Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 11307 Mountain View Road  
Meeting Date: 10/10/2018

Resource: Purdum Locational Atlas Historic District (#10-24)  
Report Date: 10/3/2018

Applicant: Pleasant Grove Community Church  
Public Notice: 9/26/2018
(Rev. Lawrence Bryant, Agent)

Review: Preliminary Consultation  
Staff: Rebeccah Ballo, Brian Crane

PROPOSAL: Building Demolition, new building construction, associated hardscape construction and site grading.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC’s recommendations and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Purdum Locational Atlas Historic District (#10-24)
STYLE: Rural Vernacular
DATE: c.1800-1900

Purdum is significant as representative of the rural communities that sprang up amidst the Damascus farmlands during the late nineteenth-early twentieth centuries. This was a collection of tobacco farms during the nineteenth century. The early community includes a school and church, but no commercial enterprises until close to the turn of the twentieth century. The Purdum Locational Atlas Historic District consists of a collection of rural vernacular structures typical of those built in rural Montgomery County during this time period including Victorian influenced farm houses, agricultural buildings, bungalow style houses, and small community churches with associated graveyards.

11307 Mountain View Road was surveyed as part of the 1976 Locational Atlas Historic District MIHP form. The survey notes only that it is an “older home which has been extensively remodeled. The present structure, covered with siding and with two added side wings, now has the appearance of a modern, traditional style home. Only the two brick, older looking center chimneys suggest its possible age.” Historic Preservation staff conducted reconnaissance level field surveys in 2015 and again in 2017 as part of the background research for a preliminary plan of subdivision for this property. Staff concurred with the original survey assessment that this was a vernacular farmhouse dating to the first half of the twentieth century, with no additional architectural or historical significance noted. There is also a small gambrel roofed garage/outbuilding with two enclosed, side flanking bays, located to the rear of the house. This outbuilding appears to date to the mid-late twentieth century and is of no particular significance.
The adjacent property (owned by the applicant) contains the Pleasant Grove Community church and cemetery. This historically African American congregation and church have worshipped at this site since the late 1860s. The church graveyard is located to the west of the existing church, on a shallow hillside, with a ridgeline at the western boundary. The subject parcel, and related new construction, would be located just to the west of the cemetery, on the western side of the ridge.

Figure 1: 11307 Mountain View Road is located in the center of the Purdum LA District, adjacent to Pleasant Grove Community Church.

Figure 2: 11307 Mountain View Road aerial view of the parcel. Pleasant Grove Church is adjacent.
PROPOSAL
This proposal has come in for review under a condition of the approved Preliminary Plan of Subdivision No.120130160 dated April 20, 2017. The adjacent Pleasant Grove Community Church has purchased the property and has proposed to demolish the house and outbuilding, and construct a new church on this parcel. The project requires Site Plan review in addition to the approved Preliminary Plan due to the Rural Village Overlay Zone on the parcel. The parcel is also located on Mountain View Road, a designated Rustic Road, with an existing 50’ wide right of way and a pavement width of approximately 20’. Since Mountain View Road is classified as a rustic road, the proposed access has been reviewed by the Rustic Roads Advisory Committee in addition to MCDOT, and M-NCPCC Staff. The Preliminary Plan from 2017 allowed for the construction of a 200 seat, 8,600 square foot religious institution on this site. All other Master Plan, Rustic Roads, and Zoning requirements are being met through the Site Plan review process.

APPLICABLE GUIDELINES
When applications for permits for historic resources on the Locational Atlas are submitted, the application must be reviewed under the procedures in Section 24A-7 (Historic Area Work Permits) of Chapter 24A, if the Locational Atlas resource is not being considered either for consideration as a Master Plan District or for removal from the Locational Atlas. This applicant is seeking review under Section 24A-7 and has been conditioned to seek this review by the previously approved Preliminary Plan No.120130160.

Proposed alterations to Locational Atlas Historic District are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation (Standards). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

(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
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

Secretary of 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.

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 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

In the Preliminary Plan No.120130160 staff report dated April 20, 2017, Historic Preservation staff made the following suggestions concerning design of the new construction:

- To achieve compatibility with the characteristics of this rural and linear historic district, Historic Preservation Staff recommends at the time of Site Plan, that hardscaped areas and parking surfaces be paved with tinted, exposed aggregate paving or permeable materials and that the church’s primary façade be oriented towards the street.

Additional comments were provided by Planning staff regarding appropriate setbacks and compatibility with the adjacent Rustic Road and with the Village Overlay Zone, as follows:

- This Master Plan recommends, “using a modified version of the Rural Village Overlay Zone to provide a mixed-use zone approach appropriate for rural communities to protect villages that may become subject to potential development pressures. The Rural Village Overlay Zone is designed to create attractive, cohesive, and pedestrian-friendly rural village centers and prohibits land uses otherwise allowed in the underlying zone that would be inappropriate in rural villages. Amendments to this zone are proposed to prohibit additional uses that would be inappropriate in these villages, allow certain uses only by special exception, and allow the Montgomery County Planning Board to modify setback and green area requirements if necessary to better replicate existing development patterns. The purpose of this zoning is to maintain the existing scale of development. New development should be consistent with the historical character and community lifestyles” (p.40). The Master Plan also provides additional guidance for development within the Rural Village Overlay Zone (p.41). Much of the guidance in the Master Plan regarding the Rural Village Overlay zone is intended for commercial development which does not apply to this Application.
• The Damascus Master Plan states that residents in the Rural Village Communities “often have historical ties to their communities. These communities feature local institutions like post offices, retail stores, or churches.” The Pleasant Grove Community Church congregation has been part of Purdum since 1869. The new church will accommodate the expansion of the congregation and continued connection to the community in the same general location. The scale and size of the proposed building, with only 200 seats, are compatible with the surrounding rural community.

• The Preliminary Plan conforms to Master Plan recommendations on compatibility with the surrounding community. Those recommendations were specifically taken into consideration when determining the building’s location, and parking lot design. The building is setback 81 feet from Mountain View Road, which provides a large, open, green area between the building and road. The green area provides ample area for landscaping and limits the visual impact of the building from the rustic road. Most of the parking for the church is behind the building, which limits visibility from the road. Only a single row of parking is proposed along the west side of the building and landscaping along the frontage will screen the parking from Mountain View Road. Building massing and architecture was not reviewed as part of the Preliminary Plan, but based on the footprint of the building, parking lot design, and improvements shown on the Preliminary Plan, the Application conforms to the recommendations of the Master Plan.

Demolition

Staff does not have issues with the proposed demolition of the house and outbuilding at 11307 Mountain View Road. Research of primary source materials including maps, a limited title search, and a field survey do not indicate that this house is of any particular or noteworthy significance to the Purdum Historic District. It is not historically associated with the adjacent Pleasant Grove Community church or the historically African American congregation. The demolition of these structures will not negatively impact the district, and should be approved with conditions on documentation and salvage.

New Construction

The applicant is proposing to construct a new religious assembly building on this parcel. The new building would have a footprint of approximately 8,500 square feet, and would measure 33.5’ tall at the ridgeline of the gable over the main sanctuary space. The sanctuary is proposed as a three-bay structure, with a brick-faced watertable, pronounced brick faced center bay with quoining and a returned cornice at the eaveline. Further material details and specifications are not available at the time, but can be reviewed at the HAWP stage. A small, side addition, measuring approximately 12’ high at the ridgeline is proposed to the west of the sanctuary space. The new building is set back approximately 75’ from the rustic road. The new structure has two associated parking lots, one for handicapped accessibility and loading to the west, and an additional lot to the north. The western and northern portions of the property will contain the proposed septic field.

A small path is proposed to connect the new church with the existing historic sanctuary to the
The path would be handicapped accessible, with handrails, to allow parishioners access to both buildings without needing to traverse either the hillside containing the historic graveyard, or the road. The path would be located outside the known boundaries of the historic cemetery.

**STAFF RECOMMENDATION**

Staff finds that both the proposal for demolition and new construction are largely compatible with the historic district. The size, scale, and massing of the new church are modest for a modern building. The proposed location of the church—well back from the rustic road, and over the small ridgeline at the rear of the historic cemetery—will mitigate any potential disruption to the viewshed or historic setting. The parking lots are proposed to be sited almost entirely at the rear of the property, where they will not be visible from other locations within the historic district. The new building will buffer the majority of potential disruptions to the viewshed of the historic cemetery. The small number of handicapped spaces adjacent to the side elevation of the church are also placed at least 60’ back from the road, and will not have an adverse impact on the viewshed of the historic district.

The architecture of the church itself fits well within the rural, vernacular character of the Purdum historic district. The spare use of siding, with select elevation and details in brick, the use of simplified Roman-arched window openings, and other details with the cornice, cornerboards, and quoins, add visual interest without ostentation. The new building will complement its immediate neighbors, and will not adversely affect the rural nature of this district.

Considerations should be given to the potential for adverse effects to the adjacent historic cemetery. Historic Preservation staff recommend that the following to help protect the cemetery during ground disturbance and construction:

- The cemetery should be staked at the known corners, and snow fencing should be installed prior to ground disturbance and maintained until issuance of a Certificate of Occupancy for the new building;
- Limits of disturbance should be broadly shown for the new path to accommodate for the potential that unanticipated finds of grave shafts during construction may necessitate that the path be shifted to avoid disturbing human remains;
- The limits of disturbance for the path within the present church lot or within 50 feet of the lot line should be investigated by a qualified archaeologist according to a workplan approved by Historic Preservation staff to verify that no unmarked graves are present, or other significant archaeological features associated with the early church community;
- If any unanticipated finds are discovered while constructing the path, work should cease until the site can be evaluated by Historic Preservation staff;
- New tree plantings should be placed far enough away from known burials so that the root systems will not displace grave markers or damage graves.

Staff would also recommend the following conditions for the site:

- Prior to demolition of the house and garage, historic preservation staff should be allowed full access to both properties to document the buildings, and to create a list of salvageable architectural materials;
- The applicant should work to make these items available for salvage or donation to a
charitable organization, prior to the issuance of demolition permits for the property.

- The applicant should review the lighting plan with historic preservation staff and the HPC to ensure that light levels are adequate without impacting the rural character of the district.

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and staff and return for a second preliminary consultation or HAWP as recommend.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: lwbrya52@gmail.com
Contact Person: Rev. Lawrence Bryant

Tax Account No.: 12-00933911

Name of Property Owner: Pleasant Grove Christ. Comm Church

Address: 11225 Mountain View Rd, Damascus, MD 20872

Lower Number
Street
City
State
Zip Code

Contractor: Dominion Construction Group c/o Phil Clark
Phone No.: 540-428-3612 x114

Contractor Registration No.: Contractor License: 02306335, Registered Agent: 132384

Agent for Owner: MHG c/o Lauren Wirth
lwirth@mhgpa.com

Daytime Phone No.: 301-670-0840

LOCATION OF BUILDING PROPARED

House Number: 11307
Street: Mountain View Rd

Town/City: Damascus
Nearest Cross Street: Johnson Drive

Lot: ____________ Block: ____________ Subdivision: ____________
Lib: 13917 Folio: 221 Parcel: 088

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
- [ ] Construct
- [ ] Alter
- [ ] Alter/Remodel
- [ ] AC
- [ ] Slab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Roof
- [ ] Wreck/Rebuild
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Stove
- [ ] Single Family
- [ ] Religious Assembly

1B. Construction cost estimate: $ 1.5 million

1C. If this is a revision of a previously approved active permit, see Permit #__

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS

2A. Type of sewage disposal: [ ] WSSC [ ] Septic [ ] Other: ____________

2B. Type of water supply: [ ] WSSC [ ] Well [ ] Other: ____________

PART THREE: COMPLETE 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 property 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 that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: ______________________
Date: 7/7/18

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:
      The subject property is located in the Purdum Historic District (#10-24) per the Locational Atlas and Index of Historic Sites in Montgomery County, MD. The property is improved with a residence which was constructed in 1900 according to tax records and a barn. A survey of the property for the Locational Atlas states: "This appears to be an older home which has been extensively remodeled. The present structure, covered with siding and with two added side wings, now has the appearance of a modern, traditional style home. Only the two brick, older looking chimneys suggest its possible age."

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   Pleasant Grove Community Church (PGCC) proposes the demolition of the existing single family home and barn and construction of an 8,600 SF church. The existing PGCC is currently located on the adjacent property and was constructed in 1869 as a school. Almost 150 years later, the congregation is inadequately served by the existing church building, and in order to maintain this historical church community, additional space is necessary to allow the younger families to grow. Historic Preservation staff conducted a preliminary review of the site during the Preliminary Plan of Subdivision process and did not object to the demolition of the existing structures. Per the staff report dated 4/20/17, "Historic Preservation staff recommends at the time of Site Plan, that hardscaped areas and parking surfaces be paved with tinted, exposed aggregate paving or permeable materials and that the church's primary facade be oriented towards the street.

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, 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. Concrete slab on grade, wood frame structure and engineered wood trusses. Exterior finishes 1 be masonry veneer and siding. Roof to be asphalt shingles with aluminum gutters.

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 lots(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.
# 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>
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<tbody>
<tr>
<td>Rev. Bryant</td>
<td>Lauren Wirth</td>
</tr>
<tr>
<td>Pleasant Grove Community Church</td>
<td>MHG</td>
</tr>
<tr>
<td>11225 Mountain View Rd</td>
<td>9220 Wightman Rd, Suite 120</td>
</tr>
<tr>
<td>Damascus, MD 20872</td>
<td>Montgomery Village, MD 20886</td>
</tr>
</tbody>
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## Adjacent and Confronting Property Owners mailing addresses

See attached
Existing Property Condition Photographs (duplicate as needed)

Detail: Aerial View - Structures to be removed

Detail: House - to be removed

Applicant: ________________________________
Site Plan

See attached

Shade portion to indicate North
Site Plan

See attached

Shade portion to indicate North
**LETTER OF TRANSMITTAL**

To: Department of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850

Attn: Historic Work Commission

From: Lauren Wirth  
Email: lwirth@mhgpa.com

Project: Pleasant Grove Community Church  
MHG #: 97.305.33  
MNCPPC# 820190010  
Date: 9/7/2018

Subject: Site Plan - Application and Fee

We are sending you the attached items via:  
Maryland Delivery Consultant

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<th>Copies</th>
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These items are transmitted as checked below:

- [ ] For Approval  
- [ ] Approval as Submitted  
- [ ] For Your Records  
- [ ] For Your Information  
- [ ] For Your Use  
- [ ] For Review and Comment  
- [ ] As Requested  
- [ ] Returned After Use

CC:

- Please let me know if you need any additional information.

Thank you,

Lauren Wirth
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<tr>
<th>Name</th>
<th>Name 2</th>
<th>Title</th>
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<tr>
<td>LOPEZ JOSE M</td>
<td>LOPEZ YANIRA</td>
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<td>CONFIDENCE TITLE &amp; ESCRW</td>
<td>600 JEFFERSON PLZ STE 204</td>
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<td>LEATHERMAN JOANNE</td>
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<td>702 RISSELL AVE SUITE 303</td>
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<td>Treasurer</td>
<td>Gary Richard</td>
<td></td>
<td>26191 Ridge Road</td>
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<tr>
<td>Chairman</td>
<td>Randy Scritchfield</td>
<td></td>
<td>Montgomery Financial</td>
<td>26005 Ridge Road #201</td>
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<td>Eastern County Citizens Advisory Board</td>
<td></td>
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<td>3300 Briggs Chaney Road</td>
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<td>President</td>
<td>Carol Ann Barth</td>
<td></td>
<td>1002 Lockridge Drive</td>
<td></td>
<td>Silver Spring</td>
<td>MD</td>
<td>20901</td>
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<td>Montgomery County Civic Federation</td>
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<td>101 Spring Street #316</td>
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<td>Chairman</td>
<td>Hermoine Freeman</td>
<td></td>
<td>PO Box 7773</td>
<td></td>
<td>Bethesda</td>
<td>MD</td>
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<td>7400 Pyle Road</td>
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<tr>
<td>Director</td>
<td>Matthew Losak</td>
<td></td>
<td>6 Walker Avenue</td>
<td></td>
<td>Boyd's</td>
<td>MD</td>
<td>20841</td>
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<td>Montgomery County Taxpayers League</td>
<td></td>
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<td>22200 Stoddell Road</td>
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<td>DC</td>
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<td>President</td>
<td>Joan Fidler</td>
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