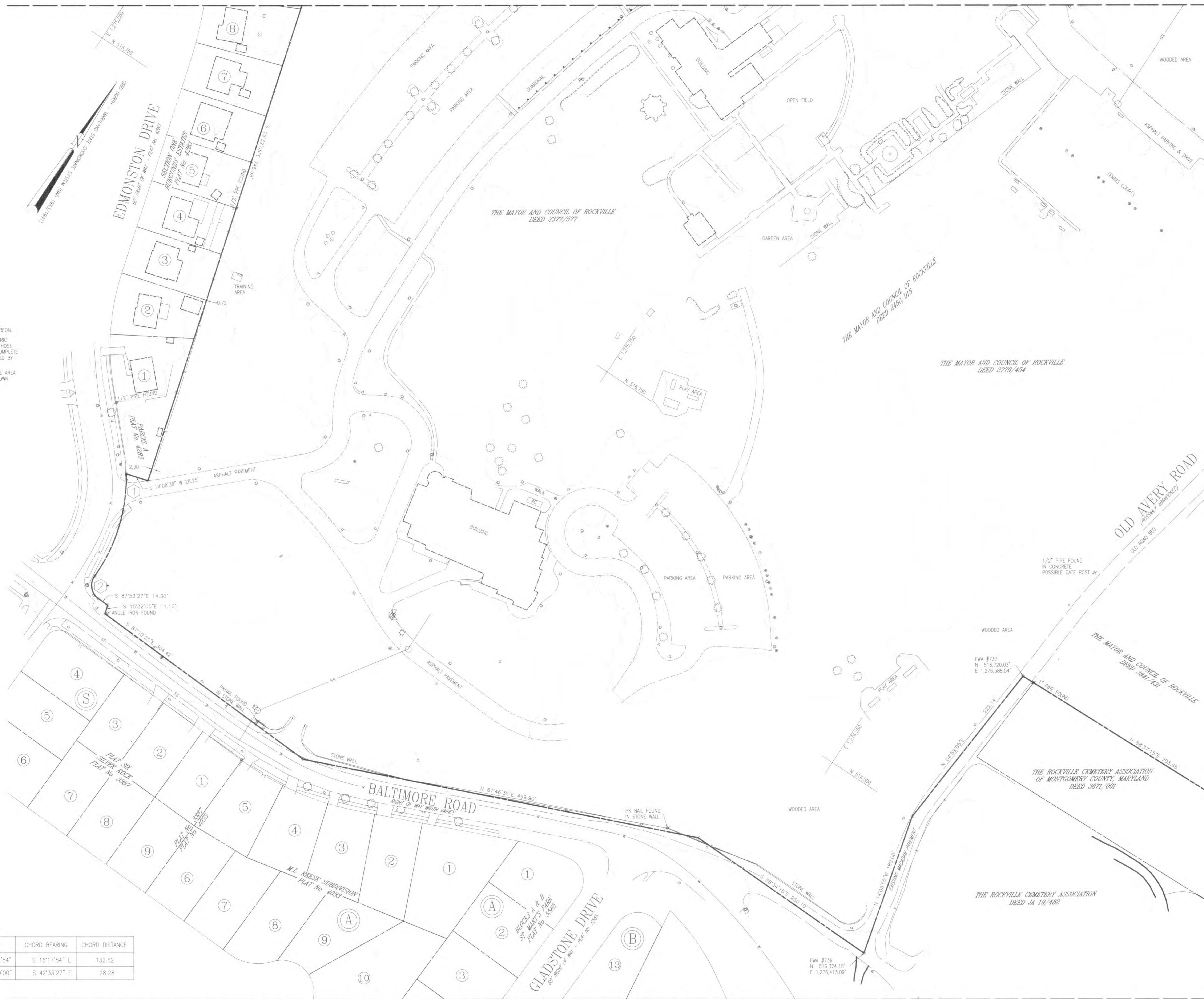
GENERAL NOTES

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- 3) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MARIKES/STARK, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
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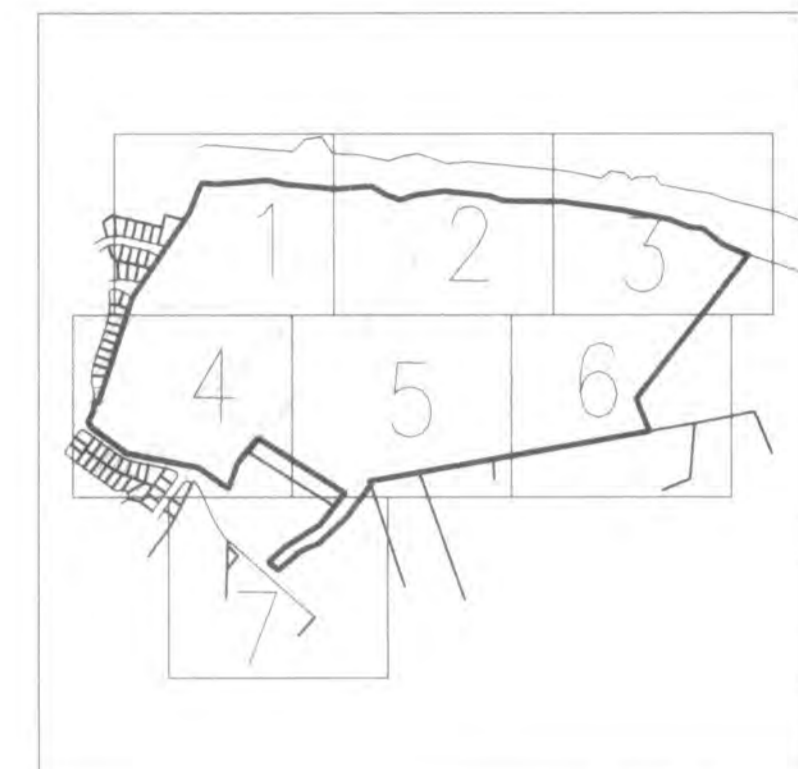
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR53 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/585, 2779/454, 2480/018
 AREA: 156.7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 1



VICINITY MAP
1"=2000'



MATCH SHEET 5

CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
1	210.00	134.93	69.89	36°48'54"	S 16°17'54" E	132.62
2	20.00	31.42	20.00	90°00'00"	S 42°33'27" E	28.28

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee 4/07/01
 JOHN V. METTEE II
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE 7/29/01
 SCALE 1"=50'
 CHECKED BY T. STARK
 DRAWN BY M. TILMES
 SHEET 4 OF 21
 FWA JOB NUMBER 2014032.00



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LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	TREE MARK
—	WIRE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC
○	SPOT ELEVATION
○	SIGN
○	MAN-HOLE
○	TREE
○	WIRE
○	TREE LINE

UTILITY NOTES

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

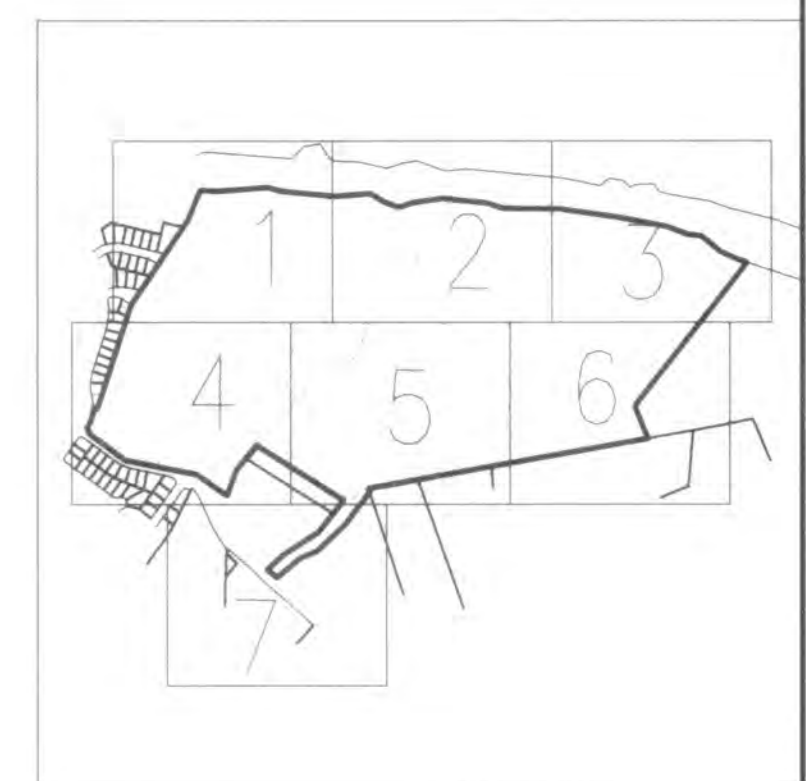
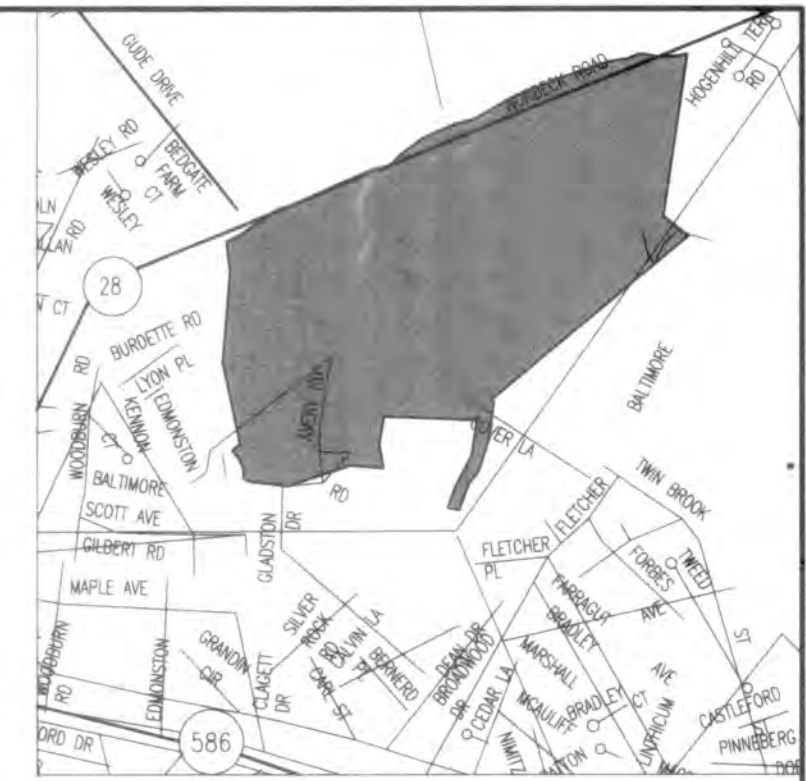
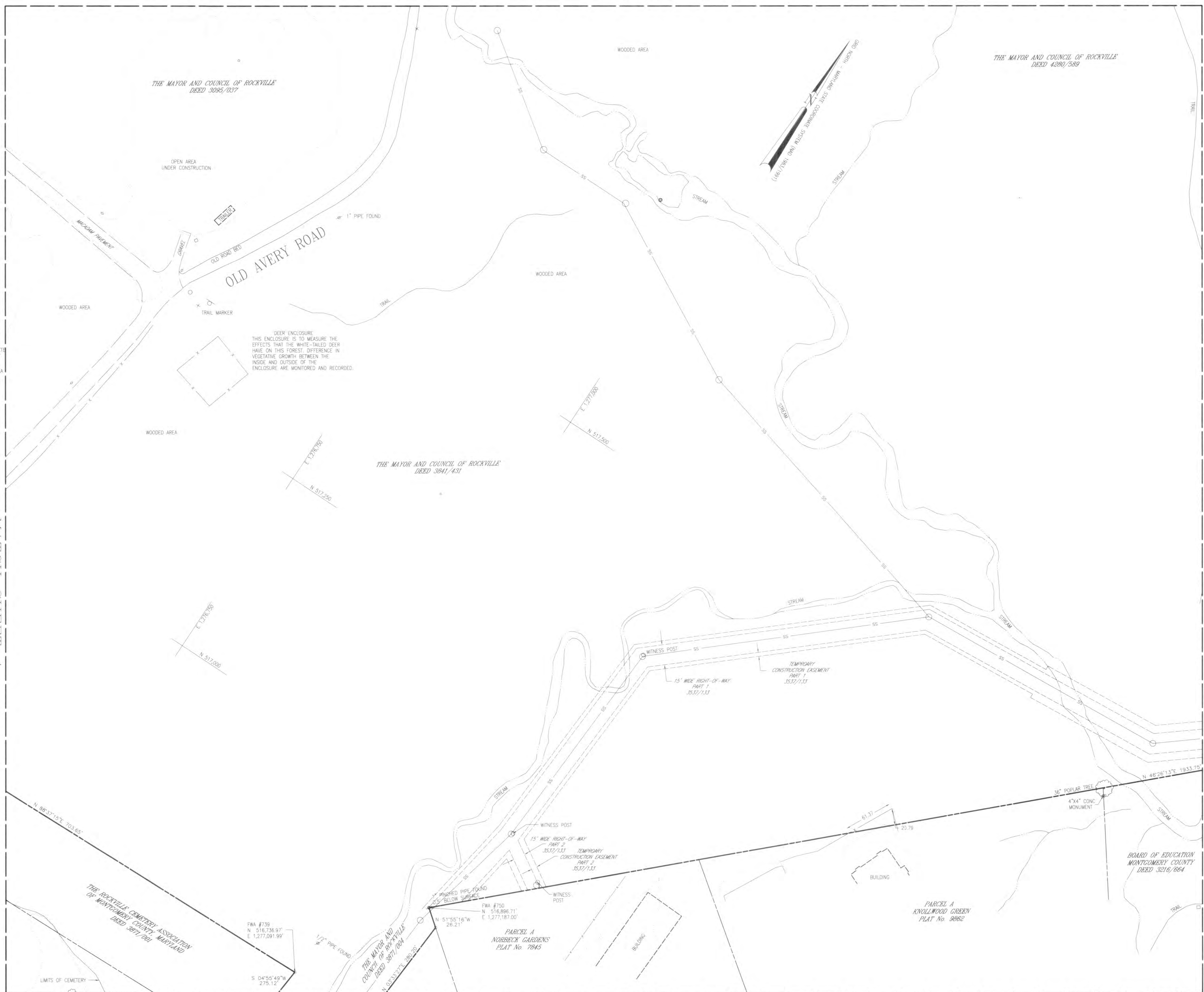
GENERAL NOTES

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PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
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 TAX MAP: GR52, GR62, GR63 & GR63
 PARCELS: P125, 204, P213, P830, P711, P135, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/585, 2779/454, 2480/018
 AREA: 156,7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#		DATE		REVISIONS	
REV#	DATE	DESCRIPTION	DATE	DESCRIPTION	DESCRIPTION
1	10/30/01	AREA REVISION			



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 5 OF 21
 FWA JOB NUMBER: 2014032.00



M:\PROJECTS\2014032\SURV\03\PSB.DWG

MATCH SHEET 3

LEGEND

○ LIGHTPOLE	× 306.5' SPOT ELEVATION
○ POWER POLE	○ SIGN
○ BOLLARD POST	○ MANHOLE
○ BENCH MARK	○ TREE
○ TREE HYDRANT	○ SHRUB
○	○ TREE LINE
---	--- METAL FENCE LINE
---	--- WOOD FENCE LINE
---	--- WATERLINE
---	--- SEWER LINE
---	--- STORM DRAIN LINE
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---	--- UNDERGROUND ELECTRIC

UTILITY NOTES

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BELL ATLANTIC	NO RESPONSE	NO RESPONSE
MCI WORLD.COM	NO RESPONSE	NO RESPONSE
PEPCO	NO RESPONSE	NO RESPONSE
WASHINGTON GAS	NO RESPONSE	NO RESPONSE
WORLD.COM	NO RESPONSE	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	NO RESPONSE	RESPONSE

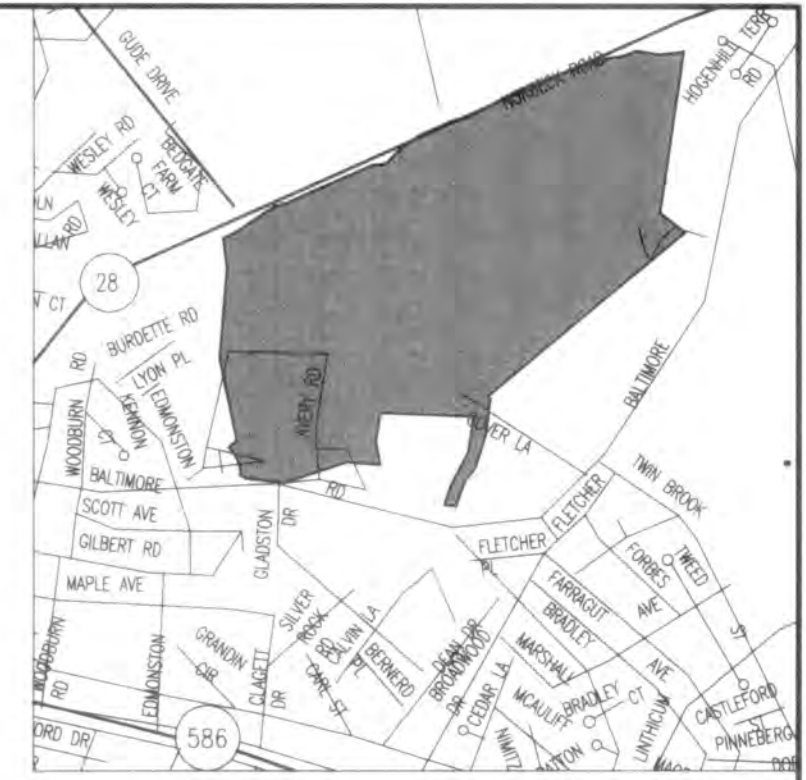
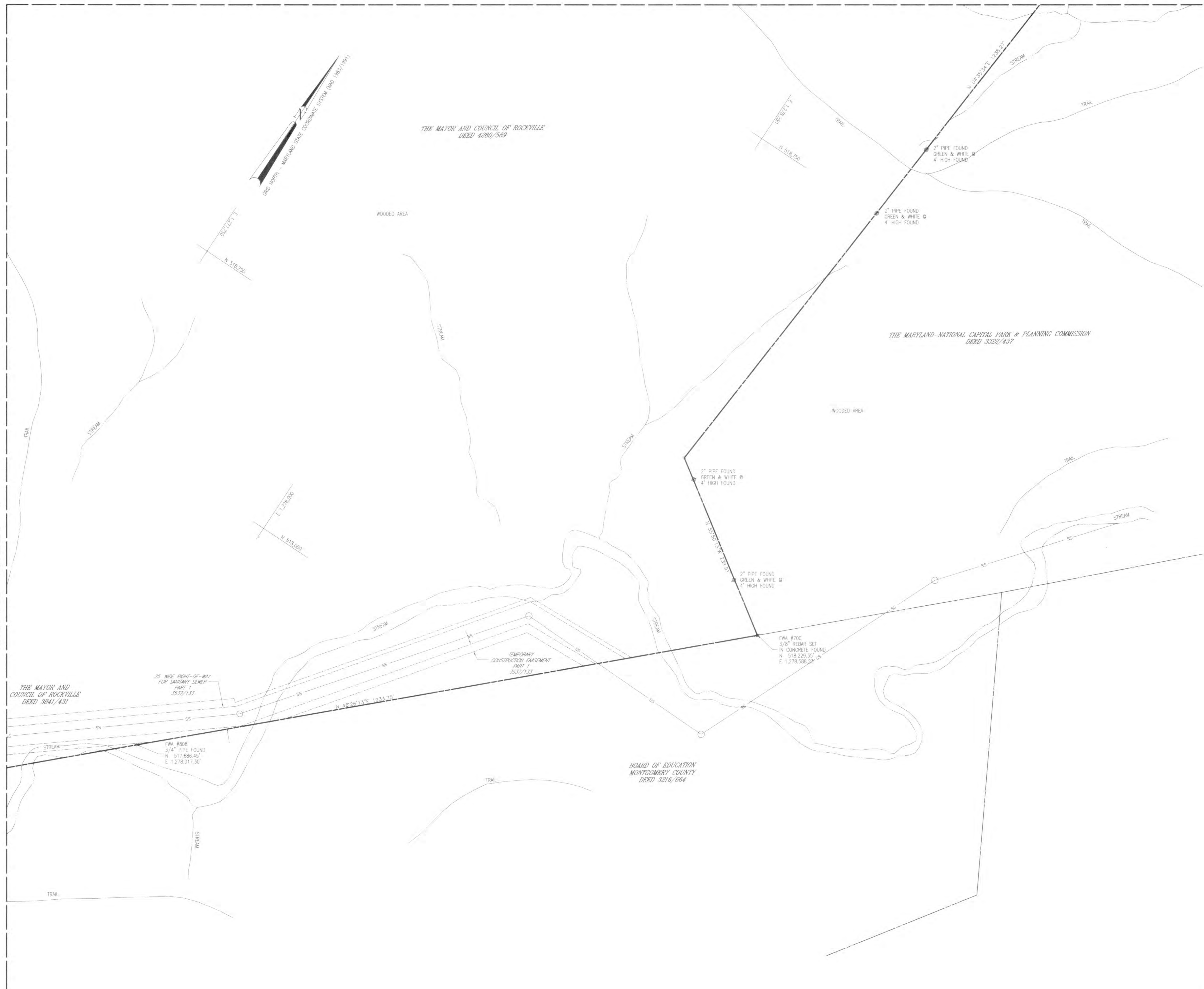
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MATCH SHEET 5



VICINITY MAP
1"=2000'



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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851



REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE 7/29/01
 SCALE 1"=50'
 CHECKED BY T. STARK
 DRAWN BY M. TILMES
 SHEET 6 OF 21
 FWA JOB NUMBER 2014032.00

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MATCH SHEET 4

LEGEND

○	LIGHT POLE	x 500.0	SPOT ELEVATION
○	POWER POLE	○	MANHOLE
○	BOLLARD POST	○	TREE
○	BENCH MARK	○	SHRUB
○	FIRE HYDRANT	○	TREE LINE
—	METAL FENCE LINE	—	WOOD FENCE LINE
—	WATERLINE	—	SEWER LINE
—	STORM DRAIN LINE	—	GAS LINE
—	UNDERGROUND ELECTRIC		

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

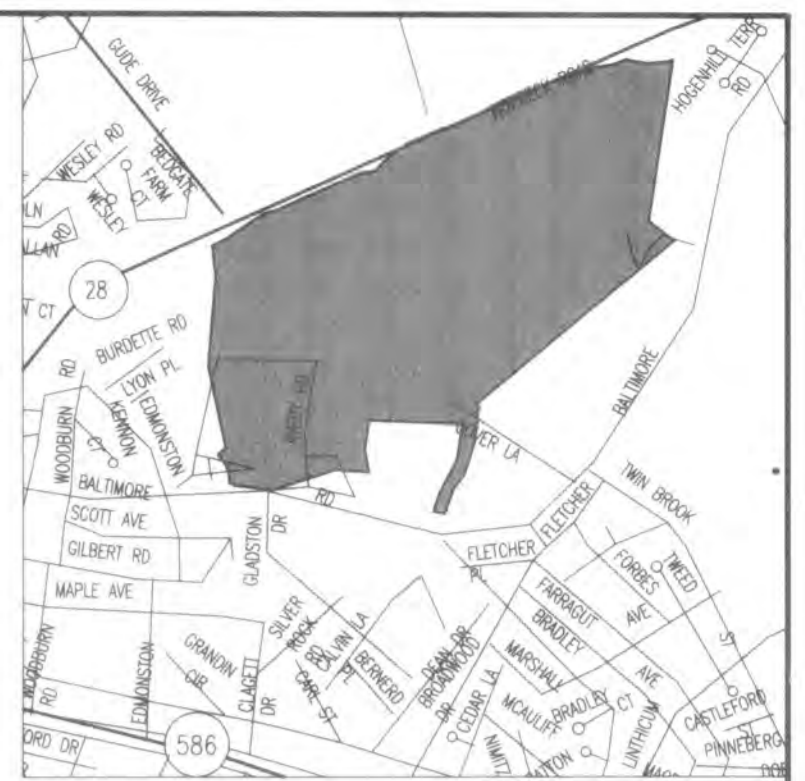
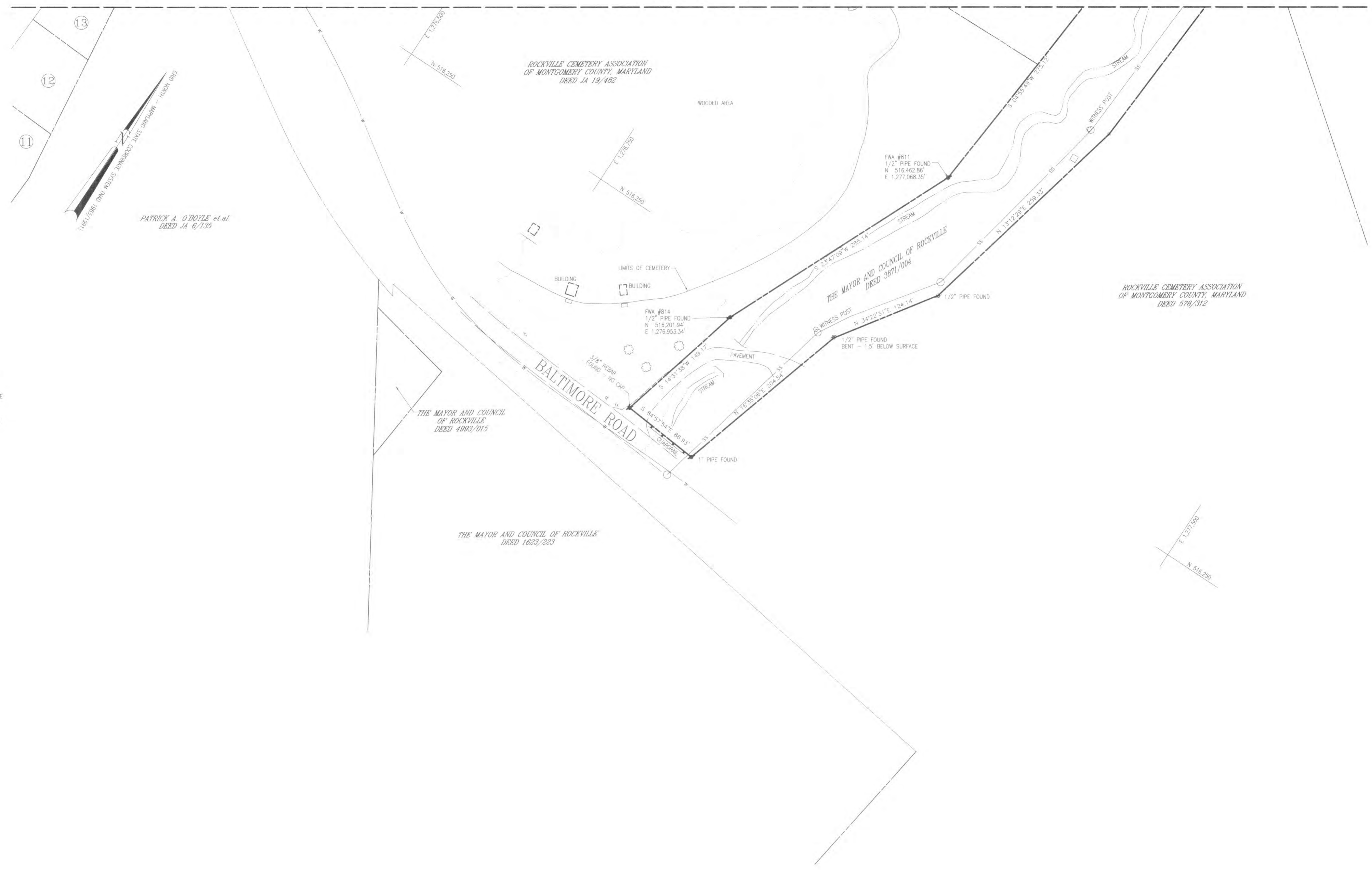
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

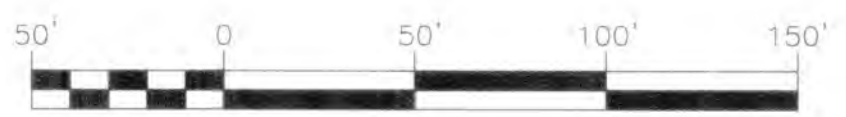
- 1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1981.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A FULL TITLE TITLE RESEARCH MAY REVEAL OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN HEREON.
- 3.) THE PLANIMETRIC FEATURES SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRIC MAPPING PROVIDED BY MAENZESNYDER, INC. (APRIL 2001). THEY ONLY REPRESENT THOSE FEATURES ON OR NEAR THE PROPERTY LINES AND ARE NOT TO BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED, "TOPOGRAPHIC SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.
- 4.) THE AREA SHOWN HEREON DOES NOT EXCLUDE THE BED OF OLD AVERY ROAD OR THE AREA DESIGNATED AS CEMETERY PLOT. THE ACTUAL OWNER OF THE SAID TRACTS ARE UNKNOWN.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/571, 2590/568, 3871/004 3095/037
 4280/589, 2779/454, 2486/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR BOUNDARY SURVEYS.
John V. Mettee III 11/01/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

DATE	7/29/01
SCALE	1"=50'
CHECKED BY	T. STARK
DRAWN BY	M. TILMES
SHEET	7 OF 21
FWA JOB NUMBER	2014032.00

M:\PROJECTS\2014032\SURV\03\FBS_10CG.DWG

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊖	FIRE HYDRANT
⊕	SPOT ELEVATION
+	SIGN
○	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATER LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SMO CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION, SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
2. THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
3. ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIES/NOYER, INC., FLIGHT DATE APRIL, 2001.
4. BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 085, 082, 083 & 083
 PARCELS: P125, 204, P273, P830, P111, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

UNITED ENTERPRISES, INC. et al.
 DEED 10065/447

E. SHREAGER et al.
 DEED 14267/536

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 3095/37

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 2377/577

THE MAYOR AND COUNCIL OF ROCKVILLE
 DEED 3095/37

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4606

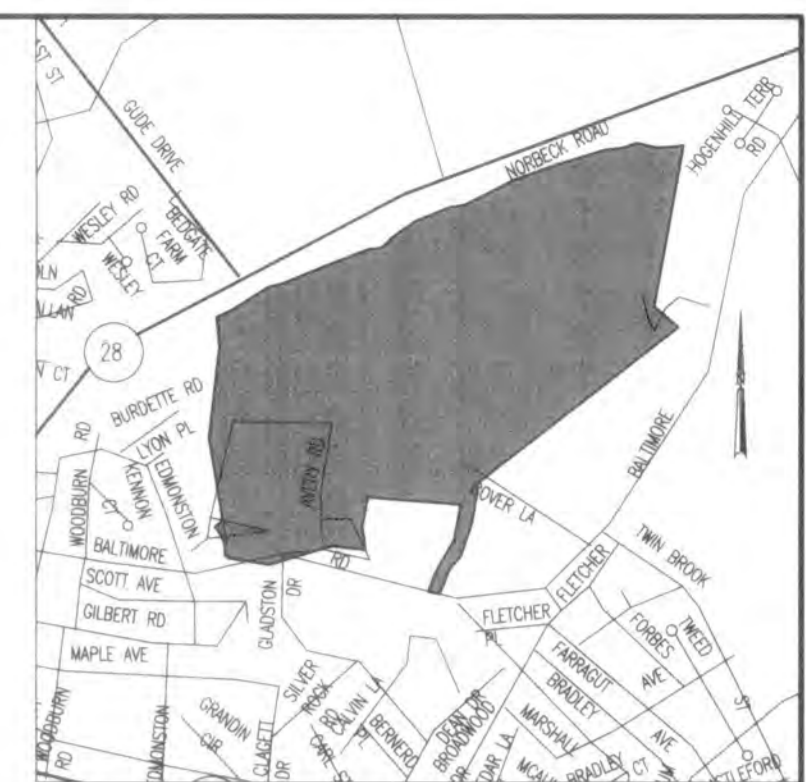
BURDETTE ROAD
 60' RIGHT OF WAY PLAT No. 4616
 (FORMERLY ROM ROAD)

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4616

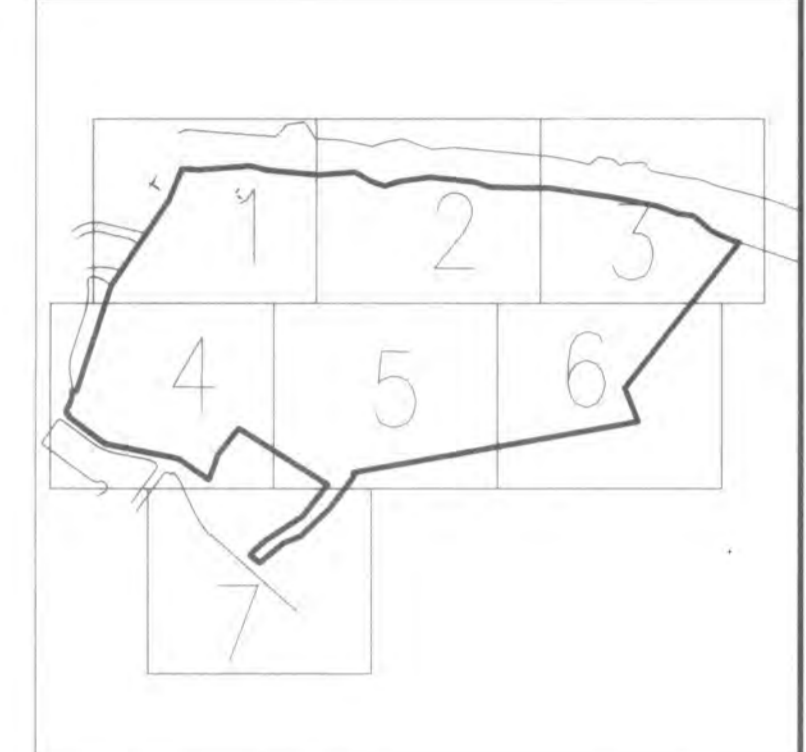
LYON PLACE
 RIGHT OF WAY WIDTH 48'6"

SECTION TWO
 BURGUNDY ESTATES
 PLAT No. 4636

SECTION ONE
 BURGUNDY ESTATES
 PLAT No. 4683



VICINITY MAP
 1"=2000'



MATCH SHEET 2

MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 4/27/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REVISIONS			
REV#	DATE	AREA	DESCRIPTION
1	10/30/01	AREA	REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 8 OF 21
 FWA JOB NUMBER: 2014032.00



CIVIC

M:\PROJECTS\2014032\SURV\DWG\PT_00A.DWG

LEGEND	
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERSHED
—	SEWER LINE
—	S.O.M. DRAIN LINE
—	2 1/2" LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AT SHOWN PLACE OR HAVE BEEN LOCATED BY A COMBINATION OF GROUND SURVEY AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION ACCURATE IF CONSTRUCTION ON THE SITE TAKES PLACE. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN. CONSTRUCTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATIONS OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNLESS OTHERWISE NOTED. LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE SWAMPING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

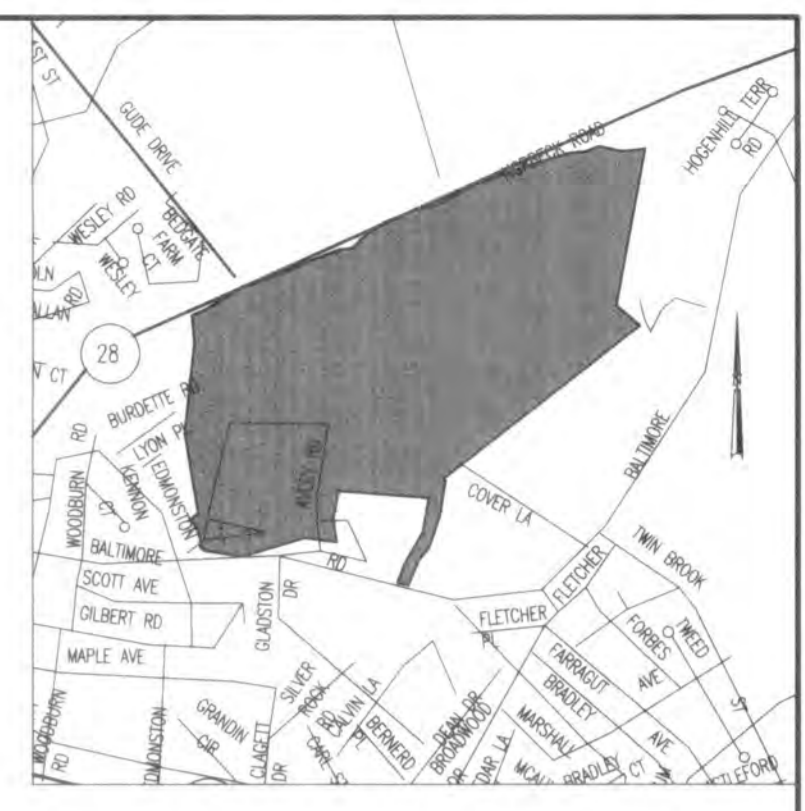
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MD WIRELESS	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WGLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

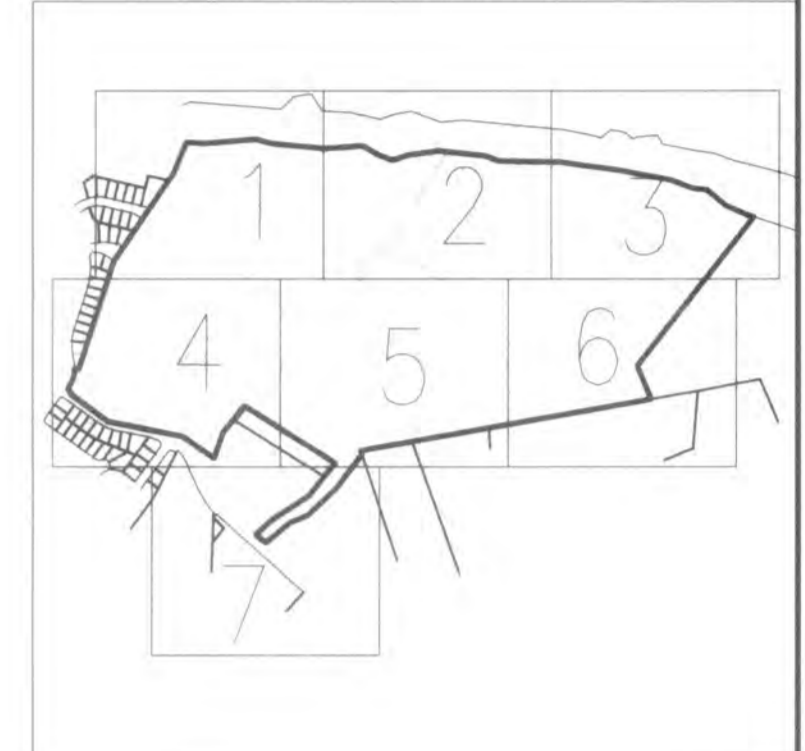
1. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM 1985 ADJUSTMENT (NAVD 1985).
2. THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
3. ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIESANDER, INC., FLIGHT DATE APRIL, 2001.
4. BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PROPOSED ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: 0852, 0853 & 0854
 PARCELS: P125, 204, P273, P430, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037, 4280/588, 2778/454, 2486/018
 AREA: 156.7849 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 3

MATCH SHEET 1

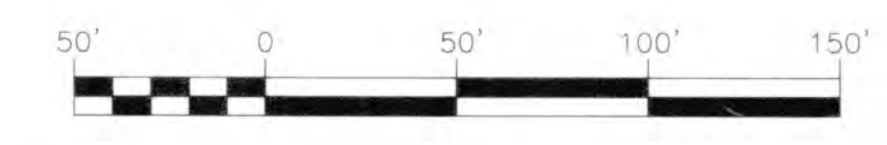
MATCH SHEET 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 4/27/01
 JOHN V. METTEE, III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 9 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\20140320\SURV\03BPT_03B.DWG

LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊕	BENCH MARK
⊕	FIRE HYDRANT
⊕	SPOT ELEVATION
⊕	SIGN
⊕	MANHOLE
⊕	TREE
⊕	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCJ WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMETRIC DATA PROVIDED BY MCKENZIESNYDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

PROPERTY INFORMATION

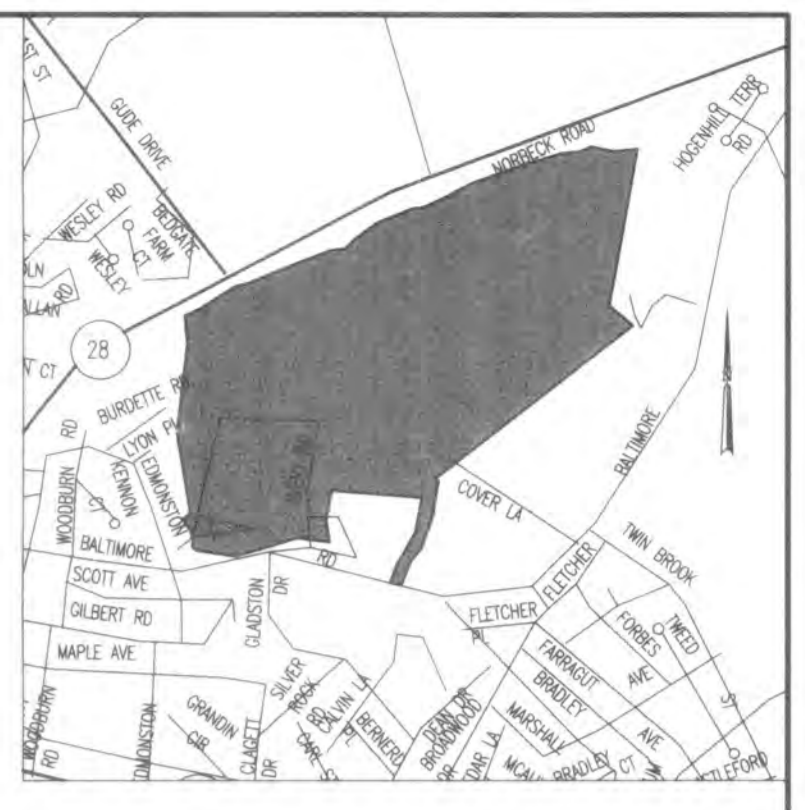
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR53 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2550/568, 3871/004 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



MATCH SHEET 6

MATCH SHEET 4



VICINITY MAP
1"=2000'

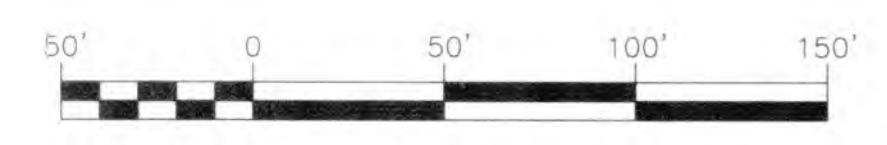


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01 DRAWING NO.:
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 10 OF 21
 FWA JOB NUMBER: 2014032.G.

M:\PROJECTS\2014032\SURV\03DPT_03C.DWG

MATCH SHEET 1

LEGEND

○ LIGHTPOLE	× 885.5	SPOT ELEVATION
○ POWER POLE	△	SIGN
○ BOLLARD POST	○	MANHOLE
○ BENCH MARK	○	TREE
○ FIRE HYDRANT	○	SHRUB
---	---	TREE LINE
---	---	METAL FENCE LINE
---	---	WOOD FENCE LINE
---	---	WATERLINE
---	---	SEWER LINE
---	---	STORM DRAIN LINE
---	---	GAS LINE
---	---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS. SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

- THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMETRIC DATA PROVIDED BY MCKENZIESYNDER, INC., FLIGHT DATE APRIL, 2001.
- BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

SURVEY CONTROL

BENCH MARK FWA #9007
MAG NAIL SET IN MACADAM
N 518,501.64
E 1,275,922.16
ELEVATION 378.59' (NAVD 1988)

BENCH MARK FWA #9026
MAG NAIL SET IN MACADAM
N 518,869.49
E 1,275,569.89
ELEVATION 381.77' (NAVD 1988)

BENCH MARK FWA #908
5/8" REBAR SET IN CONCRETE
N 518,341.01
E 1,275,360.16
ELEVATION 407.57' (NAVD 1988)

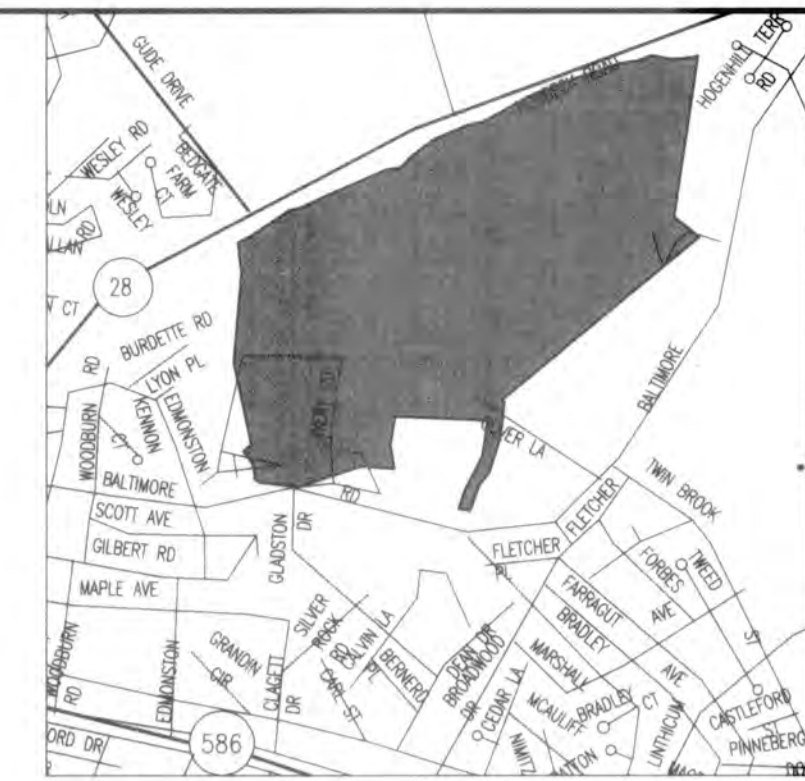
BENCH MARK FWA #909
5/8" REBAR SET IN CONCRETE
N 518,194.91
E 1,275,703.43
ELEVATION 412.00' (NAVD 1988)

PROPERTY INFORMATION

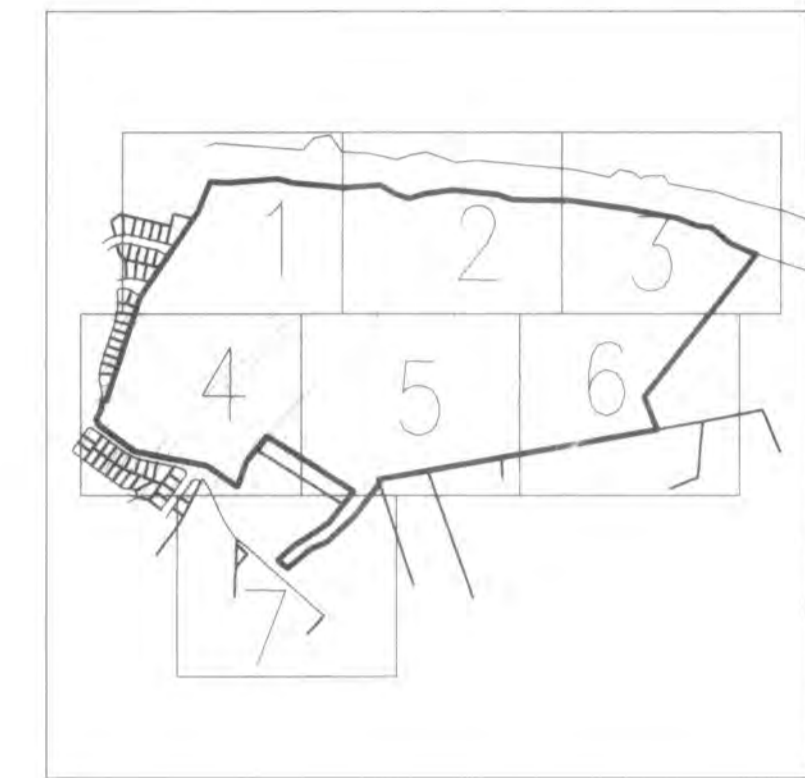
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
OWNERS ADDRESS: CITY OF ROCKVILLE
111 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850-2364
PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD,
ROCKVILLE, MARYLAND
TAX MAP: GR2, GR2, GR23 & GR3
PARCELS: P125, 204, 2273, 2830, P111, P195, P181
TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
4280/589, 2779/454, 2480/018
AREA: 156.7849 ACRES
*EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND
SHOWN HEREON AS CEMETERY PLOT.

CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
①	210.00	134.93	69.89	36°48'4"	S 16°17'54" E	132.62
②	20.00	31.42	20.00	90°00'0"	S 42°33'27" E	28.28



VICINITY MAP
1"=2000'



MATCH SHEET 5



MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/02/01
JOHN V. METTEE III
PROFESSIONAL LAND SURVEYOR No. 10851
DATE

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD & ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
ELECTION DISTRICT No. 4



DATE: 7/29/01
SCALE: 1"=50'
CHECKED BY: T. STARK
DRAWN BY: M. TILMES
DRAWING NO.: CIVIC
SHEET 11 OF 21
FWA JOB NUMBER: 2014032.00

LEGEND	
○ LIGHTPOLE	× 305.5 SPOT ELEVATION
● POWER POLE	○ SIGN
○ BOLLARD POST	○ MANHOLE
○ BENCH MARK	○ TREE
○ FIRE HYDRANT	○ SHRUB
— TREE LINE	— TREE LINE
— METAL FENCE LINE	— WOOD FENCE LINE
— WATERLINE	— SEWER LINE
— STORM DRAIN LINE	— GAS LINE
— UNDERGROUND ELECTRIC	

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
ICI WORLDCOM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

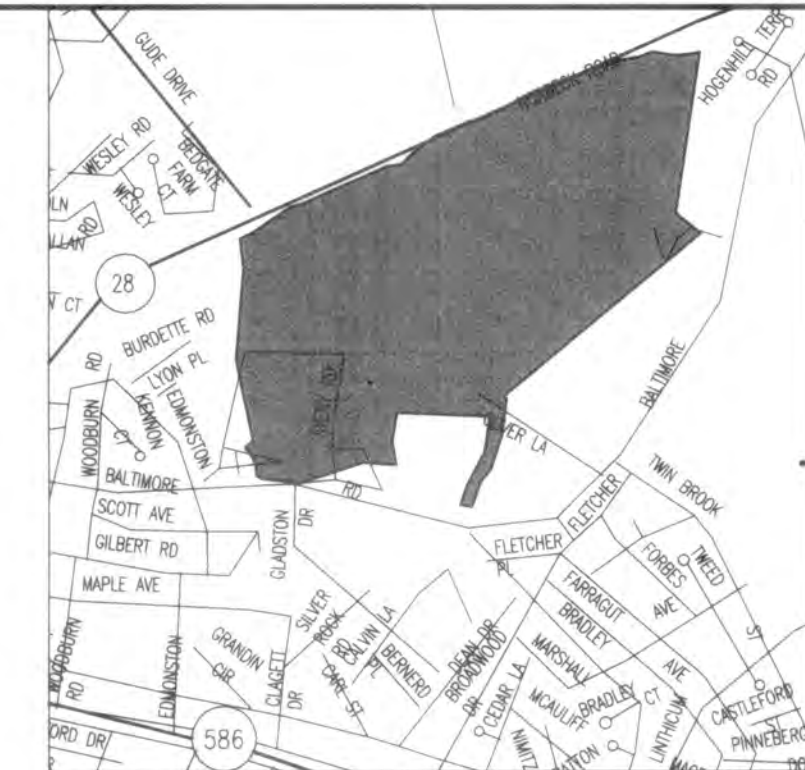
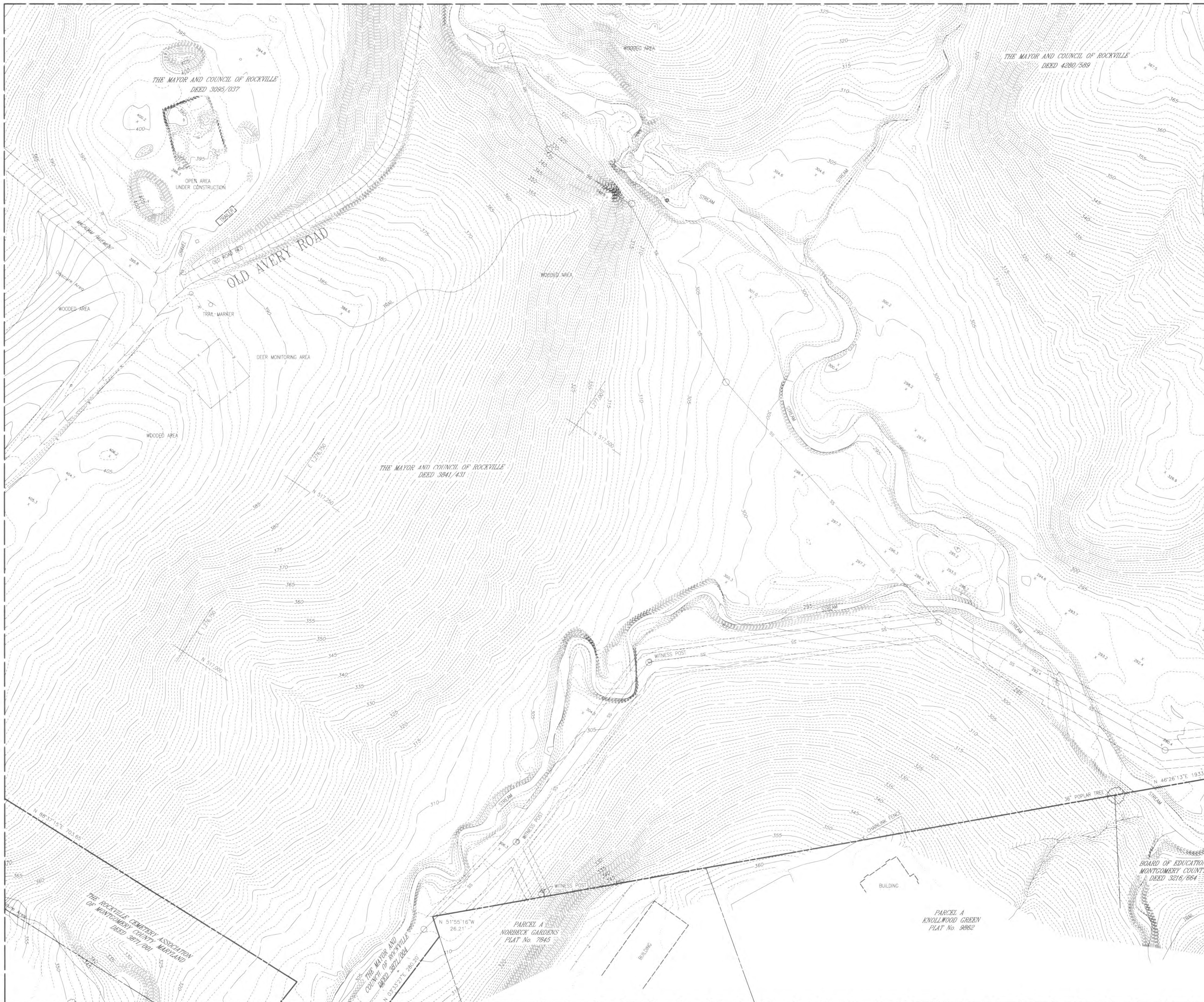
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTODIAGRAMMETRIC DATA PROVIDED BY MCKENZIESNYDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

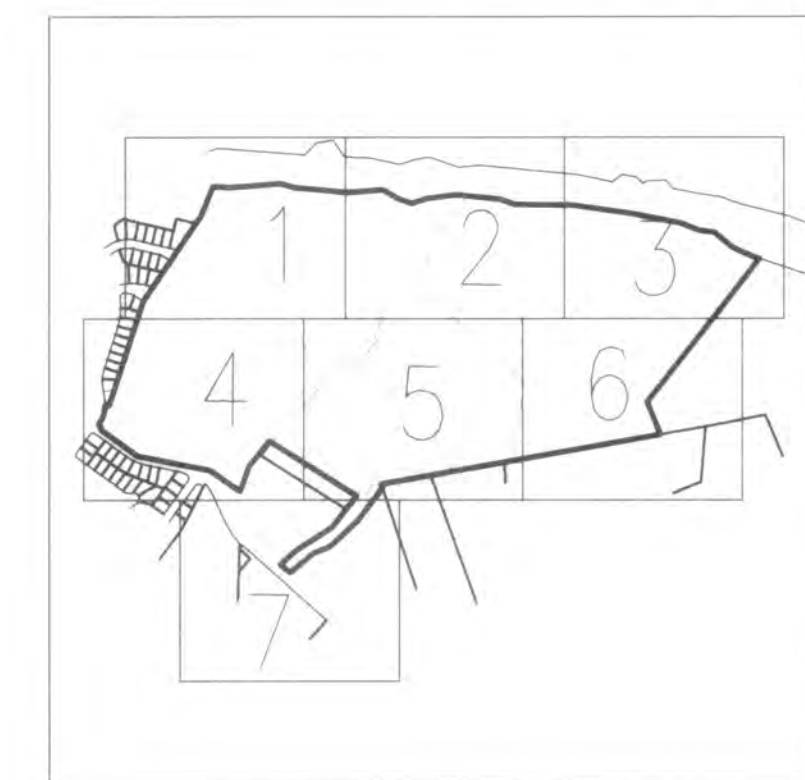
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2384
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: C852, C852, C853 & C853
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2778/454, 2480/018
 AREA: 150.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 2



VICINITY MAP
1"=2000'



MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

BOUNDARY SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 12 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03DPT_03E.DWG

MATCH SHEET 3



LEGEND	
○	LIGHTPOLE
○	POWER POLE
●	BOLLARD POST
●	BENCH MARK
●	FIRE HYDRANT
x	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS. SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

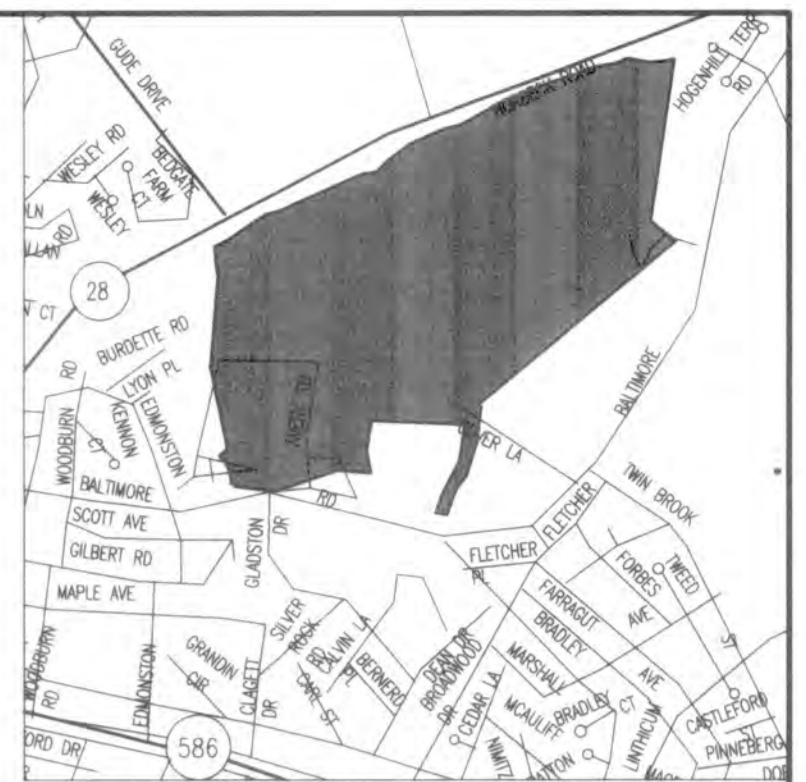
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMETRIC DATA PROVIDED BY MCKENZIE/ENDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY).

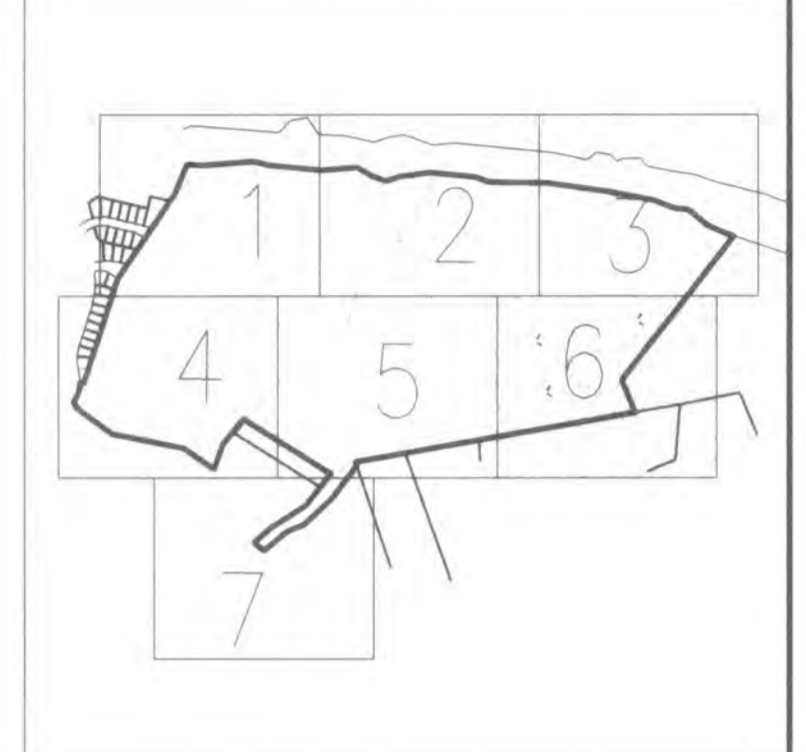
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037, 4290/589, 2779/454, 2480/018
 AREA: 156.7948 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 5



VICINITY MAP
1"=2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REVISIONS	
REV#	DESCRIPTION
1	10/30/01 AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 13 OF 21
 FWA JOB NUMBER: 2014032.00

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LEGEND	
○	LIGHTPOLE
⊙	POWER POLE
●	BOLLARD POST
⊕	BENCH MARK
⊕	FIRE HYDRANT
+	SPOT ELEVATION
#	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION PROVIDED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

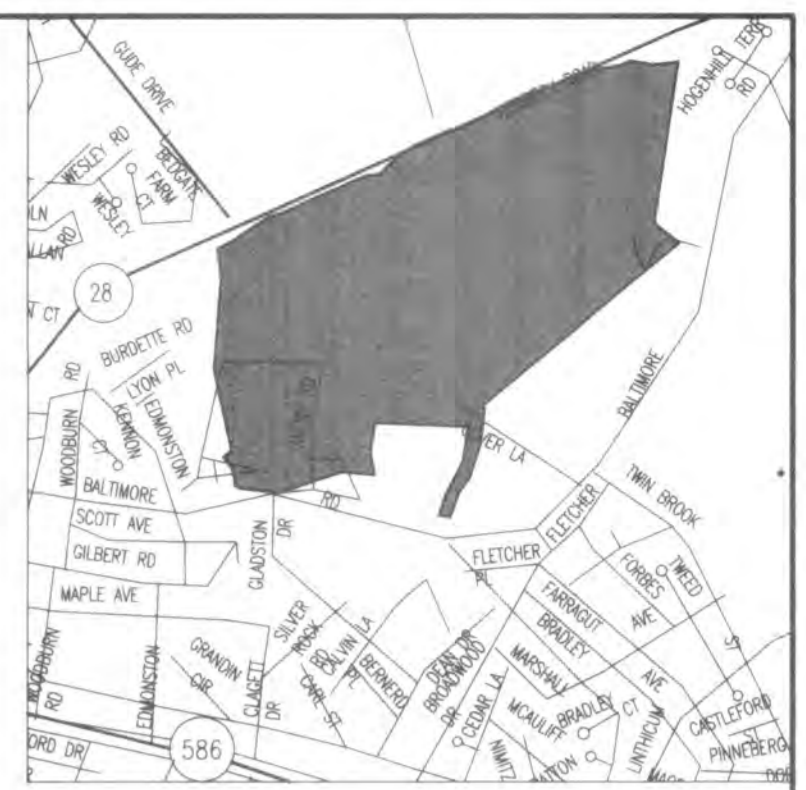
GENERAL NOTES

- 1) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983/1981. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 1988).
- 2) THE BOUNDARY LINES AND DATA SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL SHEET ENTITLED, BOUNDARY SURVEY.
- 3) ALL EXISTING PLANIMETRIC FEATURES DERIVED FROM AERIAL PHOTOGRAMMETRIC DATA PROVIDED BY MCKENZIESNYDER, INC., FLIGHT DATE APRIL, 2001.
- 4) BENCHMARK INFORMATION MAY BE FOUND ON SHEET 11 OF 21 (TOPOGRAPHIC SURVEY)

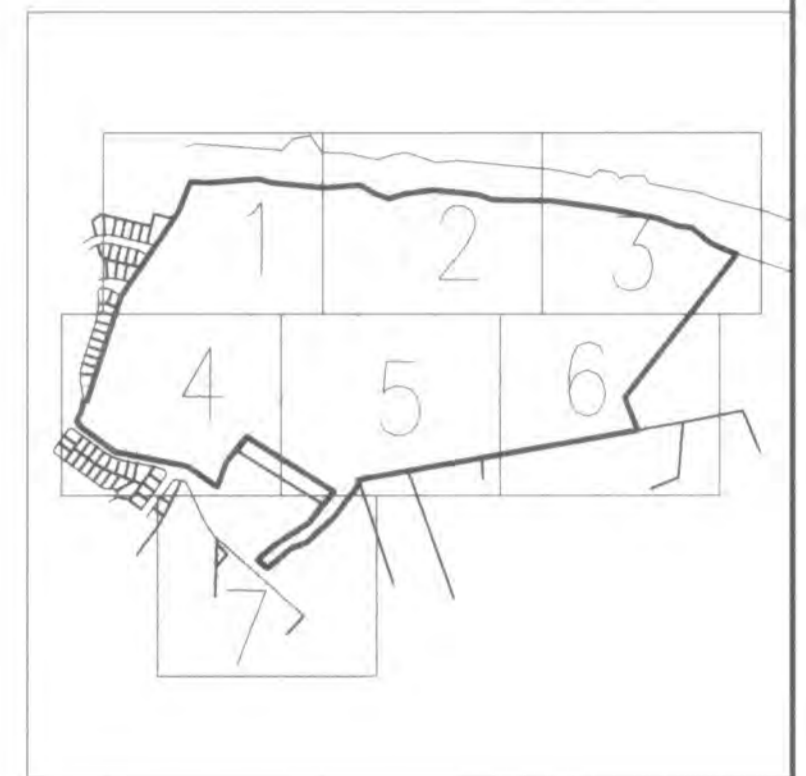
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GRS2, GRS2, GRS3 & GRS3
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156,748 SQUARE FEET
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 4



VICINITY MAP
1"=2000'

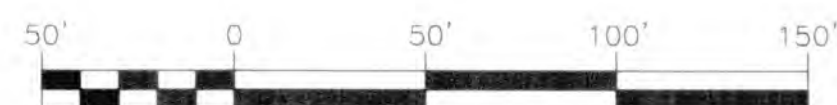


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR TOPOGRAPHIC SURVEYS.

John V. Mettee 11/07/01
 JOHN V. METTEE IS PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

TOPOGRAPHIC SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE	7/29/01	DRAWING NO.	
SCALE	1"=50'		
CHECKED BY	T. STARK		
DRAWN BY	M. TILMES	SHEET 14 OF 21	
		FWA JOB NUMBER	2014032.00

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LEGEND	
○	LIGHTPOLE
●	POWER POLE
⊙	BOLLARD POST
⊙	BENCH MARK
⊙	FIRE HYDRANT
○	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
---	METAL FENCE LINE
---	WOOD FENCE LINE
---	WATERLINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF GAS CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	NO RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE, COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

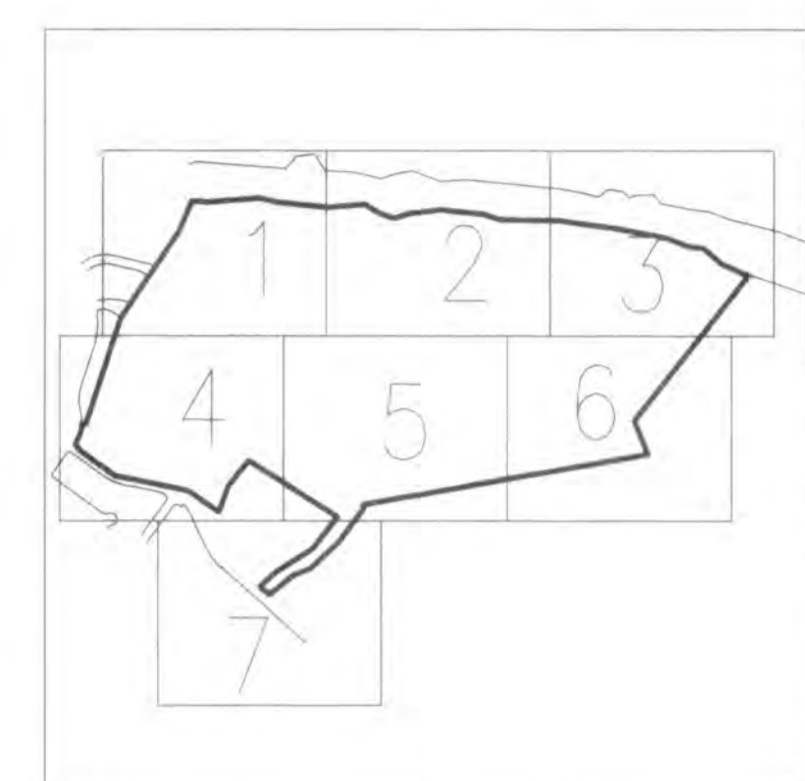
2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR52, GR53 & GR53
 PARCELS: P125, 204, P273, PR30, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/089, 2779/454, 2480/018
 AREA: 156,7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS DEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 2

MATCH SHEET 4

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee III 11/07/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR NO. 10851

M:\PROJECTS\2014\02\CIVIC\000PSP_00A.DWG



REV#	DATE	REVISIONS	DESCRIPTION
	10/30/01	AREA REVISION	

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND



DATE	7/29/01	DRAWING NO.	
SCALE	1"=50'		
CHECKED BY	T. STARK		
DRAWN BY	M. TILMES		
SHEET	15 OF 21	FWA JOB NUMBER	2014032.00

LEGEND	
○	LIGHTPOLE
○	POWER POLE
○	BOLLARD POST
●	BENCH MARK
⊕	FIRE HYDRANT
x 308.5	SPOT ELEVATION
○	SIGN
○	MANHOLE
○	TREE
○	SHRUB
—	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HERE ON HAVE BEEN LOCATED BY A COMBINATION OF AERIAL MAPPING AND FIELD LOCATIONS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. IF CONSTRUCTION ON THE SITE TAKES PLACE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OR HER OWN SATISFACTION AND MUST NOTIFY THE COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

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AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MOI WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

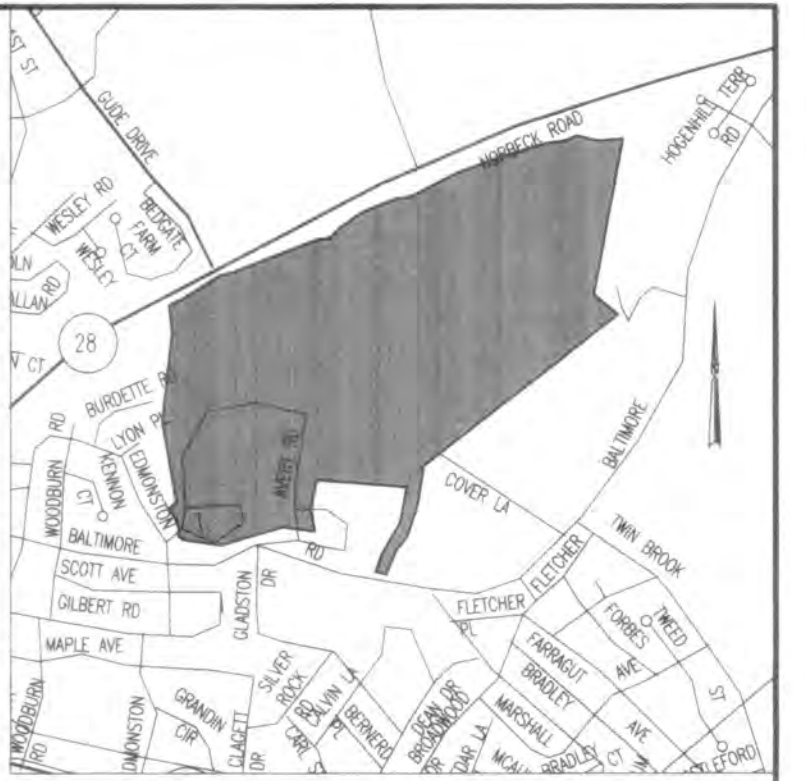
GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

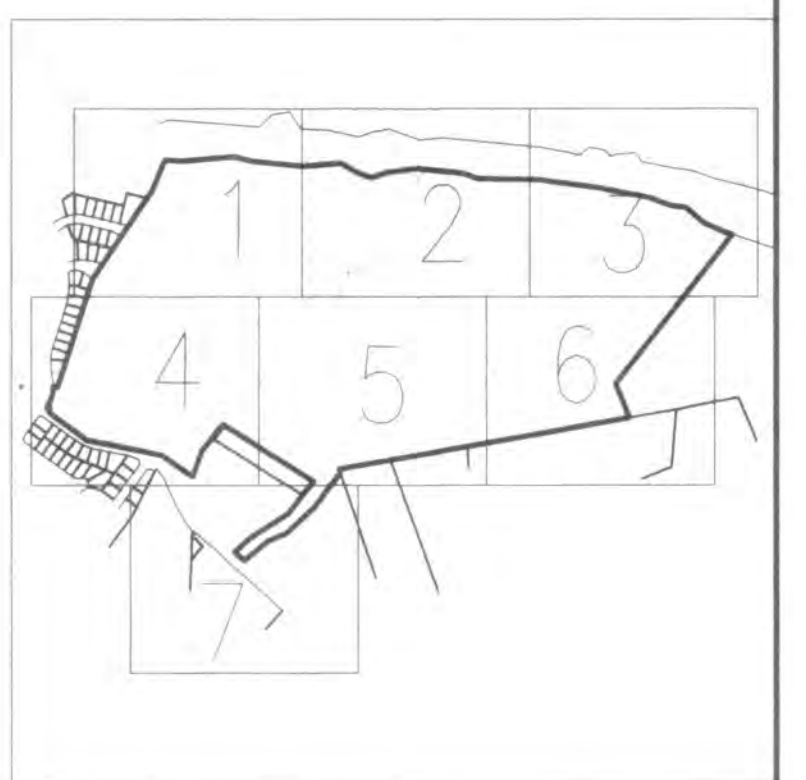
2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNERS: THE MAYOR AND COUNCIL OF ROCKVILLE
 CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR92, GR93 & GR93
 PARCELS: P125, 204, P273, P830, P711, P190, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3085/037, 4280/569, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 1

MATCH SHEET 3

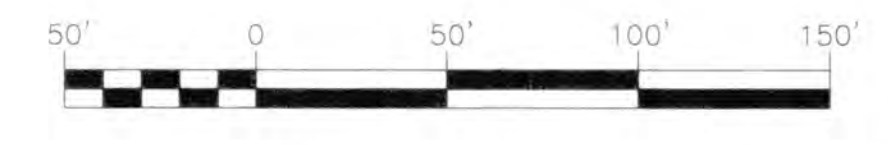
MATCH SHEET 5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee II 11/07/01
 JOHN V. METTEE II DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
CIVIC
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 16 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014\02\SURV\03\PSF_03B.DWG

LEGEND			
○	LIGHTPOLE	○	SPOT ELEVATION
●	POWER POLE	○	SIGN
●	BOLLARD POST	○	MANHOLE
●	BENCH MARK	○	TREE
○	FIRE HYDRANT	○	SHRUB
—	TREE LINE	—	METAL FENCE LINE
—	WOOD FENCE LINE	—	WATERLINE
—	SEWER LINE	—	GAS LINE
—	STORM DRAIN LINE	—	UNDERGROUND ELECTRIC

UTILITY NOTES

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LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS, AS SHOWN HEREON, ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MC WORLD/COM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

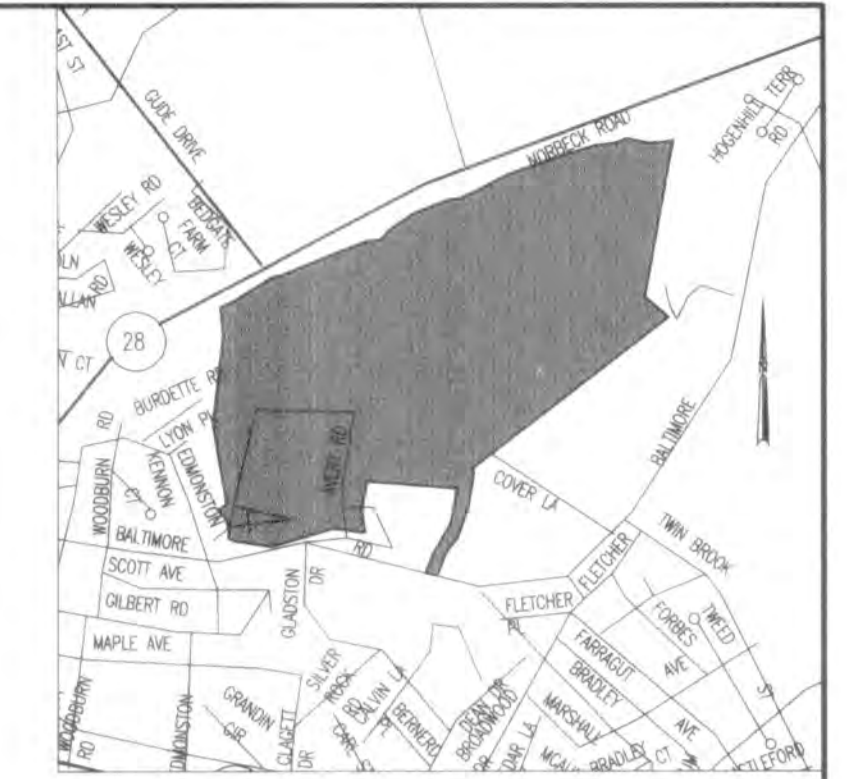
GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

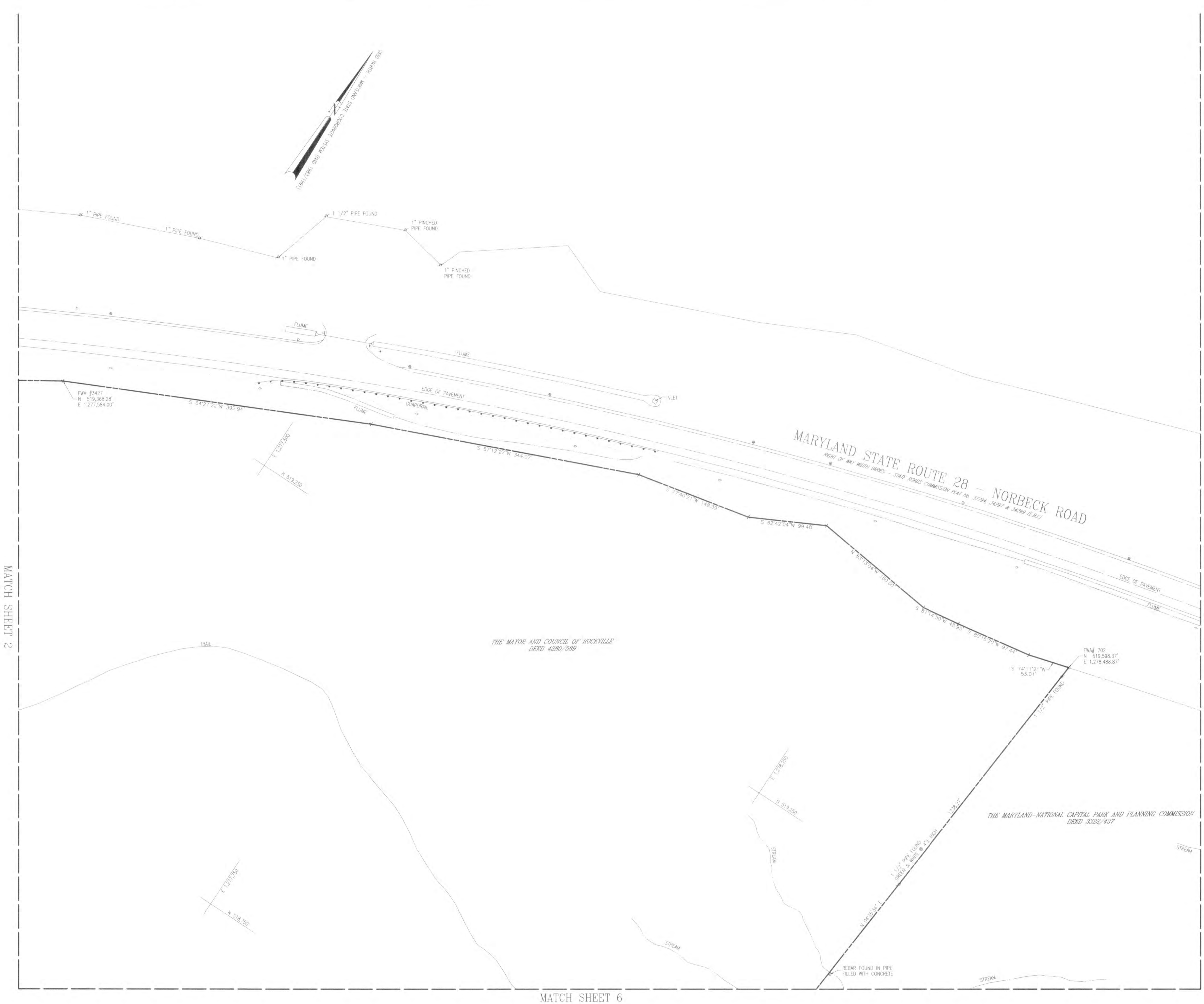
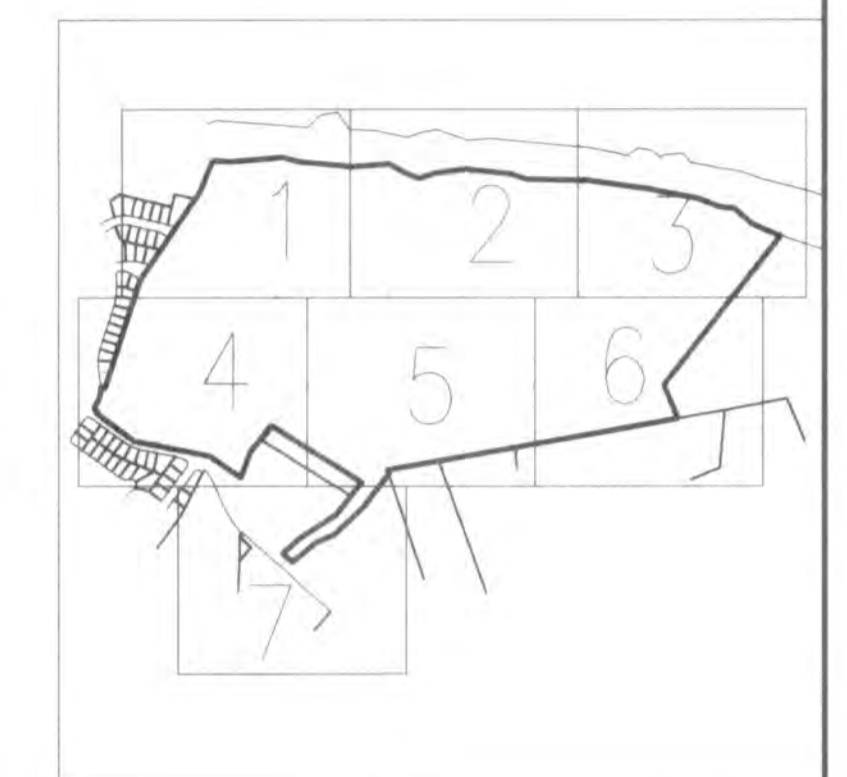
2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: D952, G962, G953 & G963
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES ±
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 2

MATCH SHEET 4

MATCH SHEET 6

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee 11/02/01
 JOHN V. METTEE II DATE
 PROFESSIONAL LAND SURVEYOR No. 10651



REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6228
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01 DRAWING NO:
 SCALE: 1"=50' **CIVIC**
 CHECKED BY: T. STARK SHEET 17 OF 21
 DRAWN BY: M. TILMES FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03PSP.DWG

LEGEND	
○	LIGHTPOLE
—	POWER POLE
●	BOLLARD POST
○	BENCH MARK
○	FIRE HYDRANT
○	SPOT ELEVATION
○	MANHOLE
○	TREE
○	SHRUB
○	TREE LINE
—	METAL FENCE LINE
—	WOOD FENCE LINE
—	WATERLINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC

UTILITY NOTES

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THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION:

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCJ WORLDCOM	RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

2.) THE PROPERTY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS COMPLETE. PLEASE REFER TO SUPPLEMENTAL DRAWING ENTITLED "BOUNDARY SURVEY" PREPARED BY FREDERICK WARD ASSOCIATES, INC.

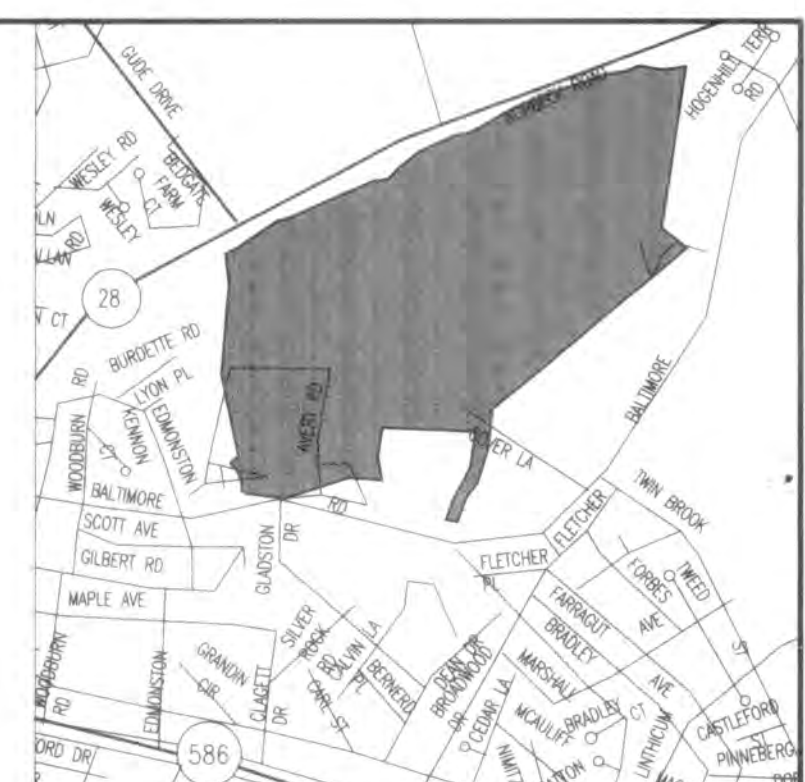
PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: GR52, GR62, GR63 & GR63
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/589, 2779/454, 2480/018
 AREA: 156.7849 ACRES
 *ENCLOSING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

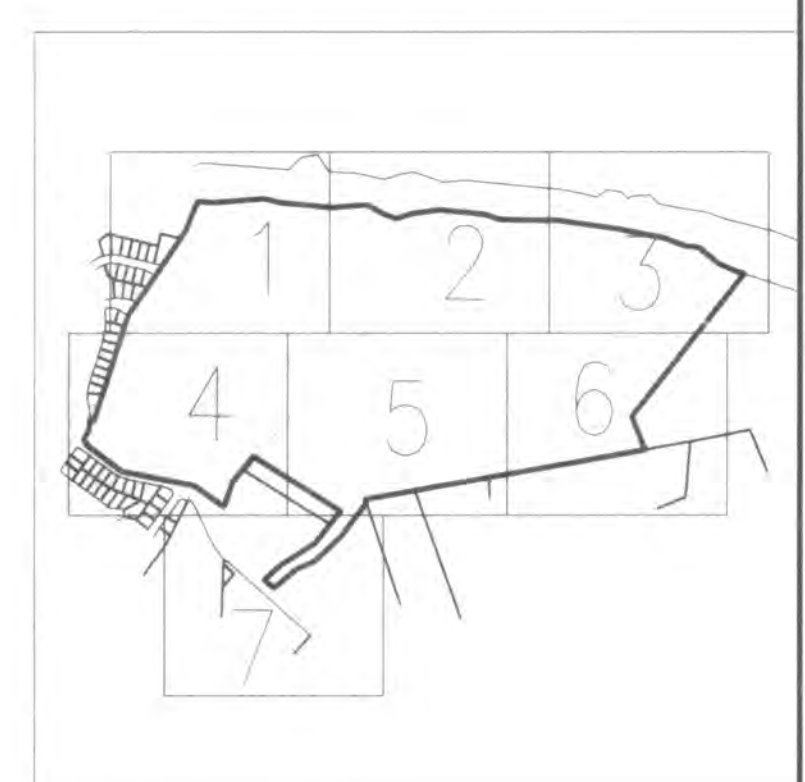
CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
1	210.00	134.93	69.89	36°48'54"	S 16°17'54" E	132.62
2	20.00	31.42	20.00	90°00'00"	S 42°33'27" E	28.28

MATCH SHEET 1



VICINITY MAP
1"=2000'



MATCH SHEET 5

MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE PLOTS SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee 11/07/01
 JOHN V. METTEE III
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA REVISION	



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 18 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\CIVIC\03PSP.DWG

LEGEND			
○	LIGHTPOLE	○ 305.5	SPOT ELEVATION
○	POWER POLE	○	SIGN
○	BOLLARD POST	○	MANHOLE
●	BENCH MARK	○	TREE
○	FIRE HYDRANT	○	SHRUB
—	TREE LINE	—	TRAIL
—	METAL FENCE LINE	—	WOOD FENCE LINE
—	WATERLINE	—	SEWER LINE
—	STORM DRAIN LINE	—	GAS LINE
—	UNDERGROUND ELECTRIC		

UTILITY NOTES

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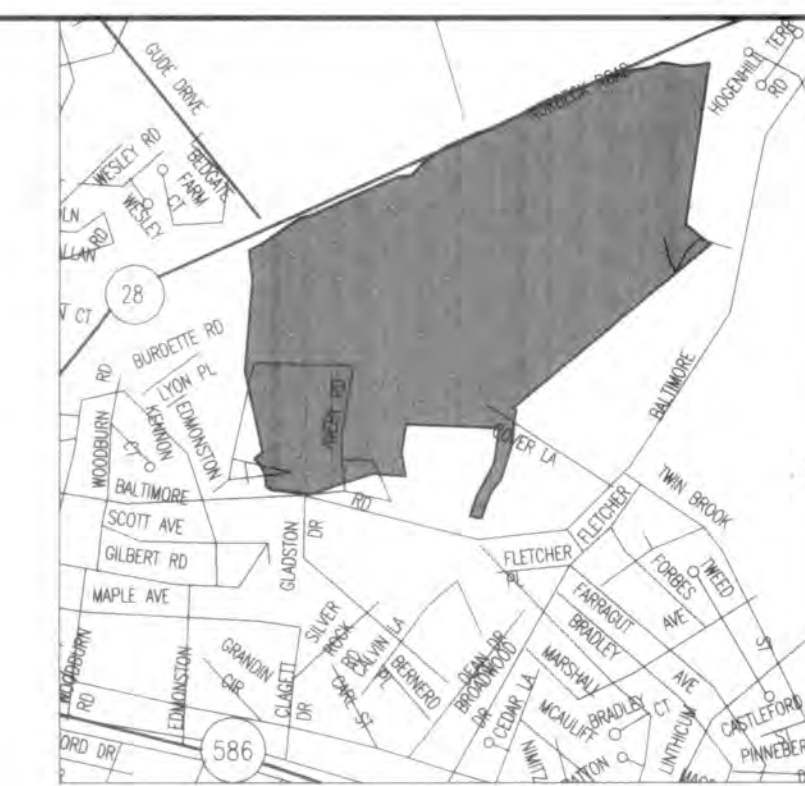
THE FOLLOWING UTILITY COMPANIES WERE CONTACTED FOR EXISTING AND PROPOSED UTILITY INFORMATION.

AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

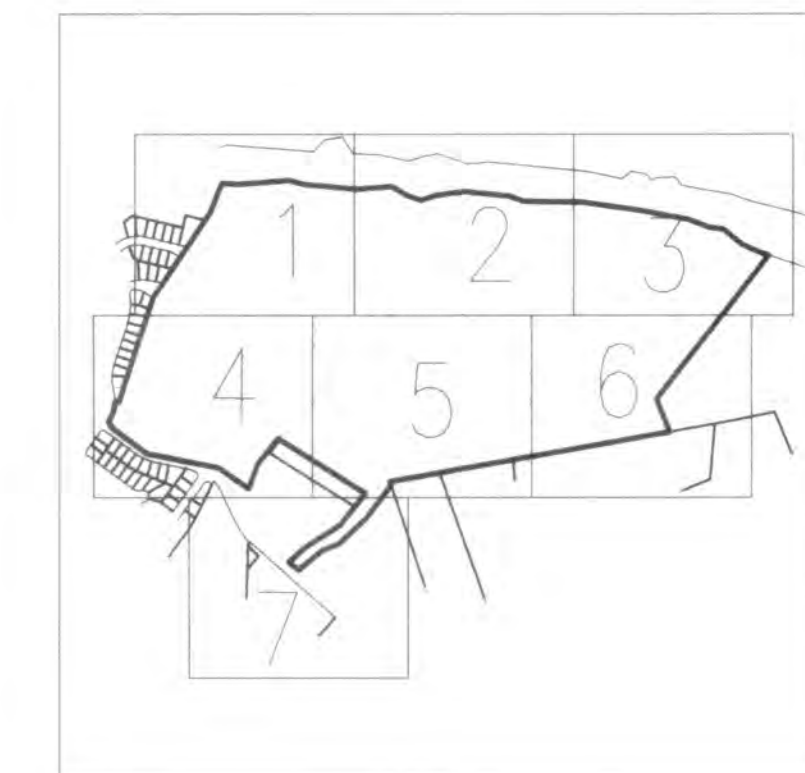
GENERAL NOTES

- 1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.
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MATCH SHEET 2



VICINITY MAP
1"=2000'



PROPERTY INFORMATION

OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: G852, G853 & G854
 PARCELS: P125, 204, P273, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004, 3095/037, 4280/586, 2779/454, 2480/018
 AREA: 156,748.83 SQ. FT.
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.

MATCH SHEET 6

MATCH SHEET 4

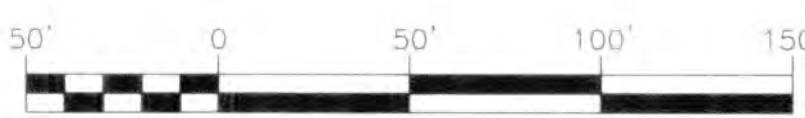
MATCH SHEET 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TIES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettee 11/07/01
 JOHN V. METTEE, II
 PROFESSIONAL LAND SURVEYOR No. 10851 DATE

REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION



FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-720-8900 or 410-209-9550 Fax: 410-720-6226
 Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4
 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 19 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\09\SP_08E.DWG

MATCH SHEET 3

LEGEND

○	LIGHTPOLE	○	SPOT ELEVATION
●	POWER POLE	○	SSA
⊕	BOLLARD POST	○	MANHOLE
⊕	BENCH MARK	○	TREE
⊕	FIRE HYDRANT	○	SHRUB
—	TREE LINE	—	METAL FENCE LINE
—	METAL FENCE LINE	—	WOOD FENCE LINE
—	WATERLINE	—	SEWER LINE
—	STORM DRAIN LINE	—	GAS LINE
—	UNDERGROUND ELECTRIC		

UTILITY NOTES

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AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLDWIDE	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

1.) THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, MARYLAND STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/1991.

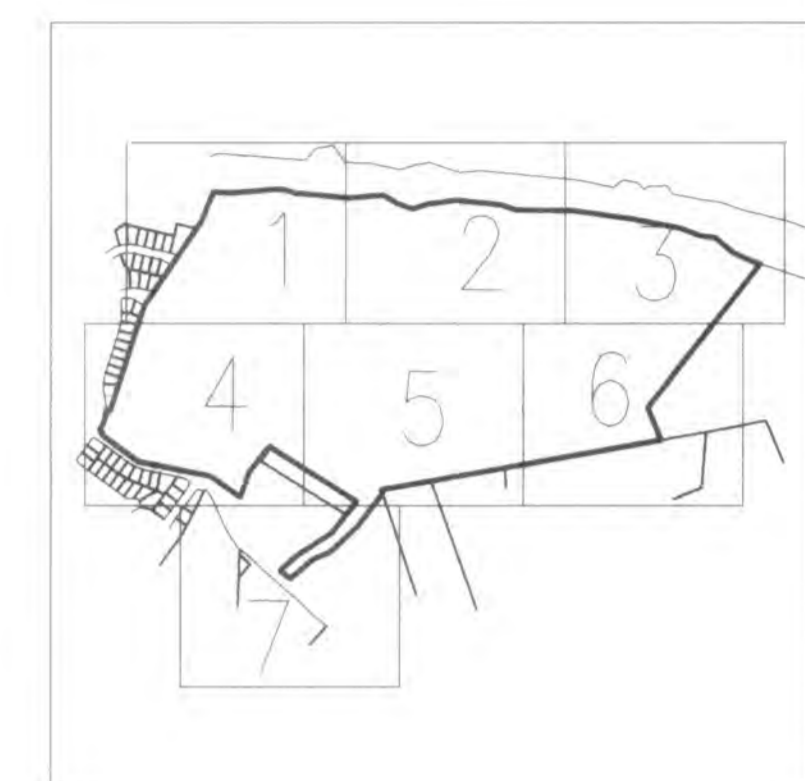
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PROPERTY INFORMATION

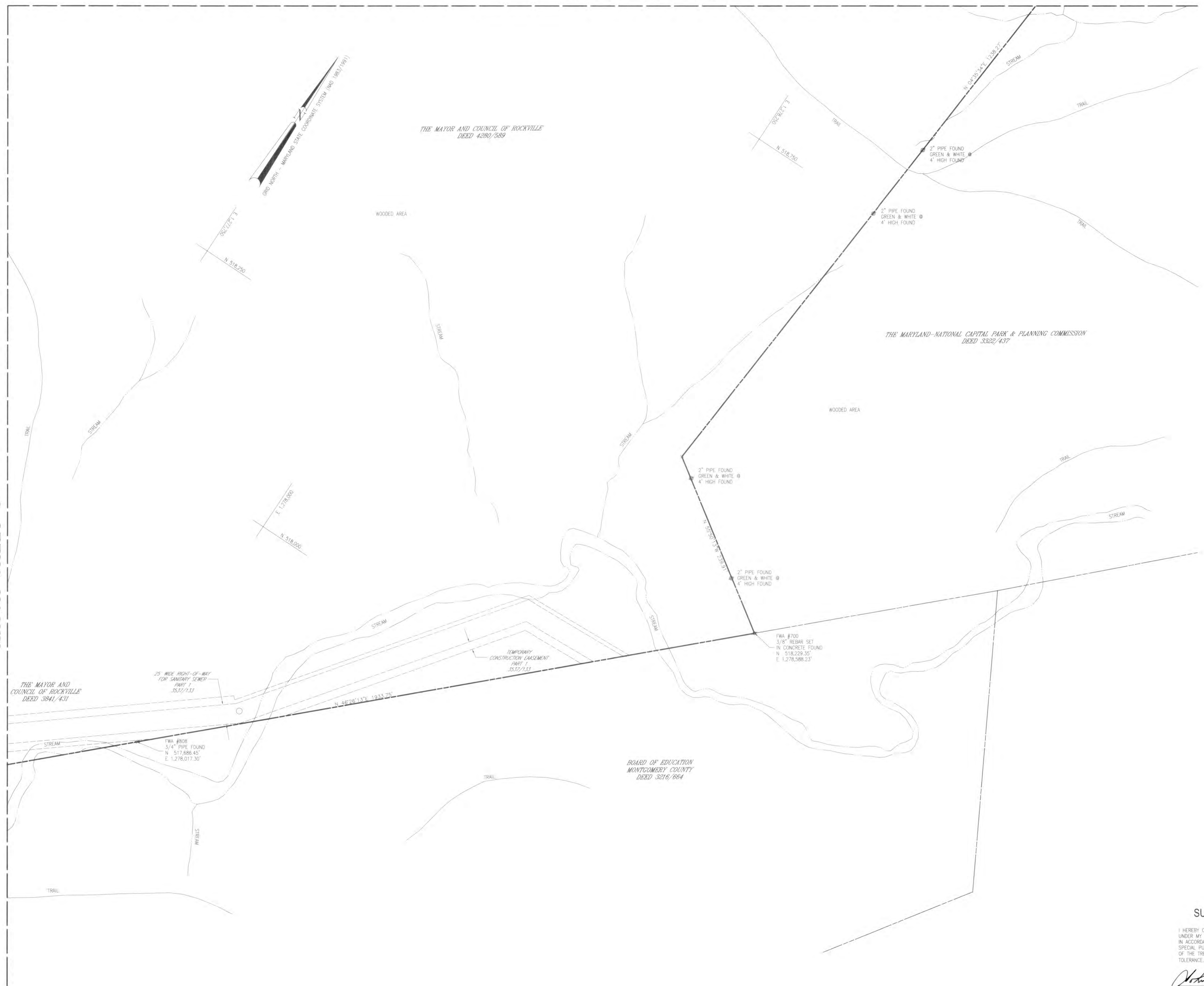
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE
 OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2364
 PREMISE ADDRESS: AVERY ROAD & BAITMORRE ROAD
 ROCKVILLE, MARYLAND
 TAX MAP: CR52, CR62, CR63 & CR65
 PARCELS: P129, 204, P271, P830, P711, P195, P181
 TITLE REFERENCE: 2377/577, 2590/568, 3871/004 3095/037,
 4280/589, 2779/454, 2480/018
 AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



MATCH SHEET 5



SURVEYOR'S CERTIFICATE

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John V. Mettee III 4/27/01
 JOHN V. METTEE III DATE
 PROFESSIONAL LAND SURVEYOR No. 10881



REVISIONS		
REV#	DATE	DESCRIPTION
1	10/30/01	AREA REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES
 SHEET 20 OF 21
 FWA JOB NUMBER 2014032.00

M:\PROJECTS\2014032\SURV\030PSP_03P.DWG

MATCH SHEET 4

LEGEND

○ LIGHTPOLE	x 305.5	SPOT ELEVATION
○ POWER POLE	○	MANHOLE
● BOLLARD POST	○	TREE
○ BENCH MARK	○	SHRUB
○ FIRE HYDRANT	○	TREE LINE
—	—	METAL FENCE LINE
—	—	WOOD FENCE LINE
—	—	WATERLINE
—	—	SEWER LINE
—	—	STORM DRAIN LINE
—	—	GAS LINE
—	—	UNDERGROUND ELECTRIC

UTILITY NOTES

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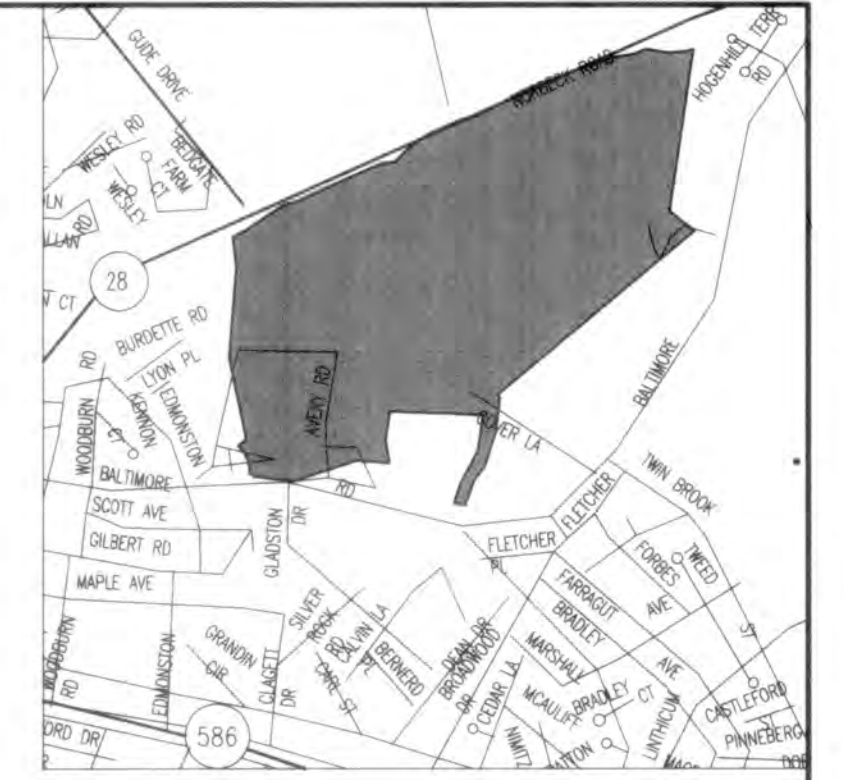
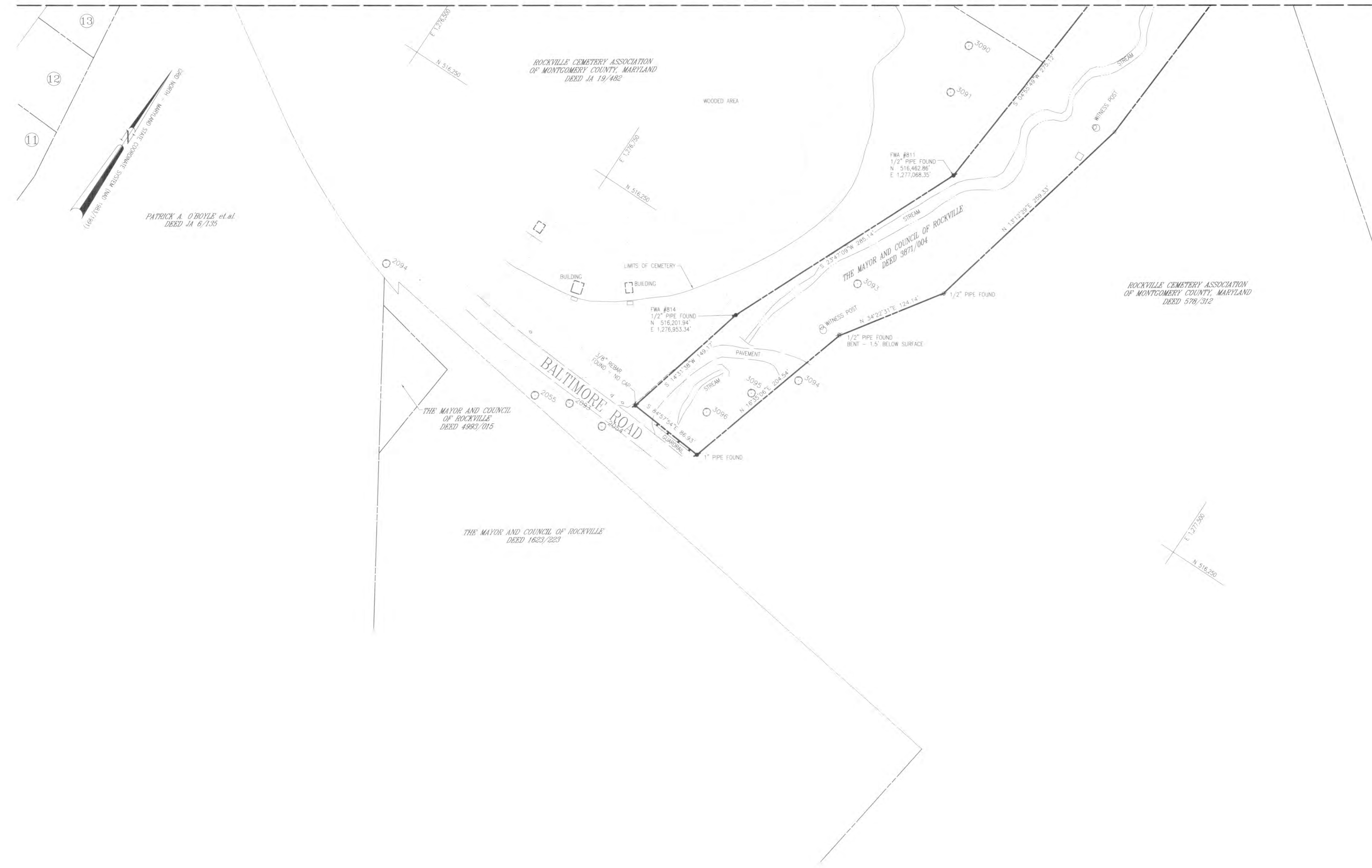
AT&T	RESPONSE
BELL ATLANTIC	NO RESPONSE
MCI WORLD.COM	NO RESPONSE
PEPCO	NO RESPONSE
WASHINGTON GAS	NO RESPONSE
WORLD.COM	NO RESPONSE
DEPARTMENT OF PUBLIC WORKS, ROCKVILLE	RESPONSE

GENERAL NOTES

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PROPERTY INFORMATION

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OWNERS ADDRESS: CITY OF ROCKVILLE
 111 MARYLAND AVENUE
 ROCKVILLE, MARYLAND 20850-2354
PREMISE ADDRESS: AVERY ROAD & BALTIMORE ROAD
 ROCKVILLE, MARYLAND
TAX MAP: GR52, GR62, GR63 & GR63
PARCELS: P125, 204, P273, P830, P711, P195, P181
TITLE REFERENCE: 2377/517, 2590/568, 3871/004, 3095/037, 4030/389, 2779/454, 2480/018
AREA: 156.7949 ACRES
 *EXCLUDING THE BED OF OLD AVERY ROAD AND A TRACT OF LAND SHOWN HEREON AS CEMETERY PLOT.



VICINITY MAP
1"=2000'



REV#	DATE	REVISIONS	DESCRIPTION
1	10/30/01	AREA	REVISION

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

SPECIAL PURPOSE SURVEY
 THE LANDS OF THE MAYOR AND COUNCIL OF ROCKVILLE
CIVIC CENTER PARK
 ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION DURING MAY, 2001 AND WAS MADE IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR SPECIAL PURPOSE SURVEYS. THE POSITIONAL ACCURACY FOR THE LOCATION OF THE TREES SHOWN HEREON WAS SURVEYED WITHIN A ONE METER TOLERANCE.

John V. Mettes III 11/07/01
 JOHN V. METTES III DATE
 PROFESSIONAL LAND SURVEYOR No. 10851

DATE: 7/29/01
 SCALE: 1"=50'
 CHECKED BY: T. STARK
 DRAWN BY: M. TILMES

DRAWING NO: **CIVIC**
 SHEET 21 OF 21
 FWA JOB NUMBER: 2014032.00

M:\PROJECTS\2014032\SURV\03\PSF_03G.DWG











IV. EVALUATION OF SIGNIFICANCE

A. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate

Address: 24 Martins Lane

Request: Evaluation of Significance (demolition proposed).



**Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-331-EOS | 24 Martins Lane**

MEETING DATE: June 18, 2026

REPORT DATE: June 11, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Jason Ekus (Pavilion Real Estate)
4414 Hallet St, Rockville, MD 20853

OWNER: NRHQ LLC
2 Alleghany Ctr Nova Tower 2 Ste 200
Pittsburgh, PA 15212

FILING DATE: April 15, 2026

RECOMMENDATION: Finding that although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d*, and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report, and as such staff recommends against historic designation due to neglect of the structure.

SITE DESCRIPTION

Location	West End
Land Use Designation	Residential Detached
Zoning District	R-60
Existing Use	Residential
Parcel Area	35,369 SF
Subdivision	0503 (West End)
Building Floor Area	1,524 SF
Dwelling Units	1



Birdseye View of 24 Martins Lane

This application was originally scheduled to be heard by the Historic District Commission (HDC) at its May 21 meeting. At that meeting, the HDC moved to postpone the case to a later meeting due to the need to investigate additional information about the property’s history. The HDC Rules of Procedure state that once an item has been placed on the agenda and advertised, the postponement must come at the request of the Chair or two commissioners during the meeting for which the case is advertised. The Chair requested the postponement and all present commissioners voted in favor of postponement. When this type of postponement occurs for an

Evaluation of Significance, the case must be heard at the next regularly scheduled meeting unless otherwise specified. Therefore, the case is being heard at the June 18 meeting.

INITIATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing residential structure due to neglect and has provided a structural report detailing its deteriorating condition. See the attached structural report for more information (Exhibit F).

SITE ANALYSIS

Lot Description

The interior lot is a narrow yet deep half-acre lot that faces east to North Washington Street but is accessed by a lane west of the house that connects to Martins Lane. The lot is unique in that its direct frontage on Martins Lane is not where the vehicular access to the parcel is located. The lot is on the south side of Martins Lane, down a private drive that stretches south from the road and crosses another parcel. However, the parcel does have a small stretch of road frontage on Martins Lane, in the northeast corner of the parcel, located between 14 and 16 Martins Lane. The driveway access to the property does not use this frontage, however. The house is configured on a 35,369 square-foot lot and is surrounded by residential land uses.

BUILDING DESCRIPTION

The two-story side-gable Victorian style house is estimated to have been built sometime between 1882 and 1897 and was later enlarged in the 1920s. The house is an example of a late-nineteenth century homestead, originally in a semi-rural setting, and is commonly referred to as the Powell/Crutchfield House. The house is featured in the Rockville Historic Buildings Catalog, although it is not formally designated.

The Maryland Inventory of Historic Properties (MIHP) form (Exhibit G) describes the house as a 2 ½ story frame four-bay by one-bay vernacular house with a rear L-shaped 'kitchen wing.' The main north bay is an early 20th century addition. The tri-gabled roof was clad in composition shingles and the exterior finish is a large-pebbled stucco painted white. Two plain brick chimneys are located in the interior at the junction of the blocks and the exterior on the northwest façade of the main block, respectively. The foundation was rusticated concrete block which is exposed on the east side. Typical vernacular character is formed by the simple block mass and original symmetrical fenestration rather than ornamentation. The windows vary, but 2/2 double sash windows originally flanked by wooden louvered shutters are original to the home, and first story windows are longer than second story windows. Door and window surrounds were originally plain unmitred stock, now nearly flush with the stucco. The only outbuildings original to the property that appear to still exist is a one-bay frame garage southwest of the house opening to the east, accessed by the asphalt lane and parking apron.

The house is in severe disrepair due to decades of vacancy and neglect, as detailed in the attached structural report (Exhibit F). The structural engineer determined that "the property cannot

be repaired or restored at this time,” as “most of the structural members are either collapsed or rotten” and recommends that the structure be “entirely demolished and rebuilt.”

Front (East) Elevation

The front (east) façade of the house consists of a four-bay second story with four evenly spaced windows and a full-width shed-roofed one-story porch originally supported with six turned wooden columns on brick piers, later covered with plain stock boards which formed frames for screen panels. The screened-in porch has severely deteriorated and the door to the porch has fallen off, as have some of the railings on the porch. The steps up to the front porch are also in disrepair. Ivy has grown over the right side of the house.



Front (east) elevation in 2026.



Front (east) elevation in 1988.



Front (east) elevation in 1988.

North Side Elevation

The one-bay main block north façade is quite simple, with two double-hung windows centered and stacked on top of one another. There is an additional opening where there was once an attic window, and a gable roof. Ivy has grown on the side of the structure, and the siding is deteriorating. The foundation is also crumbling. The north side elevation also shows another wall seen in the right foreground of the photo and in the next photo. This wall has two smaller windows on the bottom with one double-hung window above, and also has deteriorating siding.



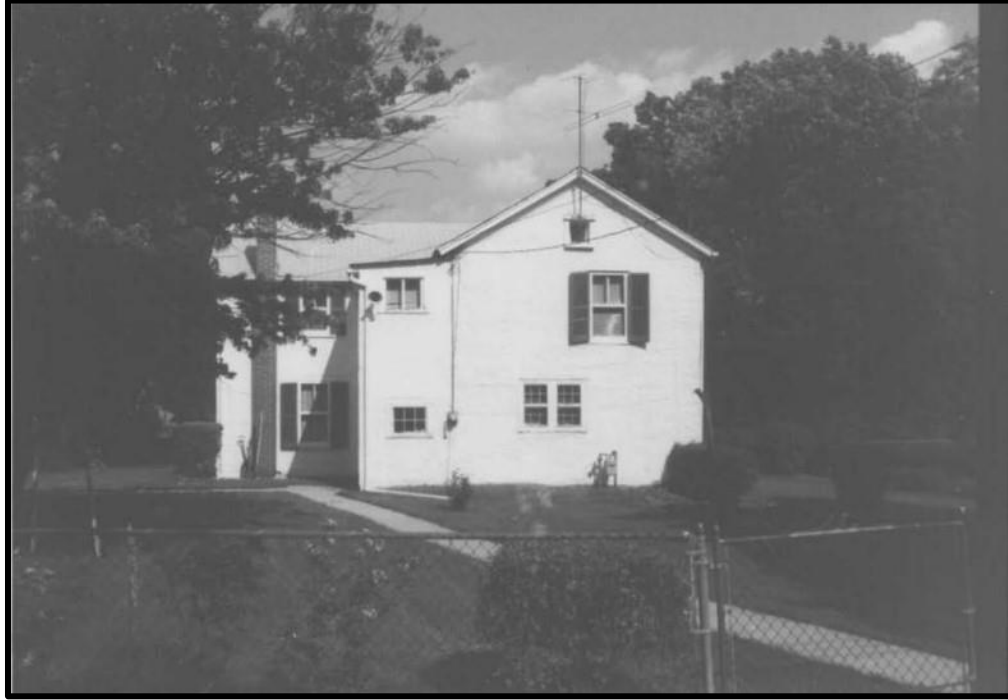
North side elevation.

Rear (West) Elevation

The three-bay rear (west) façade includes the north bay of the main block, the 2-1/2 story kitchen wing, and a two-story enclosed porch on the north façade of the kitchen. The main block has an exterior brick chimney near the north corner, with two stacked double-hung windows to the right. The back side of the house, the 'kitchen wing,' has a two-story enclosed porch on the north side with another set of smaller stacked windows, plus a double-hung window on the first story and additional window above on the second story. The attic window remains intact. The gable roof is in severe disrepair and has collapsed in a large area and the siding has been neglected.



Rear (west) elevation in 2026.



Rear (west) elevation in 1988.

South Side Elevation

The one-bay south façade is similar to the north. It contains two sets of stacked and centered double-hung windows with a smaller opening on the first floor where a window once existed. The smaller attic window is intact. The roof is in severe disrepair, with shingles falling off, and the siding and foundation have deteriorated.

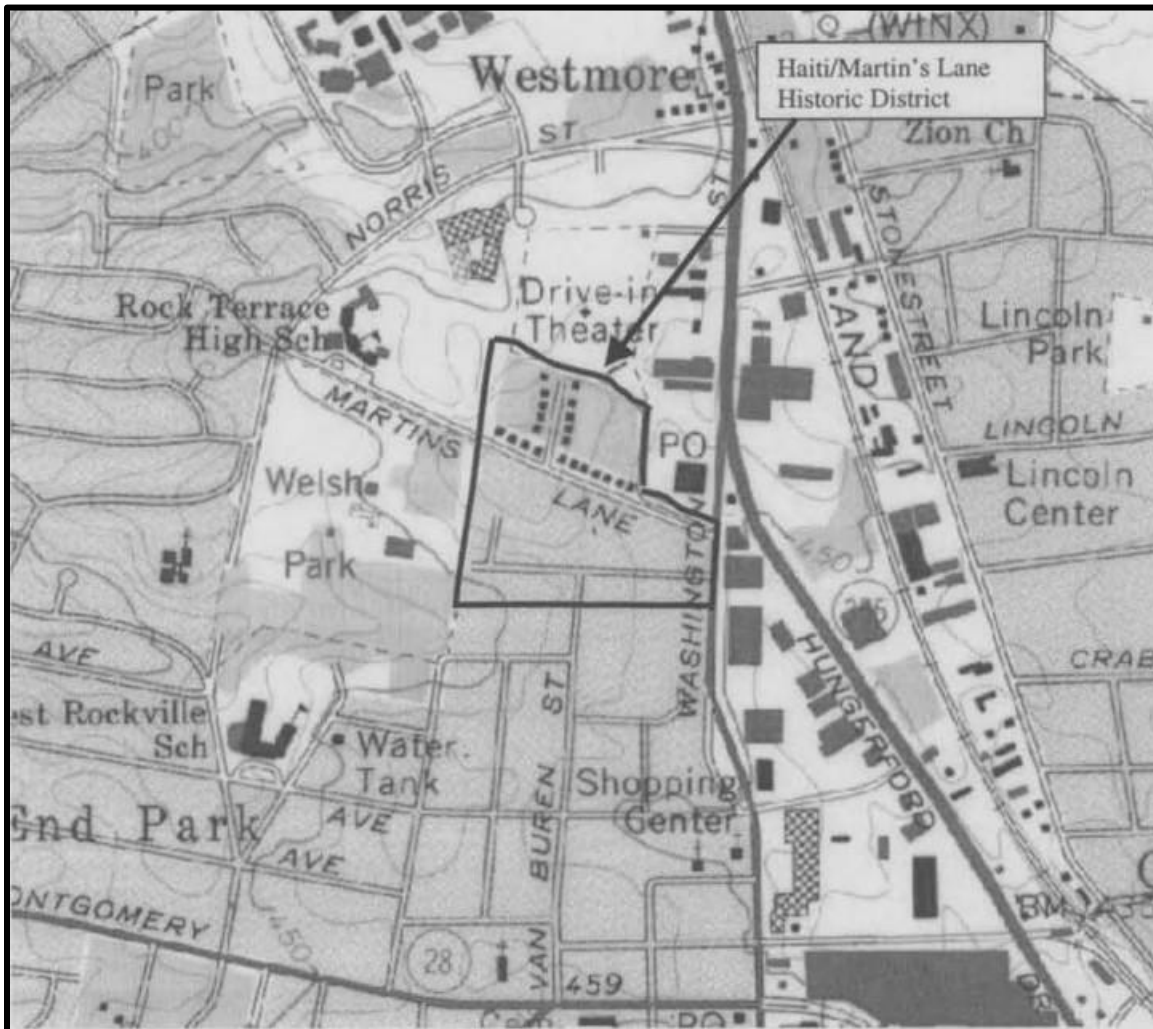


South side elevation.

SITE HISTORY

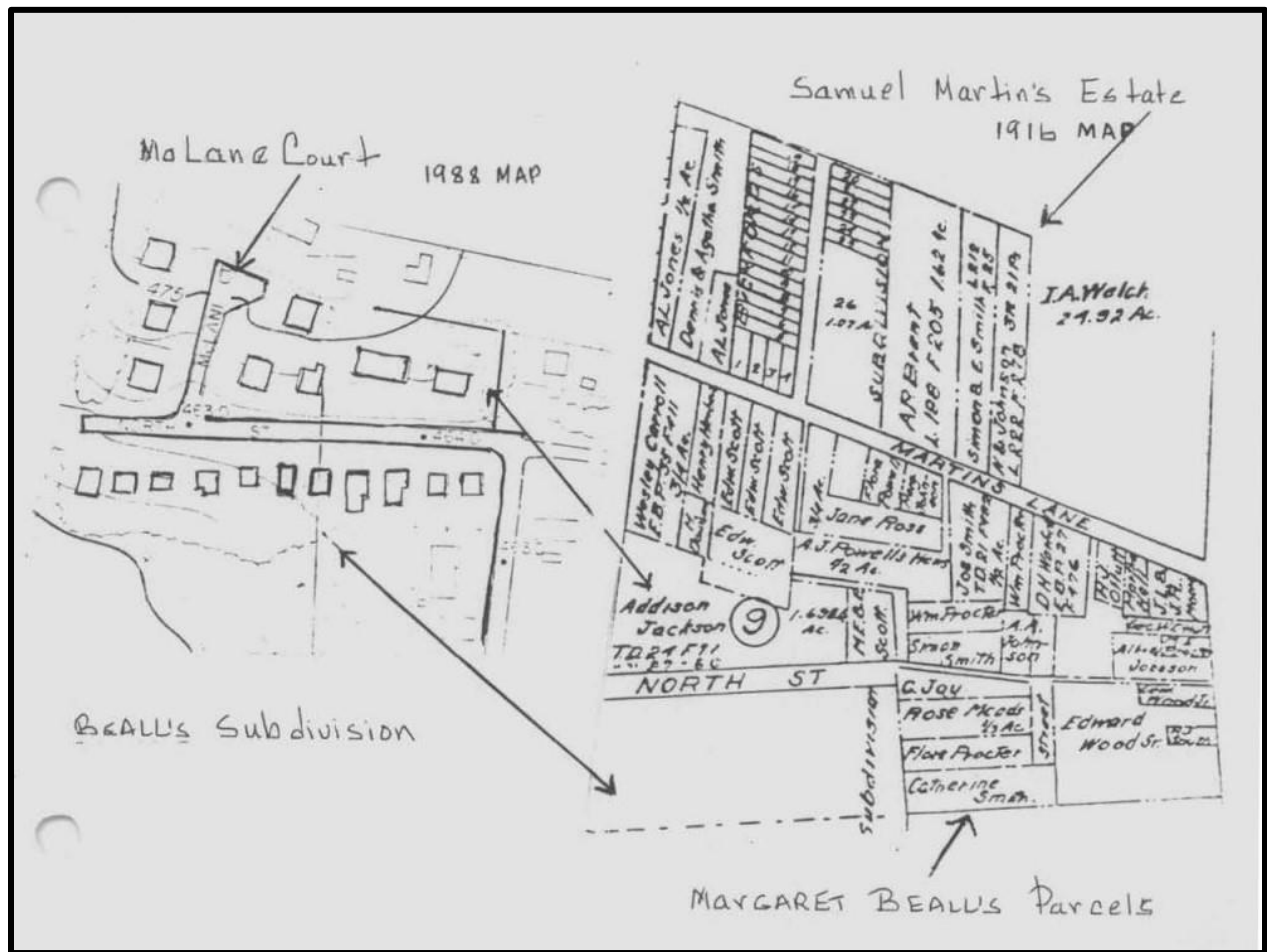
Historic Haiti Community

24 Martins Lane is a historic residential property located in a historically significant community in Rockville known as “Haiti,” on a street historically inhabited by freed Black families and descendants of formerly enslaved people. Haiti was established in the 1830s by Samuel Martin, a freed Black man, and is considered the oldest Black community in the city. Martins Lane itself once served as the dividing line between land owned by Margaret Beall and Samuel Martin, who owned property in the area as early as 1831. The Beall family sold numerous small parcels of their land to freed people and other Black families along Martins Lane in addition to Middle Lane, both of which became two of Rockville’s Black neighborhoods. The Martins Lane area in Haiti remained in the hands of the descendants of the original Martin, Wood, Ross, and Smith families for generations. Haiti Cemetery is located on the north side, opposite of the deeded lands on the south side, which serves as a burial ground for local Black families and is a designated local historic district. The Haiti/Martins Lane Historic District includes the cemetery and deeded lands.



Haiti/Martins Lane Historic District

While the central portion of the community was settled by formerly enslaved people later in the 19th century, the southwestern portion was developed in the early 20th century as Black families and investors started purchasing building lots in “Beall’s Subdivision.” After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The Haiti/Martin’s Lane survey district is approximately 28 acres and contains three distinct geographic areas: Martin’s Lane, Margaret Beall parcels, and Beall’s Subdivision, in addition to the modern developments on McLane Court and Bickford Avenue.



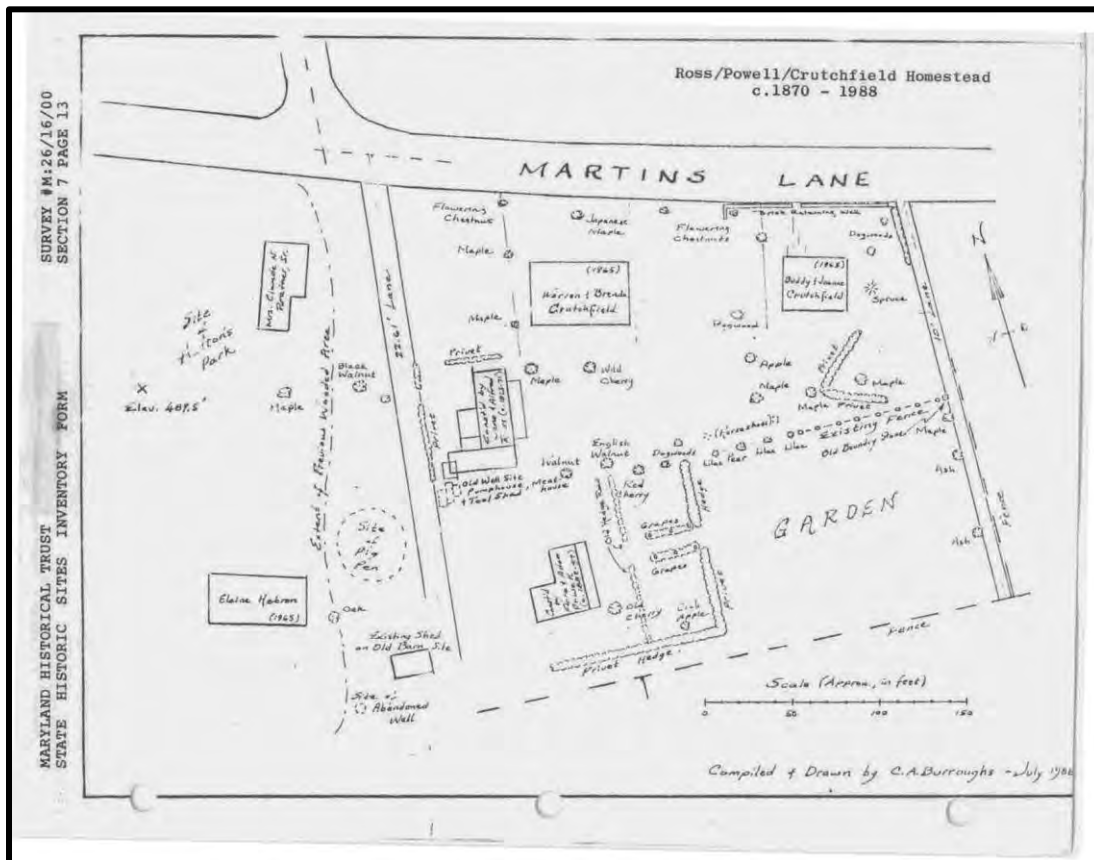
Geographic Areas in Haiti Community

Haiti was annexed into the City of Rockville in 1949 and remains a culturally significant community today. In addition to the physical development of traditional, vernacular 19th century house types, the Haiti/Martin’s Lane Community is united by family ties and institutional bonds, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation. Additional information can be found in Exhibit G.

Family History

The home at 24 Martins Lane (previously 22A Martins Lane) was originally constructed by and for Flora Ross, whose parents had been enslaved in the Beall household on Commerce Lane, and later purchased their home from Margaret Beall. In 1882 and 1885 respectively, Flora Ross and her husband Adam J. Powell (who is buried in nearby Haiti Cemetery) purchased two additional parcels of land from Margaret Beall just south of the Ross family property. The original south section of the home at 24 Martins Lane is estimated to have been built sometime between 1882 and 1897 on the property which had been in the Ross-Powell family for a generation. In the 1920s, Flora (Ross) Powell built a large addition to the north of the house, nearly doubling its size.

Flora Ross Powell later purchased her parents' home at 22 Martins Lane from her sister and then sold it to her daughter Gertrude and husband George N. Prather. Gertrude Prather lived in the house at 22 Martins Lane and then a new home constructed nearby until she died in 1974. Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield lived with their family at 22 Martins Lane until Flora Powell died in 1945, when they then moved from 22 to 22A Martins Lane (now 24 Martins Lane) and lived with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door. Mr. and Mrs. Henry Crutchfield continued to live in the house built by Mrs. Crutchfield's grandparents at 24 Martins Lane until they sold the property in 2023. The Crutchfield family lived on this land for four generations, as detailed in the deed history below. Additional information on the family history can be found in Exhibits G and H.



Ross/Powell/Crutchfield Homestead c.1870-1988.

OWNERSHIP HISTORY

Deed Research
 24 Martins Lane
 West End Park (0503)
 Parcel 649

Liber/Folio	Date	Grantor	Grantee
40/332	9/14/1983	Margaret J. Beall et al	Flora (Ross) Powell
Unknown	Unknown	Flora (Ross) Powell	Gertrude P. McKnight and Chester McKnight
1318/410	11/5/1949	Gertrude P. McKnight and Chester McKnight	Frances P. Crutchfield
33471/660-663	12/1/06	Warren G. Crutchfield, Rep Estate of Frances P. Crutchfield	Gertrude Elaine (Crutchfield) Hebron
60927/223	9/15/2020	Gertrude Elaine (Crutchfield) Hebron	Gertrude E. Hebron and Kelly Rolaine Faison
66936/280	3/17/2023	Gertrude E. Hebron and Kelly Rolaine Faison	Blu Spot Investments LLC
69018/490	4/2/25	Blu Spot Investments LLC	LHome Mortgage Trust
69953/1	12/10/25	LHome Mortgage Trust	Kiavi Properties LLC
70021/430	12/17/25	Kiavi Properties LLC	NRHQ LLC

Staff received information from Peerless Rockville indicating a discrepancy in the historic deeds describing the parcel on which the property is located. Staff's position is that the chain of title is not relevant to the evaluation of significance review, as the significance of the property is being evaluated regardless of ownership. However, the city will require the applicant to address the discrepancy and demonstrate good title to the property before issuance of any demolition permit.

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission 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 represents the Black heritage of the city.
- b. Site of an important event in Rockville's history.
The site is one of the earliest Black settlements in the city.
- c. Identified with a person or group of persons who influenced the City's history.
The property is identified with Samuel Martin, an influential figure in the City's history who formed the earliest Black community in the city.
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
The property is part of the earliest Black community in the city and exemplifies the cultural, social, and historical heritage of the city.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction.
The property embodies distinctive characteristics of early vernacular home construction in the city, dating back to 1906.
- b. Represents the work of a master architect, craftsman, or builder.
No, the property 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 vernacular house style is found elsewhere in the City and region.
- d. Represents a significant architectural, design, or landscape entity in the City.
No, it is not a significant architectural, design, or landscape entity in Rockville.
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, there is nothing outstanding about the house or the landscape.

STAFF FINDINGS

The property meets the following adopted Historic District Commission criteria for historic designation:

Historic Significance

- A - Represents the development, heritage, or cultural characteristics of the city.
- B - Site of an important event in Rockville's history.
- C - Identified with a person or group of persons who influenced the City's history.
- 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.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d*, and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report. As such, staff recommends against historic designation due to the severe neglect of the property and lack of integrity.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Definition and Criteria for Historic Resources in the City of Rockville
- D. City of Rockville, Maryland Zoning Ordinance
- E. Application
- F. Structural Report
- G. MIHP Forms
- H. Public Testimony

EXHIBIT A – AERIAL MAP



EXHIBIT B – ZONING MAP



Zoning Overlays	Zoning Districts	Mixed-Use Districts
Two Center Performance District	R-405 - Residential Estate	MXB - Mixed-Use Business
South Pike	R-200 - Suburban Residential	MXC - Mixed-Use Commercial
Rockville Pike Core	R-150 - Low Density Residential	MXCT - Mixed-Use Corridor Transition
Twinbrook Metro-Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCD - Mixed-Use Corridor District
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXT - Mixed-Use Transition
Local Historic Districts	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
Special Exceptions	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial
		PD - Planned Development

EXHIBIT C: 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.

EXHIBIT D: 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.



Rockville
HDC - Evaluation of Significance

Submitted by:
Jason Ekus

Online Request #: 3327769

Project #: 2026-331-EOS

Location: **24 MARTINS LN**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Jason** Last Name: **Ekus** Suffix:

Business Name: **PAVILION REAL ESTATE**

Mailing Address: **4414 HALLET STREET**

City: **Rockville** State: **MD** Zip: **20853**

Property Owner's Contact Information

Title: First Name: **Kristin** Last Name: **Synan** Suffix:

Business Name: **NRHQ, LLC by Kiavi Funding, Inc. as Attorney in Fact**

Mailing Address: **271 N. Shore Drive, Suite 201**

City: **Pittsburgh** State: **PA** Zip: **15212**

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

Windows



You can complete this application and view updates online at [MGO Connect](#)

Project Description *

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

Request for demolition of severely deteriorated single-family dwelling at 24 Martins Lane, Rockville MD 20850. Structure has been deemed unsafe and beyond repair by a licensed Maryland Structural Engineer (P.E.).

All Storm Doors

Siding

Fences

All Porch/Deck Floor Step Materials

All Doors

Signature

JASON EKUS



You can complete this application and view updates online at [MGO Connect](#)

Any additional information about property including history, previous owners, etc.

A licensed Maryland Structural Engineer (P.E.) conducted a formal inspection of the dwelling and concluded that the structure cannot be repaired or restored, that most structural members have either collapsed or are fully deteriorated, and that the structure presents an active safety hazard to any person entering the premises. The engineer's conclusion is that the structure must be entirely demolished. A copy of the full structural inspection report is attached.

The property appears in the City of Rockville Historic Buildings Catalog solely as a representative example of a common side-gable roofline form found throughout the region between approximately 1880 and 1940. The catalog reference reflects a generic architectural classification and does not indicate individual historic significance, unique association with a historic event or person, or any prior determination of eligibility for historic designation. The structure is not individually designated and is not located within a designated historic district.

Shutters

Roof

Shingle

Garage/Shed or Other Outbuildings Materials

All Porch/Deck Railings



You can complete this application and view updates online at [MGO Connect](#)

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization

24 martins In loa.pdf

Photos

24 martins In survey.pdf

24 martins In structural engineers report.pdf

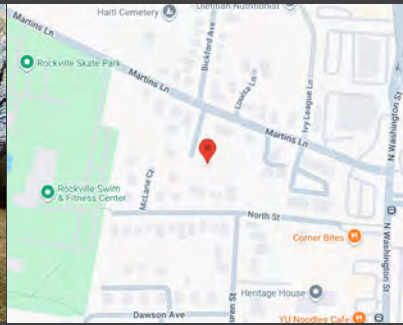
24 martins In photos.pdf



You can complete this application and view updates online at [MGO Connect](#)



www.exactalands.com | office: 443.819.3994



PROPERTY ADDRESS:
24 MARTINS LANE, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 2512.3960

DATE SIGNED: 01/02/26

FIELD WORK DATE: 12/30/2025

REVISION DATE(S):
(REV.1 1/2/2026)

POINTS OF INTEREST

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.12 AS NOW ADOPTED BY THE MARYLAND BOARD OF PROFESSIONAL LAND SURVEYORS AND THE INFORMATION DEPICTED HEREON WAS BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD.



Matthew Nigel Brien

State of Maryland Professional Land Surveyor
License Number 21406
Expires 6-08-2026



Exacta Land Surveyors, LLC

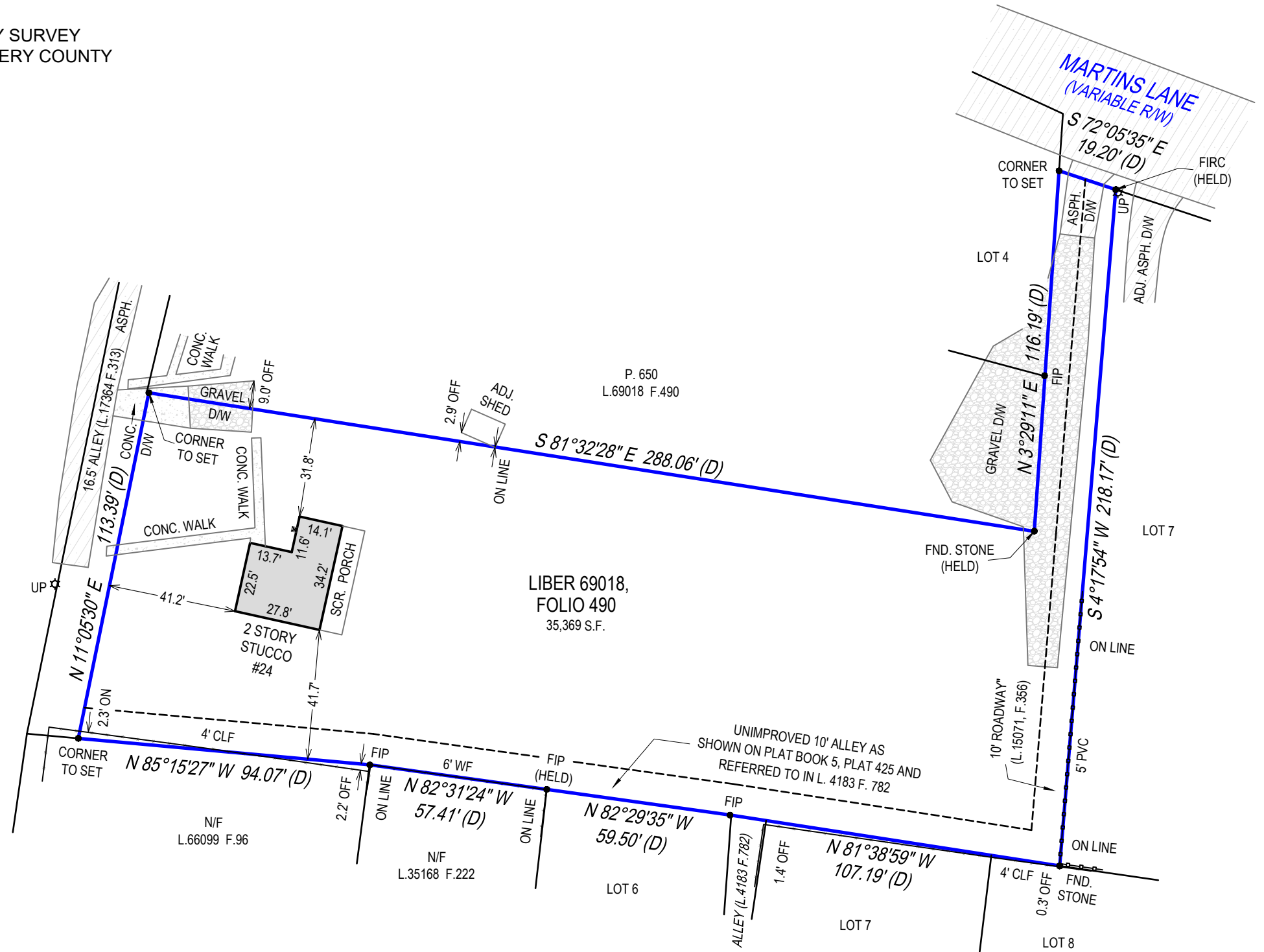
LB#21937

office: 443.819.3994

4424 Ventura Way, Apt L | Aberdeen, MD 2100



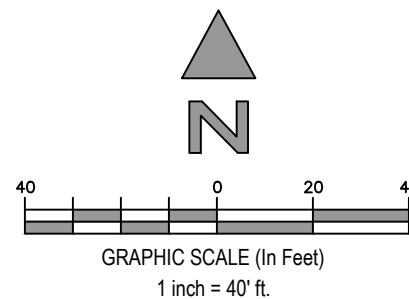
2512.3960
BOUNDARY SURVEY
MONTGOMERY COUNTY



NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #04-00144967 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
24 MARTINS LANE, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 2512.3960

CERTIFIED TO:
.

DATE SIGNED: 01/02/26

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER THEREOF, AND RUNNING: N 11 DEGREES 05' 30" E, 113.39 FEET, S 81 DEGREES 32' 28" E, 288.06 FEET, N 03 DEGREES 29' 11" E, 116.19 FEET, S 72 DEGREES 05' 35" E, 19.20 FEET, S 04 DEGREES 17' 54" W, 218.17 FEET, N 81 DEGREES 38' 59" W, 107.19 FEET, N 82 DEGREES 29' 35" W, 59.50 FEET, N 82 DEGREES 31' 24" W, 57.41 FEET, N 85 DEGREES 15' 27" W, 94.07 FEET, TO THE PLACE OF BEGINNING, CONTAINING 35,369 SQUARE FEET, OR 0.81187 OF AN ACRE OF LAND, MORE OR LESS, ACCORDING TO THE SNIDER & ASSOCIATES PLAT OF SURVEY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK BHM 60927 PAGE 0227.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
12. If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
	Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
	Easement	(M) - Measured	FIRC - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	FN - Found Nail
	Iron Fence	(R) - Record	FN&D - Found Nail & Disc
	Overhead Lines	(S) - Survey	FRRSPK - Found Rail Road Spike
	Structure	A/C - Air Conditioning	GAR - Garage
	Survey Tie Line	AE - Access Easement	GM - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	ID - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	ILL - Illegible
SURFACE TYPES		BC - Block Corner	INST - Instrument
	Asphalt	BFP - Backflow Preventer	INT - Intersection
	Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
	Concrete	BLK - Block	L - Length
	Covered Area	BM - Benchmark	LAE - Limited Access Easement
	Water	BR - Bearing Reference	LB# - License No. (Business)
	Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS		BSMT - Basement	LE - Landscape Easement
	Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	LS# - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	MB - Map Book
	Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
	Control Point	CATV - Cable TV Riser	MES - Mitered End Section
	Catch Basin	CB - Concrete Block	MF - Metal Fence
	Elevation	CH - Chord Bearing	MH - Manhole
	Fire Hydrant	CHIM - Chimney	MHWL - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	NR - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	NTS - Not to Scale
	Manhole	CO - Clean Out	NAVD88 - North American Vertical Datum 1988
	Tree	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	OG - On Ground
	Well	CS/W - Concrete Sidewalk	ORB - Official Records Book
		CUE - Control Utility Easement	ORV - Official Record Volume
		CVG - Concrete Valley Gutter	O/A - Overall
		D/W - Driveway	O/S - Offset
		DE - Drainage Easement	OFF - Outside Subject Property
		DF - Drain Field	OH - Overhang
		DH - Drill Hole	OHL - Overhead Utility Lines
		DUE - Drainage & Utility Easement	OHWL - Ordinary High Water Line
		ELEV - Elevation	ON - Inside Subject Property
		EM - Electric Meter	P/E - Pool Equipment
		ENCL - Enclosure	PB - Plat Book
		ENT - Entrance	PC - Point of Curvature
		EOP - Edge of Pavement	PCC - Point of Compound Curvature
		EOW - Edge of Water	PCP - Permanent Control Point
		ESMT - Easement	PI - Point of Intersection
		EUB - Electric Utility Box	PLS - Professional Land
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	

JOB SPECIFIC SURVEYOR NOTES:
THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 69018 FOLIO 490 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100

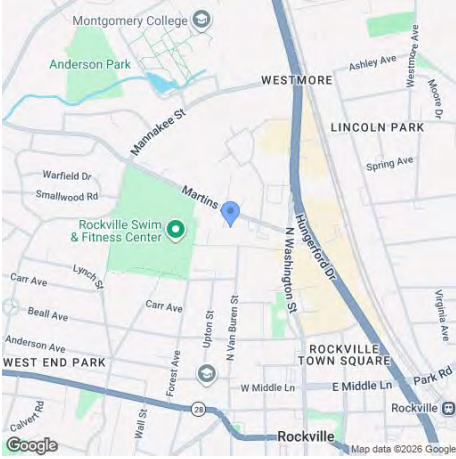
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Agent 360

24 Martins Ln, Rockville, MD 20850

City Of Rockville

Tax ID 160400144967



Summary Information

Owner:	Nrhq Llc	Property Class:	Residential
Owner Address:	2 Allegheny Ctr Ste 200	Annual Tax:	\$7,391
Owner City State:	Pittsburgh PA	Record Date:	01/09/26
Owner Zip+4:	15212-5402	Sale Amount:	\$106,253
Owner Carrier Rt:	C002	Book:	70021
		Page:	430
		Tax Record Updated:	02/20/26

Geographic Information

County:	Montgomery, MD	Parcel Number:	P649
Municipality:	City Of Rockville	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	12
Tax ID:	160400144967	Sub Parcel:	P649
Tax Map:	GR33	Legal Subdivision:	PT ROCKVILLE TWN RES. 1
Tax ID Alt:	0400144967		
Tax Act Num:	00144967		
City Council Dist:	04		

Assessment & Tax Information

Tax Year:	2026	Annual Tax (Est):	\$7,391	Taxable Total Asmt:	\$572,100
County Tax (Est):	\$5,577	Taxable Land Asmt:	\$440,100	Special Tax:	\$159
Municipal Tax (Est):	\$1,567	Taxable Bldg Asmt:	\$167,200	Refuse Fee:	\$87
Asmt As Of:	2026	State/County Tax:	\$5,577		
				Class Code:	50

Lot Characteristics

SQFT:	35,369	Zoning:	R60
Acres:	0.8120	Zoning Desc:	Residential, One-Family

Building Characteristics

Total SQFT:	1,524	Full Baths:	1	Sewer:	Public
Residential Type:	Standard Unit	Total Baths:	1.0	Year Built:	1902
Residential Design:	2 Story	Exterior:	Frame		
Stories:	2.00	Stories Desc:	2		
Total Units:	1	Roof:	Shingle - Composite		
Abv Grd Fin SQFT:	1,524	Porch/Deck SQFT:	224		
Model:	Standard Unit	Heat Delivery:	Hot/Warm Air		
Fireplace Total:		Property Class Code:	R		
Porch/Deck:	Porch				
Porch Type:	1 Story Open				
Bldg Condition:	Average				
Sec 1 Construction:		Sec 1 Area:	224	Sec 1 Story Type:	1
Sec 1 Description:	1 Story Open Porch	Sec 1 Dimensions:		Sec 1 Type:	
Sec 2 Construction:		Sec 2 Area:	762	Sec 2 Story Type:	2
Sec 2 Description:	2 Story No Basement	Sec 2 Dimensions:		Sec 2 Type:	

Codes & Descriptions

Land Use: R Residential
 County Legal Desc: LOT NEAR MARTINS LANE
 Use Type: 2 Story No Basement

MLS History

MLS Number	Category	Status	Status Date	Price
MDMC2179360	LAND	Expired	07/31/25	\$349,900
MDMC2077020	LAND	Expired	05/31/23	\$500,000
MDMC2076992	RES	Closed	03/17/23	\$435,000
MDMC762920	RES	Expired	09/09/22	\$675,000
MDMC761138	LAND	Expired	09/09/22	\$675,000
1007872228	LAND	Canceled	06/07/17	\$1,200,000
1009715982	LAND	Canceled	06/30/14	\$1,100,000

Annual Tax Amounts

Year	County	Municipal	School	Annual
2026	\$5,577	\$1,567		\$7,391
2025	\$5,577	\$1,567		\$7,391
2024	\$5,215	\$1,464		\$6,864
2023	\$5,019	\$1,417		\$6,605
2022	\$4,683	\$1,370		\$6,232
2021	\$4,548	\$1,323		\$6,042
2020	\$4,487	\$1,314		\$5,945
2019	\$4,487	\$1,305		\$5,945
2018	\$4,487	\$1,296		\$5,941
2017		\$1,261		\$5,802

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2026	\$440,100	\$167,200	\$572,100			
2025	\$440,100	\$167,200	\$536,900			
2024	\$419,100	\$82,600	\$501,700			
2023	\$399,200	\$54,100	\$485,567			
2022	\$419,100	\$82,600	\$469,433			
2021	\$399,200	\$54,100	\$453,300			
2020	\$399,200	\$44,800	\$450,200			
2019	\$399,200	\$44,800	\$444,000			
2018	\$399,200	\$44,800	\$444,000			
2017	\$363,000	\$44,800	\$431,933			
2016	\$363,000	\$44,800	\$419,867			
2015	\$363,000	\$44,800	\$407,800			

Record Date: 01/09/2026 Book: 70021
 Settle Date: Page: 430
 Sales Amt: \$106,253 Doc Num:
 Sale Remarks:
 Owner Names: Nrhq Llc

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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A & A Structures LLC
22 Holly Leaf Ct. Bethesda MD 20817



March 11, 2022

Ms. Kelley Faison
3204 Enterprise Rd.
Bowie MD 20721

Re: Structural Inspection

Dear Ms. Faison

Pursuant to your request, I visited the residential single-family building located at 24 Martins Ln, Rockville, MD 20850 on March 11, 2022. The purpose of the visit was to inspect and evaluate the structural integrity of the building.

The following figure show the exterior view of the property.



Figure 1 – Exterior view of the building.

As shown in the following figures the structure of the house including the wall, roof, floors have been subjected the rainwater for an extended duration of time. The roof has collapsed in a large area. The timber floors are all rotten to the point it is not safe to walk on them. The beams and joists are damaged by water. Mold has grown on the entire interior space.

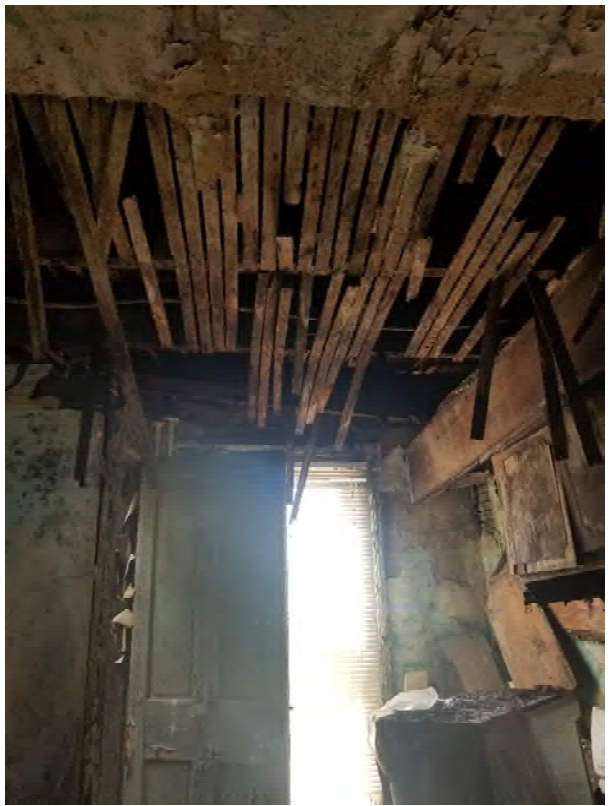


Figure 2 – Extensive damage to the structure



Figure 3 – Extensive damage to the structure

Per my observation, the structure of the property cannot be repaired or restored at this time. Most of the structural members are either collapsed or rotten. The structure shall be entirely demolished and rebuilt. It is also not safe to walk inside the building. The remaining floor and stairs may collapse under the weight of a walking person.

My observations and work were limited by the constraints inherent to the visual inspection process. Visual inspection cannot accurately detect hidden or latent defects. Therefore, it is not the purpose of this report or my work to offer any form of building guarantee or warranty.

This is a structural inspection report. All other disciplines (architectural, mechanical, electrical, plumbing, toxics, environmental, geotechnical, etc.) are excluded.

Thank you for the opportunity to be of service.

Sincerely,

Yahya Aliabadi Ph.D., P.E.
President and Structural Engineer



Q PROPERTY

Q PEOPLE

Q Search Any Address

SEARCH

Property Record

Property Report For:

24 MARTINS LN

Rockville, MD

20850

Prepared On:

April 17, 2026

Report Link

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

24 Martins Ln

Rockville MD 20850 (Montgomery County)

ESTIMATED VALUE

\$637,870

OFF MARKET

Built in 1902 • Lots And Land • 1524 sq. ft. Living Area



Satellite View & Map



Owners & Residents

Nrhq Llc

Lhome Mortgage Trust 2022 Rtl3

Blu Spot Investments Llc

Kiavi Properties Llc

Gertrude E Hebron

Rolaine Faison Kelley

Kelley R Faison

Gertrude E Crutchfield

Hebron Gertrude E Crutchfield

Crutchfield Frances P

Cohn, Goldberg & Deutsch, Llc

Blu Spot Investments Llc, Et Al.

Cohn, Goldgerg & Deutsch, Llc

Ownership Timeline

 2025 - Present

Lhome Mortgage Trust 2022 Rtl3

DATE OF PURCHASE

PURCHASE PRICE

April 2025

\$315,000

 2025 - 2025

Kiavi Properties Llc

DATE OF PURCHASE

PURCHASE PRICE

December 2025

\$391,500

 2025 - 2025

Nrhq Llc

DATE OF PURCHASE

PURCHASE PRICE

December 2025

\$106,253

 2023 - 2025

Blu Spot Investments Llc

DATE OF PURCHASE

PURCHASE PRICE

March 2023

\$435,000

 2006 - 2023

Hebron Gertrude E Crutchfield

DATE OF PURCHASE

December 2006

 N/A - 2006

Crutchfield Frances P

Property Details

AMAZING Opportunity to Build Your Dream Home! This spacious 0.81-acre lot provides the ideal setting to construct your custom dream home. The existing structure is not habitable and needs to be torn down - do not attempt to enter. Walk the lot at your own risk. Located within walking distance to shopping, dining, and entertainment in Rockville Town Center, and just 3 minutes from Rockville Metro. Offers excellent access to major commuter routes and public transportation. With tons of potential, this is a rare chance to build in a prime location. Don't miss out on this exceptional opportunity! The property lacks legal access or easement. The neighbor owns the only egress to the lot, and access is controlled by the adjacent property owner, who is open to selling access separately to a prospective buyer. Agents: You must disclose this to your prospective buyers as a material fact that directly affects the property's buildability. Call the listing agent before writing a contract. Contact information for the access owner can be provided upon request.

Interior

UTILITIES

WATER SOURCE: Public

SEWER: Public Sewer

ZONING INFORMATION

ZONING CODE: R60

CURRENT USE: Residential

Exterior

BUILDING INFORMATION

YEAR BUILT: 1902

LOT INFORMATION

LOT SIZE: 35369 sq.ft.

LOT SIZE ACRES: 0.81 acres

OVERVIEW

DISCLOSURES: None

MLS Details

Overview

MLS INFORMATION

LISTING STATUS: Expired
LISTING DATE: May 2025
LATEST LISTING PRICE: \$349,900
SOURCE: Bright MLS
DAYS ON MARKET: 39
CUMULATIVE DAYS ON MARKET: 39
ORIGINAL LISTING PRICE: \$349,900

LISTING AGENT

NAME: Samer Y. Makhlouf
AOR: Northern Virginia Association of REALTORS
PHONE: 703-675-6100
EMAIL: ahr.contract@gmail.com

MLS INFORMATION

ASSESSOR LAST SALE DATE: Apr. 2023
ASSESSOR LAST SALE AMOUNT: \$435,000
AVG MARKET PRICE: \$349 / sq.ft.
SPECIAL LISTING CONDITIONS: Bank Owned/REO

LISTING AGENT OFFICE

NAME: Apex Home Realty
PHONE: 703-675-6100
EMAIL: ahr.samer@gmail.com

MLS Transaction History

DATE	EVENT	PRICE
05/06/2025	Off Market	\$349,900
05/06/2025	Off Market	\$349,900
05/06/2025	For Sale	\$349,900
12/21/2022	Off Market	\$500,000
12/21/2022	For Sale	\$500,000
02/18/2022	Off Market	\$675,000
02/18/2022	For Sale	\$675,000
03/17/2015	cancelled	\$1,200,000
-	Off Market	\$1,200,000
03/17/2015	For Sale	\$1,200,000

Lot Information



Overview

LEGAL DESCRIPTION

40 332

LAND USE CODE

Single Family Residence

COUNTY LAND USE CODE

24031

COUNTY

Montgomery

TYPE OF DEED

COORDINATES

Trustees Deed

39.09092, -77.156312

LAND SQFT

LAND ACRES

35,369 sq. ft.

0.81 acres

SEWAGE

ASSESSED YEAR

Yes

2025

ASSESSED VALUE

PARCEL NUMBER

\$536,900

04-00144967

TRACT NAME

GEOID

Census Tract 7009.01

24031700901

QUALIFIED GEOID

1400000US24031700901

Liens

NO SOLAR, MECHANICAL, TAX, OR TRANSACTION LIENS FOUND IN OUR DATABASE

Loans, Assignment & Releases

Loan Summary

AMORTIZATION DATE

April 06, 2024

EST. AVAILABLE EQUITY

\$0

EST. LENDABLE EQUITY

\$0

AMORTIZED LOAN TO VALUE

154%

First Loan Position

RECORDING DATE

April 26, 2023

LOAN AMOUNT

\$641,400

LENDER NAME

KIAVI FUNDING INC

Home Value

TOTAL VALUE -
UPDATED 02-25-2026

\$637,870

CONFIDENCE
SCORE

83

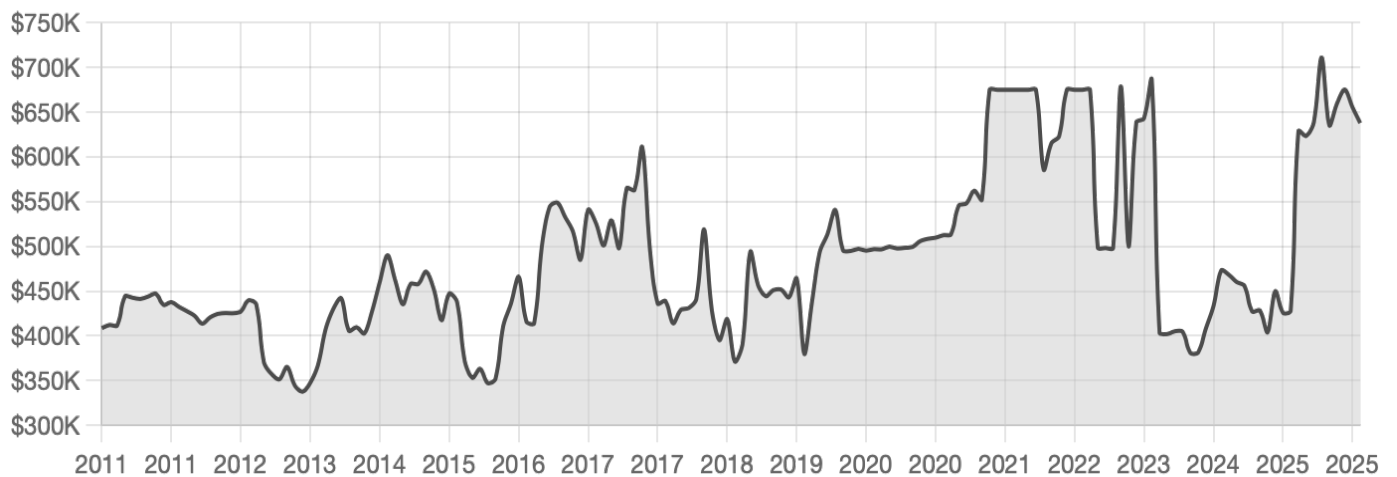
PROBABLE MARKET
RANGE

**\$529,432 -
\$746,307**

CHANGE
FROM
LAST YEAR

-2.7%

Historical Market Value



DATE

TOTAL VALUE

CHANGE

2026-02

\$637,870

-2.7%

2025-12

\$655,538

+62.3%

2024-12

\$403,898

-0.2%

2023-12

\$404,507

-18.9%

2022-12	\$498,700	-26.1%
2021-12	\$675,000	+31.4%
2020-12	\$513,521	+3.3%
2019-12	\$497,270	+11.9%
2018-12	\$444,400	+7.3%
2017-12	\$414,000	-14.6%
2016-12	\$485,000	+39.8%
2015-12	\$347,000	-24.2%
2014-12	\$457,947	+12.3%
2013-12	\$407,612	-6.3%
2012-09	\$435,134	+1.7%
2011-12	\$427,689	-

Sex Offenders

Nearest Sex Offenders



Fredis Salomon

Mendez

32, White, Male
miles away

1/21/2020-cla 3-308 - sex offense
4th degree (3-308)

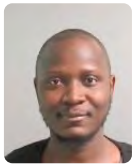


Kamar Dominick

Queen

46, Black, Male
1.3 miles away

4/17/2023-art.27 464c - 4th degree
sex offense - >sexual motivation



Labanum Patrick

Mulbah

35, Black, Male
1.3 miles away

4/5/2012-2nd degree rape - cl 3-
304



William Matthew

Brown

32, Black, Male
1.3 miles away

7/20/2022-cla 3-304 - rape 2nd
degree (3-304) - >sexual
motivation



Darius Tyrae Hoes

43, Black, Male
1.3 miles away

Art.27 464b(a)(1) - 3rd degree sex
offense - art. 27 464b(a)(1)

Deeds & Sales Records



April 02, 2025

Trustees Deed

RESIDENTIAL • ARMS-LENGTH

SELLER

Trustor/Debtor (Borrower in Default/Foreclosure on Trustee's Deed)

Blu Spot Investments Llc

BUYER

Company or Corporation

Lhome Mortgage Trust 2022 Rtl3

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Trustees Deed

BOOK

69018

PAGE

490

COUNTY

Montgomery

COUNTY TAX

\$3,150

PURCHASE TYPE

Foreclosure

TITLE RECORDS

TRANSACTION ID

1054434253

CODE


26021

DISTRICT

4

BUYER RECORDS

VESTING CHANGES

 December 10, 2025

Quit Claim Deed

RESIDENTIAL • ARMS-LENGTH

SELLER

Company or Corporation

Lhome Mortgage Trust 2022 Rtl3

2 ALLEGHENY CTR STE 200

BUYER

Limited Liability Company

Kiavi Properties Llc

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Quit Claim Deed

BOOK

69953

PAGE

1

COUNTY

Montgomery

COUNTY TAX

\$3,915

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1424119471

COMPANY

Accomodation

CODE

26092

DISTRICT

4

BUYER RECORDS

VESTING CHANGES



December 17, 2025

Quit Claim Deed

RESIDENTIAL • ARMS-LENGTH

🏠 SELLER

Limited Liability Company

Kiavi Properties Llc

2 ALLEGHENY CTR STE 200

🏠 BUYER

Limited Liability Company

Nrhq Llc

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Quit Claim Deed

BOOK

70021

PAGE

430

COUNTY

Montgomery

COUNTY TAX

\$1,063

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1426486314

COMPANY

Accomodation

CODE

26092

DISTRICT

4

BUYER RECORDS

VESTING CHANGES



March 17, 2023

Special Warranty Deed

RESIDENTIAL • ARMS-LENGTH • COMMERCIAL

SELLER

Individual(s)

Gertrude E Hebron

Rolaine Faison Kelley

BUYER

Limited Liability Company

Blu Spot Investments Llc

11465 APPLEDOWRE WAY

LENDER DETAILS

LENDER

Mortgage Company

TRANSACTION VALUE

\$435,000

TAX

\$2,175

MORTGAGE

\$641,400

EQUITY

↓ -\$206,400

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Special Warranty Deed

BOOK

66936

PAGE

271

COUNTY

Montgomery

COUNTY TAX

\$4,350

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1009817544

COMPANY

Capitol Title Group

CODE

25422

DISTRICT

4

MORTGAGES RECORDS

LENDER NAME

Kiavi Funding Inc

BUYER RECORDS

VESTING CHANGES

Tenants in Severalty



September 15, 2020

Correction Deed

RESIDENTIAL

SELLER

Gertrude E Crutchfield

BUYER

Gertrude E Hebron Kelley R Faison

24 MARTINS LN ROCKVILLE MD
20850

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Correction Deed

BOOK

060927

PAGE

000223

COUNTY

Montgomery

TITLE RECORDS

TRANSACTION ID

920924239

COMPANY

Attorney Only

CODE

5421

BUYER RECORDS

VESTING CHANGES

Joint Tenant/joint Tenant W/
Right Of Survivorship

Property Taxes

PROPERTY TAX

\$7,391

TAX RATE

1.38%

CHANGE FROM
LAST YEAR

+27.8%

LAND VALUE

-

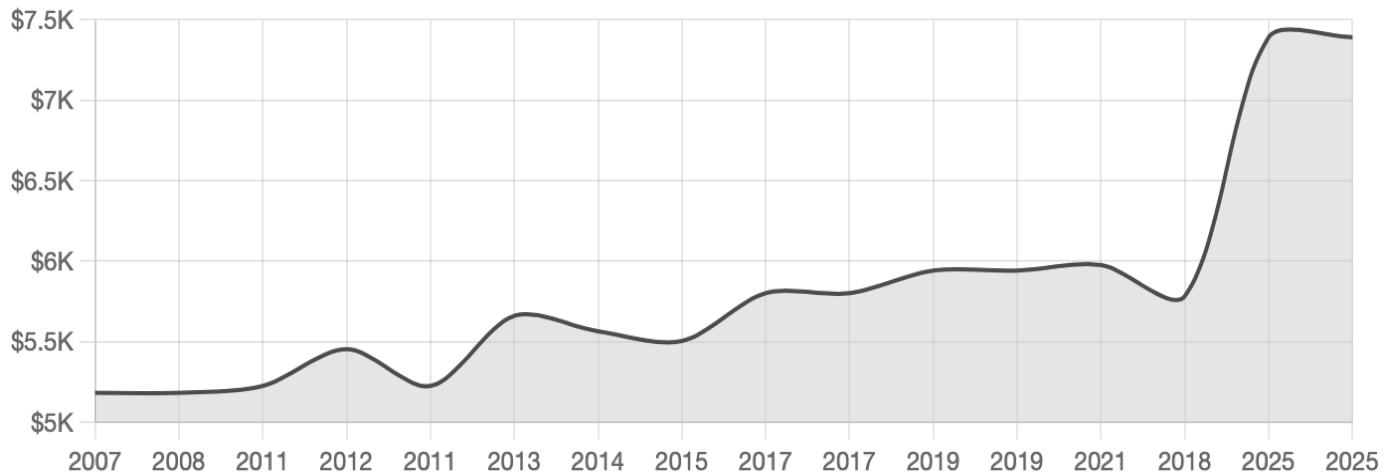
IMPROVEMENT
VALUE

-

TOTAL VALUE

\$536,900

Property Tax History



Year	Property Tax	Land	Additions	Assessment	Change
------	--------------	------	-----------	------------	--------

2025	\$7,391	-	-	\$536,900	+27.8%
------	---------	---	---	-----------	---------------

2021	\$5,784	\$399,200+	\$54,100 =	\$453,300	-3.2%
------	---------	------------	------------	-----------	--------------

2020	\$5,977	\$399,200+	\$54,100 =	\$450,200	+0.6%
------	---------	------------	------------	-----------	--------------

2018	\$5,942	\$399,200+	\$44,800 =	\$444,000	0.0%
2018	\$5,942	\$399,200+	\$44,800 =	\$444,000	+2.4%
2016	\$5,802	\$399,200+	\$44,800 =	\$419,867	0.0%
2016	\$5,802	\$399,200+	\$44,800 =	\$419,867	+5.4%
2014	\$5,505	\$363,000+	\$44,800 =	\$407,800	-1.1%
2013	\$5,565	\$363,000+	\$44,800 =	\$407,800	-1.7%
2012	\$5,661	\$363,000+	\$58,500 =	\$421,500	+8.3%
2011	\$5,226	\$363,000+	\$58,500 =	\$418,152	-4.2%
2011	\$5,454	\$363,000+	\$58,500 =	\$418,153	+4.4%
2010	\$5,226	\$363,000+	\$58,500 =	\$414,806	-
2009	\$0	\$343,030+	\$68,430 =	\$411,460	-
2008	\$5,183	\$343,030+	\$68,430 =	\$345,276	0.0%
2007	\$5,183	\$343,030+	\$68,430 =	\$279,093	-

Building Permits

No Building Permits found

Foreclosures

 24/07/2024

Notice of Sale

USE GROUP	USE TYPE
Residential	Single Family Residence
TRUSTEE REF. NUMBER	JUDGMENT DATE
461765	1899-11-30T00:00:00.000Z
AUCTION OPENING BID	ESTIMATED VALUE
\$39,000	\$460,230
DATE	RECORDING DATE
1899-11-30T00:00:00.000Z	24/07/2024

ORIGINAL LOAN

BOOK PAGE

66936/280

AMOUNT

\$641,400

MATURITY DATE

1899-11-30T00:00:00.000Z

AUCTION

ADDRESS

50 Maryland Ave, Maryland,
Rockville


TRUSTEE

NAME

COHN, GOLDBERG & DEUTSCH,
LLC

ADDRESS

1099 Winterson Rd

 17/06/2024

Lis Pendens

USE GROUP

Residential

USE TYPE

Single Family Residence

CASE NUMBER

C15CV24002916

JUDGMENT DATE

1899-11-30T00:00:00.000Z

ESTIMATED VALUE

\$468,060

DATE

1899-11-30T00:00:00.000Z

RECORDING DATE

17/06/2024

ORIGINAL LOAN**AMOUNT**

\$0

MATURITY DATE

1899-11-30T00:00:00.000Z

TRUSTEE**NAME**Cohn, Goldgerg & Deutsch,
LLC**ADDRESS**

1099 Winterson Rd



4/11/26, 3:16 PM
24 Martins Lane



4/11/26, 3:16 PM
24 Martins Lane



4/11/26, 3:18 PM
24 Martins Lane



4/11/26, 3:18 PM
24 Martins Lane



4/11/26, 3:21 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane



FAMILION

4/11/26, 3:22 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane

PAVILION



4/11/26, 3:22 PM
24 Martins Lane

A & A Structures LLC
22 Holly Leaf Ct. Bethesda MD 20817
Tell: 240-678-5399
aastructure@gmail.com

March 11, 2022

Ms. Kelley Faison
3204 Enterprise Rd.
Bowie MD 20721

Re: Structural Inspection

Dear Ms. Faison

Pursuant to your request, I visited the residential single-family building located at 24 Martins Ln, Rockville, MD 20850 on March 11, 2022. The purpose of the visit was to inspect and evaluate the structural integrity of the building.

The following figure show the exterior view of the property.



Figure 1 – Exterior view of the building.

As shown in the following figures the structure of the house including the wall, roof, floors have been subjected the rainwater for an extended duration of time. The roof has collapsed in a large area. The timber floors are all rotten to the point it is not safe to walk on them. The beams and joists are damaged by water. Mold has grown on the entire interior space.

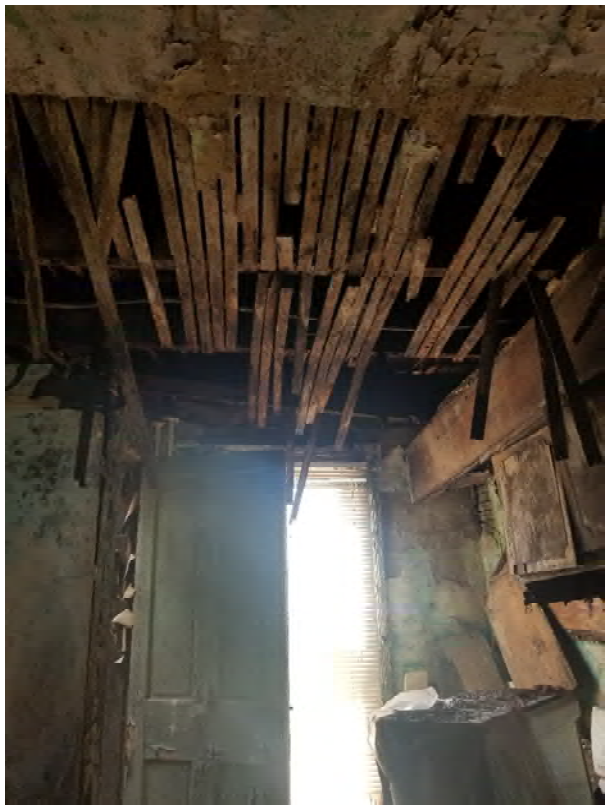


Figure 2 – Extensive damage to the structure



Figure 3 – Extensive damage to the structure

Per my observation, the structure of the property cannot be repaired or restored at this time. Most of the structural members are either collapsed or rotten. The structure shall be entirely demolished and rebuilt. It is also not safe to walk inside the building. The remaining floor and stairs may collapse under the weight of a walking person.

My observations and work were limited by the constraints inherent to the visual inspection process. Visual inspection cannot accurately detect hidden or latent defects. Therefore, it is not the purpose of this report or my work to offer any form of building guarantee or warranty.

This is a structural inspection report. All other disciplines (architectural, mechanical, electrical, plumbing, toxics, environmental, geotechnical, etc.) are excluded.

Thank you for the opportunity to be of service.

Sincerely,

Yahya Aliabadi Ph.D., P.E.
President and Structural Engineer



EXHIBIT G

M: 26/16/10

Powell/Crutchfield House

22A Martin's Lane, Rockville

Private

Built: 1882-1897

This house was constructed somewhere between 1882 and 1897 on property which at that time had been in the Ross-Powell family for a generation. Enlarged in the 1920s, the house is a well-preserved example of a late-nineteenth century homestead originally in a semi-rural setting but now urban. Heirs of Jane Carroll and Alfred Ross still occupy the property.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M: 26/16/10

Magi No.

DOE yes no

NR eligible: yes no
Contrib. element in H.D.

1. Name (indicate preferred name)

historic Powell/Crutchfield House

and/or common Crutchfield House

2. Location

street & number 22A Martin's Lane not for publication

city, town Rockville vicinity of congressional district 8th

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Mr. and Mrs. Henry Crutchfield

street & number P.O. Box 282 telephone no.: 762-2932

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber

street & number folio

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title Maryland-National Capital Park and Planning Commission

date Historic Sites Inventory 1976 federal state county local

pository for survey records Park Historian's Office

city, town Derwood state Maryland

7. Description

Survey No. M: 26/16/10

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

This property is a well-preserved example of a late-nineteenth century homestead house originally in a semi-rural area, but now in an urban setting. Although the outbuildings are now gone, the berry patch, old orchard and fruit trees, and garden are extant and the location of the well, chicken house and hog lot are marked on a survey map. (See Attachment 7.2)

The subject, a well maintained vernacular house, faces east to North Washington but is accessed from a parking apron and lane west of the house and yard which proceeds north to Martin's Lane. The house is sited on an interior lot, a part of the generational enclave of the Carroll/Ross/Powell/Crutchfield family. The original 1860s family house, currently unoccupied, is to the north of 22A. Related modern family residences, primarily one-story brick ramblers and ranch houses, are to the north and south. The house is sited at the rear of the narrow, deep half-acre lot at the crest of a hill, formerly creating a sweeping view of lawn, garden, and orchard from North Washington Street. The view is now obscured by a townhouse development.

Built in the late 19th century, this 2-1/2 story frame four-bay by one-bay vernacular house with rear kitchen wing is L-shaped. The main block north bay is an early 20th century addition. The tri-gabled roof is clad in composition shingles and the exterior finish is a large-pebbled stucco painted white. There are two plain brick chimneys, an interior one at the junction of the blocks and an exterior chimney on the northwest facade of the main block. The foundation is rusticated concrete block which is exposed on the east side.

Typical of vernacular houses, 22A's character is formed by its simple block mass and (original) symmetrical fenestration rather than ornamentation. The windows vary, but 2/2 double sash windows flanked by wooden louvered shutters, are original and first story windows are longer than second story windows. Door and window surrounds are plain unmitred stock, now nearly flush with the stucco.

The four-bay east (front) second story facade has four evenly-spaced windows. There is an exterior six-light wooden door with a two-light

Continued on Attachment 7.1

Architectural Description
22A Martin's Lane

transom in the south bay, a longer window in the south center bay, a six-light wood exterior door in the north center bay and another window in the north bay. There is a full-width shed-roofed one-story porch supported with six turned wooden columns on brick piers. The posts are now covered with plain stock boards which form frames for screen panels. There is no balustrade or steps. Lattice panels fill the area between the piers.

The one-bay main block north facade is quite simple. The attic gable has one four-light sash, and there is one 2/2 window centered on both second and first story. There are two three light basement lights in the foundation.

The one-bay south facade is like the north. It has a small four-light sash in the attic peak, and one window centered on each story. There is a very small opening to the west of the first floor window which may have had another small sash. There is one basement window in the foundation.

The three-bay west (rear) facade is formed from the north bay of the main block, the 2-1/2 story kitchen wing, and a two-story porch (now enclosed), on the north facade of the kitchen. The main block has an exterior brick chimney near the north corner, followed by a window on both first and second floor.

The kitchen wing has an enclosed two-story porch on the north side. The two-bay porch north facade, second story, has one 6/6 window and the first story has two 6-light single sashes of different sizes in the east bay. The porch sashes and windows have a slightly arched surround over the lintel, as does the modern exterior door in the west bay. The west facade has a two-light sash with arched surround in the second story porch and a six-light sash in the first story. The kitchen wing proper has a small four-light sash in the gable peak, one 2/2 window centered on the second story and a pair of small 6/6 windows slightly north of center on the first story. A door-sized area north of the pair appears to have been filled, as does the area around the windows. The south facade of the kitchen wing has one window first and second story with a very small opening, probably a small sash window, east of the main window on the first story.

Outbuildings

Garage: There is a one-bay frame garage southwest of the house opening to the east, accessed by the asphalt lane and parking apron.

8. Significance

Survey No. M: 26/16/10

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Specific dates: ca. 1882-97 local history
 Builder/Architect: _____
 None

check: Applicable Criteria: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

This house was constructed somewhere between 1882 and 1897 on property which at that time had already been in the Ross-Powell family for a generation.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA: Attachment 8.2
 ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA: Attachment 8.2

HISTORIC CONTEXT

Alfred Ross and his wife Jane Carroll Ross had both been slaves or servants in the Beall household on Commerce Lane, purchasing the house in which they resided from Margaret Beall in 1871 (see MHT form M:26/16/1, 22 Martin's Lane). They had five children born between 1855 and 1861, one of whom was Flora, who was born in 1856. 1/

Flora Ross married Adam J. Powell in 1882; 2/ in that year and in 1885 the Powells purchased two parcels of land from Margaret Beall just south of the Ross family property. 3/ They constructed the south section of the subject house somewhere between that time and 1897. 4/

Adam Powell died on May 14, 1898, and was buried in Haiti Cemetery nearby. Flora Powell remained in the house, earning a living by taking in laundry. Sometime in the 1920s, 5/ Mrs. Powell doubled the size of the house with a large north addition; the contractor was a white man named Lambert who lived near First Street.

Continued on Attachment 8.1

Statement of Significance/ History (continued):
22A Martin's Lane

Flora Powell appears to have been a shrewd businesswoman. By the division of her father's estate in 1893, she received a 7943.8 square foot lot. 6/ Later she purchased several lots in Rockville, some with buildings on them; she owned a parcel on North Washington Street at Middle Lane. In 1926 Mrs. Powell purchased her parents' old home at 22 Martin's Lane from the heirs of her sister Maria Elizabeth Ross Scott; she sold it with an acre of land to her daughter Gertrude and husband George N. Prather the following year. 7/ Flora Powell died on September 19, 1945. Mrs. Prather, later Mrs. McKnight, lived at #22 Martin's Lane and then a new brick rambler constructed in 1967 nearby (409 McLane Court) until she died in 1974.

Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield were married in 1931. Mr. Crutchfield had grown up on Middle Lane in Rockville; he worked for a family on Falls Road, then at Judd & Detweiler's print shop in Washington for many years before his retirement. 8/ Mr. and Mrs. Crutchfield and their family lived at 22 Martin's Lane until Flora Powell died in 1945. They then moved from 22 to 22A Martin's Lane, living with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door to 409 McLane Court.

Mr. and Mrs. Henry Crutchfield continue to live in the house constructed by Mrs. Crutchfield's grandparents, on land which has been in this Rockville family for four generations.

Footnotes:

1. U.S. Census Records.
2. Montgomery County Marriage Records.
3. Montgomery County Land Records, EBP27/255 (1882)-cost \$60 for 1/2 acre; JA3/91 (1885) - cost \$11.25 for 9 square perches (2025 square feet).
4. Montgomery County Assessment Records, 1885-1897; The first explicit reference is 1897: "Adam J. Powell, col'd, Martin's Lane 1/2 A. \$75 land \$250 improvement" also "\$65 livestock, \$50 furniture, \$40 other property."
5. Ibid, 1923, Adam J. Powell's heirs - \$1200 dwelling.
6. Land Records, op.cit., JA40/332 (1893).
7. Montgomery County Equity Records, Equity 4635; Land Records, 434/288.
8. Interview with Mr. and Mrs. Henry Crutchfield, 1988.

Statement of Significance/ History (continued):
22A Martin's Lane

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Settlement/Political
Architecture/Landscape Architecture/Community Planning
Social/Educational/Cultural

Resource Type:

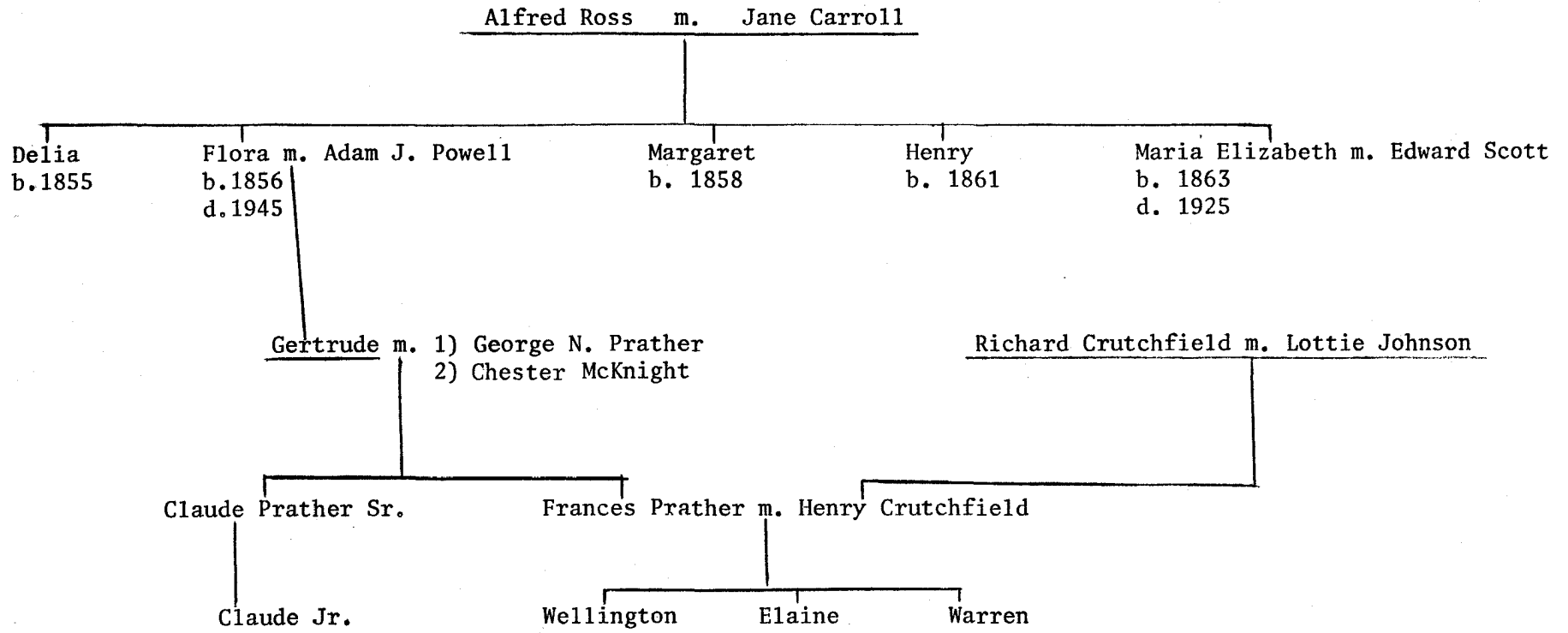
Category: Building
Setting: Urban
Historic Function(s) or Use(s): Domestic/Single Family/Residence
Known Design Source: None

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Geographic Organization: Piedmont, Montgomery County, Rockville
2. Chronological Period(s):
Maturation and Expansion of the County Seat A.D.1873-1931
3. Historic Context Theme(s): Architecture, Landscape Architecture,
Community Planning (Black History); Social/Educational/Cultural
4. Resource Type:
Category : Building
Setting: Urban
Historic Function(s) or Use: Domestic/Single Dwelling/Residence
Known Design Source: None

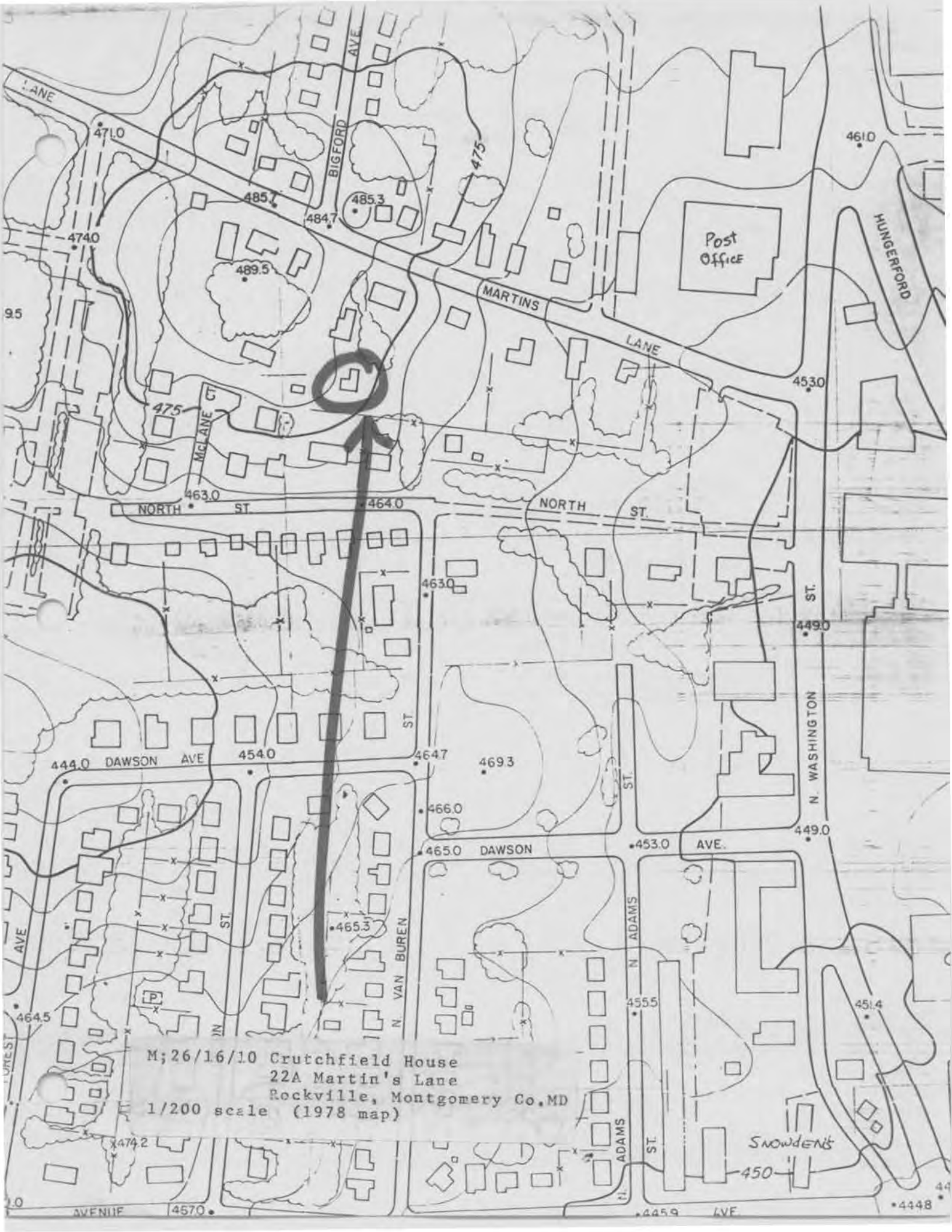
ROSS - POWELL - PRATHER - CRUTCHFIELD FAMILY

M: 26/16/10
Attachment 8.3



Powell/Crutchfield House
22A Martin's Lane, Rockville

E. McGuckian 7/88



M; 26/16/10 Crutchfield House
22A Martin's Lane
Rockville, Montgomery Co, MD
1/200 scale (1978 map)

Post Office

SNOWDEN'S

HUNGERFORD

LANE

BIGFORD AVE

MARTINS LANE

NORTH ST

NORTH ST

DAWSON AVE

DAWSON AVE

AVE

N VAN BUREN ST

ST

N WASHINGTON ST

N ADAMS ST

ST

AVENUE

AVE

4448

4710

4610

4740

489.5

485.7

485.3

484.7

475

4530

475

463.0

464.0

463.0

4490

444.0

454.0

464.7

469.3

449.0

465.0

453.0

464.5

465.3

455.5

451.4

474.2

457.0

445.9

44



Mi 26/16/10

Powell / Crutchfield House

22A Martins Lane
East (front) facade

J Christensen
5/88



Powell/Crutchfield house

M: 26/16/10

22 A Martins Lane

Rockville Md.

West elevation

J Christiansen

5/88

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes no

Property Name: Haiti/Martin's Lane Historic District Inventory Number: M: 26-16

Address: Martin's Lane, North Street, Bickford Ave, McLan City: Rockville Zip Code: 20850

County: Montgomery USGS Topographic Map: Rockville

Owner: various Is the property being evaluated a district? yes

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: Rockville Housing Authority Rehab Agency: CDBG

Site visit by MHT staff: no yes Name: Tania Tully Date: 04/23/2003

Is the property located within a historic district? yes no

If the property is within a district District Inventory Number: _____
NR-listed district yes Eligible district yes Name of District: _____
Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible yes no

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

Documentation on the property/district is presented in:
MIHP Form, 1988

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

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 50 years, through four distinct development patters. Samuel Martin, a free black, who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's lane and North Street, and extending east to North Washington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision." After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

General characteristics of Haiti's vernacular houses:

- 1- Simple block massing - using square and rectangular forms, few bays and wings.
- 2- Simple roof plan - side or front gabled, hipped.
- 3- Plain exterior finish - stucco or clapboard. There is little use of varied siding types, [though some vinyl siding may be found].

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended _____
Criteria: A B C D Considerations: A B C D E F G None
MHT Comments

Tania Georgiou Tully
Reviewer, Office of Preservation Services
Reviewer, NR Program

April 24, 2003
Date
4/29/03
Date

Haiti/Martin's Lane Historic District

Page 2

-
- 4- Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and balustrades.
 - 5- Commonly available windows, doors and surrounds. Ornamental windows were limited.

General characteristics of the Haiti black community are:

- 1- Externally imposed boundaries with limited access.
- 2- Vernacular houses - often with many additions, alterations.
- 3- No, or very few houses older than 100 years.
- 4- Mixed age of buildings, many replacement buildings.
- 5- Open space.
- 6- Road system of alleys, lanes, short interior road systems, limited access.
- 7- Irregular subdivision of lots.
- 8- Large parcels owned collectively by one family or related families.
- 9- Irregular setback and orientation.

[All of the properties constructed in the mid 1960s or earlier are considered contributing to the district. None have been altered to the degree that they have lost their integrity.]

Prepared by: Judy Christensen, Peerless RockvilleDate Prepared: 05/01/1988

Map of Haiti Survey District

ROCK TERRACE SCHOOL



2116
N. WASHINGTON
SNOWDEN
FUNERAL
HOME

M: 26-16



North St - S side

M:26-16

2



North St

N Side

M:26-16

3



North St

M:26-16

4



North St

M.26-16

5



North St

M: 26-16

6



North St

M: 26-16



North St

M:26-16

08



North St

M:26-16

9



North St

M:26-16

10



North St

M: 26-16

11



North St

12

M:26-16



North St

M: 26-16

13



North St

M: 26-16

14



McLane Ct

15

M: 26-16



Mc Lane Ct

16

M:26-16



McLean Ct

07

M:26-16



Martin's Lane

M:26-16

15



Martin's Lane

M:26-16

19



Martin's Lane



Martin's Lane



Martin's Lane

M:26-16

22



Martin's Lane

23

M:26-16



Martin's Care

24

M: 26-16



Martin's Lane

25

M: 26-16



Martin's Lane



Martin's Lane

27

M:26-16



Brideford



Bickford

29

M:26-16



Buckford

30

M:26-16



Brickford



Bickford



Bideford



Bedford

31

14:26-16



Buckford



Martini's Lane



Martin's Law

37

M: 26-16



Martin's Lane



Martin's Lane

39

M: 2676



Martin's Lane

M: 26/16/00

Haiti/Martin's Lane Survey District

Martin's Lane, North Van Buren Street, North Street,
Bickford Avenue, McLane Court, Rockville

Private

Built: 1860s - 1980s

The black residential settlement known as "Haiti" has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of the community was settled by former slaves and servants of the Beall family in the second half of the 19th century in the kinship homestead pattern typical of Montgomery County and Maryland. The southwestern portion was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings, and McLane Court was subdivided for duplexes. The community is united by family and institutional bonds, the survival of traditional vernacular house types, and remarkably intact evidence of its character and development.

7. Description

Survey No. H:26/16/00

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Haiti/Martin's Lane survey district began as a 19th century free black settlement in a rural area eight blocks northwest of the courthouse in Rockville, Maryland. It is significant in that all four development periods are clearly evident, it has retained the proportion of open space to structures, it retains several early contributing structures, and descendants of the founders still occupy the land. The generational pattern was altered in the last 30 years when several houses were demolished by outsiders for more intense redevelopment. However, the community remains remarkably intact in its character and evidence of its development. (See survey district map, attachment 2.1.)

Haiti was annexed into the City of Rockville in 1949 but remained a semi-rural area with no sewer, water, or paved roads until 1951. The core of the survey district is approximately 28 acres. It rises from a North Washington Street elevation of 457 ft. to 489.5 ft. just south of Bickford Avenue, then declines.

The original Martin farm and subsequent settlement went slightly past the top of the hill. The first buildings faced east, down the grade to North Washington Street, while later houses faced north and south onto Martin's Lane or North Street. The soil is clay improved by woods humus, with large outcroppings of white rock at Rock Terrace School one block west of the community. Ground water was readily obtainable as every property seems to have had a well, and some 20th century houses were built with septic systems, indicating that drainage was not a problem.

In 1988, the core area contains 53 buildings. Eleven of these are relatively new development: post-1940 construction on Bickford Avenue and five 1960s duplex residences on McLane Court. 37 buildings were built between 1860 and 1950, 19 of which have been surveyed and inventoried on 18 Maryland Historical Trust forms. Two related institutions have been surveyed, bringing the total to 21 inventoried structures.

Continued on Attachment 7.1

Haiti Survey District - Architectural Description

Samuel Martin's Estate

Samuel Martin's 1830-40 farm was located on the north side of Martin's Lane. The 8-3/4 acre estate was divided into five long, narrow 1-3/4 acre lots which can still be identified. Subsequent lot subdivisions range from two 37,500 square foot lots to a platted subdivision of two lots into a street and 25 building lots. Some home sites formerly included orchards, gardens, chicken houses, hog pens, barns, and other agricultural uses and buildings. The area is now urban lawn, and only a few small outbuildings such as meat houses and sheds remain. None of the original farm buildings remain and no Martin family heirs occupy the property. Of the eight remaining structures on the north side of Martin's Lane, five were constructed between 1910 to 1930.

Margaret Beall's Parcels

Margaret Beall's parcels include the south side of Martin's Lane to North Street except the lots on the 100 block of North Street. It also includes two acres along the south side of North Street from North Van Buren Street to North Washington Street. These parcels were sold by Margaret Beall to three sibling slaves of the Beall household, and to other slaves and individuals between 1871 and 1900. Their heirs or relatives still occupy these properties except along North Washington Street (now redeveloped commercial) and a recent 17-unit townhouse development on Martin's Lane. This area is an example of a generational kinship community, a development pattern typical of rural or semi-rural black enclaves in Montgomery County and Maryland.

These parcels can be identified by the crazy-quilt land pattern created over the years when a corner or strip was given to a child or sold to a relative. Different frontage lengths produce a somewhat irregular rhythm of houses, and the setback is also somewhat irregular. Two of the oldest houses on Martin's Lane, 22 and 22A, face east to North Washington Street, while the rest face north or south. There is approximately a 100 year spread in the age of the buildings, from the late 1860s to the late 1960s. These sites were also used as small agricultural homesteads and have small outbuildings, hand pumps and wells, gardens, fruit trees, arbors, and berry patches remaining.

Beall's Subdivision on North Street

The south side of North Street remained largely undeveloped until the 1920s. The portions of Beall's subdivision between Dawson Avenue and North Street had been abandoned but North Street was resubdivided as block 10 and sold to individual owners. Except for the corner properties, these lots are regular long, narrow lots, 50' by 260' (13,000 sq. ft.) often emphasized by property line fences. The houses span 60 years from 1924 to the 1980s and are highly vernacular. Three

Haiti Survey District - Architectural Description

houses built in 1924 (100,104 and 114) conform to 19th century building practices and appear to be much earlier. The street has a regular building facade rhythm, having a house every 25 feet with a fairly consistent setback. Many of the rear yards were originally used for extensive gardens and chicken houses, but now are lawn with some gardens and arbors, and some with equipment and vehicle storage buildings.

Subdivisions built after 1940:

Bickford Avenue is a regular platted subdivision with 11 houses of similar size, (1 or 1-1/2 story cottages, cape cods, or ramblers), setbacks, and building facade rhythm, dating from the 1930s to 1970s.

McLane Court and North Street: The north side of the 100 block of North Street was block 9 of Margaret Beall's subdivision and consisted of small rental dwellings, the property of Addison Jackson until the 1960s. It now includes McLane Court, which has five duplexes, one 1967 single family dwelling, and three modern houses. It is a modern platted subdivision with regular wedged lots on a cul-de-sac, consistent setback and building facade rhythm, and housing built in the same decade.

GENERAL PHYSICAL RESOURCE CHARACTERISTICS:

Cultural landscape, subdivision, open space, and boundaries:

The original black settlers of Haiti/Martins' Lane had first hand experiences with the agrarian practices, customs and limitations of the slave system in Maryland. As they were able to gain various civil rights, each was exercised within the immediate context of political, economic, environmental, social and cultural practices. The structures and landscapes formed manifested these influences.

The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations. These concepts and values were exercised and passed on to descendents of the original Haiti/ Martin's Lane settlers.

Residents applied the practical knowledge and sensitivity of their rural and agrarian experiences and heritage to their own land. Though formal plans were usually not prepared, Haiti/Martin's Lane residents carefully considered how they would use the land before beginning work. Natural features such as topography, native materials, and strategic views were taken into account. Environmental phenomena such as drainage, sun exposure and prevailing winds were clearly considered and put to use. The result was a cultural, or vernacular, landscape composition which has served the settlement for more than a century.

Haiti Survey District - Architectural Description

As a generational community, Martin's Lane has been affected by the culture and kinship of its residents. This is definitely manifested in the subdivision of its landscape. Familial relationships and customs reduced the need to physically identify property lines and boundaries in the interior of the community. Fences, walls, hedges, rows, and other boundary structures were generally used to contain and control livestock rather than people. Residents walked freely between houses and across property lines as they went about their daily domestic tasks and social routines. Property transfers to heirs by estate division were noted for civil records but were not always physically identified within the community. The divisions have intentionally respected much of the 19th century subdivision pattern.

Open space dominates the community. Originally, these areas were put into functional uses such as gardens, orchards, small animal pens, and multi-purpose work space. The earlier structures were sited and oriented as contributing parts or elements of a working rural compound. Because these continued to be productive into the 20th century the open spaces have become the main structural element for modern community development. Current residents view the open spaces as a quality of life amenity, as well as manifestations of their culture, heritage, and civil rights.

Therefore, in Haiti and along Martin's Lane, fences, alleys, and other natural boundaries did not defensively proclaim individual ownership. Fences enclosed gardens, chickens, and hogs which needed protection, but the rest was similar to common ground or community property. This attitude has persisted until recent times. One Haiti resident born in the 1930s and living near his birthplace recalls that as a child everyone was "family", directly related or not, and every door was literally open. He recalls that in his youth he never knocked on the door of any house in the community but opened it and entered as if it were his own. This recollection illustrates not only the depth and persistence of community cohesiveness but a value system that is reflected in the buildings, siting, and features of the area.

In many cases, and it seems true in the case of Haiti/Martin's Lane, the boundaries around the black community were largely external barriers which separated black and white communities. For example, the only boundary road and the only access road into Martin's property, was North Washington Street. North Van Buren was not paved to North Street until the 1950s. North Street itself was a small interior street with only a lane to North Washington. Between Haiti and Rockville were two large tracts of Beall-Dawson land which were undeveloped and largely treed, as was the (now) Municipal Swim Center land, providing a further barrier.

Haiti Survey District - Architectural Description

Vernacular Houses:

In general, a vernacular house or building is one built without benefit of an architect. Vernacular one-over-one (1/1) houses with one room on each floor or two-over-two (2/2) houses were built in Haiti on Martin's Lane to 1900. (206 Martin's Lane, #10 Martin's Lane) and larger three-bay, two-story houses one-or-two rooms deep with a center front-gabled wall dormer were built as late as 1924 on North Street (100, 104, and 114 North Street).

As Haiti families became more prosperous and mail-order pre-cut houses became common, simple architect-designed but mass-produced houses that a carpenter or skilled owner could erect became the new vernacular house. Foursquare houses (four rooms on each floor) such as #11 and #12 Martin's Lane are common to nearly every neighborhood built in the first quarter of the twentieth century. These were slightly more complex and generally required an experienced carpenter to erect.

S. Leonard Gray, a black builder from Virginia, married into the Johnson family of Rockville and built several houses on Martin's Lane. Raymond Le Roy Baker apprenticed under Gray and built several houses in Haiti and Lincoln Park. Helen Baker Weaver has said that her father, Raymond Baker, built Aladdin Homes. The 1917 house Raymond Baker built at #12 Martin's Lane appears to be Aladdin's "The Virginia" with minor alterations.

Although these mail-order houses are more sophisticated in design, engineering and finish, they retain the simplicity of plan and construction of earlier vernacular houses. Common to all but the most recent houses is a dominant emphasis on rectangular or square massing with plain, simple eaves, window and door surrounds and gables.

Summary:

The general characteristics of the Haiti historic black community are:

- 1) Externally imposed boundaries with limited access.
- 2) Vernacular houses - often with many additions, alterations.
- 3) No, or very few old (100 yrs or more), houses.
- 4) Mixed age of buildings, many replacement buildings.
- 5) Open space.
- 6) Road system of alleys, lanes, short interior road system, limited access.
- 7) Irregular subdivision (patchwork or crazy quilt)
- 8) Large parcels owned (collectively) by one family or related families.
- 9) Irregular setback and orientation.

Haiti Survey District - Architectural Description

General characteristics of Haiti's vernacular houses:

- 1) Simple block massing- using square and rectangular forms, few bays and wings.
- 2) Simple roof plan - side or front gabled, hipped. No complex multi-level combinations of hipped and cross-gable popular in Queen Anne and other styles of the period.
- 3) Plain exterior finish - stucco or clapboard. There is little use of varied siding types.
- 4) Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and ballustrades. The Wood Cottage is a notable exception, using nearly all of these for a rich decorative effect.
- 5) Commonly available windows, (1/1 or 2/2 in the older site-built houses) doors, and surrounds. Mail-order houses were furnished with appropriate windows for the style which vary from 1/1 to 6/6 or craftsman vertical multi-pane upper sash over a single light lower sash. Ornamental windows are limited to diamond attic windows and fan-light in pre-cut colonials. Window and door surrounds in older houses are plain mitred or stock surrounds. Most pre-cut houses had mission/craftsman plain stock surrounds.

For specific architectural descriptions, please refer to MHT inventory forms # M:26/16/1 through M:26/16/20 inclusive. (See page 7.14 attached.)

8. Significance

Survey No. M:26/16/00

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> other (specify) black history

Specific dates ca. 1830s-present Builder/Architect

check: Applicable Criteria: A B C D and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's Lane and North Street, and extending east to North shington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA: Attachment 8.5
 ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA: Attachment 8.5

HISTORIC CONTEXT

The area of East Middle Lane and North Washington Street called "Rockville" or "Back Lane" by older black residents was probably the earliest black settlement within the City limits. During the mid-18th century, the small colonial crossroads village developed around the intersection of Commerce Lane and Washington Street, extending down East Montgomery and north and south on Washington. Early structures were inns or taverns, craftsmen shops, and residences. They were owned and operated by white men of substance and would have

Continued on attachment 8.1

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 1

employed slave or indentured labor to provide room and board, stabling, fodder and feed. Negro residences, situated in a poorly-drained area impractical to till or pasture, consisted of log one-or-two room dwellings. One-room "Negro Shanties" remained on the Sanborn and Perris Fire Insurance maps of Rockville in this area as late as 1892, along with geographical features such as "Frog Run", Ethiopian Hall, the Alley to Egypt Row, 11 other dwellings, and the Zion M.E. Colored Church. Unfortunately, other than these late maps, there appears to be no written record of the history, siting, or appearance of the area. However, the roots of many of Rockville's oldest black families undoubtedly sprang from these undocumented beginnings.

The origin of the name "Haiti" (pronounced Hay-tie) is undocumented, but there is a suggestion of a familial link between Honore Martin, a merchant from the French West Indies, landowner, and Orphan's Court Judge, and free black landowner Samuel Martin. Among other parcels, Honore Martin owned Lot 32 (on the west side of Washington Street above Wood Lane) in the original town of Rockville, which by 1825 was shared by Samuel Martin, and by 1831 assessed solely to Samuel Martin.
1/

Honore Martin died in 1828, followed by Samuel Martin nine years later. 2/ A second Samuel Martin, born a slave of the Nichols family and freed about 1829, owned lot 32 by 1853, adding by 1865 a small farm just north of Rockville; the lane leading from the Frederick road to the farm became known as Martin's Lane. 3/

Samuel Martin, Jr. died in in 1873, leaving considerable fortune and property, as well as the respect of those who knew him. 4 His will left property to his wife Lavinia, son Thomas, daughters Miranda, Mary, Gaither, and Augusta, and to his grandchildren Charlotte Penny and William Brown; the 8-3/4 acre farm outside of Rockville was divided into five equal parts, each lot being 1-3/4 acre. The lots were numbered 1 through 5, from west to east. 5/

The Martin family inheritance was subdivided with each succeeding generation. Lot #1, the westernmost parcel inherited by Charlotte Penny, by the end of the 19th century held a house for her sister Agatha Smith and husband Dennis, the Jones family's summer house, and a small local cemetery. The 20th century saw continued but fewer burials, as well as replacement of the 19th century structure with a sophisticated catalog house. 6/

Lots #2 and #3 of Samuel Martin's estate were purchased from the family by a white real estate speculator from Washington, D.C. Nathan Bickford's 1892 subdivision included 25 lots averaging 3400 square

feet each, a 26th lot of 1.07 acres, and a 30' avenue which still carries Bickford's name. Dwellings were constructed on a number of these lots by the 1940s, including some for various members of the Martin family who spent their summers in the country. One of these cottages remains, enlarged into a craftsman-style permanent dwelling.

7/

Mary Watson subdivided her inheritance, Lot #4, into four lots in 1901, selling the largest parcel to Alfred P. Brent of Washington, D.C. seven years later. Brent built his house and barn here, later selling parcels to Henry Hartman and Clarence Hebron; the Hartmans built their house here about 1927, the Hebrons about 1941. 8/

Lot #5 came through the children of Miranda Watkins Martin. By 1911 it was divided between Arthur and Nora Johnson of Washington, D.C. and Arthur's sister Evelyn and her husband Simon Smith. The Johnsons had grown up near the Woodlawn Hotel (Chestnut Lodge), and several members of the family purchased lots in Haiti on Martin's Lane. Both families contracted with Arlington Builder S. Leonard Gray (who had married a Johnson sister) to build their houses in 1915 and 1916. 9/

The lane leading to the Martin farm was the divider between that family's holdings and those of the Bealls. Upton Beall, second Clerk of the Circuit Court and builder in 1815 of the Beall-Dawson house on Commerce Lane, owned more than 65 acres of land; it was bounded on the east by Adams and Washington Streets, on the south by Commerce Lane, on the west by what became Forest Avenue, and on the north by what became Martin's Lane. At his death in 1827 Upton Beall owned 23 slaves; his heirs owned 37 in 1850 and 52 ten years later. 10/

Between emancipation and her death in 1901, Margaret J. Beall, Upton's daughter deeded out close to 30 parcels of land for former slaves and servants of the family household. 11/ The parcel size and location varied, but many black families received land in the area north of Rockville and south of the Martin Land which was known as "Haiti".

In the area bounded by Martin's Lane, Frederick Road, and North Street, three former slaves settled. Edward Wood, Sr. and Alfred Ross, (who married Wood's sister Jane Carroll), each paid \$5 in 1871 for "the use and occupation of the house and lot lying...near the town of Rockville, and now occupied by him...." Sibling Catherine "Kitty" Smith also bought her 3/10 acre lot for \$5 in 1875, and by the following year had constructed a dwelling there. Margaret Beall retained "supervision and control", which she later relinquished.

Each of these three families is still represented by descendants who live on the family parcels in Haiti, although the Wood family no longer has an old house here. Catherine Smith's great-granddaughter

lives on her family land, in a house constructed in 1929. Alfred and Jane Ross' great-granddaughter and great-great-grandchildren live on their parcel, in and near family dwellings dating from the mid- and late 19th century. 12/

Other families who purchased land from Margaret Beall and constructed their homes in Haiti include the Carrolls, Hattons, Proctons, Smiths, Herberts, and Jacksons. In one instance the original house remains, but most have been replaced by second-generation dwellings. 13/

A 1930 subdivision of Addison Jackson's estate included an area south of the Ross-Powells down to North Street.

The southernmost, and last, section of Haiti to be developed is located on the south side of North Street, from Van Buren Street west. While oral tradition places a log dwelling house at the west end of this block, the area remained an unsold and undeveloped portion of Margaret J. Beall's 1893 "Beall's Subdivision of Part of Rockville" through the first quarter of the 20th century. While a number of lots had been sold by 1910, because of economic downturns and lack of interest, development was not as swift as anticipated or hoped, and the three Beall-Dawson heirs abandoned twelve blocks of the subdivision, including this section. By the time of resubdivision in 1926, sales had increased, and a number of black families and investors purchased 13,500 square foot building lots on North Street.

Because of its proximity to the black enclave of Haiti, North Street became known as the "first lane", with Martin's Lane termed the "second lane". The frame vernacular dwellings constructed on North Street included traditional 19th century house types, bungalows, and modest homes suitable for rental. Among the first owners were Cora Hodge, Rev. James S. Cole of Jerusalem M.E. Church, James Doy, and John Barcus. 14/

The residential community of Haiti supported and received support from a number of local institutions -- churches, schools, social and benevolent organizations, businesses, and the like. While most of these institutions were physically centered outside of Haiti's traditional boundaries, one representative lies adjacent to the community, at the west end of Martin's Lane. Rock Terrace School is the most recent and only remaining elementary school building which was used for black students in Rockville. It succeeds two previous colored elementary school buildings in Rockville, and symbolizes the segregated public education system which existed in Montgomery County from 1872 through 1961. Rock Terrace Elementary and Carver High School and Junior College were the keystones in a 30-acre educational campus planned and constructed for black students in the early 1950s. Rock Terrace continues as a public school, while Carver is utilized as administrative offices for the Board of Education. 15/

Acknowledgement of the alteration of Haiti's rural setting occurred with the area's annexation into the City of Rockville in 1949. The two lanes were paved in 1950; the City provided water and sewer provided the following year. With these encouragements, modest but solid dwellings were built on McLane Court, Bickford Avenue, and the north side of North Street. The central portions of Haiti filled in with the next generation of the Wood and Ross-Powell families. The community incorporated these new dwellings with the same grace and ease as it had in the past. Martin's Lane was widened in 1965 to further access large subdivisions to the west. Several old trees were lost, and increased traffic lessened the solitude of the semi-rural community.

Footnotes:

1. Montgomery County Tax Records, 1820,1825, 1831)
2. Montgomery County Equity Records -Samuel's Wife Helen, in an unprobated will dated 1837, devised lot 32 and her dwelling house to Horatio Clagett in return for support and care of her daughter Mahala, a slave of the Clagetts.
3. Tax Records,op. cit. 1865 Martinet and Bond Map.
4. The National Republican, August 15, 1873.
5. Montgomery County Judgment Records EBP14/120 (1873-83).
6. Maryland Historical Trust(MHT) State Historic Sites Inventory Forms M:26/16/12 and M:26/16/5.
7. MHT form M:26/16/9.
8. MHT form M:26/16/8.
9. MHT forms M:26/16/3 and M:26/16/4.
10. Inventory of Upton Beall's property, 1827; U.S. Census Records.
11. Montgomery County Land Records.
12. MHT forms M:26/16/1, M:26/16/10; M:26/16/11, M:26/16/14.
13. MHT forms M:26/16/6, M:26/16/15.
14. MHT forms M:26/16/16, M:26/16/17, M:26/16/18, M:26/16/19.
15. MHT form M:26/16/13.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Agricultural-Industrial Transition A.D. 1815-1870
Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Settlement/Political
Architecture/Landscape Architecture/Community Planning
Social/Educational/Cultural

Resource Type:

Category: Building(s)
Setting: Urban
Historic Function(s) or Use(s): Domestic/Single Family/Residence
Known Design Source: None

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Geographic Organization: Piedmont, Montgomery County, Rockville
2. Chronological Period(s):
Development as Montgomery County Seat A.D. 1825-1873
Maturation and Expansion of the County Seat A.D.1873-1931
3. Historic Context Theme(s): Architecture, Landscape Architecture,
Community Planning (Black History); Social/Educational/Cultural
4. Resource Type:
Category : Building(s)
Setting: Urban
Historic Function(s) or Use: Domestic/Single Dwelling/Residence
Known Design Source: None

9. Major Bibliographical References

Survey No. M:26-16-00

Montgomery County Land, Equity, Judgment, Will and Tax records.
Maps and Plats; Oral Histories; Photographs; U.S. Census Records.

10. Geographical Data

Acreeage of nominated property approximately 28 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

Verbal boundary description and justification 8-3/4 acres Samuel Martin's Estate. Block 10, section 2 of the Resubdivision of part of Margaret Beall's Subdivision of Part of Rockville. Jackson's Subdivision. Parts of "Exchange and New Exchange Enlarged" (See Survey Map, attachment 2.1)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Eileen McGuckian / Judy Christensen / Everett Fly

organization Peerless Rockville date May, 1988

street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland, 20850

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

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

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST 1606974629

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

"Haiti" on Martin's Lane

2 LOCATION

STREET & NUMBER

Martin's Lane, off N. Washington St.

CITY, TOWN

Rockville

VICINITY OF

Ma

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

various private owners

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M: 26-16

CONDITION		CHECK ONE		CHECK ONE	
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	<input type="checkbox"/> DATE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a small residential community, near the "new" post office. There are a number of late-19th Century/early-20th Century frame houses here. Almost all of them are two-stories, and front on Martin's Lane-facing either north or south. There are two basic styles: The first (and probably oldest) is that which can generally be termed "Victorian". These buildings are typical of late-19th Century local architecture-i.e., they have three-bays, with an open porch on the main facade, and a center gable in the roof. However, it is interesting to note that here on Martin's Lane a number of dwellings are unusually narrow, having only two bays.

The other style seen here is the Colonial Revival type of two-story, square building with a steep hip-roof, that was popular throughout the county in the early 1900's. Most of these houses are fairly large, and several have additions to the rear. Like the Victorian houses, many are covered with German siding.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:26-16

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input checked="" type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1) Thompson, Norma. WESTERN GATEWAY TO THE NATION'S CAPITAL, (1950).

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

Summer, 1975

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

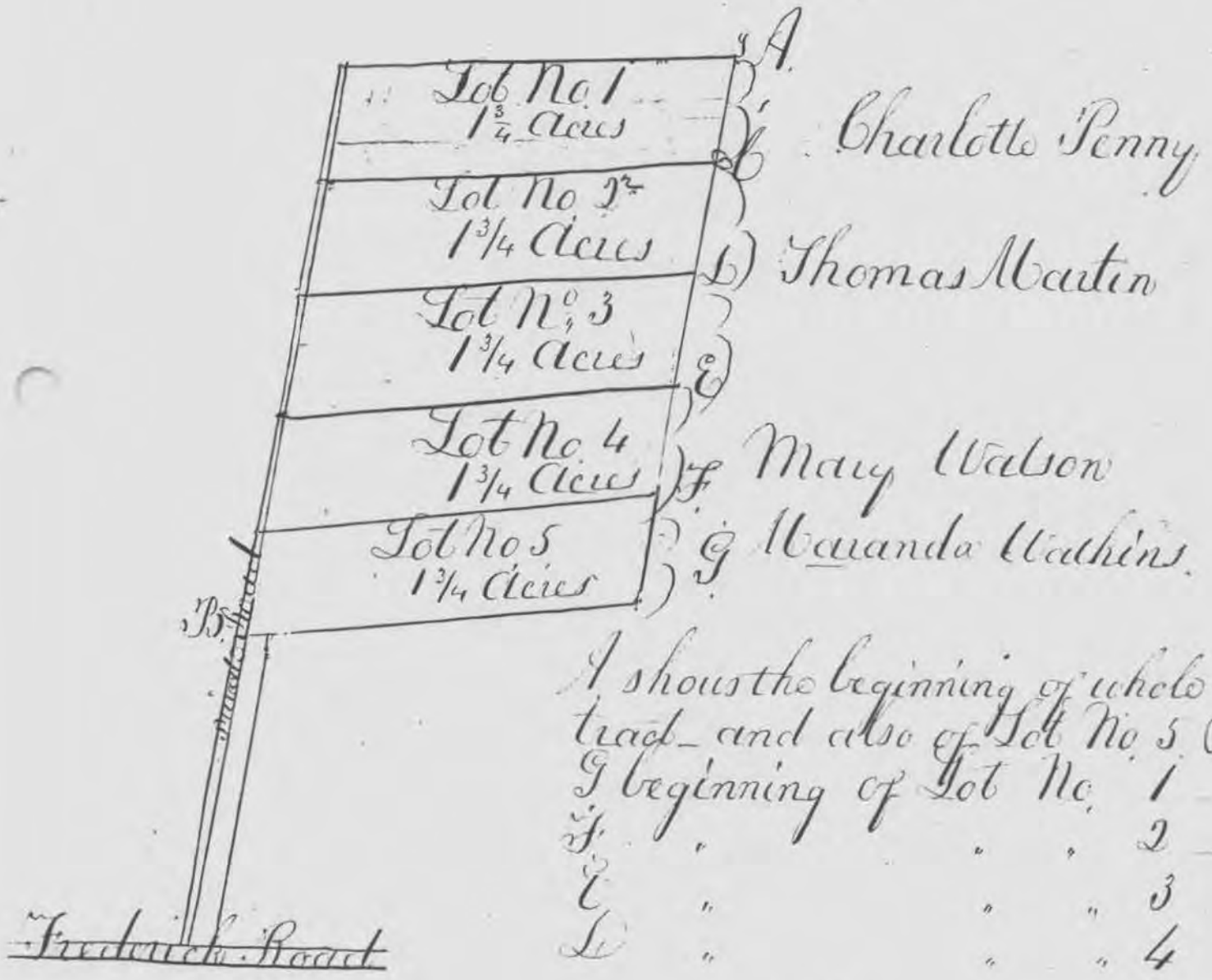
Maryland

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

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

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Plat No. 1
 8 3/4 Acres



By Scale of 12 1/2
 C. J. Townsend
 Surveyor

Model Resource Preservation Plan:
Historic Black Communities: Haiti/Martin's Lane

<u>MHT</u> <u>Number</u>	<u>Planning</u> <u>Area</u>	<u>Name</u>	<u>Address:</u> <u>Rockville, Md. 20850</u>
<u>Previously inventoried in Haiti:</u>			
M:26/16/1	4	Ross/Powell House	22 Martin's Lane
M:26/16/2	4	Old Carroll House	206 Martin's Lane
M:26/16/3	4	Talley House	11 Martin's Lane
M:26/16/4	4	Smith House	13 Martin's Lane
M:26/16/5	4	Haiti Cemetery	205 Martin's Lane
M:26/16/6	4	Procton/Proctor House	10 Martin's Lane
<u>INVENTORIED 1988 CLG PROJECT</u>			
M:26/16/00	4	Haiti/Martin's Lane/ Survey District	
M:26/16/7	4	Webster/Coles/Williams House	12 Martin's Lane
M:26/16/8	4	Brent/Hartman/Rollins House	15 Martin's Lane
M:26/16/9	4	William Wood Cottage	19 Martin's Lane
M:26/16/10	4	Powell/Crutchfield House	22A Martin's Lane
M:26/16/11	4	Claude Prather House	200 Martin's Lane
M:26/16/12	4	Alphonzo Lee House	203 Martin's Lane
M:26/16/13	4	Rock Terrace School	390 Martin's Lane
M:26/16/14	4	Meads/Rozier/Campbell House	375 N. Van Buren St.
M:26/16/15	4	Clarence Johnson House	403 N. Van Buren St.
M:26/16/16	4	Hodge/Dorsey House	100 North Street
M:26/16/17	4	Cole/Smith House	104 North Street
M:26/16/18	4	Doy/Crockett House	110 North Street
M:26/16/19	4	Barcus House & Barcus Cottage	114 North Street 116 North Street
M:26/16/20	4	Snowden Funeral Home	246 N. Washington

M A T R I X O F H A I T I H O U S I N G B Y



VERNACULAR 2- OR 3-BAY,
2-1/2 STORY.

FOURSQUARE
2-1/2 STORY

FRONT GABLE
1 & 1-1/2 STORY

1850 - 1900

1850 - 1900

1850 - 1900

22 MARTIN'S LANE
22 A MARTIN'S LANE
206 MARTIN'S LANE

NONE

NONE

1901 - 1930

1901 - 1930

1901 - 1930

100 NORTH
104 NORTH
114 NORTH

11 MARTIN'S LANE
12 MARTIN'S LANE
13 MARTIN'S LANE
(WITH ELL)

375 N. VAN BUREN
15 MARTIN'S LANE

1931 - 1960

1931 - 1960

1931 - 1960

NONE

NONE

506 BICKFORD
510 BICKFORD

1961 - 1988

1961 - 1988

1961 - 1988

NONE





NONE

14 NORTH
118 NORTH

=====

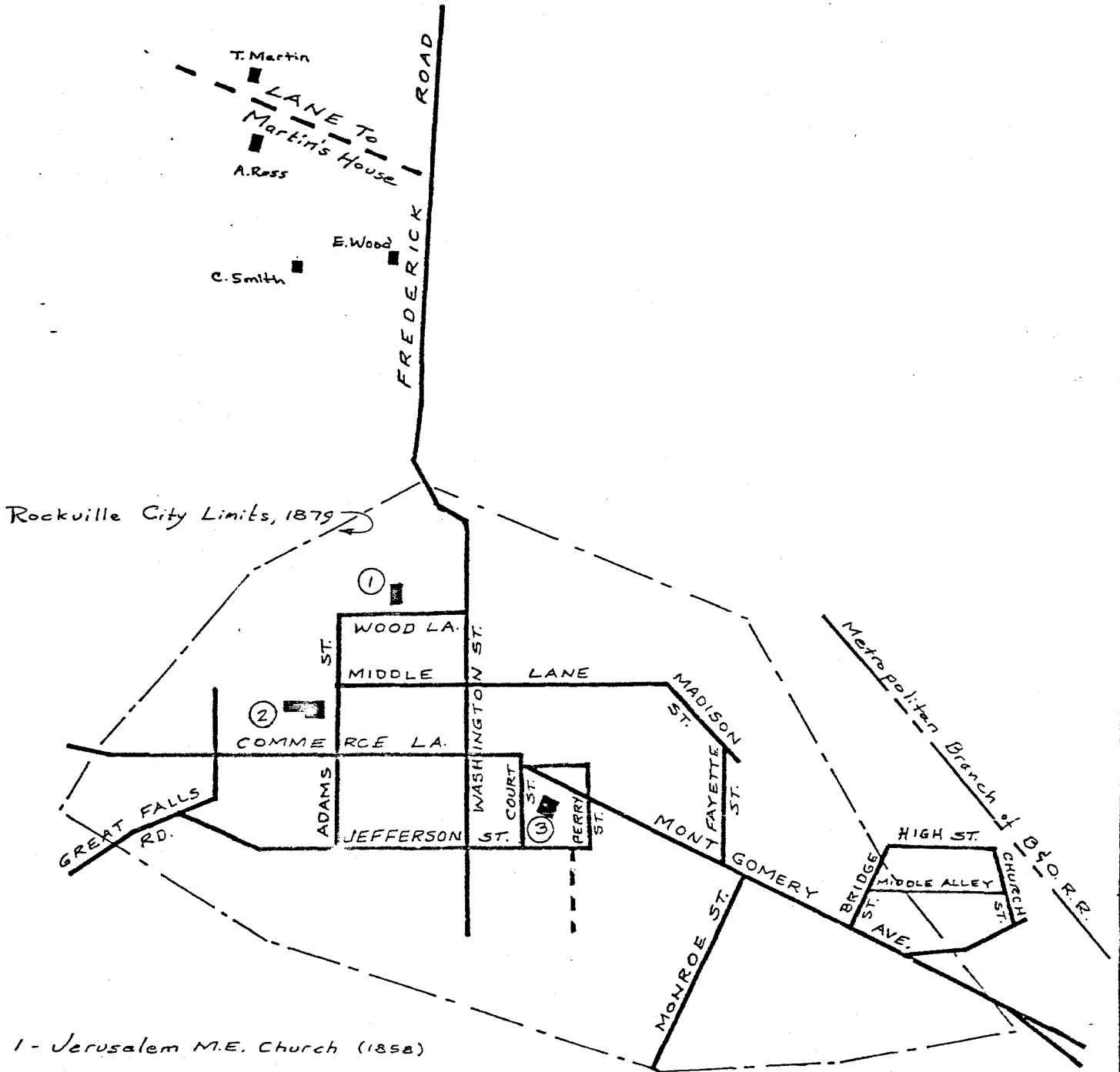
ARCHITECTURAL STYLE AND AGE

=====

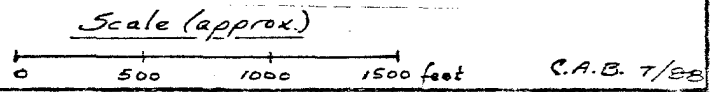
			
VERNACULAR 3-BAY COTTAGE 1 - STORY	DUTCH COLONIAL 2 - STORY	CAPE COD (CC) RAMBLER/RANCH (R) SPLIT LEVEL (SL)	DUPLEX (D)
1850 - 1900	1850 - 1900	1850 - 1900	1850 - 1900
NONE	NONE	NONE	NONE
1901 - 1930	1901 - 1930	1901 - 1930	1901 - 1930
19 MARTIN'S LANE 106 NORTH	203 MARTIN'S LANE	NONE	NONE
1931 - 1960	1931 - 1960	1931 - 1960	1931 - 1960
403 N.VAN BUREN 116 NORTH 112 NORTH 507 BICKFORD 509 BICKFORD 110 NORTH	NONE	21 MARTIN'S LANE(CC) 200 MARTIN'S LANE 201-1/2 MARTIN'S LA(CC) 108 NORTH(CC) 505 BICKFORD(CC) 508 BICKFORD(CC) 511 BICKFORD(CC) 512 BICKFORD(CC)	NONE
1961 - 1988	1961 - 1988	1961 - 1988	1961 - 1988
NONE	NONE	409 McLANE(R) 10 NORTH(R) 107 NORTH(R) 109 NORTH(R) 120 NORTH(R) 16 MARTIN'S LA(R) 20 MARTIN'S LA(R) 202 MARTIN'S LA(R) 204 MARTIN'S LA(R) 515 BICKFORD(R) 516 BICKFORD(R) 103 NORTH(SL) 20 NORTH(SL)	400 MCLANE 401 MCLANE 402 MCLANE 403 MCLANE 404 MCLANE 405 MCLANE 406 MCLANE 407 MCLANE 408 MCLANE 410 MCLANE

Haiti Survey District - Architectural Description

1879

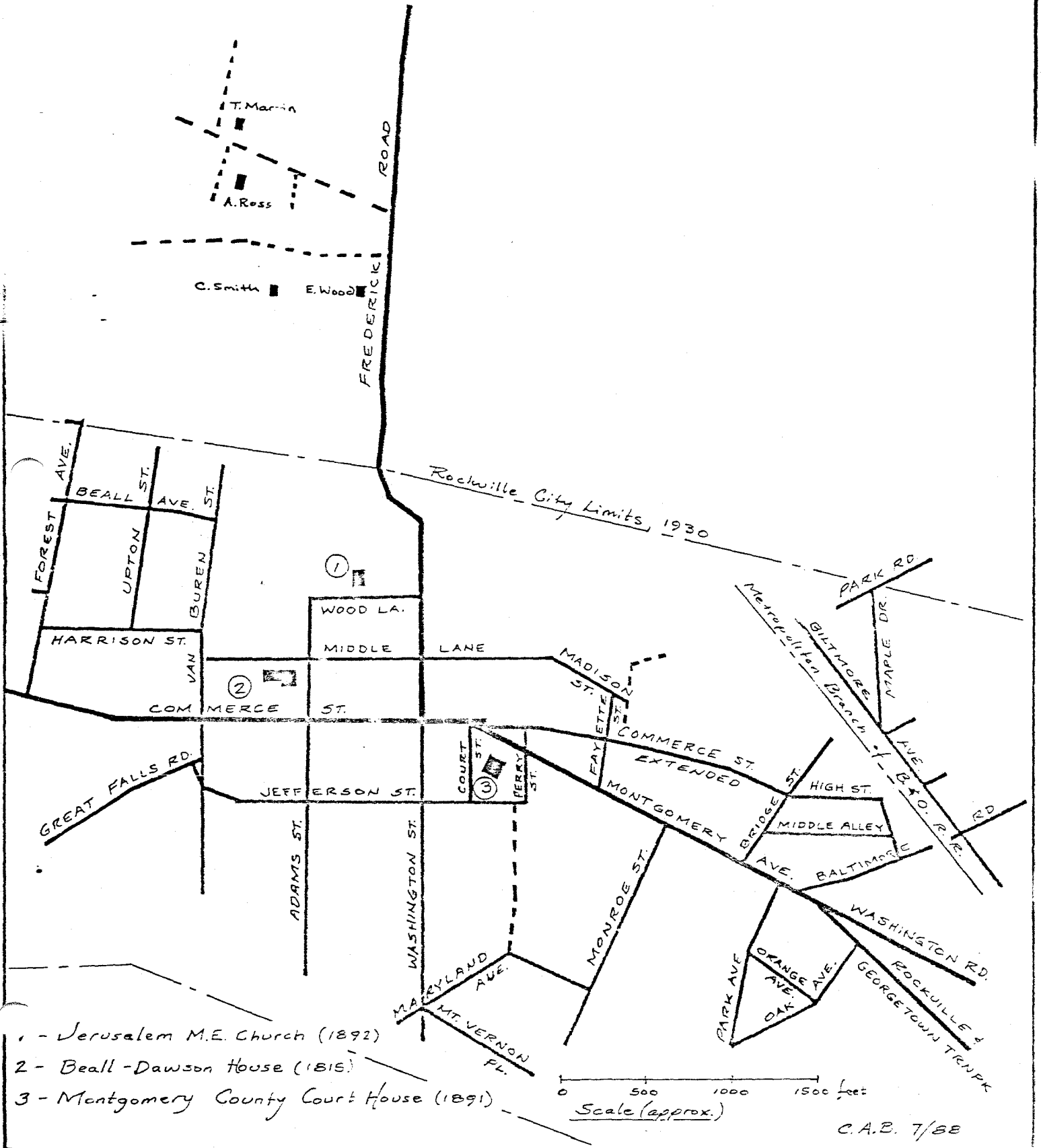


- 1 - Jerusalem M.E. Church (1858)
- 2 - Margaret J. Beall's Home (1815)
- 3 - Montgomery County Court House (1840)



Haiti Survey District - Architectural Description

1930



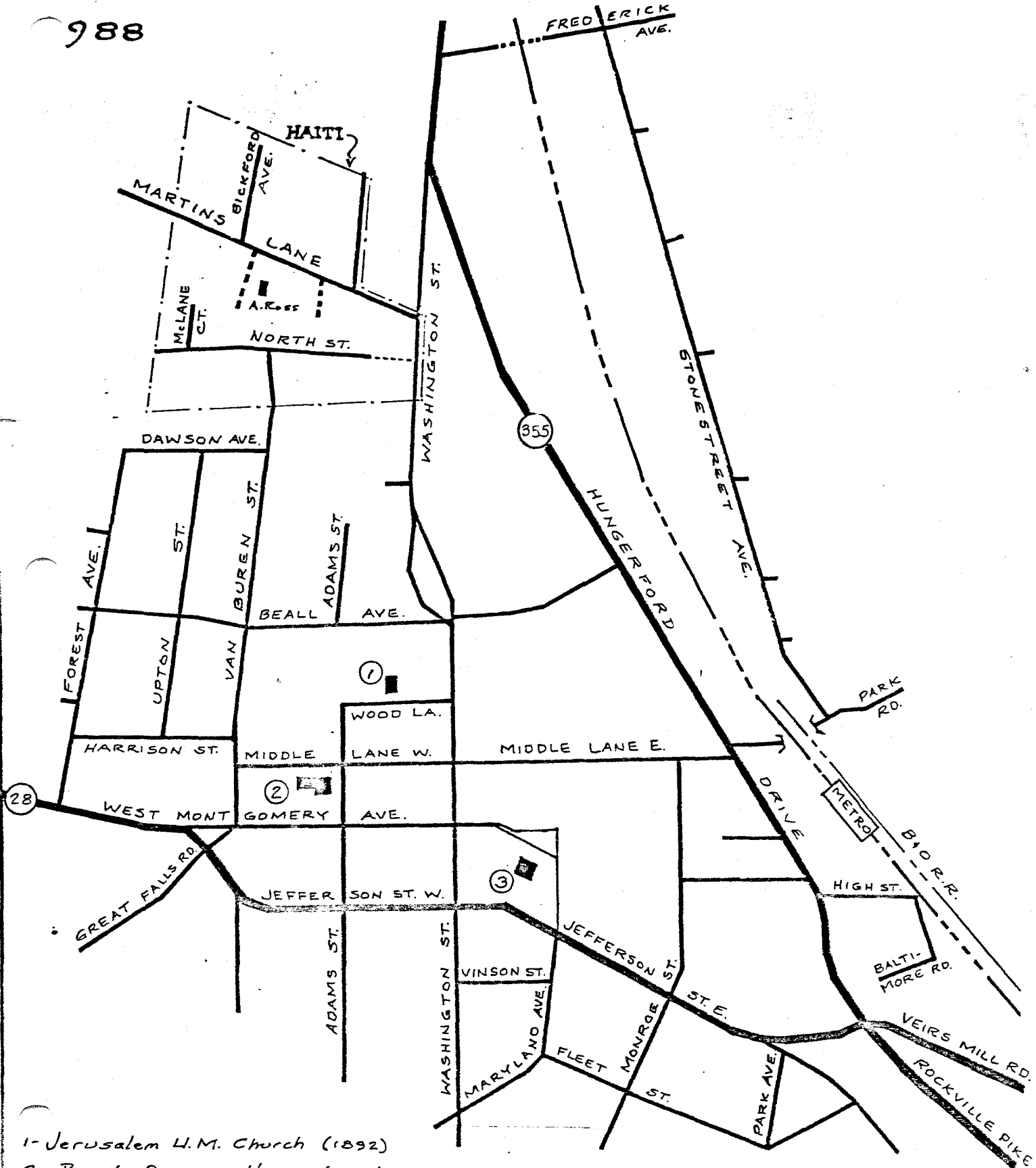
- 1 - Jerusalem M.E. Church (1892)
- 2 - Beall-Dawson House (1815)
- 3 - Montgomery County Court House (1891)

0 500 1000 1500 feet
 Scale (approx.)

C.A.B. 7/88

Haiti Survey District - Architectural Description

988



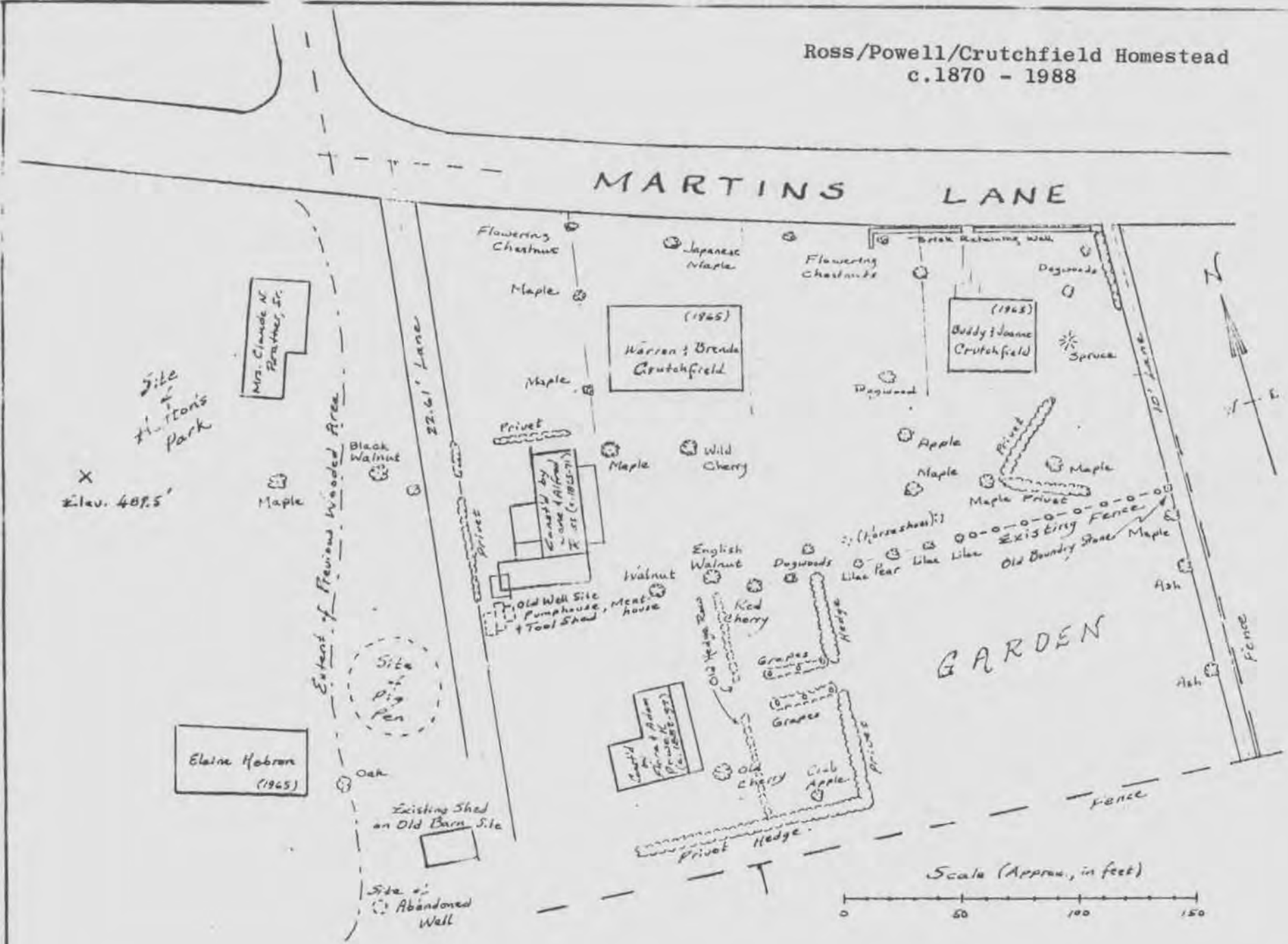
- 1- Jerusalem U.M. Church (1892)
- 2- Beall-Dawson House (1815)
- 3- Red Brick Courthouse (1891)

0 500 1000 1500 feet
 Scale (approx.)

C.A.B. 7/88

Ross/Powell/Crutchfield Homestead
c.1870 - 1988

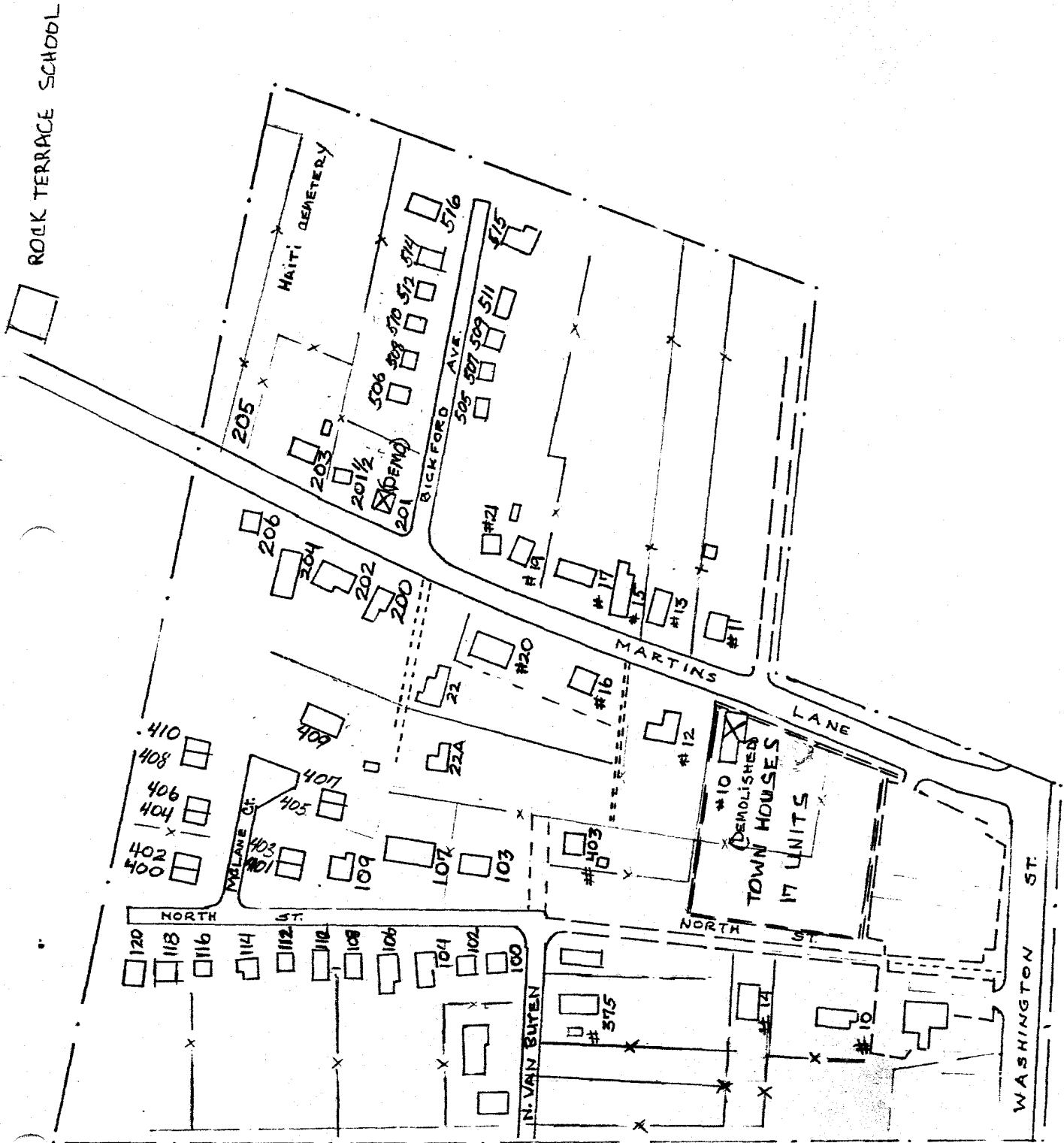
MARTINS LANE



Scale (Approx., in feet)
0 50 100 150

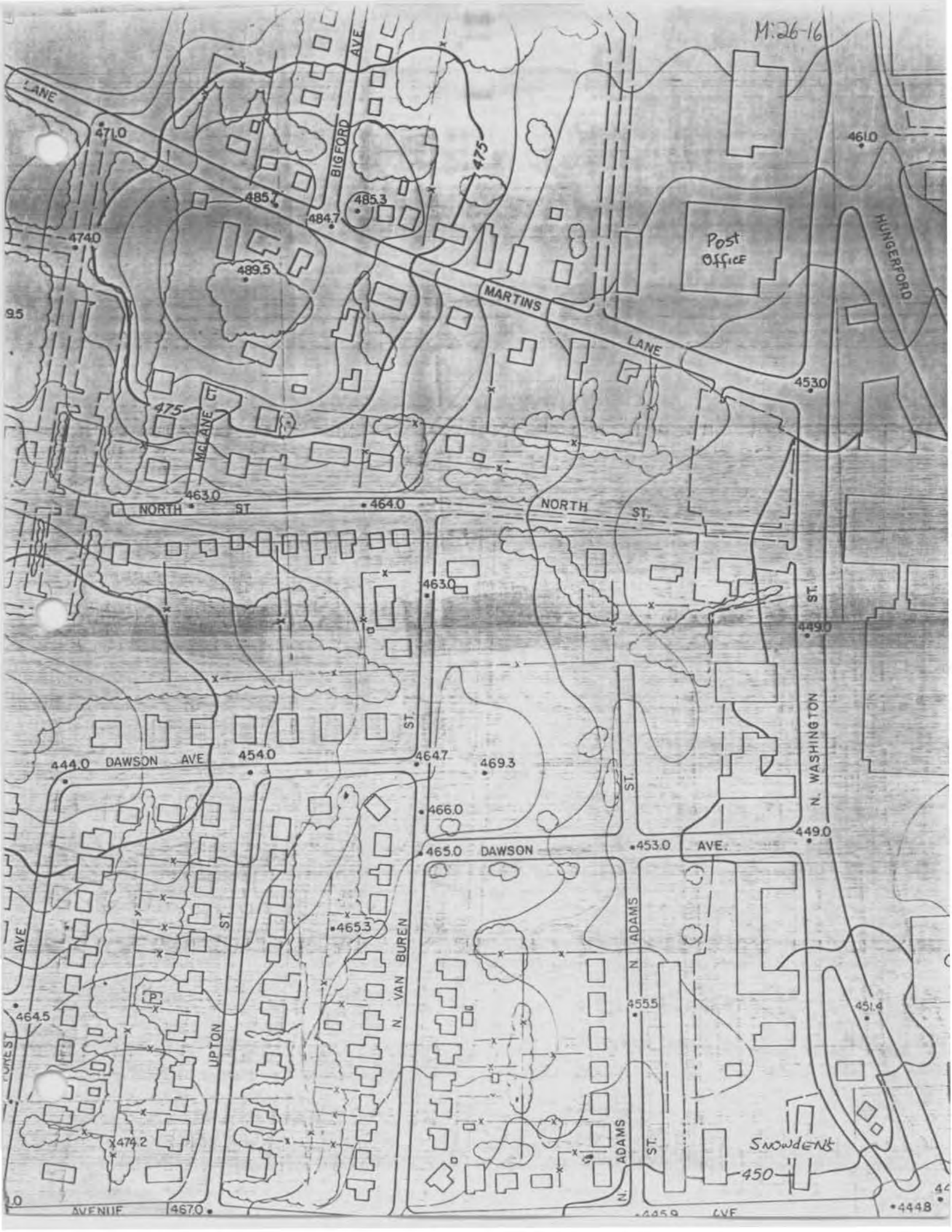
Compiled & Drawn by C.A. Burroughs - July 1986

Map of Haiti Survey District

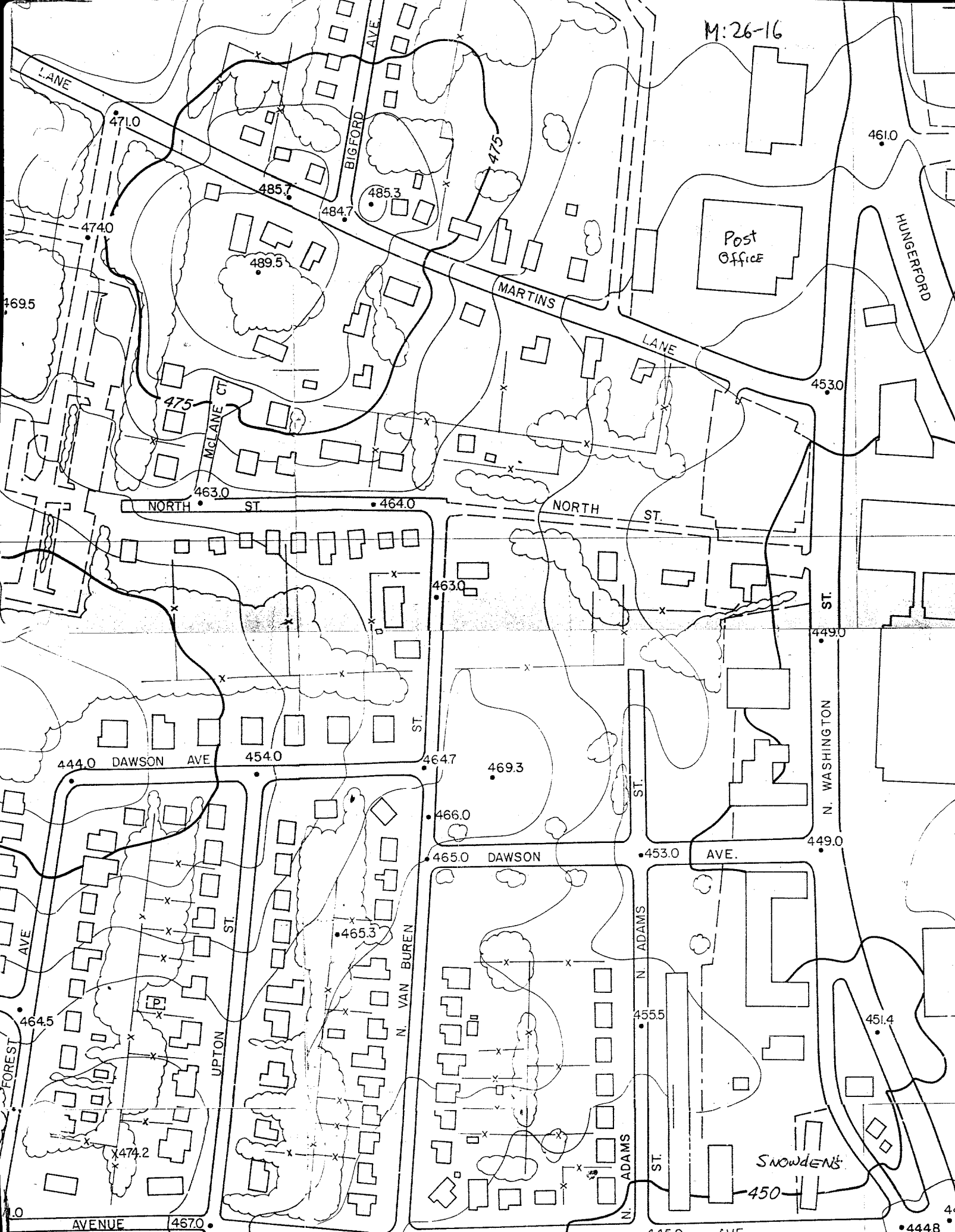


2116
N. WASHINGTON
SNOWDEN
FUNERAL
HOME

M.26-16



M:26-16



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10 MARTIN'S LANE



11 MARTIN'S LANE

M: 26-16



12 MARTIN'S LANE



13 MARTIN'S LANE

M:26-16



15 MARTIN'S LANE



19 MARTIN'S LANE

M:26-16



22 MARTIN'S LANE



22A MARTIN'S LANE

M: 26-16



200 MARTIN'S LANE

203 MARTIN'S LANE



ROCK TERRACE SCHOOL
390 MARTIN'S LANE

M:26-16



375 NORTH VAN BUREN

403 NORTH VAN BUREN



SNOWDEN FUNERAL HOME
246 NORTH WASHINGTON ST.

M:26-16



HAITI CEMETERY 205 MARTIN'S LANE



206 MARTIN'S LANE

M. 26-16

100 NORTH STREET



104 NORTH STREET



110 NORTH STREET



M. 26-16



114 NORTH STREET



116 NORTH STREET



NAME #26-16 "HAITI" / MARTIN'S LANE

LOCATION MARTIN'S LANE ROCKVILLE, MD

FACADE N

PHOTO TAKEN 5/27/76 MOWYER

EXHIBIT H

Dear Members of the Historic District Commission,

I, Brenda Crutchfield, am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. It is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

Rockville's African American history is deeply rooted in neighborhoods, burial grounds, and family homes that speak to generations of resilience, community-building, education, and civic life. Across Rockville, preserved historic places have helped document stories of segregation, neighborhood formation, and the longstanding presence of Black families and institutions. Given that I grew up in Rockville, I understand the significance of preserving the African American community. I grew up in Lincoln Park and when I got married, I moved to Haiti community. In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community. The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man. All the properties are owned by my family. Haiti community is also located near Carver Education Service Center which was the only black high school during segregation in Montgomery County and is designated as a historical site.

To access this property, there is a shared ingress and egress that is owned by my family. My husband and brother-in-law created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my in-laws. The landscape and the interior of the property were beautiful. My husband and I lived in this property at the beginning of our marriage. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.

Brenda Crutchfield



Rockville, MD 20850



24 Martins Lane testimony

From Gretchen Crutchfield [REDACTED]
Date Wed 5/20/2026 10:22 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To The Rockville Historic District Commission,

I, Gretchen Crutchfield, have been married to Wellington Nathaniel Crutchfield, Jr. for 36 years, and during that time I have come to deeply understand and appreciate the importance of the Crutchfield family history tied to 24 Martins Lane and the surrounding Haiti community in Rockville.

For the past 30 years, we have raised our family in the adjacent property at 22 Martins Lane. Over the years, I have been privileged to witness firsthand the reverence and pride the Crutchfield family holds for this property and the surrounding neighborhood. The home at 24 Martins Lane is not simply an aging structure — it is a rare and irreplaceable symbol of perseverance, family unity, and African American history in Rockville. Wellington's grandparents built this home, and generations of the Crutchfield family lived, worked, gathered, and built their lives there. The property stands as a testament to a time when African American families created strong, self-sustaining communities despite the barriers and inequities they faced.

The Haiti neighborhood represents one of the few remaining physical connections to Rockville's historic Black community. Families in this area shared not only land and homes, but traditions, values, faith, and mutual support that shaped generations. The destruction of 24 Martins Lane would erase an important part of that story and further diminish a cultural landscape that has already suffered tremendous loss over time.

What is especially troubling is that neighboring properties with shared historical significance have received historic protections, while 24 Martins Lane — a property equally tied to the same community history and family lineage — has not been afforded the same consideration. The home contributes directly to the integrity and historical character of the Haiti community and should be preserved as part of Rockville's commitment to protecting its cultural and architectural heritage.

Preservation of this structure matters not only to the Crutchfield family, but to the broader community and future generations who deserve the opportunity to see and understand the history that helped shape this city. Once demolished, this living piece of African American history can never be recreated. The family remains willing and committed to restoring the home and preserving its historic character so that its legacy may continue.

I respectfully urge the Historic District Commission and the City of Rockville to recognize the historical, cultural, and community value of 24 Martins Lane and take every possible step to preserve this important landmark.

Thank you for your consideration.

Sincerely,

Gretchen Crutchfield

[REDACTED]

Rockville, MD 20850

[REDACTED]

Dear Members of the Historic District Commission,

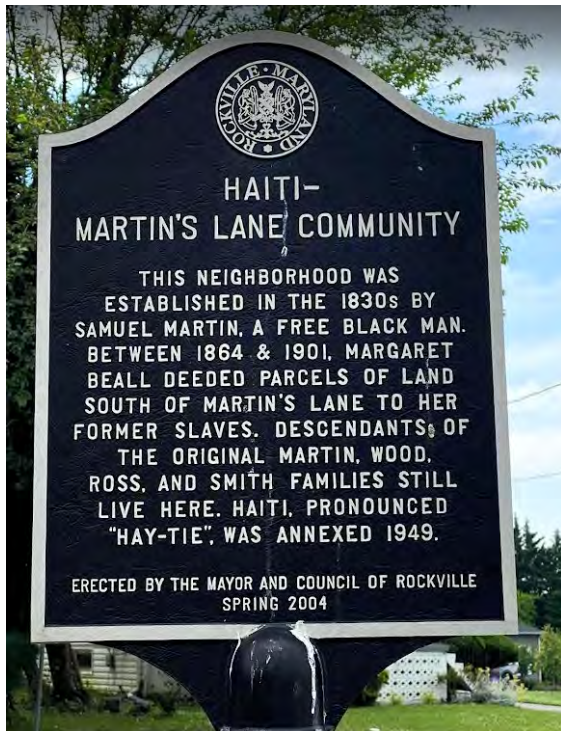
I am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. This site represents more than a structure alone; it is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

Rockville's African American history is deeply rooted in neighborhoods, burial grounds, and family homes that speak to generations of resilience, community-building, education, and civic life. Across Rockville, preserved historic places have helped document stories of segregation, neighborhood formation, and the longstanding presence of Black families and institutions. In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community (see sign below). The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man (see graphic below). The land was subdivided into three adjacent properties, 16 Martins Lane, 20, Martins Lane and 22 Martins. All the properties are owned by my family. Once 24 Martins Lane was sold, I was not given a chance to purchase the property to restore it back to its original beauty.

To access this property, there is a shared ingress and egress that is owned by my family. My father and uncle created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my grandparents to live. The landscape and the interior of the property were beautiful. My cousin owns 16 Martins Lane, and my cousin currently lives at 22 Martins Lane. Growing up my cousins and I were able to run between houses. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.

I respectfully ask the Commission to protect this property from demolition and consider any available path toward preservation or designation.



Sincerely,
LaShane Crutchfield



Rockville, MD 20850



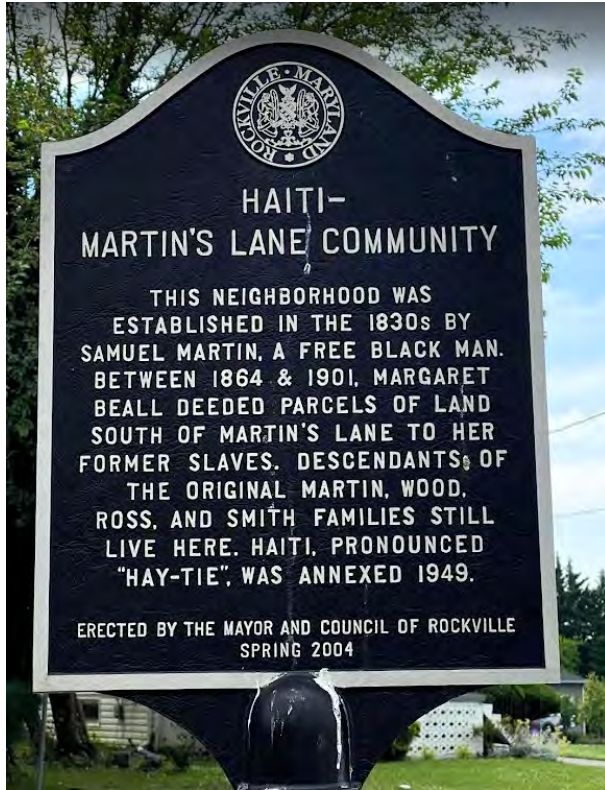
Dear Members of the Historic District Commission,

I, Nicole Crutchfield, am writing to respectfully urge the Commission to deny any request to demolish the 24 Martins Lane property and to give full consideration to its preservation. It is part of the living story of African American history and my family history within the City of Rockville. Once such places are destroyed, the community loses an irreplaceable connection to the people, struggles, achievements, and daily lives that shaped our community better known as Haiti.

In the Spring of 2004, The Mayor and Council of Rockville erected a sign for the Haiti-Martins Lane Community (see sign below). The sign states this neighborhood was established in the 1830's. 24 Martins Lane is the central property of the Haiti community which was owed by Samuel Martin who was a freed black man. The land was subdivided into three adjacent properties, 16 Martins Lane, 20, Martins Lane and 22 Martins. All the properties are owned by my family.

To access this property, there is a shared ingress and egress that is owned by my family. My father and uncle created this path for family members to use to access 22 and 24 Martins Lane. 22 Martins Lane has been declared historical by the City of Rockville which is considered the homeplace. In 1909, 24 Martins Lane was built for my grandparents to live. The landscape and the interior of the property were beautiful. My cousin owns 16 Martins Lane, and my cousin currently lives at 22 Martins Lane. Growing up my cousins and I were able to run between houses. It is very unfortunate that the City of Rockville did not declare 24 Martins Lane historical the same time that 22 Martins Lane was declared. The City of Rockville has pictures of me and my family for the historical significance of the African American family. The pictures were displayed in the Rockville Library. Located less than mile away is the Haiti Cemetery which is a historical black cemetery that former slaves are buried.

If the 24 Martins Lane is demolished, it would greatly affect the historical significance of the Haiti Community and the surrounding 5 properties. The surrounding properties were all owned by family, Crutchfield's and Prather's. The property still has good bones and will be able to be restored. If given the opportunity, my family and I will restore the property.



Sincerely,

Nicole Crutchfield

[REDACTED]

Rockville, MD 20850

[REDACTED]

Demolition of Property located at 24 Martins Lane

From Wellington Crutchfield [REDACTED]
Date Wed 5/20/2026 10:18 AM
To Historic District Commission <HistoricDistrict@rockvillemd.gov>

WARNING - External email. Exercise caution.

To The Rockville Historic District Commission,

I, Wellington Nathaniel Crutchfield, Jr, am highly upset that the Historic District Commission is considering demolishing the 1909 structures (24 Martins Lane) with deep historic and family ties to the African American community. I share a boundary at 22 Martins Lane(which I'm the 7th generation to occupy) which is historical protected and I am confused why 24 Martins Lane was not historically protected in the same vein as 22 Martins Lane, which falls under the City of Rockville Historical guidelines. 24 Martins Lane holds a special importance in my heart because of family history. My grandparents built this house, and my father and his siblings grew up there. In fact, I share an ingress and egress with the house that my father and uncle paved by hand, which is the sole ingress and egress to 22 and 24 Martins Lane. The foundation is sound and we have family members who are willing to rebuild its former historic glory to preserve the house as it would have been in 1909. Unfortunately, we were not given the opportunity to bid on it. Now that we know it is slated for possible demolition, we have rallied as a family to save this important piece of Rockville architecture. To demolish the structure flies in the face of the City of Rockville's promise to restructure and preserve historical structures. Demolition of the property would affect the surrounding 5 properties in a negative manner and would destroy the compound known as Haiti. It was an oversight of the City of Rockville not to designate this property as historic when 22 Martins Lane was designated as historic. Currently there is nothing of this kind still standing in the City of Rockville. Due to the proximity of this property, any demolition will negatively impact on our historic property. It's place in Rockville's history cannot be denied.

Sincerely

Wellington Crutchfield Jr

Sent from [Outlook](#)

V. DISCUSSION

A. Old Business

B. New Business

VI. ADJOURN