

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5720 Arundel Ave., Rockville	Meeting Date:	6/13/18
Resource:	Individually Listed Master Plan Site Higgins Family Cemetery	Report Date:	6/6/18
Applicant:	Higgins Cemetery Historic Preservation	Public Notice:	5/30/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	30/25-18A	Staff:	Dan Bruechert
Proposal:	Interpretive Signage Installation		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one condition** the HAWP application.

1. the applicant is required to use archaeology best practices in excavating the post holes for the signage, including staking and prep of the area, hand digging, and minimal disruption of the surrounding site. Upon the finding of any historical artifact or burial remains, the applicant must stop work and contact the historic preservation office for further assessment.

PROPERTY DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Higgins Family Cemetery)
STYLE: Vernacular/Eclectic
DATE: c.1816

The resource is a 14,000 ft² cemetery established by the Higgins Family in Rockville. The cemetery contains three headstones and a sandstone monument in addition to several fieldstone grave markers. The site is largely open with a gravel path running through the middle of the site.



Figure 1: The cemetery boundaries are identified in green.

PROPOSAL

The applicant proposes to install an interpretive sign.

APPLICABLE GUIDELINES

When reviewing alterations and additions to a *Master Plan* site, several documents are to be utilized and guides to assist the Commission in developing the decision. The documents include Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*) and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in this documents in outlined below.

Montgomery County Code, Chapter 24A Historic Resources Preservation

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to install a single 24" (twenty-four inch) by 36" (thirty-six inch) in-ground mounted sign. The sign will be 32" (thirty-two inches) tall and with the signage displayed at a diagonal. The signage will be embedded on a fiberglass panel set into a metal frame. The sign will be placed adjacent to the gravel path near the Higgins Monument at the center of the cemetery. This sign is part of a master plan that was developed for the site and funded by an HPC grant.

Staff finds that size, design, and materials of the proposed sign are all appropriate under Chapter 24A and the Standards, particularly Standards 2 and 9. The new sign will be seen as a new feature and will not negatively impact the character of the historic grave markers. Staff further finds that the placement of the signage is appropriate as it will be placed away from the monument and far from the known and apparent graves (See circle: _____) in accordance with Standard 8. Staff Recommends approval of this HAWP with the condition that the applicant is required to use archaeology best practices in excavating the post holes for the signage, including staking and prep of the area, hand digging, and minimal disruption of the surrounding site. Upon the finding of any historical artifact or burial remains, the applicant must stop work and contact the historic preservation office for further assessment.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. the applicant is required to use archaeology best practices in excavating the post holes for the signage, including staking and prep of the area, hand digging, and minimal disruption of the surrounding site. Upon the finding of any historical artifact or burial remains, the applicant must stop work and contact the historic preservation office for further assessment;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

M^o 30-25

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: KGLITTLE@VERIZON.NET Contact Person: KNOWLES G. LITTLE
Daytime Phone No.: 301-762-6253
Tax Account No.: 04-00079913
Name of Property Owner: HIGGINS CEMETERY HISTORIC PRESERVATION ASSOCIATION INC
Daytime Phone No.: _____
Address: 9109 SCOTT DRIVE ROCKVILLE MD 20850
Street Number City State Zip Code
Contractor: HOPEWELL MANUFACTURING INC, PA Phone No.: 717-655-5429
Contractor Registration No.: _____
Agent for Owner: WWW.HOPEWELLMFG.COM Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5720 ARUNDEL AVE Street
Town/City: ROCKVILLE Nearest Cross Street: WASHINGTON AVE.
Lot: P7 Block: 6 Subdivision: SPRING LAKE PARK
Liber: 654 Folio: 365 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: HISTORIC MARKER

1B. Construction cost estimate: \$ 1,418.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: N/A
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Knowles G. Little
Signature of owner or authorized agent

TREASURER, HCHPA

MAY 8, 2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

236858

(4)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

ON ITS 14,400 ~~sq~~ LOT, HIGGINS FAMILY CEMETERY
CONTAINS THREE GRAVESTONES AND ONE RED SAND-
STONE MONUMENT, PLUS FOOTSTONES AND FIELDSTONE
GRAVE MARKERS. "H" SMALL SANDSTONES MARK CORNERS
OF AND PATH IN THE CEMETERY. A VERTICAL WOODEN
SIGN NEAR ARUNDEL AVENUE SERVES TO IDENTIFY THE
PROPERTY. ALSO ON THE PROPERTY ARE BOXWOODS AND
MATURE TREES.

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

SEE THE FOLLOWING PAGE

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

1b. General Description of Project

Through two decades of rescuing this burial site and planning for its future, Higgins Cemetery Historic Preservation Association (HCHPA) has always intended to interpret the site for neighbors, visitors, and descendants. No attempt will be made to re-create the vanished agricultural landscape that James and Luraner Higgins knew. The challenge is to document the site through research and archeology, to preserve what is left and rehabilitate what has been damaged, and to facilitate interpretation of the site for visitors. The property in effect becomes an outdoor museum that communicates the Higgins story to school children, scholars, Higgins descendants, and the public.

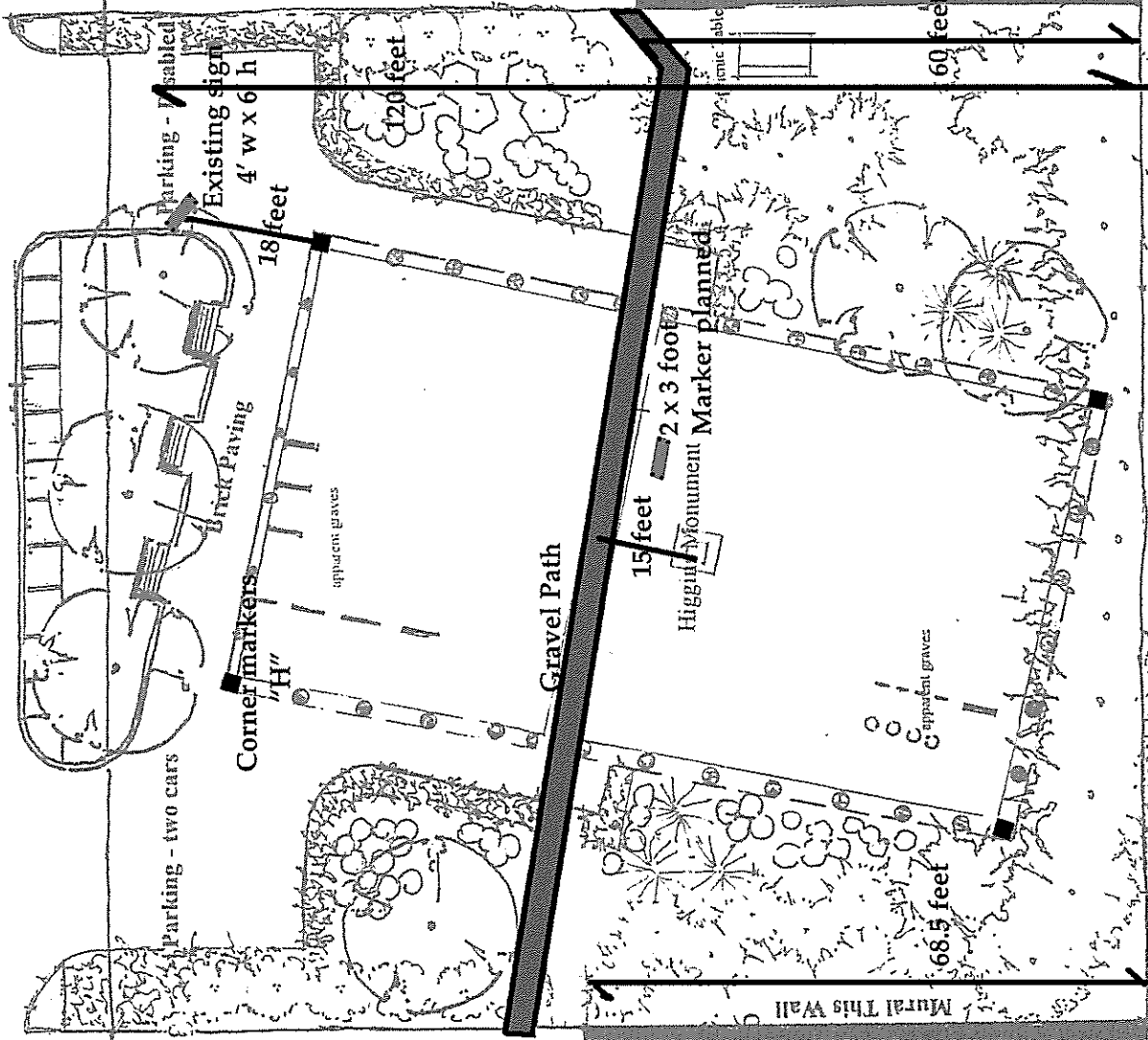
A Master Plan created for HCHPA in 2001 by M. Edward Shull ASLA (funded by a HPC grant) envisions benches, parking area, and interpretation. The proposed marker focuses on the patriarch of the Montgomery County Higgins family and, with the assistance of the Chevy Chase Chapter of the DAR, interprets the life of James Higgins, planter and patriot. As resources are available, HCHPA plans to provide additional interpretation, and historic Higgins Cemetery will continue to provide a pleasant and informative setting for those visiting the property today.

HIGGINS CEMETERY PRESERVATION PLAN ILLUSTRATIVE MASTER PLAN

Arundel Ave.
Arundel Avenue

2,3 Plan

50' f.o.w. line



Prepared by:
M. Edward Shull, ASLA
1302 Edmondson Avenue
Catonsville, MD 21228-4905
Telephone: 4107442681
(2001)

Video Transfer
Parking lot

5710 Arundel Ave.
Lot 15/Block 6
Video Transfer, Inc.
one story concrete block building

SITE INFORMATION:
Portion of Lot 7/Block 6
Current Zoning: I-4
District 4
Liber 654/Folio 365
Rockville, Maryland

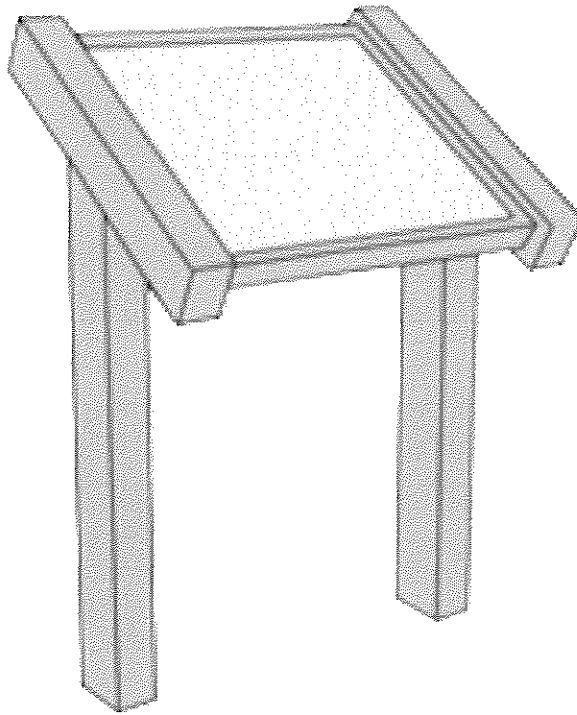
Foreground Features : May 2018
Background Image: Shull Plan 2001

5800
Arundel A
Lot 14/Block
one story
concrete block
building
Video
Transfer

10' Alley

Scale : one inch equals twenty feet
base map information from a plat dated July 15, 1927 by C. J. Madden, Surveyor

low profile traditional unit in-gr



24 x 18

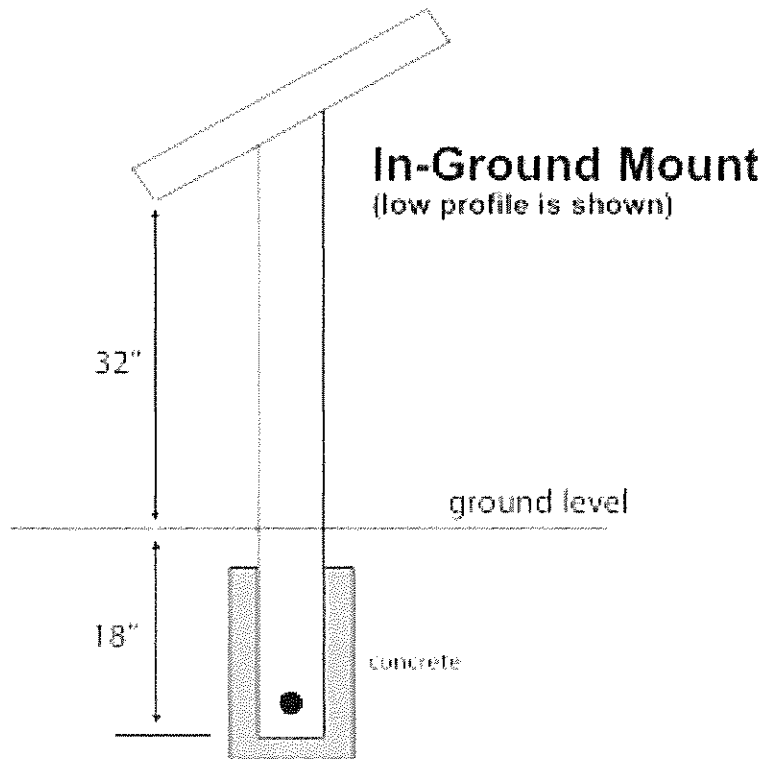
30 x 20

36 x 24

42 x 24

48 x 24

48 x 36



Pannier Fiberglass Embedment (FE) MATERIAL SPECIFICATIONS

1. Sign is constructed using Fiberglass Embedment as produced by Pannier Corporation, 345 Oak Road, Gibsonia, PA 15044. A material sample from the manufacturer is available for review.
2. All copy and graphics are permanently embedded in the fiberglass panel. The resulting sign is a solid, one-piece panel with all graphic elements inseparable from the fiberglass in which they are embedded. Artwork becomes a permanent part of the fiberglass sign, so it will not delaminate.
3. Sign is manufactured of clear, UV stabilized, acrylic-modified polyester resin reinforced with high solubility, chopped strand fiberglass mat so that the index of refraction ensures clarity of all color, copy, and graphics. Sign has a glass content of no less than 28% of the total sign weight.
4. Sign face cannot be permanently defaced by steam, mild acids, aromatics, scratching, inks, or paints and can be readily wiped clean with cleaning solutions without affecting the appearance or legibility of the sign finish or graphics.
5. Sign face retains legibility and finished appearance when sprayed with a 10% solution of hydrochloric, nitric, or sulfuric acid for one-half hour or when scrubbed by a brush of medium hardness using common commercial cleaning compounds such as ammonia, laundry soaps, detergents, carbon tetrachloride, or petroleum based solvents.
6. Sign can be opaque or translucent with a clear or matte finish, as indicated, with a minimum embedment of all graphic elements of .03125 inches (1/32").
7. Signs are router cut, and the sign edges will not be crazed or cracked. The edge finish will be smooth, clean, and neat. The finished sign is flat.

Minimum and Maximum Size	1" H x 1" W to 70" H x 180" W
Minimum and Maximum Thickness*	.040" D to .250" D*
Weight*	1 ft 2 / .125" D = 1 lb.*
Finish	
Diffusion Reflectivity	Opaque or Translucent Glossy or Matte
Tensile Strength per ASTM D638-03	12,000 psi
Compressive Strength	20,000 psi
Flexural Strength per ASTM D790-03	18,000 psi
Impact Strength per ASTM D256-06A	14 ft. lbs. / in. notched
Barcol Hardness per ASTM D2583-07	45
Fire Resistance	250° when manufactured with resistant resin
Moisture Permeability	Unaffected (<1%)
Solvent Resistance	
Mild Acids*	Excellent
Alkalis*	Fair
Solvents*	Excellent
Elasticity Modulus	2,000,000 psi
Dielectric Strength	350 volts per mil
Ambient Temperature Range*	-25°F to +150°F

* Nominal

All Testing Is Based On .125" Thickness Panel

Specifications

345 Oak Road
Gibsonia, PA 15044
800 · 544 · 8428
Fax 724 265 · 4300

Pannier Modulite® Technical Specifications

Size	1" H x 1" W to 6' H x 15' W
Thickness	.030" D to .250" D*
Weight	1 ft ² / .125" D = 1 lb.*
Finish	
Diffusion	Opaque, Translucent
Reflectivity	Glossy or Matte
Tensile Strength	12,000 psi
Compressive Strength	20,000 psi
Flexural Strength	18,000 psi
Impact Strength	6 ft. lbs. / in. notch
Barcol Hardness	50
Moisture Permeability	Unaffected (<1%)
Fire Resistance	500 °
Solvent Resistance	
Mild Acids	Excellent
Alkalis	Fair
Solvents	Excellent
Elasticity Modulus	2,000,000 psi
Dielectric Strength	350 volts per mil
Ambient Temperature Range	- 65° F to +350° F

*approximate

Modulite® is a registered trademark of Pannier Corporation.





Pannier Graphics Fiberglass Embedment Maintenance

Prior to Installation

Pannier recommends leaving panels in original packaging until time of installation. As with any products, careful handling procedures must be observed to protect the surface from scratching or marring and corners and edges from chipping. It is recommended that a coating of wax be applied to help protect and provide longer panel life. Pannier recommends *3M Marine Ultra Performance Paste Wax 09030*, readily available where boat care products are sold or through an Internet product search.

Cleaning and Maintenance

Pannier fiberglass signs are very durable and require little maintenance. Periodic cleaning and removal of debris ensures good appearance and product life. Most commercial cleaning products may be used to remove dirt and debris. However, we recommend using the safest and most environmentally friendly cleaners before increasing the strength of a cleaner. Many household cleaners may be used safely, however, some may affect aluminum frames. Read all cleaning directions and recommendations carefully and always rinse thoroughly.

Steps

1. Wash the panel, frame and base with a mild liquid detergent such as *Simple Green* or *Palmolive* or other dish soap to remove dirt and debris.
2. If still soiled, spray area with a biodegradable green cleaning solution such as *ZEP Green All Purpose Cleaner*. Work across the panel and under the frame channels with a sponge and rinse thoroughly.
3. To remove stickers, peel off as much of the sticker as you can, then soak in rubbing alcohol or Goo Gone. Gently scrape with the edge of a razor blade, then wipe clean.
4. For permanent marker, graffiti or paint removal (not for urethane based paints), Pannier recommends *Graffiti Safe Wipes*. These products can be purchased at www.graffitisafewipes.com. Follow all product instructions carefully.
5. Pannier recommends applying an additional coating of *3M Ultra Performance Paste Wax 09030* after cleaning. Follow all product instructions carefully.





10-YEAR WARRANTY MODULITE®

Pannier is pleased to offer Hopewell Manufacturing the following warranty.

Modulite® digital products are warranted for a period of 10 years against delaminating and fading. The manufacturer will repair or replace, at its option, any Modulite® product found to be defective for any of the above reasons.

No material may be returned without prior authorization of the manufacturer. The liability of the manufacturer is limited to the repair or replacement of the Modulite product, and it shall not be liable for any other damages, direct or indirect, sustained or suffered by the purchaser or any person, including costs of removal and/or reinstallation, or damages or failure of the material due to installation done by others. Claims resulting from misuse, willful destruction, or an act of God will be disallowed.

This warranty is supplied to the buyer in place of all other warranties, expressed or implied. Seller does not warranty as to merchantability or fitness for a particular use, nor will any oral statement constitute a warranty or amend the specific warranty. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state.

Modulite® is a registered trademark of Pannier Corporation

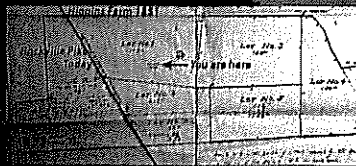


Path leading to planned Interpretive Sign

James Higgins, 1732 - 1816: Planter & Patriot

What is this place ?

This burial ground is a small remnant of a farm consisting of hundreds of acres, where James and Luramer Higgins once lived and grew tobacco and grain crops. You are standing on a portion of the Higgins land which was designated as a graveyard, as shown on the 1851 plat.



James and Luramer Higgins, as well as other family members, were buried here.

This sacred ground is the final resting place for at least twelve known Higgins family members, buried from 1816 to 1891. Twelve unmarked stones have also been found.



This sign made possible by a generous gift from the Chevy Chase Chapter NSDAR

Placed 2018

Who was James Higgins ?

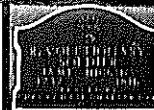
James Higgins was an American farmer and Revolutionary Soldier. He was born in Prince George's County, Maryland on November 17, 1732.

In 1760 James married Luramer Beckett. At the time they were married, James was 28 years old and Luramer was 16. They had a long marriage and had twelve children. In 1769 he purchased this tract of land.

In the spring of 1776, Gen. George Washington recommended and Congress established a "flying camp" of militiamen from the middle colonies of Pennsylvania, Maryland, and Delaware. These militia, additional troops were needed in defense New Jersey while the main army fought on protection New York. James Higgins enlisted in the "flying camp" in July, 1776. Records also show that he was a Private in the 5th Company, Lower Battalion of the Montgomery County Militia in August 1777.

On January 10, 1778, James Higgins took the Oath of Fidelity, renouncing the King of England and pledging allegiance in the revolutionary government of Maryland.

James lived in the age of 84, dying in 1816. Luramer died three years later, at age 75. The land was divided among their three sons.



What is this monument ?

In 1866, descendants of James and Luramer Higgins erected this sandstone monument to the first two generations who resided here. The original monument, with text inscribed on four sides of the large vertical stone, was topped by an obelisk.

Monument Inscription

Side 1

Sacred to the Memory of
James Higgins Born 1732 Died 1816 Aged 84
His Wife Luramer Born 1740 Died 1819 Aged 75
James Beckett Higgins Born 1733 Died 1818 Aged 76
His Wife Mary Beckett Born 1734 Died 1815 Aged 62
And to their children and children's children

Side 2

I know that my redeemer liveth
He that believeth in me though he were dead
yet shall he live

Side 3

Side 4

Side 5

Side 6

Side 7

Side 8

Side 9

Side 10

Side 11

Side 12

Side 13

Side 14

Side 15

Side 16

Side 17

Side 18

Side 19

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Side 223

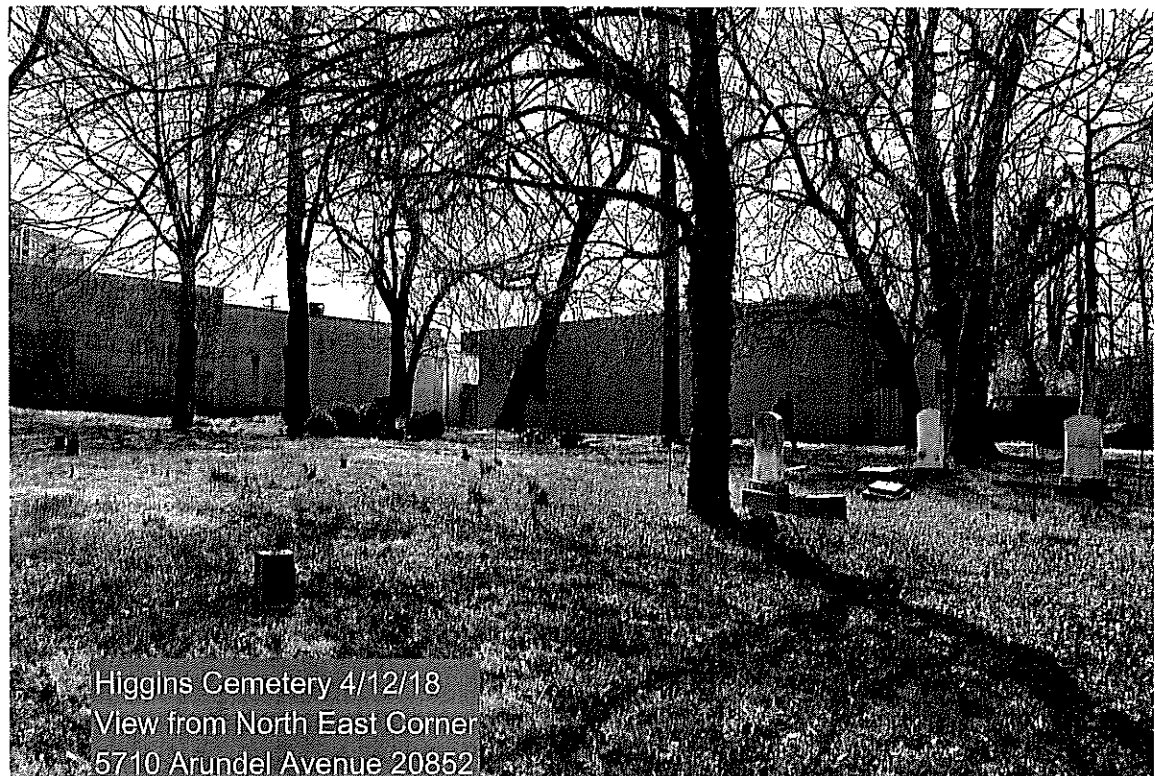
Side 224

Side 225

Side 226



Sign on North East
Corner identifies site



Higgins Cemetery 4/12/18
View from North East Corner
5710 Arundel Avenue 20852

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
 HIGGINS CEMETERY HISTORIC
 PRESERVATION ASSOCIATION
 c/o KNOWLES G. LITTLE, TREASURER
 9109 SCOTT DRIVE
 ROCKVILLE, MD 20850

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Adjacent
 VIDEO TRANSFER, INC,
 ERNEST H. ASCHENBACH,
 OWNER
 5710 ARUNDEL AVENUE
 ROCKVILLE, MD 20852

VIDEO TRANSFER, INC,
 ERNEST H. ASCHENBACH, OWNER
 5800 ARUNDEL AVENUE
 ROCKVILLE, MD 20852

CONFRONTING
 TAIWANESE PRESBYTERIAN
 CHURCH
 5715 ARUNDEL AVENUE
 ROCKVILLE, MD 20852

REDSTONE INVESTMENT
 PROPERTIES, INC,
 5709 ARUNDEL AVENUE
 ROCKVILLE, MD 20852