MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5720 Arundel Ave., Rockville  
Meeting Date: 6/13/18

Resource: Individually Listed Master Plan Site  
Report Date: 6/6/18
Higgins Family Cemetery

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.
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 archaeological 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) inground 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.
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
Address: 9109 SCOTT DRIVE ROCKVILLE MD 20850

Contractor: HOPEWELL MANUFACTURING INC PA Phone: 717-655-5429

Contractor Registration No.: 
Agreement Owner: WWW.HOPEWELLINC.COM Daytime Phone No.: 

LOCATION OF BUILDING/SITES
House Number: 5720 ARUNDEL AVE
Town/City: ROCKVILLE Nearest Cross Street: WASHINGTON AVE
Lot: P 7 Block: 6 Subdivision: SPRING LAKE PARK
Lib.: 664 Folio: 365

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. Check all applicable:
- Construct  
- Extend  
- Alter/Remove
- Move  
- Install  
- Sash
- Revision  
- Repair  
- Major

B. Construction cost estimate: $ 1,418.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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. Indicates whether the fence or retaining wall is to be constructed on one of the following locations:
- On property line/property line  
- Entirely on land of owner  
- On public right of way/land

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 MAY 8, 2018

TREASURER, HCPA Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 ft lot Higgins Family Cemetery contains three gravestones and one red sandstone monument, plus footstones and fieldstone grave markers. A small sandstone marks 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 plot. 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, where 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 façade 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 façade 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 resources 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 (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 archaeology, 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

Corner markers

"H"

Parking - two cars

Brick Paving

Existing sign

4' w x 6' h

18 feet

Gravel Path

T20 feet

15 feet

2 x 3 foot

Marker planned

5800 Arundel Ave.
Lot 14/Block 7

one story concrete block building

Video Transfer

5710 Arundel Ave.
Lot 15/Block 6

Video Transfer, Inc.

one story concrete block building

10' Alley

68.5 feet

60 feet

50' r.o.w. line

800

M. Edward Shull, ASLA

1302 Edmondston Avenue

Catonsville, MD 21228-4905

Telephone: 410-744-4361

Prepared by:

SITE INFORMATION:

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

Background Image: Shull Plan 2001

May 2018

Foreground Features:

Scale: one inch equals twenty feet

base map information from a plot 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

In-Ground Mount
(low profile is shown)

32"

18"

ground level

concrete
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 lb 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

**Pannier Modulite® Technical Specifications**

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<tr>
<th>Specification</th>
<th>Value</th>
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<tr>
<td>Size</td>
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<tr>
<td>Thickness</td>
<td>.030” D to .250” D*</td>
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<tr>
<td>Weight</td>
<td>1 ft² / .125” D = 1 lb.*</td>
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<tr>
<td>Finish</td>
<td>Diffusion: Opaque, Translucent</td>
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<tr>
<td></td>
<td>Reflectivity: Glossy or Matte</td>
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<tr>
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<td>Flexural Strength</td>
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<td>Impact Strength</td>
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<tr>
<td>Fire Resistance</td>
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<tr>
<td>Solvent Resistance</td>
<td>Mild Acids: Excellent</td>
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<tr>
<td></td>
<td>Alkalis: Fair</td>
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<tr>
<td></td>
<td>Solvents: Excellent</td>
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<tr>
<td>Elasticity Modulus</td>
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<tr>
<td>Dielectric Strength</td>
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<tr>
<td>Ambient Temperature Range</td>
<td>-65° F to +350° F</td>
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*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.

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
James Higgins, 1732 - 1816: Planter & Patriot

What is this place?

This building is a small structure on a farm containing a naked log of wood. It serves as a granary and is known as the Higgins Granary.

Who was James Higgins?

James Higgins was an American Planter from Montgomery County, Maryland. He was born in Ewing, Georgia, and was married to Jane Braddock on November 17, 1735.

In 1764, James bought the estate of James Braddock, which consisted of 2,000 acres. He purchased this land for $300.

In the spring of 1776, the British and Germans established a "Fortifying Camp" and organization from the public collections of Pennsylvania, Maryland, and Delaware. These men, additionally armed troops were enrolled in a defense line army, which was joined to protect New York. James Higgins was one of the "Fighting Camp" of 1776. He was a Private in the 5th Company, First Battalion of the Montgomery 1st Light Infantry in August 1776.

On January 10, 1778, James Higgins took the Oath of Allegiance, remaining in the King's service and pledging allegiance in the revolutionary government of Maryland.

James lived to the age of 84, dying in 1816. He had lived on his farm for over 70 years. He was buried among his farm fence.

What is this monument?

This is a monument to James Higgins, located at the Higgins Granary. It is a DAR marked Gravestone, a Civil War Monument, and a historic marker.

This sign was made possible by a grant from the America's Sons of America and the American Association of Junior Auxiliaries.
Sign on North East Corner identifies site
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
</table>
| Higgins Cemetery Historic Preservation Association  
   c/o Knowles G., Little, Treasurer  
   9109 Scott Drive  
   Rockville, MD 20850                   |                                 |

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Adjacent</th>
<th>Confronting</th>
</tr>
</thead>
</table>
| 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 |

<table>
<thead>
<tr>
<th>Confronting</th>
<th></th>
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</thead>
</table>
| Taiwanese Presbyterian Church  
   5715 Arundel Avenue  
   Rockville, MD 20852 | Redstone Investments Properties, Inc.  
   5709 Arundel Avenue  
   Rockville, MD 20852 |