

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 10902 Seven Locks Road, Potomac | Meeting Date: | 8/18/2021 |
| Resource: | Master Plan Site #29/15 (<i>Scotland African M/E Zion Church</i>) | Report Date: | 8/11/2021 |
| Applicant: | Scotland African Methodist Episcopal Zion Church (Rev. Evalina Huggins, Agent) | Public Notice: | 8/4/2021 |
| | | Tax Credit: | N/A |
| Review: | Preliminary Consultation | Staff: | Michael Kyne |
| Case Number: | N/A | | |
| PROPOSAL: | Request to alter the grade and raise existing church, new construction, site alterations | | |

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #29/15, Scotland African M/E Zion Church
DATE: c. 1915 w/ 1967 Front Addition

Excerpt from *Places from the Past*:

Scotland African Methodist Episcopal Zion Church stands as a pillar of continuity, representing the early days of this post-Civil War black settlement. The congregation was organized in 1906 in a nearby house. Construction of the original church was begun in 1915 on land acquired from Otho Simms. The Scotland community dates from the post-Civil War era. A school for black children, known as Scotland School, had been built near the church site in 1874. The Scotland name originated with land patents to Scottish settlers in the 1700s.

Like Tobytown, the Scotland community, consisting of small one to four room houses, was identified for urban renewal in the 1960s due to its substandard living conditions. New housing units, in the form of townhouses, and sewer and water service drastically improved daily life for Scotland residents, but also changed the physical environment dramatically.

The church building dates from two periods. Construction of the original section, now a rear wing, was begun in 1915 and completed in 1924. An addition, completed in 1967, was built in front of the original church. The original section is frame with German siding and has pedimented windows with stained glass panes. The main front section, constructed of concrete block, was built in the 1960s. The first service was held in November 1967, and the cornerstone was laid in February 1968. The structure has been in continuous use as a religious meeting place since its construction.

The church and site are also critically important local sites that highlight the history of mid-century urban renewal and community resistance and resilience. The histories of Geneva Mason, Joyce Siegel, and the

Save Our Scotland coalition of residents, neighbors, and faith groups, met, worshipped, and planned for the future of the Scotland Community from this building. For more information on Save Our Scotland and the 20th century history of this community, Montgomery History has a compiled photo archive and online story gallery chronicling these events that is available at this link: <https://montgomeryhistory.org/african-american-online-exhibits/>.

Montgomery County recently honored the historic contributions of the Scotland community by renaming three county streets after Save Our Scotland co-founder Geneva Mason and Scotland elder William Dove.

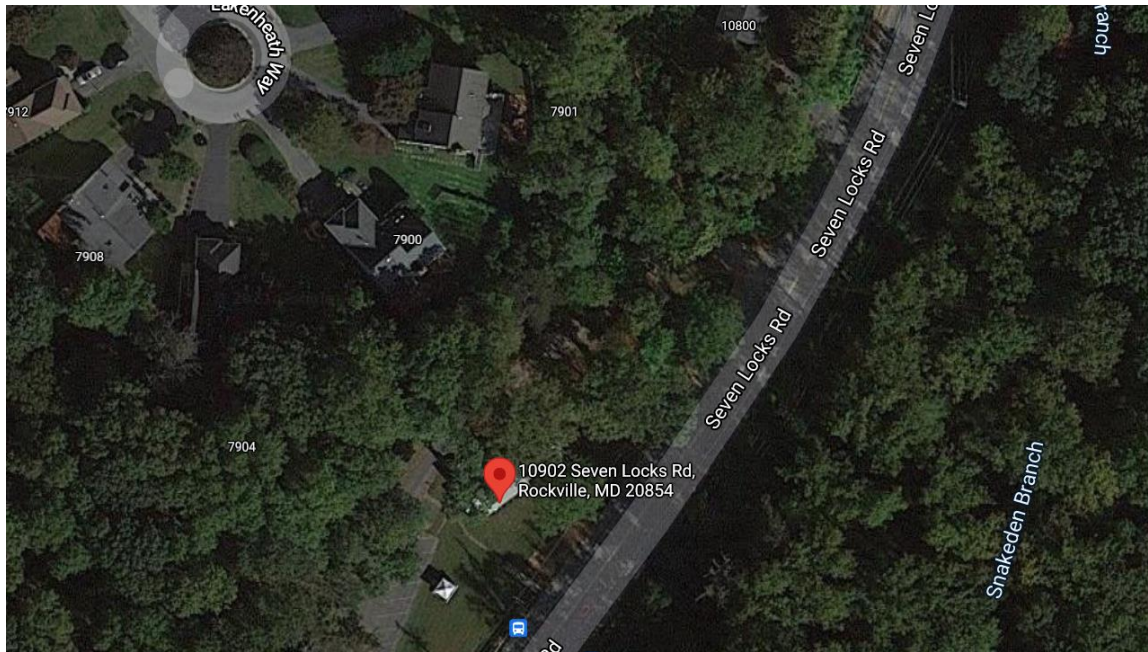


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to alter the grade and raise the existing church, new construction, and site alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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 ensure 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; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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.
- 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 subject property is a c. 1915 frame church building with 1967 front addition. The c. 1915 section is clad with original wood siding, while the 1967 addition is constructed from CMU block. The building is

oriented parallel to the current Seven Locks Road to the east, and its front faces the associated parking area to the south. The parking area and small driveway to the rear of the church were originally part of the original Seven Locks Road. The church graveyard is located immediately to the northeast of the existing church; while the graves were relocated in the mid-20th century to Rockville, church elders have noted to staff that there were some family graves that pre-dated the small church cemetery that may not have been removed. One grave marker is in the location of the former cemetery to note its location on the property. Further investigations by the project team have also discovered the existence of a gas main that was installed immediately to the rear of the church, between the building and the cemetery.

As stated in the application, the foundation of the building has experienced water damage, due to water runoff from the impervious surface of the new Seven Locks Road, which was constructed at a higher level than the subject property. The adjacent terrain to the west is also steeply sloped, creating a valley at the subject property and causing water runoff from both sides. The basement experienced catastrophic flooding in the summer of 2019 that damaged the foundation, destroyed the building systems, and rendered the previous community gathering space in the basement unusable.

To address the issues with water runoff and the resulting flooding and structural hazards, the applicant proposes to lift the existing building (both the c. 1915 building and 1967 front addition). Additionally, the parking area and access grading will be earth-filled to be in line with the existing building. The exposed foundation of the lifted building will be clad with stone. Other alterations to the existing building include cladding the 1967 front addition with wood siding to match the original c. 1915 section and replacing the windows in the 1967 front addition with decorative windows similar to or to match the existing. Features of the c. 1915 section will be restored or replaced in-kind, as necessary. All other work to the existing building will be interior only.

The applicant also proposes to construct a new addition at the west side (rear, as experienced from the public right-of-way of Seven Locks Road) of the existing building. The proposed addition will be connected to the existing building via a small hyphen comprised entirely of glass. Two existing windows on the west side of the 1967 front addition will be converted to windows to provide access to the proposed hyphen and new addition. The proposed new addition will be modern in style, making use of natural materials such as wood slat walls and a stone foundation (to match that proposed for the lifted existing building) to complement the forested character at the west side/rear of the property. The addition will also feature a clerestory with neutral-colored Exterior Insulation Finishing System (EIFS) cladding, glazing, and vertical wood fins in front of the windows to modulate natural light.

Other proposed work includes the creation of 34 tandem parking spaces in the existing parking area and flood mitigation, with the construction of retaining walls throughout the site, some excavation of the slope at the west side of the property, installation of below grade storm piping at the west side of the property, and creation of a bioretention area at the north side of the property. These spaces are the minimum required for ADA and zoning compliance.

Staff is generally supportive of the applicant's proposal. Regarding the proposed new addition, staff finds that the design and materials are compatible with forested natural environment of the property, while being clearly differentiated from the existing building. This is consistent with *Standards* #2 and #9. Because the proposed new addition will be connected to the existing 1967 front addition and not to the original c. 1915 section, it will not destroy historic materials that characterize the property, per *Standard* 9. Additionally, if the new addition were to be removed in the future, the essential form and integrity of the original building would be unimpaired. This is consistent with *Standard* #10.

Staff also supports the proposed location of the new addition. As noted above, the proposed location of the new addition is experienced as the rear from the public right-of-way of Seven Locks Road. There are also site constraints, limiting any new addition to the proposed location. These constraints include the

Church's cemetery at the north side of the property and the parking area at the south side of the property. Construction of a new addition at the east side of the property would completely obscure the view of the historic building from the public right-of-way.

Staff's concerns are limited to the proposal to clad the existing 1967 front addition with wood siding to match original c. 1915 section of the building. While staff sympathizes with the intention to create a more cohesive appearance for the entire existing building, there is some concern that this could create the perception that the 1967 front addition is contemporary to and/or was constructed prior to the original c. 1915 section (as the smaller c. 1915 section could easily appear to be the addition). This is contrary to *Standard #3*, which states "[e]ach 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."

Staff asks for the Commission's guidance regarding the cladding of the existing 1967 front addition. Options include, but are not limited to the following:

- Utilizing fiber cement siding, with a profile similar to the c. 1915 section of the building.
 - The Commission has determined that fiber cement siding is an appropriate and compatible material for additions and new construction, and the material differences could clearly demonstrate that the 1967 front addition is not part of the original building.
- Utilizing wood siding with a different profile and/or width, creating a perceptible distinction between the 1967 front addition and the original building.
- Leaving the building unclad. The block portion of the building was the site of community gathering and events that were pivotal to the Save Our Scotland movement and the community's fight against urban renewal.

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:

HAWP# 961430

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT: SCOTLAND AFRICAN METHODIST
EPISCOPAL ZION CHURCH

Name: ATTN: REV. DR. EVALINA HUGGINS, PASTOR E-mail: EVALINA45@GMAIL.COM;
PEHUGGINS@BEMOREAMEZ.ORG

Address: 10902 SEVEN LOCKS ROAD

City: POTOMAC, MD Zip: 20854

Daytime Phone: 301-980-8793

Tax Account No.: 02285421

AGENT/CONTACT (if applicable):

Name: ANTUNOVICH ASSOCIATES
(ATTN: DESMOND GRIMBALL)

E-mail: DGRIMBALL@ANTUNOVICH.COM

Address: 1144 THIRD STREET NE

City: WASHINGTON, DC Zip: 20002

Daytime Phone: 202-540-1171

Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property RESOURCE #29/015

Is the Property Located within an Historic District? Yes/District Name
X No/Individual Site Name SCOTLAND A.M.E. ZION CHURCH

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.
NOT APPLICABLE

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. YES: ZONING VARIANCE REQUEST FOR REAR SETBACK & TANDEM PARKING, AND SIGN REVIEW VARIANCE FOR LOCATION

Building Number: 10902 Street: SEVEN LOCKS ROAD

Town/City: POTOMAC, MD Nearest Cross Street: BELLS MILL ROAD

Lot: N/A Block: N/A Subdivision: N/A Parcel: N829

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

| | | |
|--|---|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>SIGNAGE</u> |

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

DESMOND MONET GRIMBALL

7/27/2021

Signature of owner or authorized agent

Date

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

| | Required Attachments | | | | | | |
|--------------------------------|------------------------|--------------|-------------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | 1. Written Description | 2. Site Plan | 3. Plans/ Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/ Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/ Parking Area | * | * | | * | * | * | * |
| Grading/Excavation/Landscaping | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

SINGLE-STORY HISTORIC CHURCH BUILDING WITH BASEMENT ROUGHLY CENTERED ON THE LONG NARROW HISTORIC PROPERTY. ORIGINAL STRUCTURE IS LIMITED TO THE WOOD-FRAMED WOOD-CLAD PORTION ON THE BACK OF THE BUILDING WITH THE ORIGINAL ORNATE HUNG WINDOWS AND GABLE ROOF. A PREVIOUS ADDITION, BUILT IN THE 1960'S, IS LIMITED TO THE CURRENT FRONT OF THE BUILDING. IN CONTRAST TO THE ORIGINAL STRUCTURE, THE PREVIOUS ADDITION IS COMPRISED OF PAINTED CMU, COMPLEMENTARY GABLE ROOF, AND LESS ORNATE HUNG WINDOWS. ALSO PRESENT ON THE PREVIOUS ADDITION IS A SMALL VESTIBLE AND MODEST METAL-CLAD SPIRE.

THE PROPERTY IS SURROUNDED ON THE WEST BY HEAVILY-WOODED AND HEAVILY-SLOPED ADJACENT PROPERTIES. LANDSCAPING IS LIMITED TO SHRUBBERY AROUND THE BUILDING, GRASSES THROUGHOUT, AND AN ASSORTMENT OF TREES. SITE PAVING IS LIMITED TO WALKWAY PAVERS AND THE DRIVEWAY (PREVIOUSLY THE ORIGINAL SEVEN LOCKS ROAD) RUNNING ALONG THE WEST OF THE BUILDING. THE CURRENT SEVEN LOCKS ROAD WAS RELOCATED ALONG THE EAST OF THE BUILDING IN THE LATE-1950'S/EARLY 1960'S.

CURRENT SEVEN LOCKS ROAD WAS BUILT SUCH THAT THE THE ELEVATION OF THE STREET WAS HIGHER THAN THE ELEVATION OF THE CHURCH. AS A RESULT THE BUILDING SITS WITHIN A VALLEY BETWEEN THE STREET AND ADJACENT HILL, AND HAS SUBSEQUENTLY ENCOUNTERED FOUNDATION DAMAGE DUE TO RAIN EVENTS.

Description of Work Proposed: Please give an overview of the work to be undertaken:

SEE ATTACHED PAGE

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

| Owner's mailing address | Owner's Agent's mailing address |
|--|---|
| SCOTLAND AFRICAN METHODIST EPISCOPAL ZION CHURCH ATTN: REV. DR. EVALINA HUGGINS, PASTOR 10902 SEVEN LOCKS ROAD POTOMAC, MD 20854 | ANTUNOVICH ASSOCIATES ATTN: DESMOND GRIMBALL 1144 THIRD STREET NE WASHINGTON, DC 20002 |
| Adjacent and confronting Property Owners mailing addresses | |
| MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION 2425 REEDIE DRIVE – 13TH & 14TH FLOORS WHEATON, MD 20902 | RAMI & MELANIE KANDEL 7907 LAKENHEATH WAY POTOMAC, MD 20854-2735 |
| RAJEEV K. KAUL & GITIKA A. KAUL 7901 LAKENHEATH WAY ROCKVILLE, MD 20854-2735 | DAVID C. & J. S. NEARPASS 7900 LAKENHEATH WAY ROCKVILLE, MD 20854-2735 |
| WILLY W. & JANEY K. NG 7931 LAKENHEATH WAY ROCKVILLE, MD 20854-2735 | RASHID & LISA LEVIEDDIN 7929 LAKENHEATH WAY ROCKVILLE, MD 20854-2735 |
| YANG K. & M. S. KIM 7908 LAKENHEATH WAY ROCKVILLE, MD 20854-2735 | SIQIAN HE & XIN WANG 7904 LAKENHEATH WAY ROCKVILLE, MD 20854 |
| JOHN PHILLIPS LEGRAND, JR. 10800 SEVEN LOCKS ROAD ROCKVILLE, MD 20854-3255 | |



SCOTLAND A.M.E. ZION CHURCH

Historic Area Work Permit Application – HPC Preliminary Design Consultation

Written Description of Project

Antunovich Associates is collaborating with Scotland A.M.E. Zion Church on repair, renovation of & addition to the existing historic church in Potomac, Maryland. The building will be comprised of a new sanctuary, multi-purpose space, warming kitchen, administration area and service/utility spaces.

The development will include the lifting & restorative alteration of the sole existing single-story w/basement church building centrally-located on the site. The existing structure, located within a valley between neighboring properties and Seven Locks Road, will be lifted to mitigate potential structural hazard from future flooding. The existing building's new floor level will be contiguous with approximately 5,000 square feet of adjacent new construction, which will house the new sanctuary space, administrative space, main entry & lobby, and dry-utility spaces. The height of the addition will be lower than that of the lifted existing historic building, and the mass of the addition will be set behind the existing historic building such that the "arc" of the addition will act as a backdrop to the historic "jewel" of the existing building. A portion of the site will be earth-filled so as to raise the parking & access grading in-line with the lifted existing building. The parking area will be limited to the minimum parking spaces required for the development per current applicable zoning regulations. This will be the sole portion of the site that will be lifted – the remainder of the site, comprised of an existing burial area and a new stormwater management area, will remain at its current elevation.

The small existing building, for which historic designation is predicated more on religious & cultural association as opposed to architectural character, will be altered such that the interior can accommodate the church's growing operational needs and such that the exterior be provided with a more cohesive aesthetic expression. While the original rear portion of the building is clad in painted horizontal wood siding with decorative hung windows & trim, the previous front addition from the 1960's is comprised of painted CMU with simple masonry openings filled with contrasting faux stained glass hung windows. The existing CMU portion will be clad in a complementary painted horizontal wood siding, and the windows will be replaced with decorative hung windows & trim (either matching or similar to original rear portion). Elements of the original rear portion will be restored or replaced in-kind as needed to maintain its current architectural character. The above-grade mass of the existing building will be lifted in response to the current flooding hazard, and the resultant portions of the foundation exposed above-grade will be clad in stone.

The exterior design of the background addition is a modern composition of natural materials (wood-slat walls & stone base matching existing building base and new site walls) to resonate with & complement the heavily-forested rear of the property. The clerestory level of the mass will be comprised of neutral-toned EIFS, glazing, and wood fins so as to soften the apparent edge of the new mass with the forested backdrop. The design of the addition is such that it will complement the natural setting of the distinct bright-white historic church building, resonate with the existing building's cladding module, but not overwhelm, match or compete with the existing building. The modest connector between the addition and the historic building is fully-concealed from view from Seven Locks Road. Comprised entirely of glass, the "void" of the connector has been designed to be distinct from the "mass" of the addition.

Existing Property Condition Photographs (duplicate as needed)



EXISTING BUILDING SOUTH-FACING FAÇADE (BUILDING ENTRY)

BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION AND

Detail: RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE

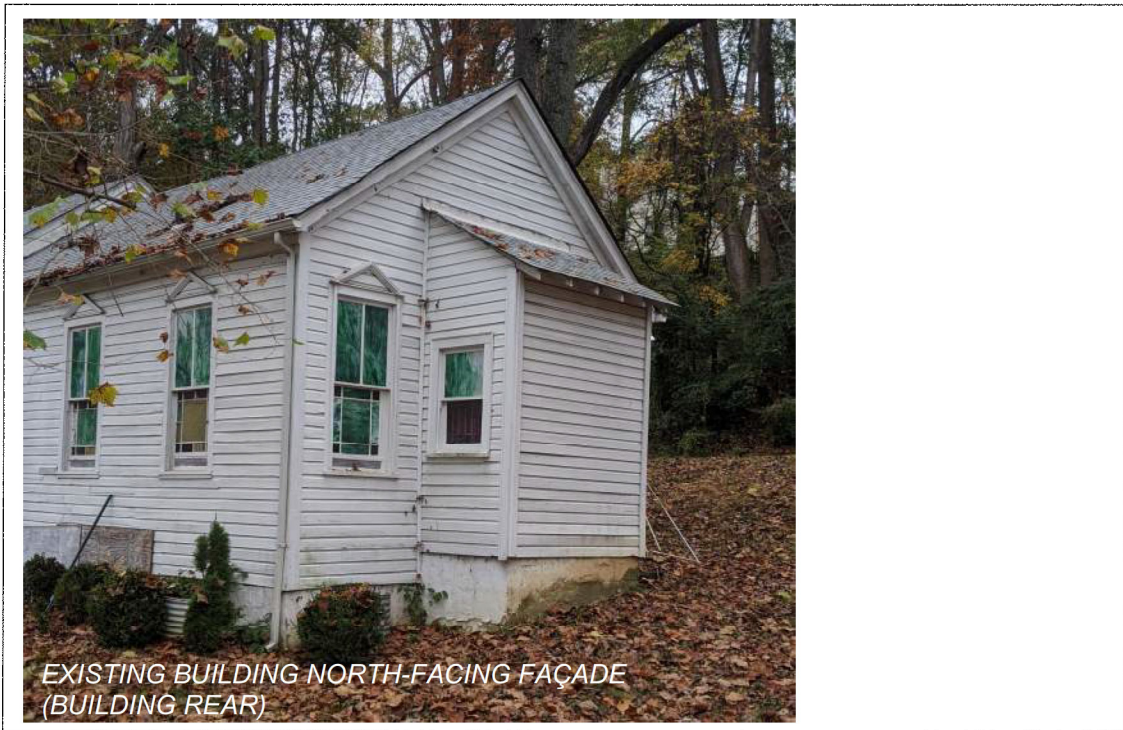


EXISTING BUILDING EAST-FACING FAÇADE (STREET FRONTAGE)

BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION, CMU

Detail: (FRONT) TO BE RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE, AND
WATER-DAMAGED FOUNDATION AREA TO BE REPAIRED/REPLACED

Existing Property Condition Photographs (duplicate as needed)



Detail: BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION



Detail: BUILDING/FAÇADE TO BE LIFTED FOR FLOOD MITIGATION, CMU
(FRONT) TO BE RECLAD TO MATCH ORIGINAL(REAR) STRUCTURE

Applicant: _____

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: BUILDING & PARKING AREA TO BE LIFTED FOR FLOOD MITIGATION

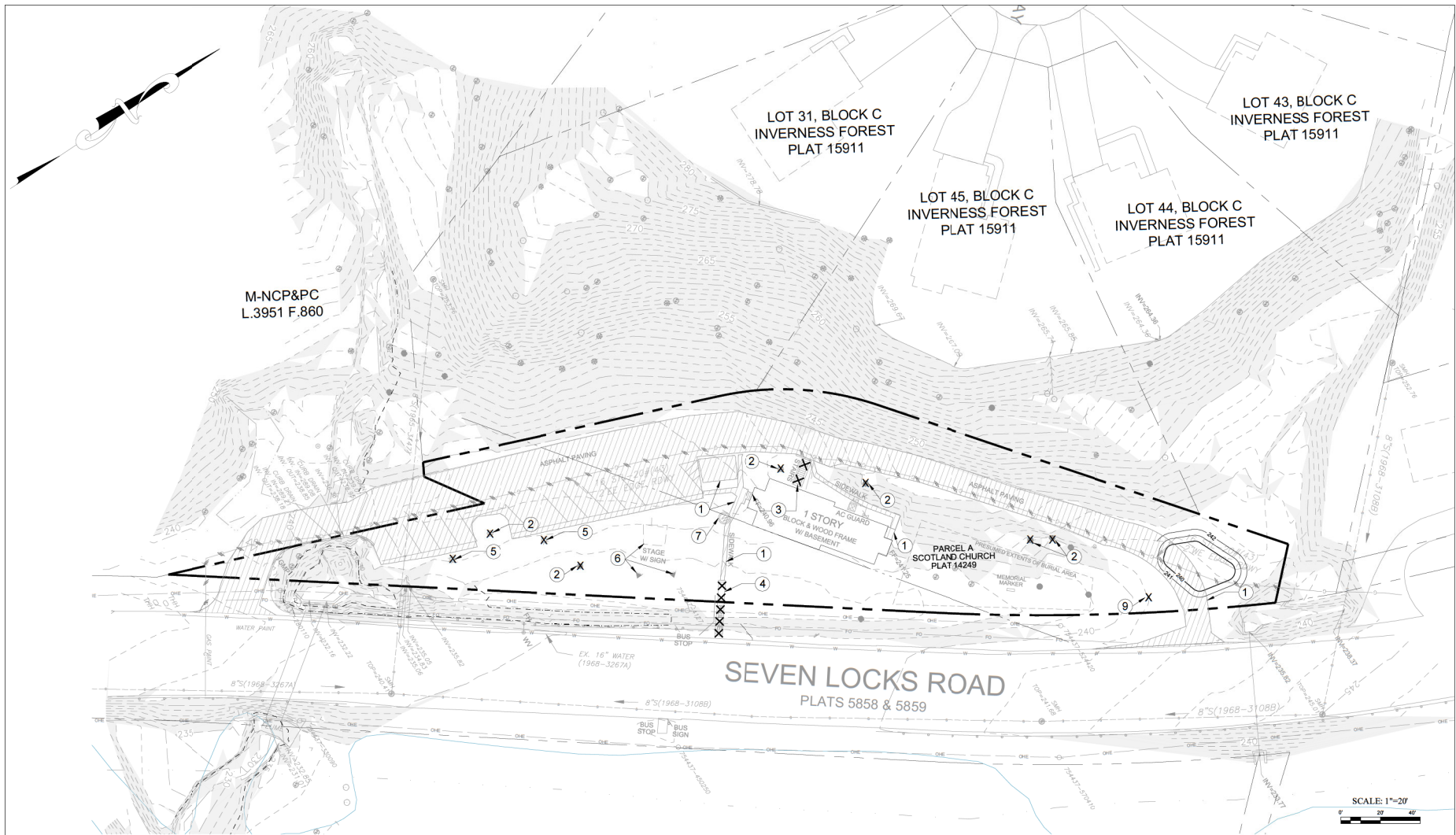


Detail: EXISTING BURIAL AREA TO REMAIN UNDISTURBED

Applicant: _____

Page: _____

P:\PROJECT\2020 FFA\Scotland AME Church - 50132464\CAD\Civil\01-Schematic Design\Design Plot_Sch.dwg, 5/13/2021 12:03:47 AM, 11



EXISTING LEGEND

| | |
|-----------------------------|-----|
| PROPERTY BOUNDARY | --- |
| LIMITS OF DISTURBANCE (LOD) | --- |
| ADJACENT PROPERTY BOUNDARY | --- |
| EXISTING BUILDING | --- |
| EXISTING CONTOUR | --- |
| EXISTING SIDEWALK | --- |
| EXISTING WATER | --- |
| EXISTING SANITARY SEWER | --- |
| EXISTING GAS LINE | --- |
| EXISTING OVERHEAD ELECTRIC | --- |
| EXISTING FIBER OPTIC | --- |
| 80% BOUNDARY | --- |
| EXISTING LIGHT POLE | --- |
| EXISTING POWER POLE | --- |
| EXISTING SIGN | --- |
| EXISTING GAS VALVE | --- |
| 15% OR GREATER SLOPES | --- |

DEMOLITION LEGEND

| | |
|----|--|
| 1 | ASPHALT PAVEMENT & SITE CONCRETE REMOVAL |
| 2 | EXISTING TREE TO BE REMOVED |
| 3 | DEMOLISH EXISTING STAIRS |
| 4 | REMOVE EXISTING BRIDGE |
| 5 | REMOVE EXISTING LIGHT POLE |
| 6 | REMOVE EXISTING SIGNS AND STAGE |
| 7 | REMOVE EXISTING WATER METER |
| 8 | REMOVE EXISTING CONCRETE CURB |
| 9 | REMOVE EXISTING SIGN |
| 10 | REMOVE EXISTING UTILITY |

| | |
|--|-------------------|
| APPROVAL STAMP: | |
| SUBMISSIONS & REVISIONS | |
| No. | Date Description |
| OWNER | |
| SCOTLAND AME ZION CHURCH | |
| 1000 SEVEN LOCKS ROAD | |
| ROCKVILLE, MD 20854 | |
| ARCHITECT | |
| ANTONOVICH ASSOCIATES | |
| 1144 3RD STREET NE | |
| WASHINGTON, DC 20002 | |
| MAR 202 50 1144 | |
| ANTONOVICH.COM | |
| STRUCTURAL ENGINEER | |
| MOV ENGINEERS | |
| 6200 EXECUTIVE BLVD | |
| ROCKVILLE, MD 20855 | |
| (301) 818-0046 | |
| M.E.P. & P.P. ENGINEERS | |
| GHT LIMITED | |
| 6200 EXECUTIVE BLVD, SUITE 300 | |
| ARLINGTON, VA 22201 | |
| (703) 242-1200 | |
| CIVIL ENGINEER | |
| DEWBERRY | |
| 2101 GANTHER ROAD, SUITE 340 | |
| ROCKVILLE, MD 20850 | |
| (301) 337-2800 | |
| LANDSCAPE ARCHITECT | |
| GENERAL CONTRACTOR | |
| PROJECT LOCATION | |
| SCOTLAND AME ZION CHURCH | |
| 1000 SEVEN LOCKS ROAD, ROCKVILLE, MD 20854 | |
| DRAWING TITLE | |
| EXISTING CONDITIONS AND DEMOLITION PLAN | |
| SEAL | DATE: 05-13-2021 |
| DRAWN BY: ES-M | CHECKED BY: AS |
| PROJECT NO: 50132464 | DRAWING NO: SD002 |



M-NCP&PC
L.3951 F.860

PROVIDE PRECAST CONCRETE
ARCH ACROSS STREAM CHANNEL

LOT 31, BLOCK C
INVERNESS FOREST
PLAT 15911

LOT 45, BLOCK C
INVERNESS FOREST
PLAT 15911

LOT 44, BLOCK C
INVERNESS FOREST
PLAT 15911

LOT 43, BLOCK C
INVERNESS FOREST
PLAT 15911

PARCEL A
SCOTLAND CHURCH
PLAT 14249

SEVEN LOCKS ROAD
PLATS 5858 & 5859

SCALE: 1"=20'

EXISTING LEGEND

| | |
|-----------------------------|-----|
| PROPERTY BOUNDARY | --- |
| LIMITS OF DISTURBANCE (LOD) | --- |
| ADJACENT PROPERTY BOUNDARY | --- |
| EXISTING BUILDING | --- |
| EXISTING CONTOUR | --- |
| EXISTING SIDEWALK | --- |
| EXISTING WATER | --- |
| EXISTING SANITARY SEWER | --- |
| EXISTING GAS LINE | --- |
| EXISTING OVERHEAD ELECTRIC | --- |
| EXISTING FIBEROPTIC | --- |
| SOIL BOUNDARY | --- |
| EXISTING LIGHT POLE | --- |
| EXISTING POWER POLE | --- |
| EXISTING SIGN | --- |
| EXISTING GAS VALVE | --- |
| 10% OR GREATER SLOPES | --- |

PROPOSED LEGEND

| | |
|---------------------------------|-----|
| PROPOSED P-CURB (PER MNC 100.0) | --- |
| PROPOSED TOS/GRASS | --- |
| PROPOSED MAJOR CONTOUR | --- |
| PROPOSED MINOR CONTOUR | --- |
| PROPOSED CONCRETE | --- |
| PROPOSED WATER LINE | --- |
| PROPOSED SEWER LINE | --- |

STORMWATER MANAGEMENT LEGEND

| | |
|------------------------------------|-----|
| PROPOSED MICRO-BRETENTION FACILITY | --- |
|------------------------------------|-----|

| | |
|-------------------------|---|
| APPROVAL STAMP: | |
| No. Date Description | |
| SUBMISSIONS & REVISIONS | |
| OWNER | SCOTLAND AME ZION CHURCH 10902 SEVEN LOCKS ROAD ROCKVILLE, MD 20854 |
| ARCHITECT | ANTONOVICH ASSOCIATES 1144 3RD STREET NE WASHINGTON, DC 20002 MAR. 202, 54, 1144 ANTONOVICH.COM |
| STRUCTURAL ENGINEER | MOV ENGINEERS 6239 EXECUTIVE BLVD ROCKVILLE, MD 20855 (301) 818-0046 |
| M.E.P. & P.P. ENGINEERS | GHT LIMITED 6239 EXECUTIVE BLVD, SUITE 300 ARLINGTON, VA 22201 (703) 242-1200 |
| CIVIL ENGINEER | DEWBERRY 2101 GAITHER ROAD, SUITE 340 ROCKVILLE, MD 20850 (301) 337-2800 |
| LANDSCAPE ARCHITECT | |
| GENERAL CONTRACTOR | |
| PROJECT LOCATION | SCOTLAND AME ZION CHURCH 10902 SEVEN LOCKS ROAD, ROCKVILLE, MD 20854 |
| DRAWING TITLE | SITE AND GRADING PLAN |
| DATE | 05-13-2021 |
| DRAWN BY | ES-M |
| CHECKED BY | AS |
| PROJECT NO. | 91132454 |
| DRAWING NO. | SD003 |

SCOTLAND AME ZION CHURCH

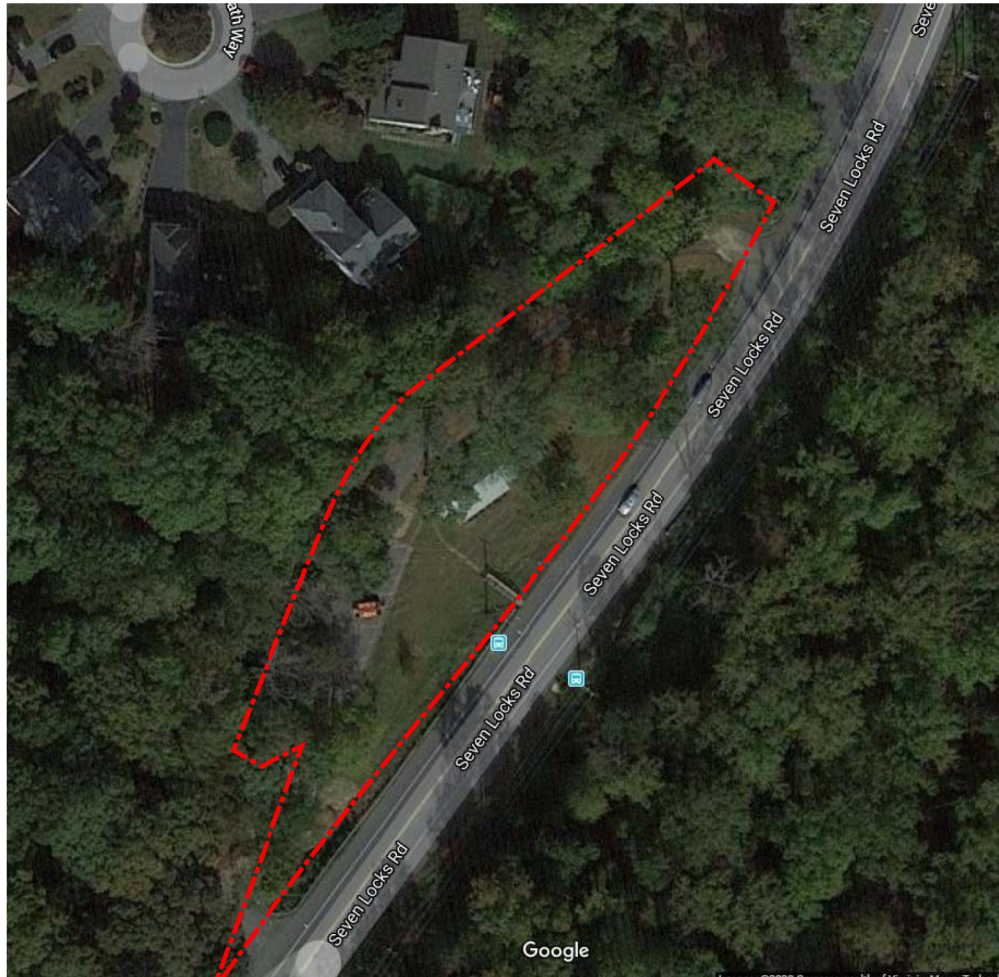
HISTORIC PRESERVATION COMMISSION
PRELIMINARY DESIGN CONSULTATION



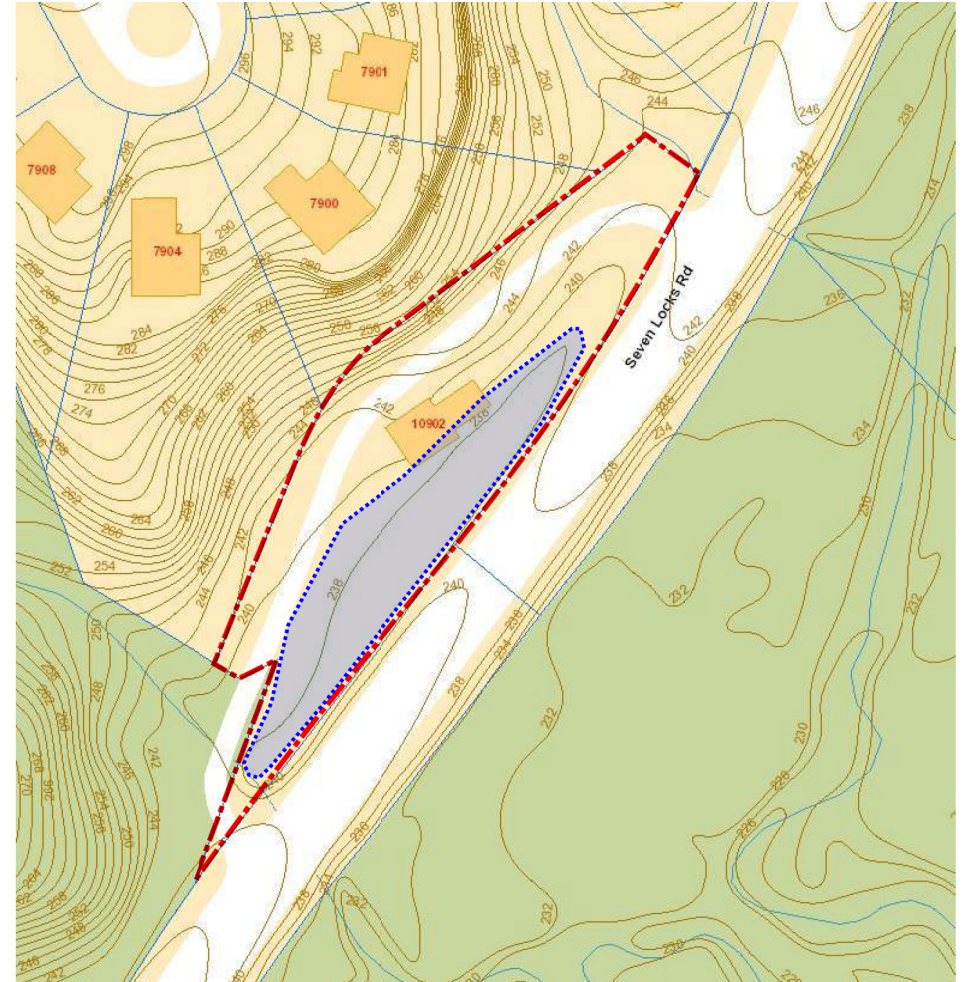
JULY 28, 2021

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

Chicago • Washington, D.C. • Los Angeles • antunovich.com

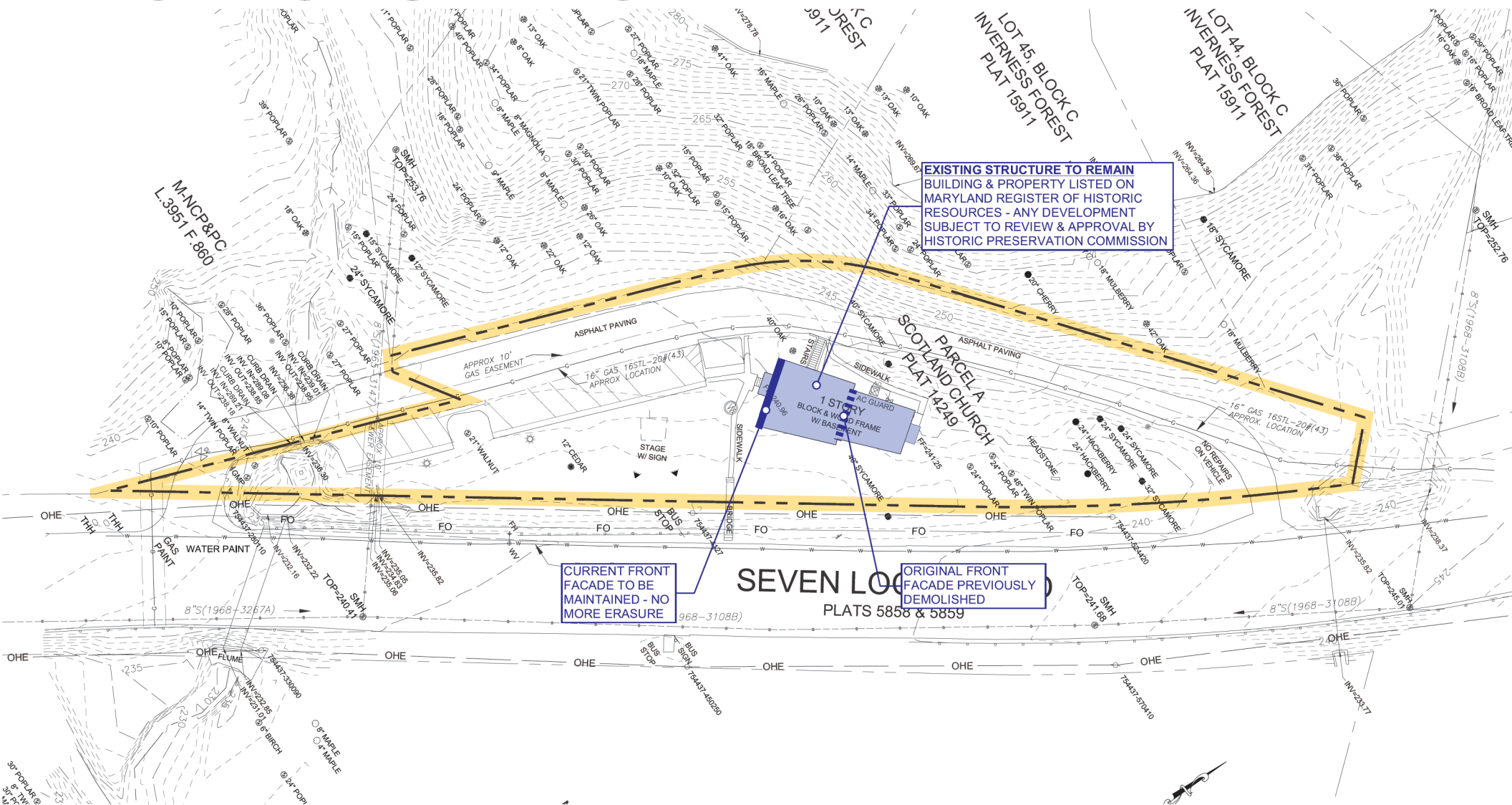


- AERIAL PHOTO:**
- LUSH FORRESTRY SURROUNDING PROPERTY
 - NARROW ELONGATED PROPERTY SITUATED BETWEEN PRIVATE DRIVE AND PUBLIC ROAD
 - LOCAL BUS SERVICE AT BOTH SIDES OF SEVEN LOCKS ROAD



- COUNTY MAP:**
- CONSIDERABLE GRADING UPILL FROM PROPERTY
 - WATER CURRENTLY SHEETS ONT THE PROPERTY FROM BOTH UPHILL NEIGHBORHOOD AND ADJACENT ROAD
 - BUILDING ORIENTATION ELONGATED ALONG DIRECTION OF WATER FLOW WITHOUT PROPER SWALES - NOT IDEAL

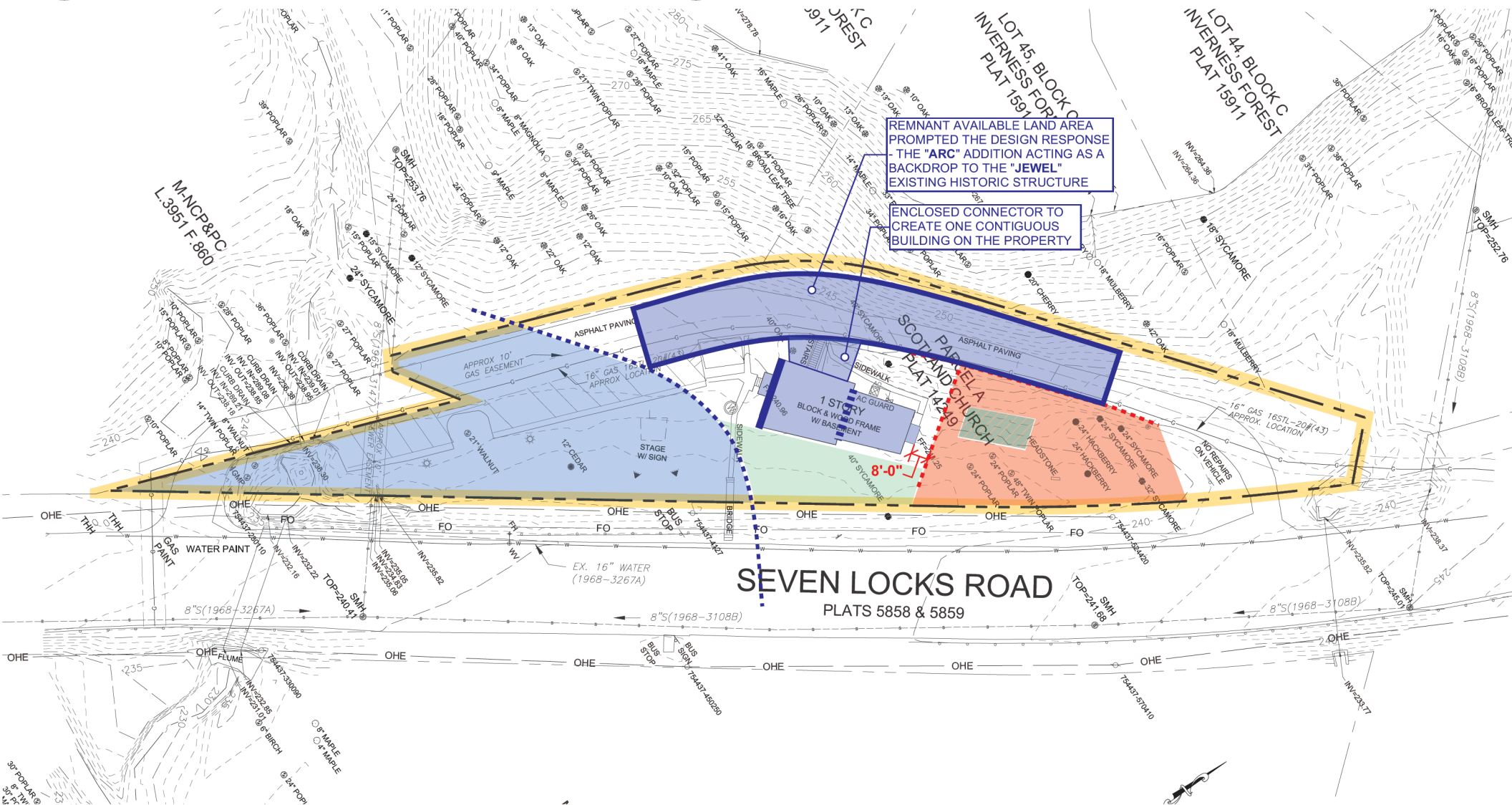
EXISTING BUILDING



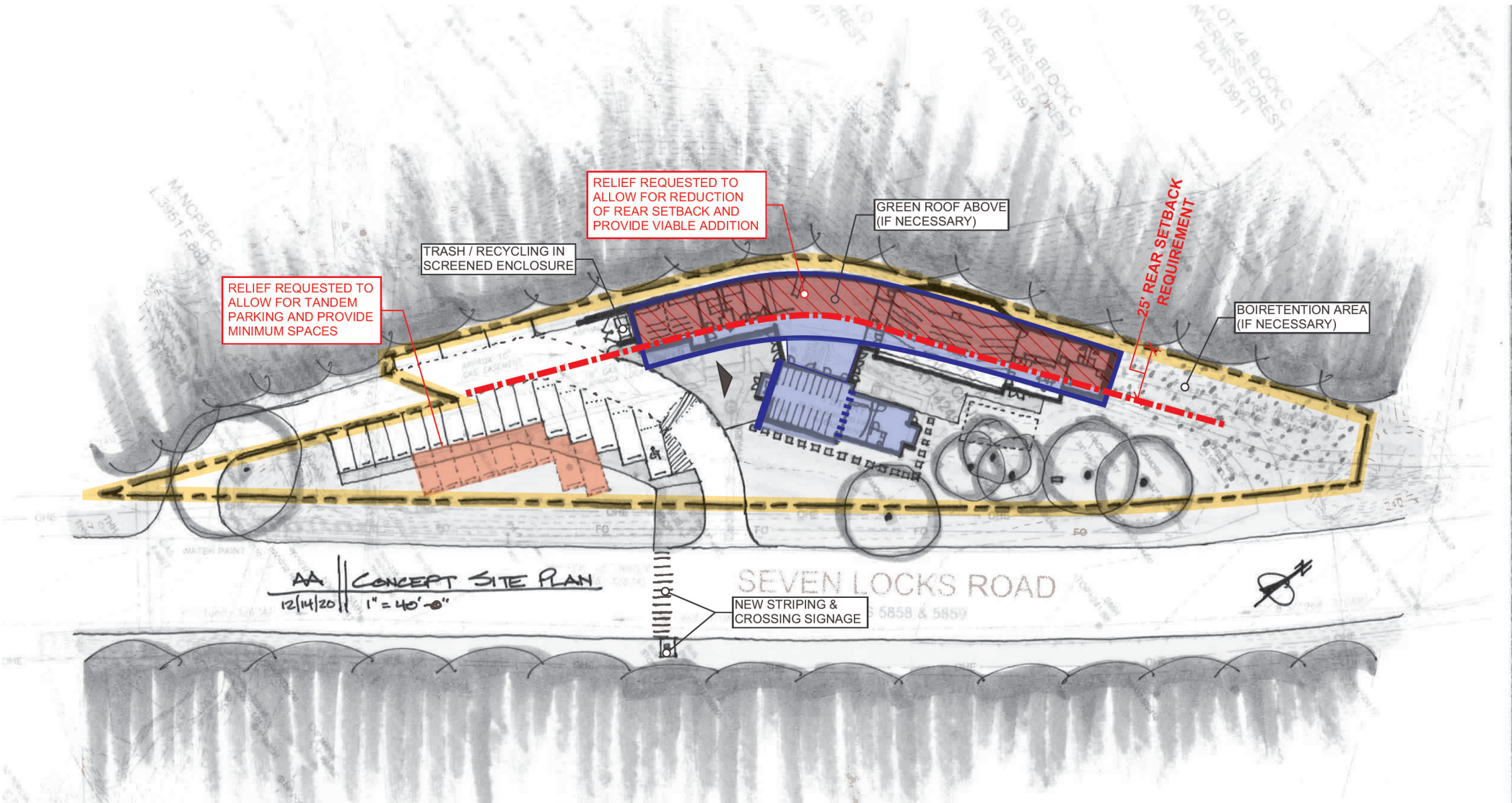
SCOTLAND AME ZION CHURCH
ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • SCOTLAND AME ZION CHURCH • GLENSTONE



SITE PLAN FRAMEWORK



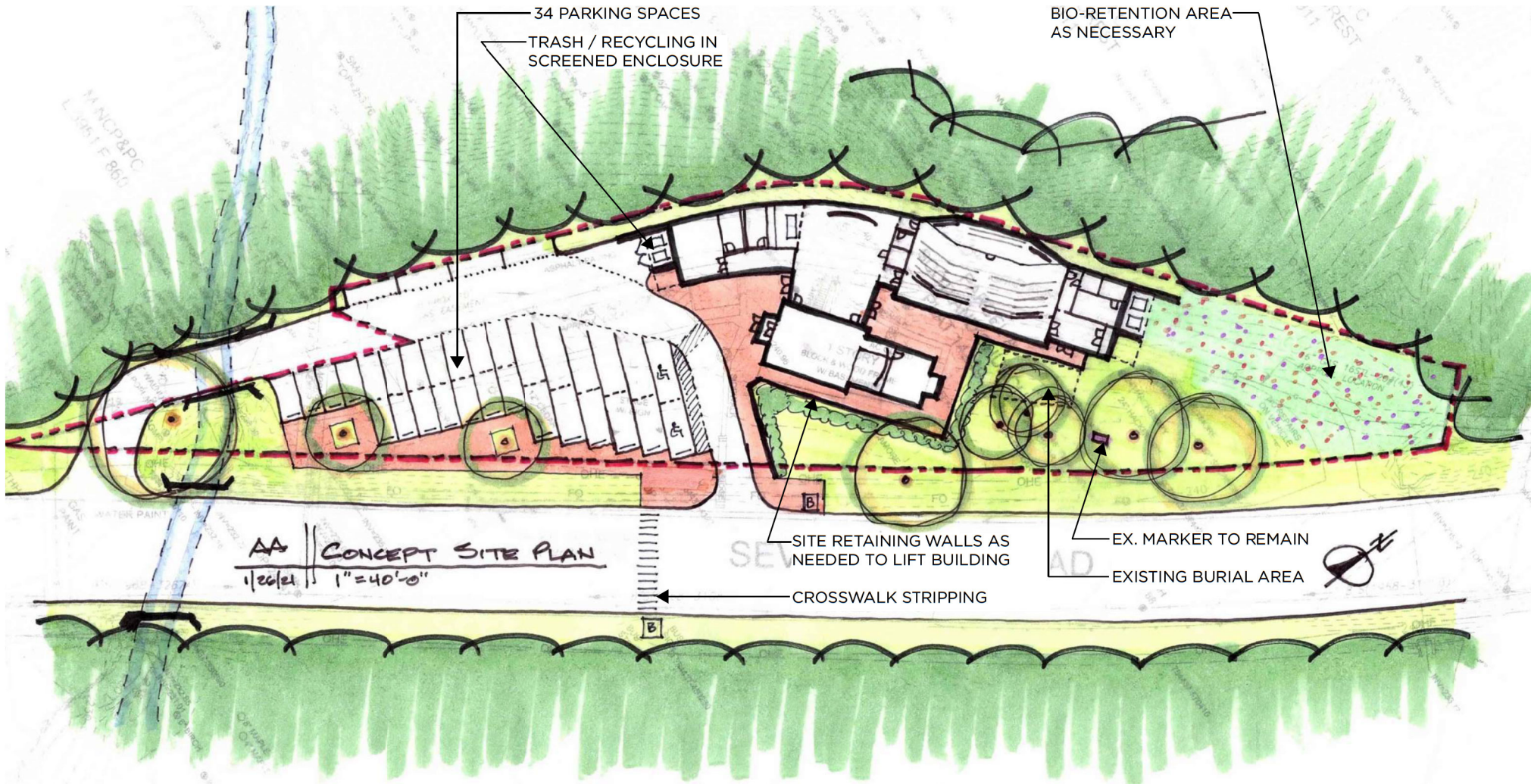
ZONING



EXCAVATION - IN-FILL AND CONDUCTING STORMWATER

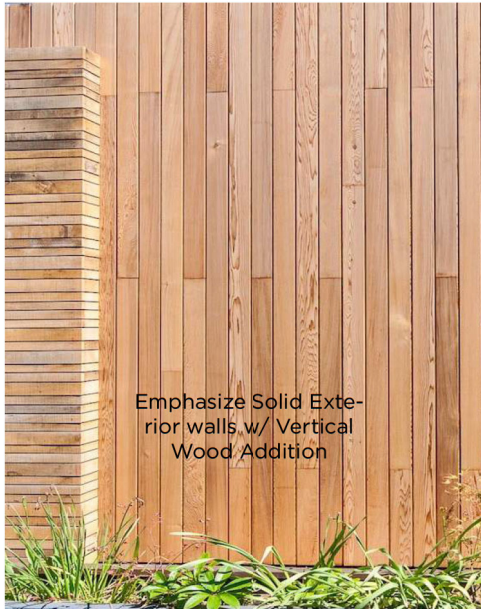


23

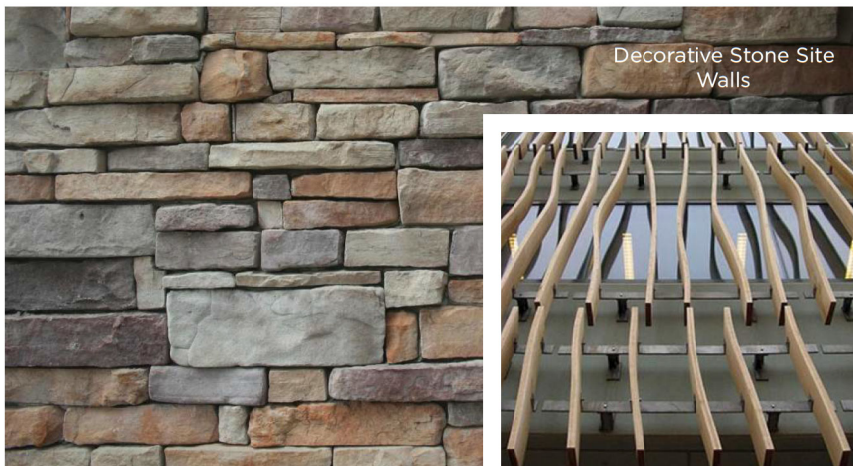




Clean Modern Massing



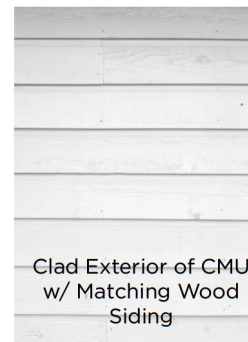
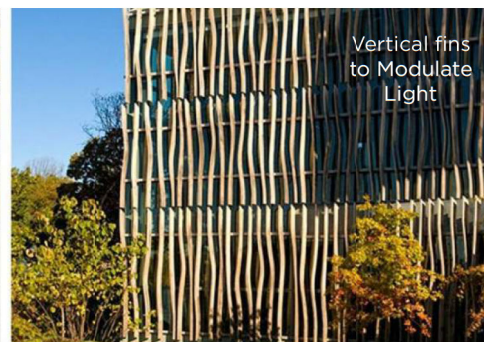
Emphasize Solid Exterior walls w/ Vertical Wood Addition



Decorative Stone Site Walls



Vertical fins to Modulate Light



Clad Exterior of CMU w/ Matching Wood Siding



NORTHBOUND VIEW

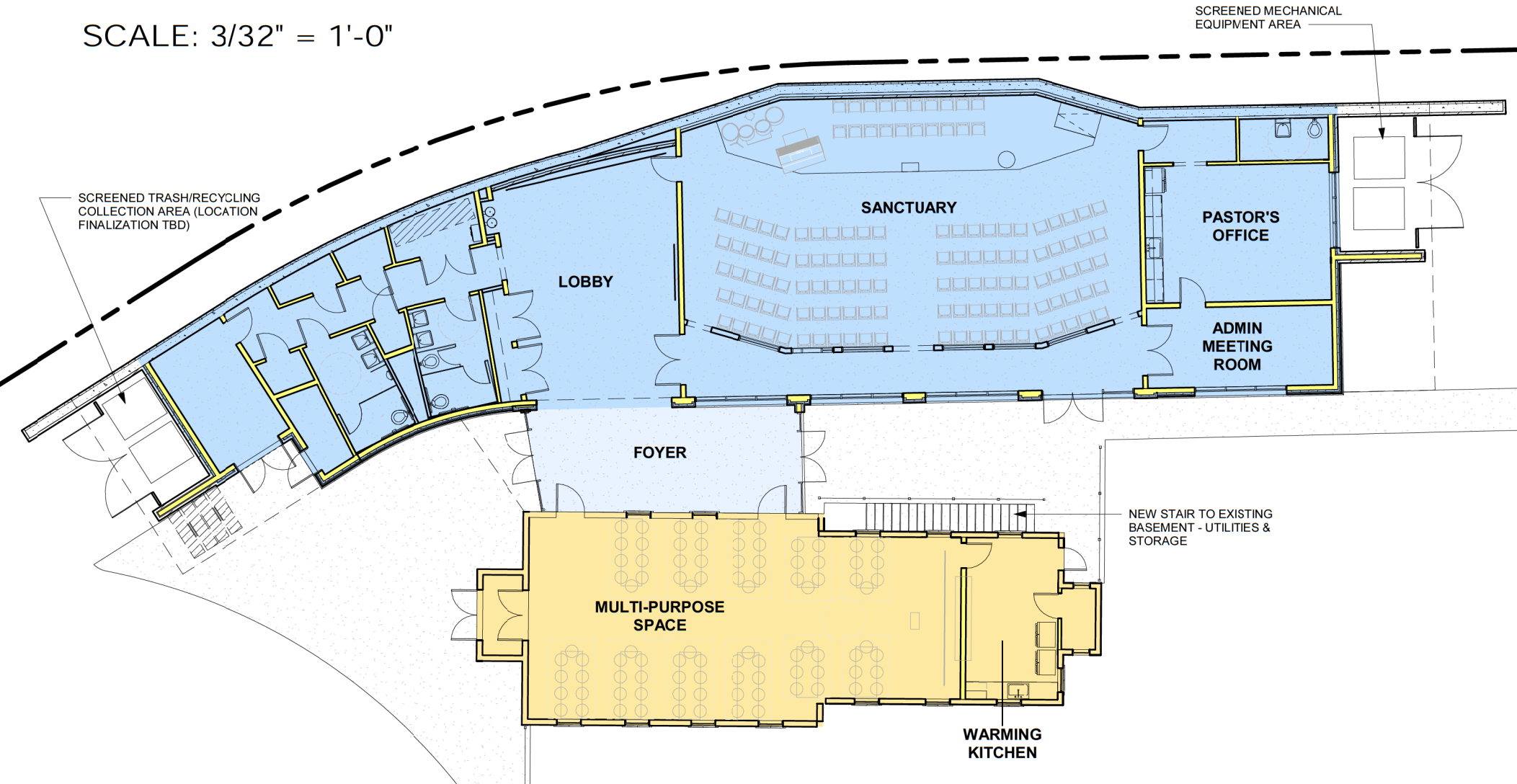


SOUTHBOUND VIEW



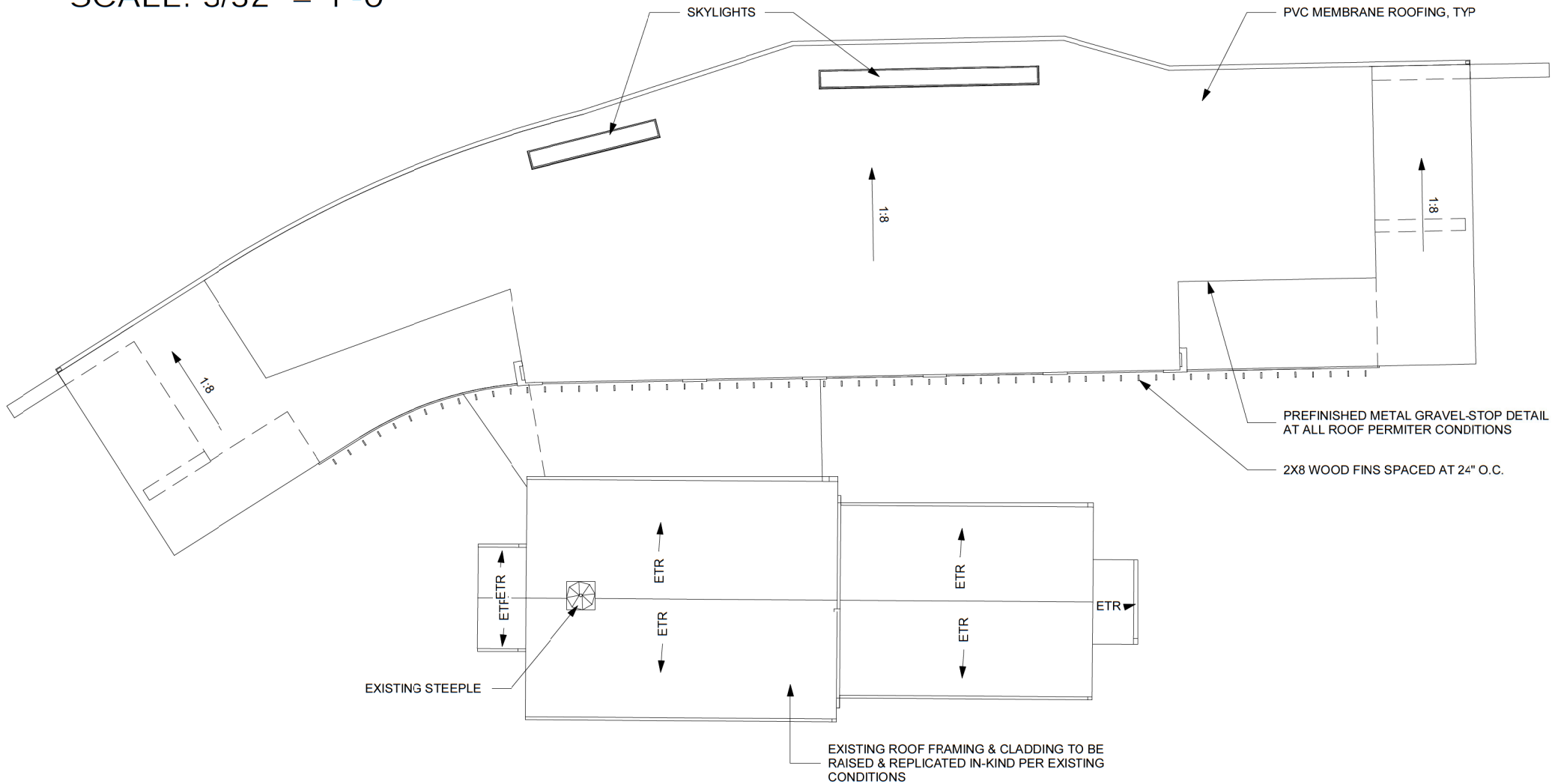
FLOOR PLAN

SCALE: 3/32" = 1'-0"



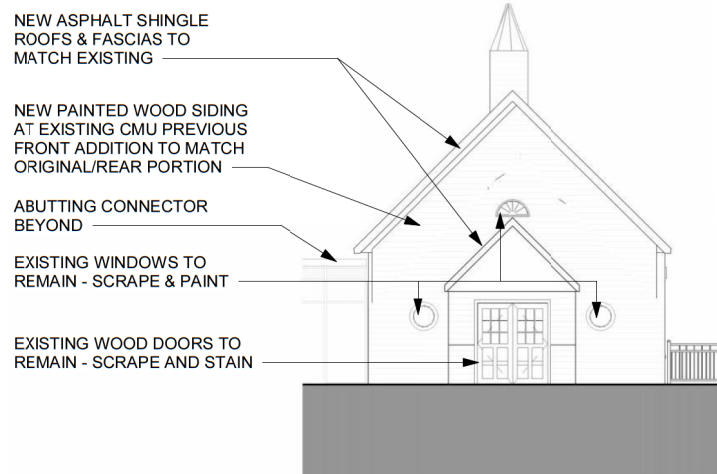
ROOF PLAN

SCALE: 3/32" = 1'-0"



ALTERATION - FRONT

SCALE: 3/32" = 1'-0"



ALTERATION - REAR

SCALE: 3/32" = 1'-0"



NEW PAINTED WOOD SIDING
AT EXISTING CMU PREVIOUS
FRONT ADDITION TO MATCH
ORIGINAL/REAR PORTION

NEW ASPHALT SHINGLE
ROOFS & FASCIAS TO
MATCH EXISTING

ABUTTING CONNECTOR
BEYOND

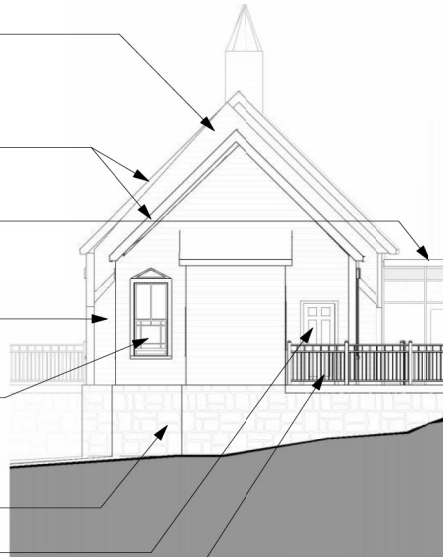
ORIGINAL/REAR PORTION
EXISTING WOOD SIDING TO
BE RESTORED/REPAINTED
TO MATCH EXISTING

ORIGINAL/REAR WOOD
WINDOWS & EXTERIOR TRIM
TO REMAIN - SCRAPE & PAINT

DECORATIVE STONE VENEER
APPLIED TO EXPOSED
FOUNDATION WALLS AFTER
EXISTING BUILDING LIFTED -
SITE WALL CLADDING TO MATCH

NEW WOOD DOOR

COURTYARD GUARD - DESIGN TBD



NEW PAINTED WOOD SIDING
AT EXISTING CMU PREVIOUS
FRONT ADDITION TO MATCH
ORIGINAL/REAR PORTION

REPLACEMENT WOOD WINDOWS
& EXTERIOR TRIM TO MATCH
ORIGINAL/REAR PORTION

NEW ASPHALT SHINGLE
ROOFS TO MATCH EXISTING

ABUTTING CONNECTOR

ORIGINAL/REAR PORTION
EXISTING WOOD SIDING TO
BE RESTORED/REPAINTED
TO MATCH EXISTING

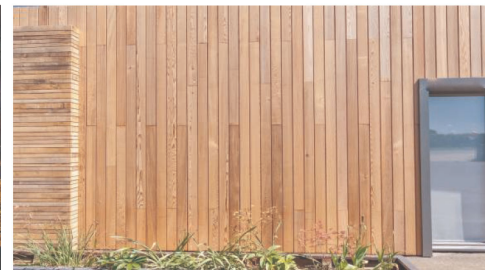
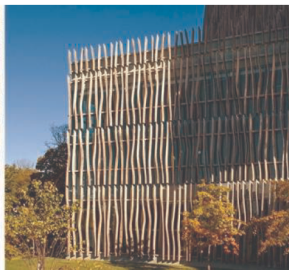
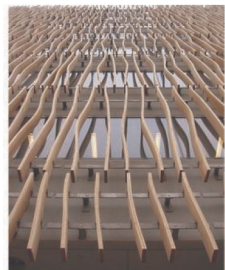
ORIGINAL/REAR WOOD
WINDOWS & EXTERIOR TRIM
TO REMAIN - SCRAPE & PAINT

NEW DOORS WITHIN
EXISTING WINDOW
OPENINGS (SEE
PLAN) - DESIGN TBD



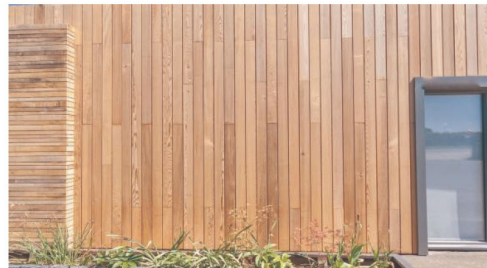
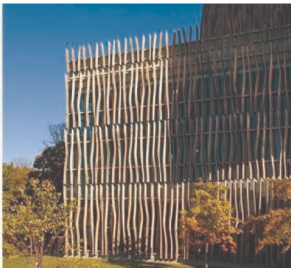
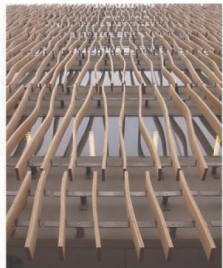
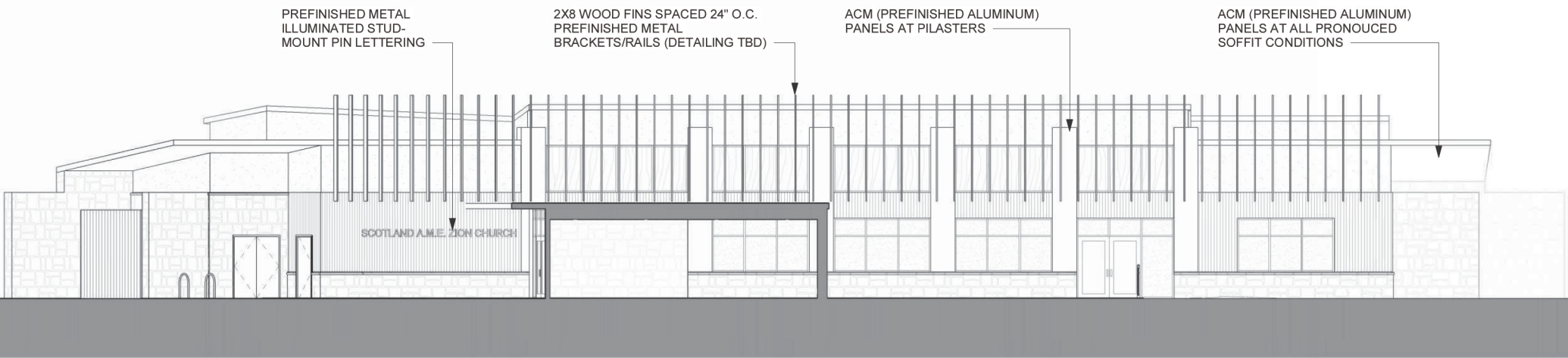
FOREGROUND/BACKGROUND

SCALE: 3/32" = 1'-0"



ADDITION - FRONT

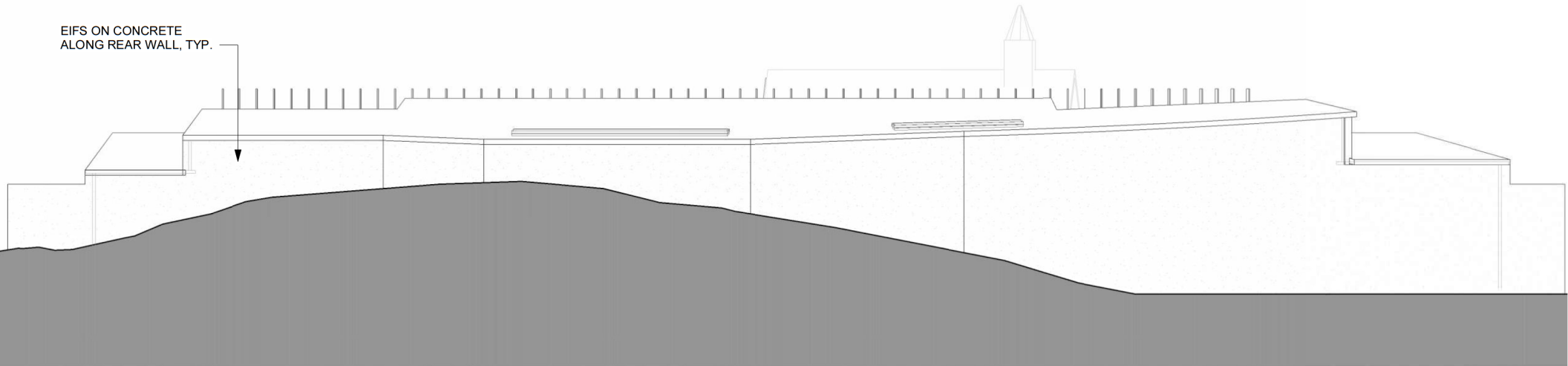
SCALE: 3/32" = 1'-0"



ADDITION - REAR

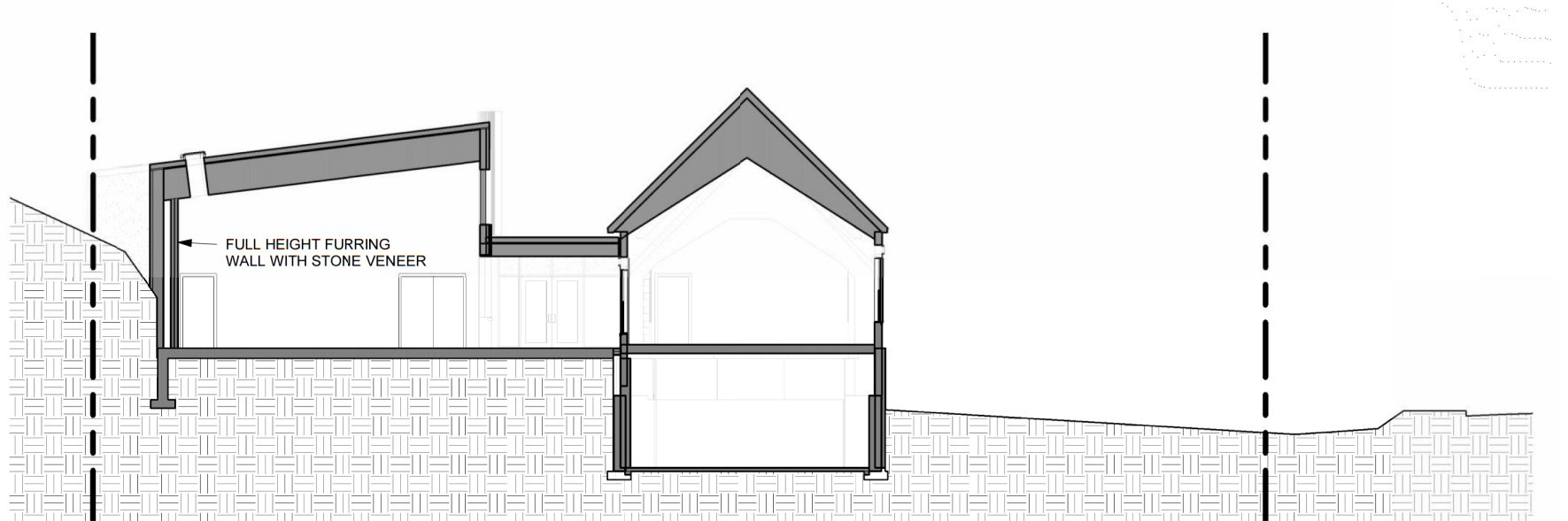
SCALE: 3/32" = 1'-0"

EIFS ON CONCRETE
ALONG REAR WALL, TYP.



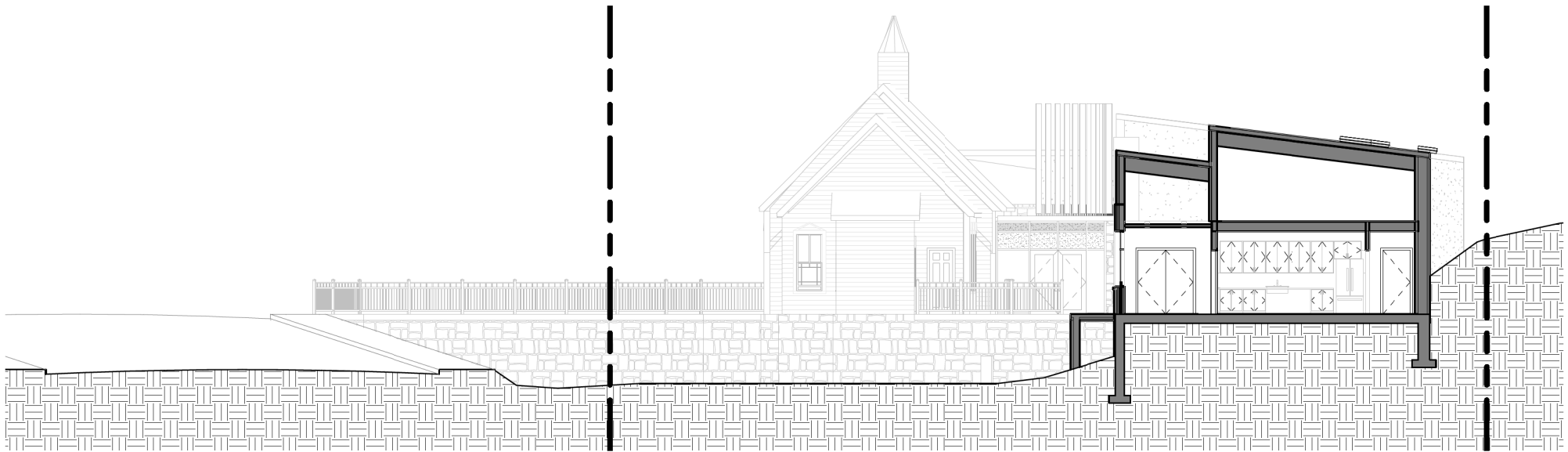
NORTHWARD THRU ALTERATION

SCALE: 3/32" = 1'-0"



SOUTHWARD AFRONT ALTERATION

SCALE: 3/32" = 1'-0"



SCOTLAND A.M.E ZION CHURCH

10902 Seven Locks Road
Potomac, Maryland, 20854



November 2020

EHT || TRACERIES

Table of Contents

| | |
|--------------------------------------|----|
| Introduction | 3 |
| Site and Building Description | 3 |
| Site and Building Chronology | 12 |
| Historic Context | 15 |
| Historic Significance | 36 |
| Conclusion and Recommendations | 39 |
| Bibliography | 41 |

Introduction

The Scotland African Methodist Episcopal (A.M.E.) Zion Church is located at 10902 Seven Locks Road in Potomac, Maryland (Montgomery County Parcel N829, Plat 14249 Par. A). The 37,338 square-foot property features a historic African American church, originally constructed in 1915-1924 and modified with a front addition in 1963-1967. Due to a recent flood event in July 2019, the church has suffered substantial water damage that necessitates a restoration effort. The property owner (Scotland A.M.E. Zion Church) is embarking on an effort to temporarily stabilize the historic structure and provide mitigation for future flooding events. Following the stabilization efforts, the church intends to restore, expand and modernize the church's functionality and presence in the community. This report provides an overview of the site and building; a construction chronology noting physical changes over time; context about the history of the Scotland community and the church's contributions to the community; and an assessment of significance and integrity including the identification of character-defining features that should be maintained as part of the future project.

Site and Building Description



Figure 1. Aerial image of Scotland AME Zion Church and Scotland Community Apartments (Google Earth, April 2015).

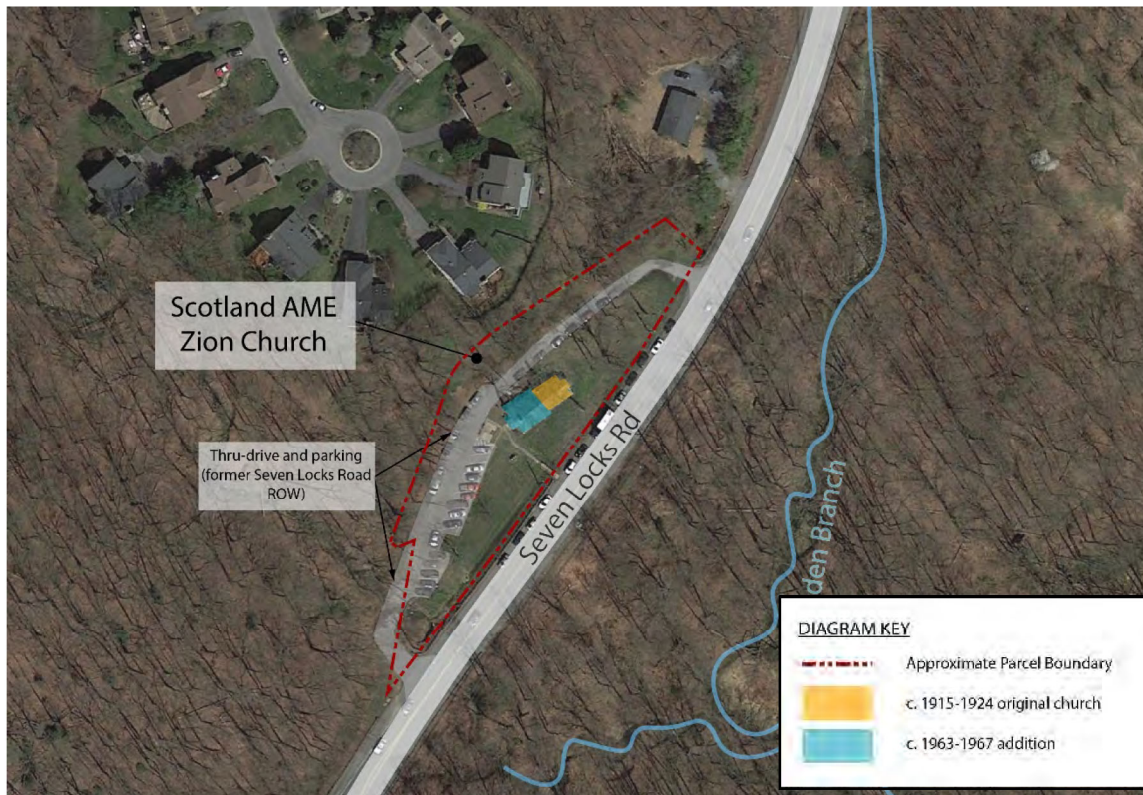


Figure 2. Detailed aerial image of Scotland AME Zion Church showing approximate location of parcel boundary and periods of construction (EHT Tracerics markup, 2020; Google Earth, April 2015).

Site Description

The narrow, irregularly shaped property at 10902 Seven Locks Road extends along a southwest-northeast axis, immediately west of the present Seven Locks Road (east of the former Seven Locks Road right of way). The one-story rectangular-plan Scotland A.M.E. Zion Church building is centrally located within the lot and faces southwest onto the former Seven Locks Road right of way (**Figure 3** and **Figure 4**). The property is accessed from Seven Locks Road via a thru-drive that follows a shallow elliptical route along the west and north property boundaries, which formerly existed as the Seven Locks Road right of way, relocated between 1957 and 1963.¹ Vehicular traffic enters the drive from the southwest tip of the property, passes a parking area with approximately a dozen angled parking spots, continues on behind the rear of the church building and exits to Seven Locks Road at the property's northeast corner (**Figure 5**). A wood pedestrian footbridge crosses from Seven Locks Road over a low-lying channel, meeting a narrow stone footpath that leads to the church's primary entrance on the southwest façade (**Figure 6**). In contrast to the heavily forested surrounding area (except for the nearby cul-de-sac on Lakenheath Way), the property itself is only moderately wooded. A stand of mature trees is located northeast of the church; the trees are not so densely planted as to significantly obscure visibility of the church from Seven Locks Road (**Figure 7**). The site features three large specimen trees (the majority of which are Tulip Poplars), some smaller-sized trees, a large swath of lawn, and shrub plantings at the building foundation. Unmarked graves northeast of the building have been located but those interred have not been identified (**Figure 8**).²

¹ Historic aerial photographs indicate the road was re-routed between 1957 and 1963. The original route of Seven Locks Road west of the church (now the thru-drive for the church) was officially abandoned by the County in 1982.

² "Montgomery County Cemetery Inventory Revisited: Burial Site Information for Scotland AME Zion Church Cemetery, Inventory ID no.264." Montgomery Preservation (May 2, 2018), p.2. The inventory form indicates:

Topographically, there is a substantial uphill grade change northwest of the church, where residential development has encroached upon the property (**Figure 10**). A cul-de-sac with a number of single-family residences is located atop the small hill, northwest of the Scotland A.M.E. Zion Church. A culvert at the far southern tip of the property diverts water under Seven Locks Road to the Snakeden Branch Creek. Unless otherwise noted, current site photographs to follow were taken by EHT Tracerics, Inc. on July 9, 2020.



Figure 3: Scotland A.M.E. Zion property, looking northeast from parking lot. Note church thru-drive (formerly, Seven Locks Road) at image left, and present Seven Locks Road at image right.



Figure 4: Scotland A.M.E. Zion property, looking south from thru-drive. Note Seven Locks Road at image left.



Figure 5: Scotland A.M.E. Zion property, looking southwest along the church thru-drive (formerly, Seven Locks Road).



Figure 6: Footbridge leading from Seven Locks Road, looking east.

“...uncarved fieldstones. Some headstone/footstone arrangements. Many unmarked graves. Stones piled at base of tree and utility pole.”; According to present church members, these graves may pre-date the church and could be associated with the Simms family as there is no living memory of active burials on the church grounds. Members have suggested that graves were moved to Parklawn Memorial Park and Menorah Gardens in Rockville, but no documentation has been located to date.



Figure 7: Scotland A.M.E. Zion property, looking northeast from the church's rear elevation. Note Seven Locks Road at image right.



Figure 8: Scotland A.M.E. Zion Church Cemetery marker.



Figure 9: Field stone in the cemetery area, photographed in 2018 as part of the Montgomery County Cemetery Inventory project. Source: "Montgomery County Cemetery Inventory Revisited: Burial Site Information for Scotland AME Zion Church Cemetery, Inventory ID no.264," Montgomery Preservation (May 2, 2018).



Figure 10: Scotland A.M.E. Zion Church, looking northwest from Seven Locks Road. Source: Google Street View (March 2012).

Building Description

The 3,500 square-foot, one-story church building consists of a three-bay, wood-frame chapel constructed in 1915-1924 and a four-bay, concrete masonry unit (CMU) front addition that dates to 1963-1967. The addition features a slightly larger footprint and slightly taller roofline than the original chapel. Both the original volume and the addition feature generally rectangular footprints, though the front addition features an entry vestibule, and the original volume features a small rear projecting volume (originally containing the altar). Both the original chapel and front addition feature concrete foundations, partially exposed basement levels, asphalt shingle-clad gabled roof forms, and regular fenestration patterns. The original chapel volume is clad in horizontal wood German siding, and the front addition is painted CMU. An exterior concrete masonry unit chimney rises several feet above the roofline, at the junction of the original chapel and the addition along the northwest (side) elevation. The southwest portion of the front addition is topped with a modest metal spire structure.

Southwest Elevation (Façade)

The southwest elevation (façade) is comprised of the front addition volume (**Figure 11**).³ The elevation features two nine-light porthole windows and a six-light fan-light window above the entry vestibule, bordered with flush header-brick trim (**Figure 12**). Above the fan light is a slender wood cross, affixed to the elevation beneath the gable peak. According to a cornerstone incorporated into an exterior wall of the front addition, the church was “rebuilt in 1963” (**Figure 13**).⁴ The southwest elevation additionally features a gable-roofed front entry vestibule centered mid-elevation, with a plywood-clad pediment and non-original, double-leaf, paneled wood and glazed door with nine lights per leaf. The door opening is framed with simple wood molding distinguished with bulls-eye rosettes at the top corners.

³ Note that the façade of the original chapel was demolished c.1963 to accommodate the front addition.

⁴ Note that while some photographs depict the completed addition in 1966 (see Historic Context section), the vast majority of articles and documentation records indicate the addition was not completed until 1967. The first service was held in the front addition in November 1968.



Figure 11: Southwest elevation, looking northeast.



Figure 12: Detail view of fan light above entry vestibule.



Figure 13: Cornerstone, located at right (east) side of the façade.

Southeast (Side) Elevation

The southeast (side) elevation faces onto Seven Locks Road. The southeast elevation of the front addition features four punched window openings at the first story; these openings are not topped with pediment-style moldings seen at the original chapel volume (**Figure 14**). The two-over-two, double-hung, wood-frame windows feature a plastic film simulating stained-glass on the interior; the imagery is best described as eclectic, colorful, and informal. The original chapel volume features three evenly-spaced window openings containing two-over-thirteen light, double-hung, wood-frame windows with painted glass, topped with pediment-style wood moldings; the bottom lights, which are arranged as a central square surrounded by small rectangles forming a border on all sides, feature painted inscriptions that appear to name and honor founding members of the congregation (**Figure 15** and **Figure 16**).⁵ Basement-level window wells are largely obscured by foundation plantings and plywood coverings (**Figure 17**).⁶

⁵ The glass appears to be painted at the interior, creating a marbled effect.

⁶ Most basement-level window wells at the original chapel volume were destroyed and removed following a recent flood. Site photos featuring the materiality and configuration of the basement-level windows were not available at the time of writing this report, but they appear to be two-lite, horizontally-oriented, wood-frame windows.



Figure 14: Southeast elevation, looking west.



Figure 15: Detail of pedimented windows at the original chapel volume.

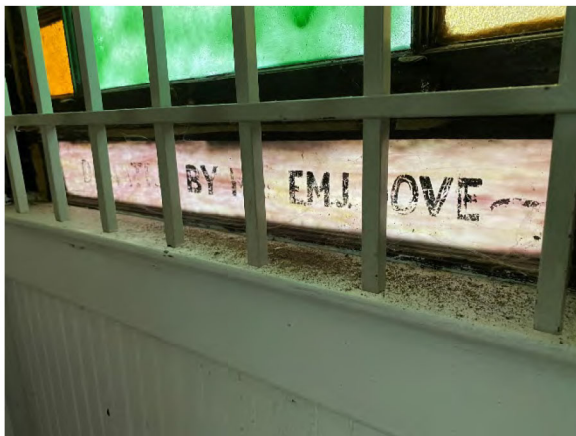


Figure 16: Detail view of original chapel windows with painted lights.



Figure 17: Detail of damaged foundation/partially exposed basement level at the original chapel volume.

Northeast (Rear) Elevation

The northeast elevation is comprised of the original chapel volume. It features a shed-roofed projecting volume with exposed rafter tails, flanked by a single window (matching the original windows described above) and a non-original, single-leaf, paneled wood door accessed by a concrete landing and walkway from the thru-drive (**Figure 18** and **Figure 19**). The projecting volume features two one-over-one, double-hung, wood-frame, painted glass windows. A single window at the basement level is located west of the original altar volume.



Figure 18: Northeast elevation, looking southwest.



Figure 19: Northeast elevation, looking south.

Northwest (side) Elevation

The northwest (side) elevation faces on to the thru-drive and wooded hillside. A single-leaf basement entry door is located at the front addition below the second window opening from the south (**Figure 20**).⁷ There are no basement-level window wells along the northwest elevation due to the higher grade on this portion of the site. Otherwise, the fenestration pattern largely matches that described at the southeast elevation. A single window at the original chapel volume has been replaced with a fixed glazed window with the recent glazing found in the front addition (**Figure 21**).



Figure 20: Northwest elevation, looking southeast.



Figure 21: Northwest elevation (original chapel volume), looking southwest.

⁷ Site photos featuring the materiality and configuration of the basement-level windows at the front addition were not available at the time of writing this report.

Interior

The front addition has served as the sanctuary since 1967.⁸ A double-leaf, paneled wood door with arched upper lights (two per leaf, forming a fan-light when closed) leads from the entry vestibule into the front addition, which features beadboard wainscoting stained to appear as a dark wood, wooden pews, and a wood altar that sits atop a raised platform (**Figure 22** and **Figure 23**). A single bay of the original chapel volume has been incorporated into the new worship room (**Figure 24**). With the completion of the front addition in 1967, the original chapel façade was removed and the interior was repurposed for bathrooms, office space, and storage (**Figure 25** and **Figure 26**). The shed-roofed projection at the building's northeast elevation accommodated the chapel altar prior to 1967 and now holds the minister's study. Flood damage is evident at the basement level, which lacks architectural distinction but does feature a foundation stone dating the original chapel to 1924 (**Figure 27**, **Figure 28**, and **Figure 29**).

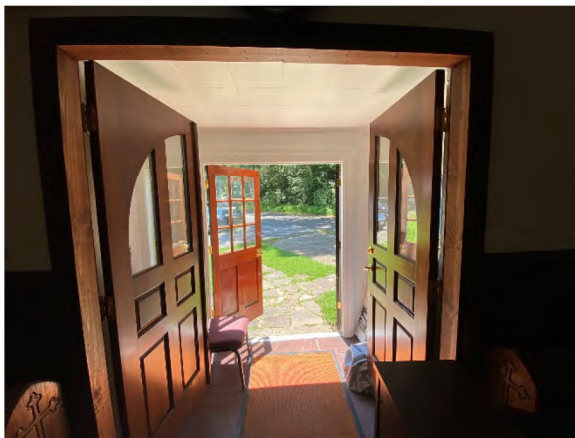


Figure 22: View from front addition, looking southwest through front entry vestibule.

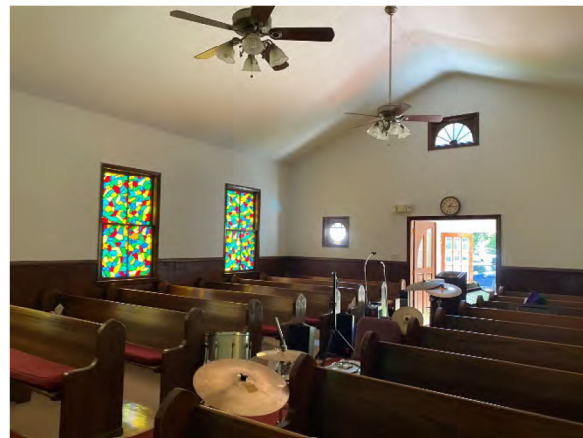


Figure 23: Front addition interior, looking southwest.



Figure 24: Altar area with an original window.



Figure 25: Original chapel volume, re-purposed as storage and office space.

⁸ Based on physical site observations, it does not appear as though Sunday School services have not been held in this back office space for some time. Today, there is a refrigerator and storage cabinets taking up much of the space.



Figure 26: Original chapel volume, re-purposed as storage and office space. Note original windows.



Figure 27: Basement level of the original chapel volume.



Figure 28: Basement level of front addition.



Figure 29: Foundation stone reading "Scotland A.M.E. Zion Chapel, Rev. O.L. Rand, Sept. 14, 1924."

Site and Building Chronology

The origins of the church on this property date to 1915 when, by informal arrangement, Reverend Otho Simms and his wife, Sarah Simms (the then-owners of the property at 10902 Seven Locks Road), offered land for the construction of the Scotland A.M.E. Zion Church. Deed research conducted MDLandRec indicates that Otho Simms acquired the property on September 15, 1911 from Cornelius Wilson and his wife, Elizabeth, and James R. Wilson and his wife, Mary E. (Montgomery County Land Records, Liber 197, Folio 41). The deed describes the property as part of a tract of land called "'Jones! Inheritance,' part of a tract of land called 'Trouble Enough' and part of a tract of land called 'Magruder's Discovery.'" Otho sold the property on December 31, 1913 to Merrill D. Knight and his wife, Eliza, who sold it back to Otho's wife, Sarah Simms, on November 19, 1917 (Montgomery County Land Records, Liber 240, Folio 114). The property was not officially sold to the Scotland A.M.E. Board of Trustees until November 8, 1939, when it was purchased from Sarah and Otho Simms for ten dollars (Montgomery County Land Records, Liber 739, Folio 480). On October 22, 1982, James Peter Dove granted the Scotland A.M.E. Zion Church an additional parcel (addressed 10904 Seven Locks Road) for the sum of zero dollars; this parcel now forms the south portion of the church property (Montgomery County Land Records, Liber 5978, Folio 50; Plat Book 65, Plats 5858 and 5859).

Despite the extended period when the property was not yet under the church's ownership, construction efforts began in 1915 and continued for nearly a decade before the church was completed in 1924 under the leadership of Reverend O.L. Rand.⁹ Research has not revealed a known architect or builder. In keeping with the typology of rural, early twentieth century African American churches, the gable-roofed, wood-frame chapel featured a one-room plan. In 1955, deterioration had necessitated repairs and there were calls to expand the modest building. This effort appears to have commenced in 1963.¹⁰ However, because the congregation lacked sufficient funds, efforts stretched on until 1967, when the extant four-bay concrete masonry unit addition was completed. The construction of the addition required the demolition of the original chapel façade, of which no historic photographs have been located. Records indicate the church needed additional repairs by the 1980s and had again exceeded its useful capacity. A groundbreaking ceremony was carried out in 1989, with the intention of completing extensive repairs and expanding the building footprint for a second time.¹¹ The repairs were not completed and the second addition was never constructed.¹² In 2011, drawings were produced for a more ambitious renovation that appears to have involved substantive changes to the building footprint, fenestration, and overall design.¹³ The proposed project was not fulfilled at that time. Historic photographs indicate that colorful window film was applied to the windows at the side elevation of the front addition sometime after the 1960s. Photographs also indicate the primary entry doors located at the southwest elevation (façade) were replaced at an unknown date between 1975 and 2000. Additionally, the cross above the entry vestibule was affixed at an unknown date between 1975 and 2000. A freestanding church sign/message board, located southeast of the façade, was demolished between July 2018 and June 2019.¹⁴

In January 1960, Trustees of the A.M.E Zion Church of Scotland dedicated approximately 1,933 square feet of land for the public use of Seven Locks Road and granted to Montgomery County "the right to create and maintain slopes or drainage ways" within that area (see **Figure 30** and **Figure 31**).¹⁵ Between 1960 and 1963, Seven Locks Road was rerouted around the Scotland A.M.E. Zion Church.¹⁶ The road's original trajectory extended along the southwest and northwest elevations of the building – the route that now serves as the church property's thru-drive and parking area. Since c.1963, Seven Locks Road has run east of the church property. The re-working of Seven Locks Road around the church building appears to have been an isolated action; Seven Locks Road otherwise was simply widened, retaining its historic path leading from Rockville to the Seven Locks on the C&O Canal.¹⁷

⁹ Robert D. Rivers, Historic Planner for the M-NCPPC, "Maryland Historical Trust State Historic Sites Inventory Form: Scotland A.M.E. Zion Church" (July 1992), p.8.

¹⁰ Rivers, p.8.1. A cornerstone at the front addition, laid in 1968, reads: "Scotland A.M.E.Z. Church Rebuilt in 1963."

¹¹ Rivers, p.8.1.

¹² Drawings of the proposed addition (provided to EHT Tracerics by the church) dated to 1997 depict a 27' 6" two-bay cinderblock addition at the front of the building, to feature stained glass windows. An additional 5' entry vestibule would sit at the southeast façade. No architect or builder name is provided on the drawings.

¹³ Drawings of the proposed project (provided to EHT Tracerics by the church) are credited to Eileen Jenkins (March 17, 2011).

¹⁴ 10902 Seven Locks Road. Google Street View.

¹⁵ Montgomery County, Maryland, Department of Public Works "Dedication Plat No 2 Seven Locks Rd," Montgomery County, Maryland, Plat 5858, Approved by Maryland National Capital Park and Planning Commission on March 3, 1960; Montgomery County, Maryland, Department of Public Works "Dedication Plat No 3 Seven Locks Rd," Montgomery County, Maryland, Plat 5859, Approved by Maryland National Capital Park and Planning Commission on March 3, 1960.

¹⁶ Historic aerials for 10902 Seven Locks Road (1957 and 1963). Historicaerials.com.

¹⁷ Eileen McGuckian, "Black Builders in Montgomery County 1865-1940," *The Montgomery County Story*. Volume

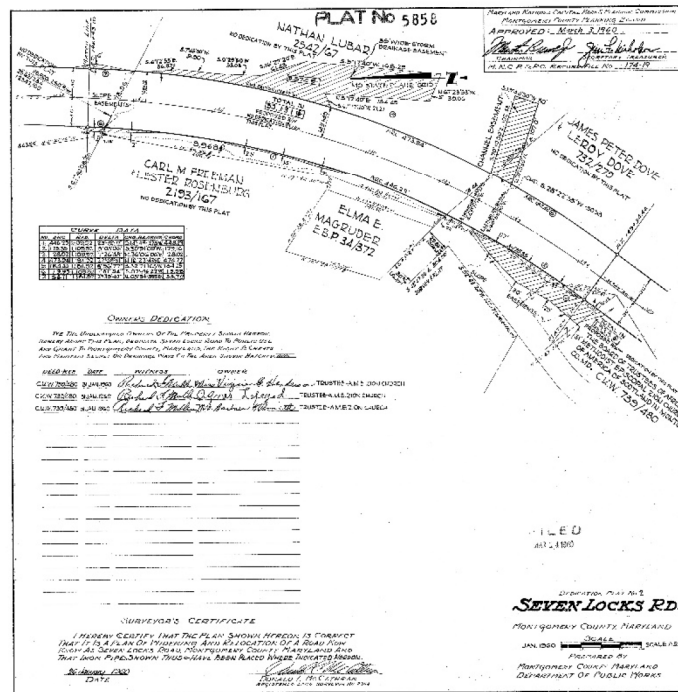


Figure 30. Montgomery County, Maryland, Department of Public Works "Dedication Plat No 2 Seven Locks Rd," Montgomery County, Maryland, Plat 5858, Approved by Maryland National Capital Park and Planning Commission on March 3, 1960.

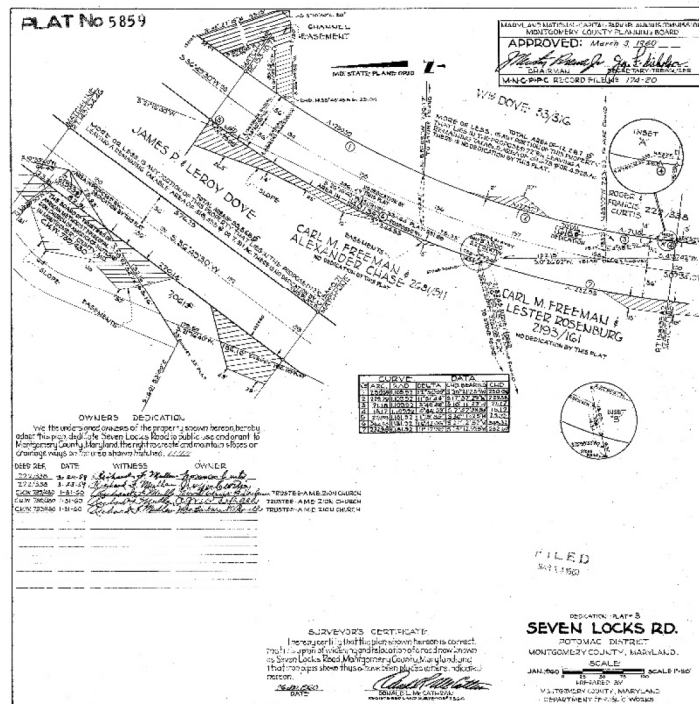


Figure 31. Department of Public Works "Dedication Plat No 2 Seven Locks Rd," Montgomery County, Maryland, Plat 5859, approved by Maryland National Capital Park and Planning Commission on March 3, 1960.

In 1982, the thirty-foot wide, 580-foot length of road west of the Scotland A.M.E. Zion Church (bordering parcels P829, P828, and P777) was officially abandoned by the county and acquired by the church.¹⁸ At that time, the Scotland A.M.E. Zion Church granted three easements: a ten-foot easement to the Potomac Electric Power Company for their existing overhead lines; a ten-foot easement to the Washington Gas Light Company over their existing sixteen-inch gas line; and a ten-foot easement to the Washington Suburban Sanitary Commission for their existing sewer and water lines.¹⁹ In 2019, a major flooding event caused extensive damage to the church building, forcing services to be temporarily held in Gaithersburg, Maryland.²⁰ With the damage caused by the flooding, fundraising and planning efforts to rehabilitate the church that had begun to expand the church continued and remain underway.

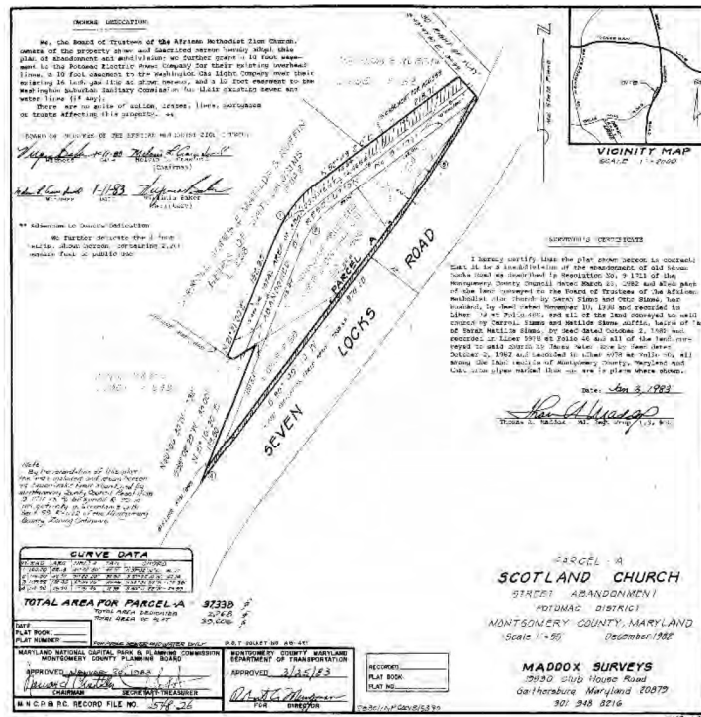


Figure 32. "Scotland Church" Montgomery County, Maryland, Plat 14249, March 25, 1983.

Because the history of the Scotland A.M.E. Zion Church is inextricably interwoven with the history of the Scotland community, additional information about the church's founding, its congregation, its contributions to the Scotland community, and the church's relationship with Seven Locks Road are included in the section to follow, "Historic Context," along with various maps and historic photographs.

Historic Context

Montgomery County's Scotland community dates to the Reconstruction era, when freed Black slaves were first able to buy property. Prior to this, Scottish colonists first settled parts of Maryland in the 1700s. Five hundred and eighty-four acres in Montgomery County known as "Bedfordshire Carrier" had been exclusively owned by white settlers for some 200 years; a family feud amongst the Jones family led to the property's auction in by the Montgomery County Civil Court 1880.²¹ Officially, the community of Scotland dates to March 1880, when the "Negro" William Dove purchased one 36- acre lot of the "Bedfordshire Carrier" property at public auction for \$210.²² In 1883, freed slave James William Harris purchased 44

¹⁸ County Council for Montgomery County, Maryland, "Resolution 9-1711: Old Seven Locks Road...DOT Docket No. AB-491," (March 23, 1982). The parcels have since been joined as Parcel N829.

¹⁹ Scotland Church Plat (March 25, 1983), accessed via MDLandrec.

²⁰ Scotland A.M.E. Zion Church. <https://scotlandamezion.org/>

²¹ Harvey A. Levine, "The Resurrection of 'Scotland.'" The Montgomery County Story. Volume 43, No. 2. (May 2000), p.125.

²² Levine, p.125-126. At the time of the auction, Rockville lawyer Charles Prettyman was trustee for the sale of the property, formerly owned by the Jones family. Also note that while the 1879 Atlas of G.M. Hopkins shows Henry Dove (William's uncle), D. Wallace, and L. Lyle living on what appears to be the land in question, it was common

acres, and in 1884, Noah Mason and his brother Augusta secured nine acres and six acres respectively. The Doves and the Masons became two of the most prominent founding families of Scotland, passing property down through the generations (**Figure 33** and **Figure 34**). William Dove, the original land buyer, is said to have had 15 children.²³

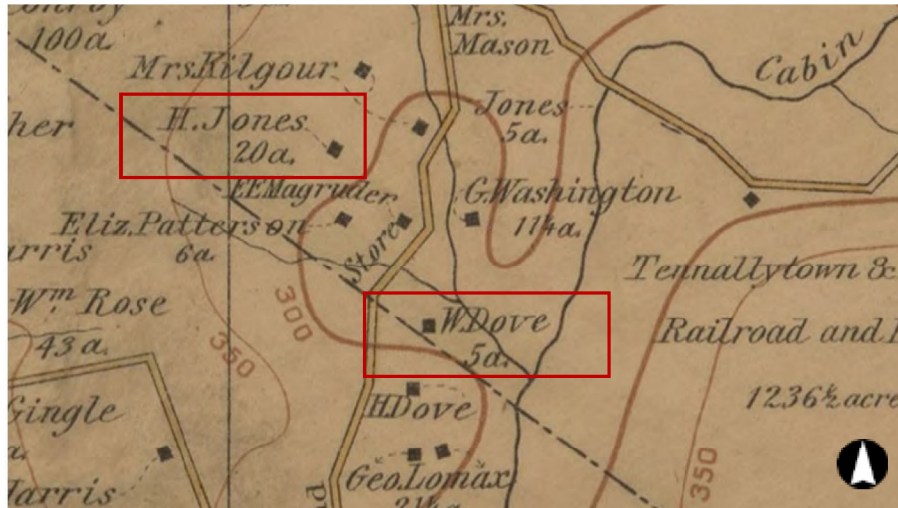


Figure 33: 1894 G.M. Hopkins Atlas of the Vicinity of Washington, D.C., detail view. Note H .Jones property, underlined in red (later, subdivided and developed as Scotland A.M.E. Zion Church) and Dove property (later, site of core Scotland community).
Source: Library of Congress.

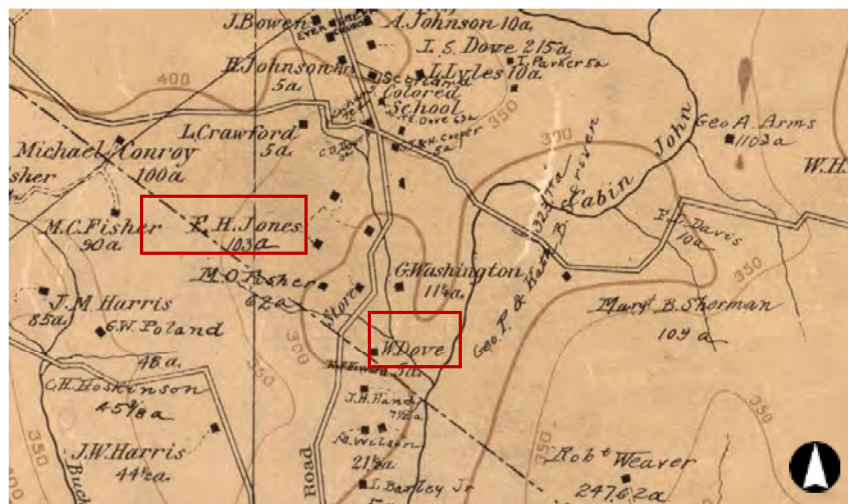


Figure 34: 1918 William G. Baist Map of the Vicinity of Washington, D.C., detail view. Note EH Jones property, underlined in red (later, subdivided and developed as Scotland A.M.E. Zion Church) and Dove property (later, site of core Scotland community).
Source: Library of Congress.

In all, some 50 families settled Seven Locks Road, between present-day Democracy Boulevard and about midway between Tuckerman and Montrose roads.²⁴ Many of the residents worked as laborers for

practice to allow a future buyer to take possession of land with the understanding they would not receive the deed until the final payment was made. Janet Lubman Rathner, "Generations of Residents Settle Down in Scotland," *The Washington Post* (June 18, 2005).; Maryland-National Capital Park and Planning Commission, "2002 Approved and Adopted Potomac Subregion Master Plan," (April 2002), p.141.

²³ "Scotland A.M.E. Zion Church," Paths to the Present, Montgomery County Stories Video Series (December 2005). <https://www.youtube.com/watch?v=9XRZo0fQRPO>

²⁴ Additional former slave families living in or near the community had surnames of Burley, Johnson, Jones, Lyles,

surrounding farms.²⁵ At that time, the land was known as “Snakes Den” due to its rocky terrain notorious for its high snake population, and of course, its proximity to the Snakeden Creek. By 1920, the community had come to be known as Scotland, when a sign from a nearby “New Scotland” property was taken and the “New” crossed out.²⁶ The Scotland name is thought to be have been derived from old land patents to Scot settlers in the 1700s.²⁷

The A.M.E. denomination has foundations that can be traced back to the late 1700s, but was officially established in New York City in 1821 when black members of a white Methodist congregation experienced discrimination and founded their own church.²⁸ The Scotland A.M.E. Zion Church community was first formed in 1905-1906 by a founding group of Scotland settlers – many of whom shared last names of Dove, Mason, Crawford, and Simms – who did not feel welcome at nearby white churches and found the commute time to other African American churches in the county prohibitive.²⁹ It was originally known as the Warren Church, with a fledgling congregation that held meetings in a private residence located a block and a half from the church’s present-day location.³⁰ The congregation steadily grew under the leadership of Reverend J.W. Ricks and soon required a larger, more accommodating space.

In c.1915, an informal arrangement was worked out with Reverend Otho Simms and his wife, Sarah Simms (the then-owners of the property at 10902 Seven Locks Road), to begin construction of the Scotland A.M.E. Zion Church.³¹ Sarah (a laundress, born c.1861 in Maryland) and Otho (employed as a farm laborer in addition to duties as Reverend, born c.1862 in Maryland) had three children together (Elmore, Matilda, and Carrall), and appear to have been key figures in the early development of the church community and its physical building.³²



Figure 35. Undated photograph of Sarah Simms, wife of Reverend Otho Simms. The Simms purchased a portion of the Jones property in 1911 and officially sold it to the Scotland AME Board of Trustees in 1939. Source: “Scotland A.M.E. Zion Church.” Paths to the Present

and Wallace.

²⁵ Levine, p.126.

²⁶ Rathner, p.1.

²⁷ Michael F. Dwyer, Senior Park Historian for the M-NCPPC, “Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places, National Parks Service: Zion Church/Scotland,” (May 12, 1975), p.3.

²⁸ Sabrianna Sgambelluri, “African American Episcopal Zion (AMEZ) Church,” BlackPast (July 16, 2018).

²⁹ Available sources evenly cite either 1905 or 1906 as the church founding date. Maryland-National Capital Park and Planning Commission, “2002 Approved and Adopted Potomac Subregion Master Plan,” (April 2002), p.141. Note that the Potomac Subregion Master Plans misstates that the church at 10902 Seven Locks Road was built in 1906.

³⁰ The Scotland A.M.E. Zion Church is similar in origin to two other A.M.E. Zion Churches in Montgomery County: the Gibson Grove A.M.E. Zion Church organized in 1898 (with an extant building at 7700 Seven Locks Road in Carderock Springs), and the Clinton A.M.E. Zion Church in Rockville (with original buildings dating to 1890 and 1904 both demolished).³⁰

³¹ It appears highly likely that Otho was the Reverend of the Scotland A.M.E. Church during this era, though primary sources were not uncovered to confirm the dates.

³² 1920 U.S. Census. *Rockville, Montgomery, Maryland*; Roll: T625_671; Page: 1A; Enumeration District: 125. Accessed via Ancestry.com.

Multiple articles and evaluations cite 1915 as the early date of construction of the Scotland A.M.E. Zion Church at 10902 Seven Locks Road but fail to provide a primary source. The Maryland Historical Trust claims “The original church, built beginning in 1915, still remains...” and respected Montgomery County historian Clare Lise Kelly writes in her book, *Places from the Past*, that “Construction of the original section, now a rear wing, was begun in 1915 and completed in 1924.”³³ However, research conducted for the purposes of this report was not able to definitively confirm the source for such a date.³⁴ It seems unlikely the building was truly under construction for nearly a decade, and a U.S. Geological Survey map from 1923 does not depict the building (**Figure 36**). In fact, the 1923 USGS map depicts another church located north of 10902 Seven Locks Road (northeast of what is now Tuckerman Lane and immediately south of present day Coddle Harbor Way). The structure is not labeled other than as a place of worship, and the next available USGS map, dating to 1944, no longer indicates a church in this location. Additional historic data about this 1923 church location was not uncovered.

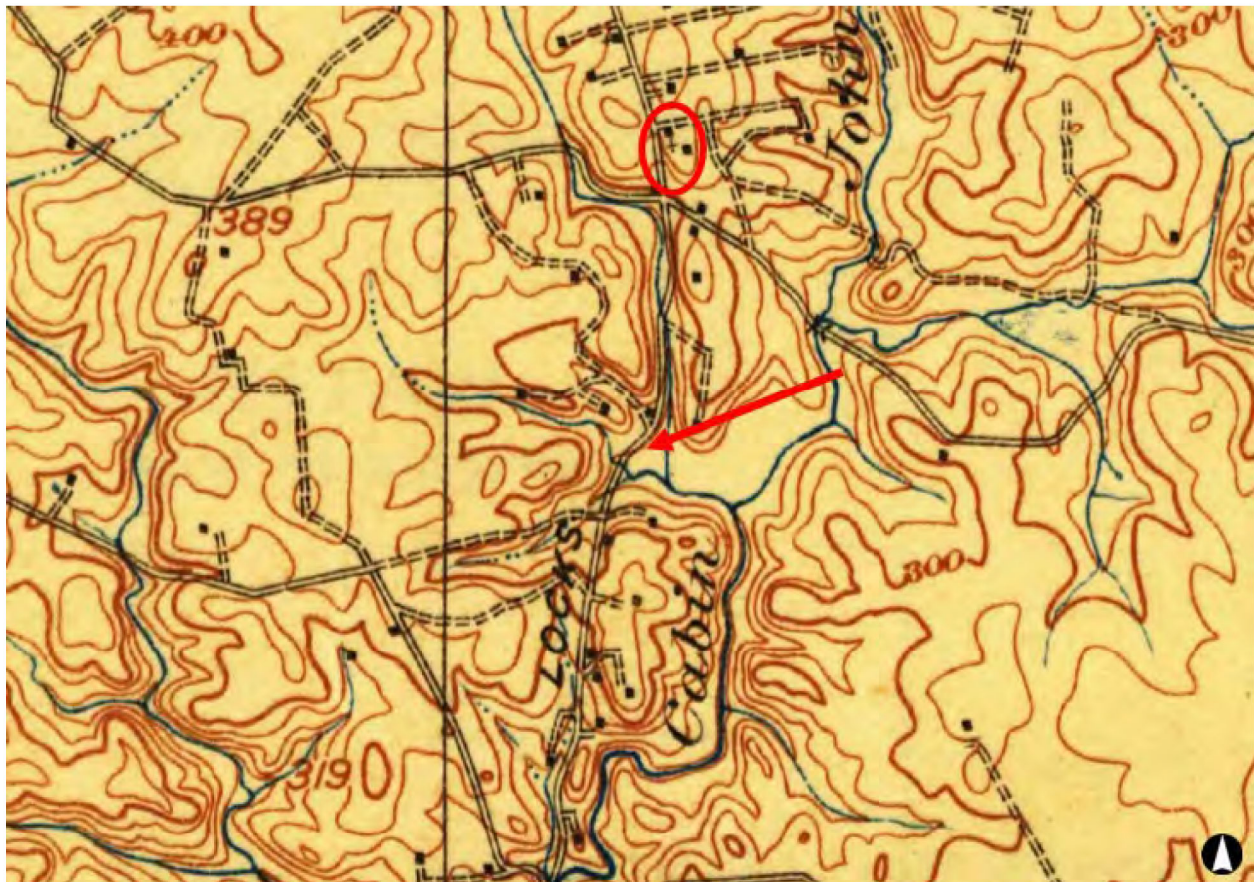


Figure 36: 1923 USGS Map with Seven Locks Road and Cabin John Creek depicted (both image center). A red arrow is pointing to

³³ Robert D. Rivers, Historic Planner for the M-NCPPC, “Maryland Historical Trust State Historic Sites Inventory Form: Scotland A.M.E. Zion Church” (July 1992); Michael F. Dwyer, Senior Park Historian for the M-NCPPC, “Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places, National Parks Service: Zion Church/Scotland,” (May 12, 1975); Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*. Maryland-National Capital Park and Planning Commission (2011), p.22.

³⁴ Of note, access to the Montgomery County Historical Society was not possible at the time of writing this report. Archival material held there may reveal additional information about the 1915 date – specifically, microfiche articles from *The Potomac Gazette*, *The Potomac Almanac*, *The Montgomery County Sentinel*, and various real estate maps (Klingde and others) that are not digitized.

the approximate location of 10902 Seven Locks Road. Though this map does not yet depict the Scotland A.M.E. Zion Church, it was almost certainly underway in 1923. A red circle depicts a church north of 10902 Seven Locks Road, just north of what is now Tuckerman Lane (the east-west major thoroughfare pictured) and just south of present day Coddle Harbor Way. The structure is not labeled other than as a place of worship. The next available USGS map, in 1944, does not indicate a church in this location. Additional historic data about this church was not uncovered. Source: United States Geological Survey map of Rockville (1923).

What is known, however, is that fundraising efforts to complete the church building at 10902 Seven Locks Road took years.³⁵ Congregation members got creative with fundraising efforts, hosting dinners that produced about twenty dollars profit per dinner. Individuals would donate what they could to the dinners – oftentimes only a bunch of bananas, a few pigs feet, or a chicken (**Figure 37**).³⁶

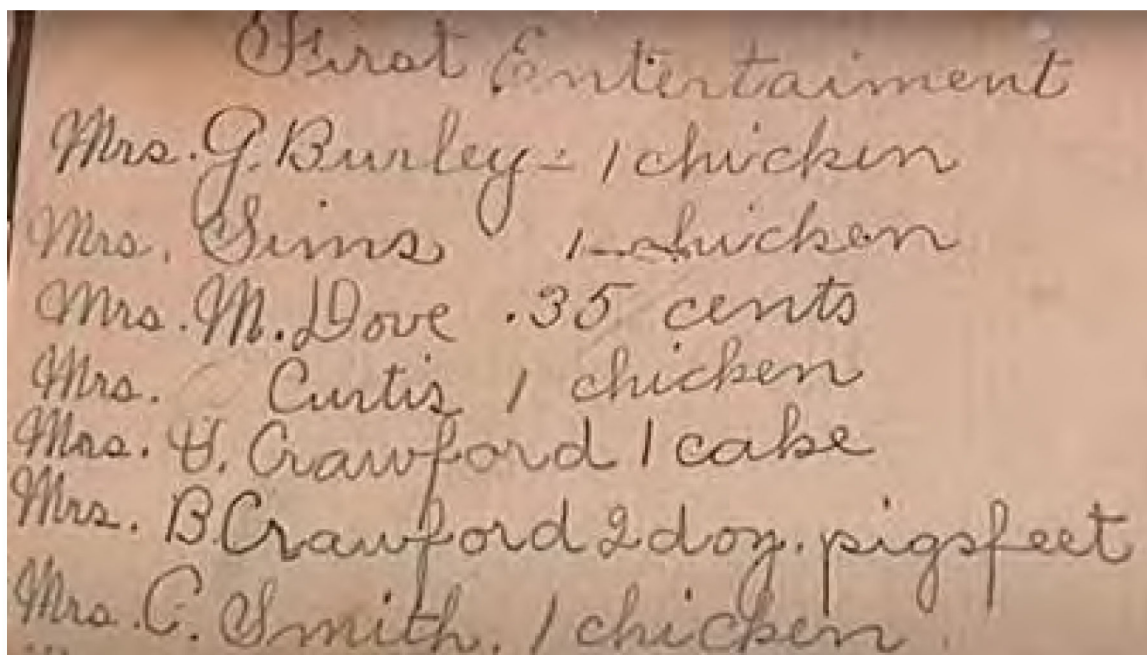


Figure 37: Undated document of fundraising dinner donations. Source: "Scotland A.M.E. Zion Church," *Paths to the Present*, Montgomery County Stories Video Series (December 2005). <https://www.youtube.com/watch?v=9XRZo0fQRPO>

When the funds were ultimately secured, the church was finally completed in 1924. A surviving foundation stone reads: "Scotland A.M.E. Zion Chapel, Rev. O.L. Rand, September 14, 1924." On November 18, 1938, the Scotland A.M.E. Zion Church property was officially granted from Sarah Simms and her husband, Reverend Otho Simms, and has since remained under the ownership of the Scotland A.M.E. Zion Church Board of Trustees.³⁷ Research has not revealed an architect or builder. As described by historian Eileen McGuckian, "Little is known about black men who designed [churches] in Montgomery County. Those responsible for vernacular architecture, be they black or white, have a tendency toward anonymity."³⁸ An historic photograph of the original chapel interior depicts wood beadboard wainscoting and wood window frames, both stained a dark color (**Figure 38**). The altar and pulpit were located along the northeast wall, recessed from the main sanctuary space and slightly raised upon a platform. A low wood railing with carved balusters separated the altar and pulpit space from the main sanctuary space, which featured rows of wood pews.

³⁵ The location of the fundraising dinners is not known.

³⁶ "Scotland A.M.E. Zion Church." *Paths to the Present*, Montgomery County Stories Video Series. December 2005. <https://www.youtube.com/watch?v=9XRZo0fQRPO>

³⁷ Montgomery County Deed Records, Liber 739, Folio 480. Accessed via MDLandRec.

³⁸ McGuckian, pg.1.



Figure 38: Undated photograph (pre-1963), when services were moved into the front addition). View looking northeast to altar, which currently accommodates the church office/minister's study. Source: "Scotland A.M.E. Zion Church," Paths to the Present, Montgomery County Stories Video Series (December 2005). <https://www.youtube.com/watch?v=9XRZo0fQRPO>

The modest, wood-frame, gabled church supported the congregation for the next several decades, until it became necessary to construct an addition in the 1960s (**Figure 39**). In November 1962, the Board of Trustees of the Scotland A.M.E. Zion Church secured a \$7,000 mortgage from the Bank of Bethesda for the construction of the addition.³⁹ According to a cornerstone incorporated into an exterior wall of the front addition, the church was "rebuilt in 1963." However, historic documentation reveals the original chapel remained generally intact and the addition was not completed until 1966-67.⁴⁰ The addition did, however, require the removal of the original chapel façade. Site observations indicate that a new foundation for the original chapel was likely installed at this time. The first church service held in the new addition took place in November 1967, and the cornerstone was laid in February 1968.⁴¹

³⁹ Deed of Trust, Board of Trustees of the African Methodist Episcopal Zion Church of America, of Scotland (Grantor) to W. Paul Smith and W. Cashell Shoemaker (Trustees), Montgomery County Deed Records, Liber 3033, Folio 388, Recorded November 21, 1962. Accessed via MDLandRec.

⁴⁰ "Community Cornerstones: A Selection of Historic African American Churches in Montgomery County, Maryland," Heritage Montgomery (2012), p.7.

⁴¹ Maryland-National Capital Park and Planning Commission, "2002 Approved and Adopted Potomac Subregion Master Plan," (April 2002), p.C-39.



Figure 39: October 1966 photograph of Scotland A.M.E. Zion Church. Note that multiple records state the front addition (pictured) was not completed until 1967. Pictured are Reverend Frank Randall, Ginetta Sagan (center), and Trudy Morse (right). Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History.

<https://sites.google.com/view/scotlandphotogallery/home>



Figure 40. Interior view of meeting within front addition, July 1968. Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/home>

From the beginning, the Scotland A.M.E. Zion Church served as Scotland's most important institution, alongside a one-room Rosenwald school constructed in 1927.⁴² While the church enjoyed a robust congregation and the school was well-attended, the predominantly African American, tax-paying community lacked basic utilities and services like running water, trash collection, and public transportation – services largely provided to residents elsewhere in Montgomery County. The roads in Scotland were unpaved and would become muddy in the winter months. Buildings were typically constructed of wood, tar paper, and tin, and most included outhouse structures. Water was sourced from a single hand-pump in the center of the neighborhood, or from the nearby Snakeden Branch Creek and spring. Only a handful of houses had electricity, and most had to rely on kerosene lamps for light. Additionally, many houses are known to have exceeded typical occupancy standards.⁴³ While slavery had ended in Maryland in 1864, the conditions in Scotland in many ways reflected a publicly sanctioned form of racial segregation. It is important to note that the residents of Scotland were not receiving welfare payments at this time.⁴⁴ Instead they were working and supporting their families as laborers, laundresses, childcare workers, farmers, and in other industries where jobs paid less for African Americans, particularly African American women. Their ability to improve their dwellings and surrounding environment was hindered by widespread institutional racism, discriminatory lending practices, and inequitable County land use and permitting policies.

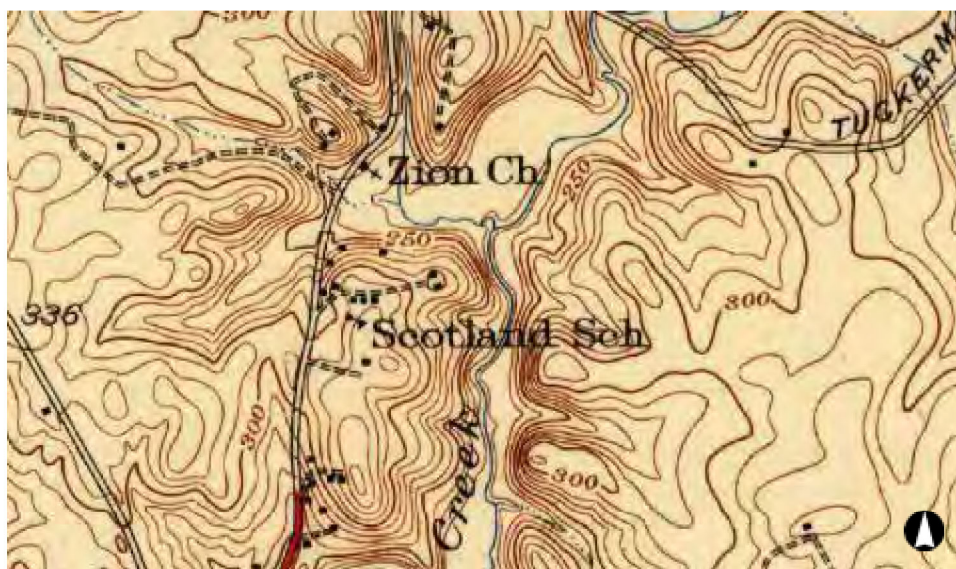


Figure 41. 1945 USGS Map with Zion Church depicted (note Seven Locks Road to the west of the church), as well as Scotland School near the Scotland community. Note that references to the “Scotland Community” throughout this report refer to the concentrated collection of residences south of the A.M.E. Zion Church, in the immediate vicinity of the Scotland School. Source: United States Geological Survey map of Rockville (1945).

⁴² Maryland-National Capital Park and Planning Commission, “2002 Approved and Adopted Potomac Subregion Master Plan,” (April 2002), p.C-38; Levine, p.126; and Community Cornerstones, p.7. A prior school building was built near the Scotland A.M.E. Zion Church in 1874 but was not sufficient for community needs. The Mason family sold two acres for a new school to Montgomery County for ten dollars, and the Scotland community raised \$500 to match a donation from the Julius Rosenwald fund. The school (depicted on a 1956 USGS Map) was demolished in 1968.

⁴³ “Community Cornerstones,” p.7; Levine, p.129. In c.1964, some twenty structures were occupied by more than one family, and others had three or more families.

⁴⁴ Levine, p.129; Dilts, p.68. Levine claims no residents were receiving welfare, and Dilts states “one elderly person is on welfare.”

As an enclave formed and inhabited by freed slaves, Scotland was similar in demographic makeup to Montgomery County and Northwest Washington's River Road/Macedonia-Moses, Reno City and Tobytown communities.⁴⁵ These Reconstruction-era communities faced similar challenges in the mid-to-late twentieth century, as post-World War II property values and development pressures increased. Most migration to the area was comprised of educated, wealthy, white professionals. The countryside surrounding Scotland was developed into residential subdivisions and shopping centers, leading many financially strapped residents to sell their Scotland properties to interested speculators – even when some offers came in at below-market rate.⁴⁶ In addition to speculator pressures, efforts by the Maryland National Capital Park and Planning Commission (MNCPPC) to expand the adjacent Cabin John Regional Park and construct a stables structure also threatened the Scotland community.⁴⁷ Yielding to these 1950s- and 1960s-era development pressures, Scotland was ultimately reduced from some 48 acres between Tuckerman Lane and Democracy Boulevard (already reduced from about three or four square miles within the original Bedfordshire Carrier patent) to about ten acres along Scotland Drive (**Figure 42 to Figure 48**).⁴⁸ During this period, the African-American population in Montgomery County at large decreased from 36 percent in 1870 to below 4 percent by 1960 due largely to the influx of new white residents to the County and post-war suburban housing developments that excluded Black residents.⁴⁹ According to historian Harvey A. Levine:

“Scotland’s Dove and Cooper families gave some of their land to the county to improve Seven Locks Road in 1956, as did the Masons in 1960, receiving no payment, just release from front foot benefits. The improved road facilitated development of white, upscale communities. However, the county did nothing to improve the bumpy, rocky, narrow dirt road leading into Scotland.”⁵⁰

⁴⁵ Sasha-Ann Simons, “Out From The Shadows: Montgomery County’s Historic Black Communities Are The Focus Of New Exhibit,” WAMU (July 30, 2019), p.3.

⁴⁶ Levine, p.128. Builders were generally offering up to \$13,000 per acre, and the MNCPPC was offering about \$3,000 per acre. The average income of a Scotland family was \$65 per week in 1964.

⁴⁷ The 525-acre park was opened in 1966.

⁴⁸ Rathner, p.1; Maryland-National Capital Park and Planning Commission, “2002 Approved and Adopted Potomac Subregion Master Plan,” (April 2002), p.141. The ten acres was reduced from an earlier sixteen acres targeted for the construction of 100 new townhouses in Scotland.

⁴⁹ Levine, p.126.; Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland. Maryland-National Capital Park and Planning Commission* (2011), p.22.

⁵⁰ Levine, p.127-128.

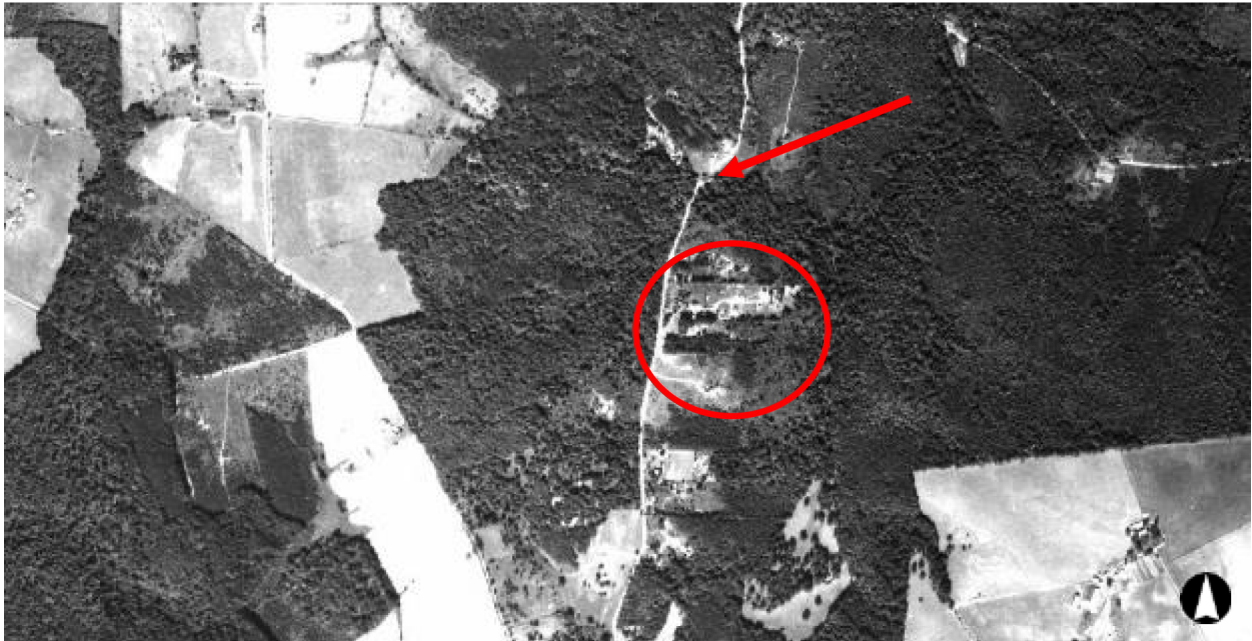


Figure 42: 1951 aerial image showing Seven Locks Road (running north/south) with surrounding woodland and farms. Red arrow pointing to the approximate site of the Scotland A.M.E. Zion Church (image resolution does not support a closer view) and the nearby Scotland community (circled in red). Source: Montgomery County GIS. Edited by EHT Tracerics, Inc.

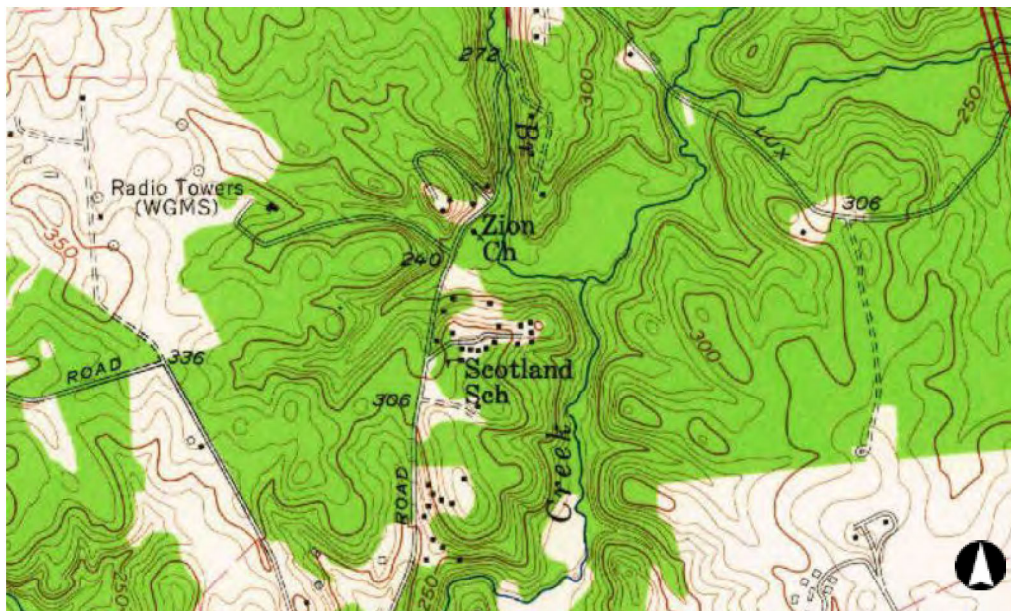


Figure 43: 1956 USGS Map with Zion Church depicted (note Seven Locks Road to the west of the church), as well as Scotland School. Source: United States Geological Survey map of Rockville (1956).



Figure 44: 1957 aerial image showing the approximate location of Scotland A.M.E. Zion Church (obscured but indicated with red arrow) and the nearby Scotland community (circled in red). Source: Historicaerials. Edited by EHT Tracerics, Inc.



Figure 45: 1957 aerial image, detail view showing Seven Locks Road and the Scotland A.M.E. Zion Church (indicated with red arrow). Source: Historicaerials.com. Edited by EHT Tracerics, Inc.



Figure 46: 1963 aerial image, view showing Seven Locks Road and the Scotland A.M.E. Zion Church (obscured but indicated with red arrow) and the nearby Scotland community (circled in red). Note Seven Locks Road has been re-routed around the church.
Source: Historicaerials.com. Edited by EHT Tracerics, Inc.



Figure 47: 1963 aerial image, detail view showing Seven Locks Road and the Scotland A.M.E. Zion Church (indicated with red arrow). Note Seven Locks Road has been re-routed around the church. Source: Historicaerials.com. Edited by EHT Tracerics, Inc.



Figure 48: 1965 USGS Map with Zion Church depicted (note relocation of Seven Locks Road to the east of the church). Scotland community circled in red. Source: United States Geological Survey map of Rockville (1965).

By 1964, of 35 identified homes in Scotland (recorded as “shacks” in some sources), 23 were condemned by the County (**Figure 49**).⁵¹ In an effort to sustain and improve the 255-member Scotland community before it was entirely sold off, concerned individuals from elsewhere in the county partnered with remaining Scotland families to form the “Save Our Scotland” committee, or “SOS.” Joyce Siegel, a Bethesda resident, was one such outside individual who would become closely involved with community for the next several years. The initial meeting of SOS held in February 1965 was attended by approximately 100 people and resulted in the establishment of an SOS Board of Directors that included ministers, residents of Scotland, and Mrs. Siegel.⁵² Known original members of SOS include but are not limited to: Geneva Mason (founder), Melvin Crawford (president), Virginia Henderson Baker, Jeannette Shedrick, Shirley Henderson Young, Florence Henderson Waters, Jennie Mason Willis, Joyce Siegel, Reverend James Macdonnell, Dr. Carl R. Pritchett, and Gordon Hawk (**Figure 50**).⁵³

⁵¹ Levine, p.129.

⁵² Research has not confirmed the location of the first SOS meeting, and meetings thereafter. It possible the first meeting was held at the Bethesda Presbyterian Church, based on this quote from Levine, p. 130: “The initial meeting of the committee known as Save Our Scotland (SOS) was held in February 1965 and attended by about 100 people. Chaired by Reverend Earl. Pritchard of the Bethesda Presbyterian Church, SOS established a Board of Directors...”

⁵³ “Scotland Photo Gallery 1966-1970: Scotland Zoning Permit April 1967.” Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/scotland-zoning-permit?authuser=0>. Mason, Baker, Shedrick, and Young all appear to have been members of the Scotland A.M.E. Zion Church congregation, though others from this list may have been as well.



Figure 49: Scotland community water pump (oftentimes reported as inoperable). Photograph likely dates to c.1967 and was likely taken by Alan Siegel, though not cited in the image source. Source: "Scotland A.M.E. Zion Church." Paths to the Present, Montgomery County Stories Video Series (December 2005). <https://www.youtube.com/watch?v=9XRZo0fQRPO>



Figure 50: 1967 photograph of Geneva Mason, Shirley Henderson Young, and Jeannette Shedrick (all founding members of SOS) taken in the basement of the front addition. Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/farewell-to-mrs-mason>

The Scotland A.M.E Zion Church partnered with SOS to support the community during this time of transition. Then-minister of the Scotland A.M.E. Zion Church, Frank I. Randall, was a key community figure, as was congregation member and matriarch, Geneva Mason. Mrs. Mason had six of her own children while fostering thirty-two others. She is known to have organized many events at the Scotland A.M.E. Zion Church, including programs for pre-school children, adult gatherings, collection drives for the poor, and various other community activities, including parties and gatherings (**Figure 51** and **Figure 52**). Mrs. Mason and other A.M.E. Zion Church members also worked to fundraise money so that electrical poles could be installed in the Scotland community.⁵⁴ In the summer of 1965, Minister Randall was among those leading the effort to get a sewer line extended to the Scotland church. While the Washington Suburban Sanitary Commission did install a line to the church (giving the community its first running water and plumbing service) that year, it took several more years to extend service to the rest of the community.⁵⁵

The efforts to improve the Scotland community (on the part of the congregation, and SOS, and other interested individuals in the County) were taking place during the same years that the Scotland A.M.E. Zion Church was planning their front addition project and working to complete it. The addition was critical in allowing the church to better serve the community. Mrs. Mason and Minister Randall were among many church members who used the church building to organize community services such as day care and tutoring services during the week. In a 2003 interview, Joyce Siegel recalled, "A study hall program that provided seventy tutors was set up three to four night a week at the A.M.E. Zion Church for children of all ages."⁵⁶ Surviving historic photographs depict lively and popular community gatherings in the church's new basement, attended by church members and SOS members alike (note oftentimes overlapping membership).⁵⁷



Figure 51: 1967 photograph taken in the basement of the front addition. Pictured from left to right are Trudy Morse, Joyce Siegel, Geneva Mason, and Margaret Taylor Jones. Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphoto/gallery/home>

⁵⁴ Levine, p.126.

⁵⁵ Levine, p.131; Dilts, p.68.

⁵⁶ Nikki Hauspurg, "Save Our Scotland: An Interview with Joyce Bernhardt Siegel," St. Andrew's Episcopal School American Century Project (2004), p.20.

⁵⁷ "Scotland A.M.E. Zion Church." Paths to the Present, Montgomery County Stories Video Series. December 2005. <https://www.youtube.com/watch?v=9XRZo0fQRPO>



Figure 52: 1967 photograph taken in the basement of the original chapel. Pictured left to right starting from the pole: Rebecca Brown Dove (seated with baby), Shirley M. Young, Florence Chase Dove (dark hat), Virginia Baker. Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/home>

Acting on the momentum created by SOS, and general increased interest and optimism surrounding the revitalization of Scotland (intertwined and coinciding with the expanded Scotland A.M.E. Zion Church addition), Norman Christeller, lawyer, and Herbert S. Colton, former employee of the U.S. Department of Housing and Urban Development (HUD), along with others formed the non-profit, Scotland Community Development, Inc., in order to qualify for a HUD planning grant.⁵⁸ Melvin Crawford served as the President of Scotland Community Development.⁵⁹ Partnering with the SOS, Scotland Community Development received a \$78,400 HUD grant in 1965 to spearhead a new housing plan for Scotland. The grant funding was used for legal advice and general design services.⁶⁰ Scotland Community Development ultimately negotiated and secured ten acres (not including the Scotland A.M.E. Zion Church property) on which to build new housing. Generations of uncharted family wills, and both official and unofficial sales of land greatly complicated the land acquisition process, requiring the purchase of many small, privately-owned parcels (some individuals owned as little as 1/348 acre).⁶¹ The Scotland Community Development team of architects, developers, lawyers, and contract negotiators worked with SOS members and Scotland residents to finalize designs for 100 new government-subsidized affordable townhouses (25 owned units and 75 rental units). The design of the townhouses is primarily credited to Rurik (Rick) Eckstrom, A.I.A.⁶² Eckstrom had involved his alma matter, Yale University, and the project was assigned to a master's level architecture class. The resulting 13 designs, however, were considered to have largely missed the mark, resembling "new Georgetown's."⁶³

⁵⁸ Levine, p.132.

⁵⁹ James D. Dilts, "The Changing City: Swinging Scotland, a Negro Community Re-Houses Itself." *The Baltimore Sun* (December 15, 1968), p. 89.

⁶⁰ Levine, p.132.

⁶¹ Nikki Hauspurg, "Save Our Scotland: An Interview with Joyce Bernhardt Siegel," St. Andrew's Episcopal School American Century Project (2004), p.17.

⁶² Levine, p.132; Rurik Eckstrom obituary, *Richmond Times-Dispatch* (February 2 2005). Rurik Eckstrom (1934–2005) received his bachelor of Architecture from the University of Virginia and his Master of Fine Art from Yale. He served as professor and chairman of the Department of Architecture and Landscape Architecture at North Dakota State University, and served as an environmental and historic preservation specialist for the Federal Emergency Management Agency. He was a registered architect in six states.

⁶³ Dilts, p.89. The designs by the Yale students do not appear to be digitized and publicly available.

Before the new townhouses could be constructed, the existing deteriorated houses had to be demolished. In April 1968, an official groundbreaking ceremony was attended by HUD Secretary Robert Weaver and multiple local populations (**Figure 53**). Homes (and trees) on the east side of Seven Locks Road were razed in September of 1968. By November 1968, with the assistance of grants and government funding, several new townhouses had been framed out and their mansard roofs shingled. Water and sewer lines were installed. Photographer Alan Siegel (husband to Joyce Siegel, a founding member of SOS) documented Phase One of the project and took site photographs in September, October, and November 1968 and in March 1969. The 75 rental unit townhouses were finished by spring of 1969, followed by curbs, gutters, driveways, and paved roads (**Figure 54 to Figure 57**). Upon receipt of Federal Housing Authority (FHA) approval, the first tenants moved in August of 1969.⁶⁴ In late 1970, Phase Two was kicked off with a second groundbreaking/bulldozing ceremony, and by 1971 the final 25 owned units were completed.⁶⁵ The project is estimated to have cost \$1.5 million overall.⁶⁶



Figure 53: April 21, 1968 photograph of HUD Secretary Robert Weaver, left, walking through Scotland community for the groundbreaking ceremony prior to demolition. Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/home>



Figure 54: c.1968 rendering of new townhouses, likely by architect Rurick Eckstrom. Source: "The Changing City: Swinging

⁶⁴ "Scotland Photo Gallery: Construction: 1968-1969." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/construction>

⁶⁵ "Scotland Photo Gallery: Second Groundbreaking: November 1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/second-groundbreaking>

⁶⁶ Claudia Levy, "Negro Town Is Reborn In Suburb," *The Washington Post* (April 22, 1968).

Scotland, a Negro Community Re-Houses Itself," The Baltimore Sun (December 15, 1968), p.68.



Figure 55: 1970 aerial image, showing Seven Locks Road and the Scotland A.M.E. Zion Church (indicated with red arrow). Note the partially completed new Scotland community, and increased development in the surrounding areas. Source: Historicaerials.com. Edited by EHT Tracerics, Inc.



Figure 56: Summer 1969 photograph of newly completed townhouses (Phase One). Source: "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotoalbum/home>



Figure 57. 1972 USGS Map with Zion Church depicted. Scotland community circled in red. Source: United States Geological Survey map of Rockville (1972).

The tenants and owners of the new townhouse units included both existing Scotland residents and individuals moving from elsewhere.⁶⁷ In 1971, some 90 percent of original Scotland residents remained in the community. By 1998, of the approximately 500 residents in Scotland, only 33 percent were original (pre-1968) residents.⁶⁸ Today, the community is managed by the Scotland Community Civic Association, and a handful of residents can claim to be descendants of Scotland founders.⁶⁹ The church continued to play an active role in the community. The new addition enabled the church to comfortably welcome its robust congregation (**Figure 58** and **Figure 59**). More recently, in 2019, the church suffered flood damage that has forced services to temporarily be held in Gaithersburg, Maryland. Fundraising efforts to conduct repairs are ongoing.⁷⁰

⁶⁷ "Community Cornerstones," p.7.

⁶⁸ Maryland-National Capital Park and Planning Commission, "2002 Approved and Adopted Potomac Subregion Master Plan," (April 2002), p.141.

⁶⁹ Rathner, p.1.

⁷⁰ Scotland A.M.E. Zion Church. <https://scotlandamezion.org/>. Donations can be submitted via the church website or mailed to the current pastor, Dr. E. Huggins, at 10902 Seven Locks Road, Potomac, MD, 20854.



Figure 58: March 22, 1969 photograph of the southwest elevation of Scotland A.M.E. Zion Church, looking north. Source: "Community Cornerstones: A Selection of Historic African American Churches in Montgomery County, Maryland," Heritage Montgomery (2012).



Figure 59: 1975 photograph of the primary southwest elevation and southeast side elevation of Scotland A.M.E. Zion Church, looking northeast. Photo taken by Michael F. Dwyer on May 12, 1975. Source: M-NCPPC, "Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places, National Parks Service: Zion Church/Scotland," (May 12, 1975).

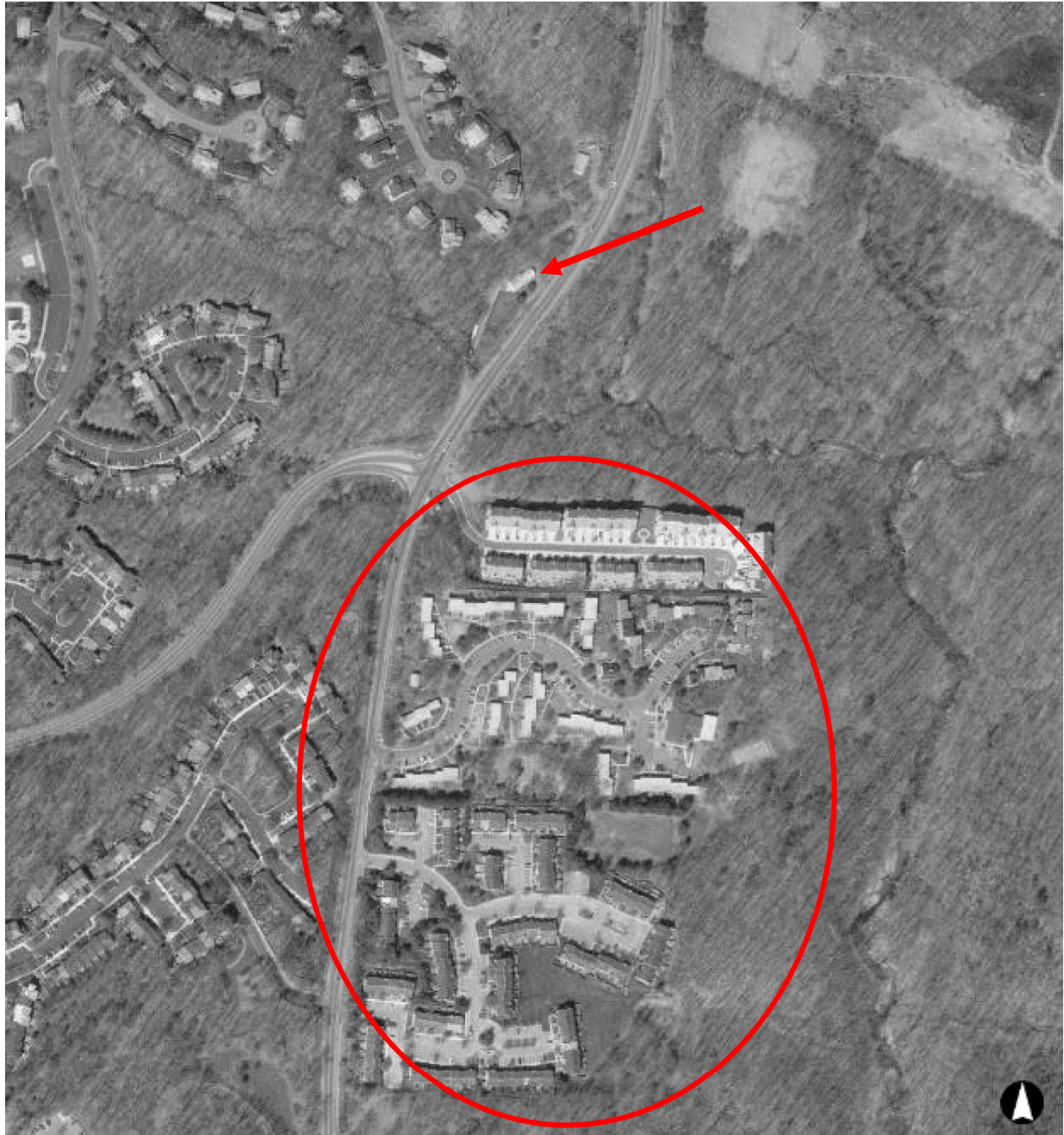


Figure 60: 1993 aerial image showing the Scotland A.M.E. Zion Church (indicated with red arrow) and the nearby Scotland community (circled in red), redeveloped in 1968-1971. Source: Montgomery County GIS. Edited by EHT Tracerics, Inc.

Historic Significance

Historic Preservation Status

The Scotland A.M.E. Church at 10902 Seven Locks Road in Potomac, Maryland, is a historic landmark included on the Montgomery County Master Plan for Historic Preservation and listed in the Maryland Inventory of Historic Properties (Resource #29/015). The resource was evaluated by the Maryland-National Capital Park and Planning Commission in 1975 and the Maryland Historical Trust in 1992; both evaluations found the property eligible for the National Register of Historic Places (NRHP).⁷¹ It was added as an individual site in the Montgomery County Master Plan for Historic Preservation as part of the Potomac Subregion Master Plan in 2002. As such, any new construction, modification, or renovation to the historical resource must be reviewed by the Montgomery County Historic Preservation Commission.

Statement of Significance

EHT Tracerics, Inc. concurs with the prior evaluations of 10902 Seven Locks Road, finding the Scotland A.M.E. Zion Church significant under NRHP Criterion A (Events) (and associated Montgomery County Criteria for Designation #1) at the local level, for its religious and cultural associations.⁷² EHT Tracerics proposes a period of significance of 1915-1967, reflecting the years of the church's original construction in 1915-1924 and continuing to 1967, the year of the church's expansion and, also, the year preceding the demolition of Scotland residences. The Scotland A.M.E. Zion Church, believed to be the only early twentieth-century building to survive in the Scotland community, is well-recognized as a pillar of the community. The church has been in continuous use as place of worship for the Scotland A.M.E. Zion Church since its completion in 1924. The church was inextricably intertwined with the Scotland community. Because the community had so few tangible infrastructure resources, the church facilitated a sense of connection and unwavering support. The congregation was like family. Not only did the church services themselves bring the community together, but the church additionally offered day care, tutoring, and other community events, particularly during the mid-1960s, during the era of "Save Our Scotland" (of which many church members were founding members), Scotland Community Development, Inc., and the resulting redevelopment of the Scotland community.

The years 1924 to 1967 represent the era during which the Scotland A.M.E. Church served and supported a struggling, tight-knit community living without running water and electricity. In 1965, the County extended water and sewer service to the A.M.E. Zion Church, giving the community its first running water and plumbing. The redevelopment of the Scotland community beginning in 1968 somewhat alleviated the pressures on the church, as did the establishment of public transportation (bus service) in 1966 and the construction of the Scotland Community Center in 1975.⁷³ While the church continued (and continues to this day) to provide a sense of community and connection for its congregation and members of the broader society, the intensity and urgency of this role lessened after 1967. Also note that while the church is significant for its pivotal role in the Scotland community, it is also significant within the context of the larger Montgomery County as an African Methodist Episcopal church. Dwindling numbers of early

⁷¹ Michael F. Dwyer, Senior Park Historian for the M-NCPPC, "Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places, National Parks Service: Zion Church/Scotland," (May 12, 1975); Robert D. Rivers, Historic Planner for the M-NCPPC, "Maryland Historical Trust State Historic Sites Inventory Form: Scotland A.M.E. Zion Church," (July 1992).

⁷² Montgomery County Historic Preservation Ordinance, Sec. 24A-3, "Master plan for historic preservation; criteria for designation of historic sites or districts."

⁷³ The community center was demolished and replaced in 2014 with the existing Bette Carol Thompson Scotland Neighborhood Recreation Center at 7700 Scotland Drive.

twentieth century African American churches in Montgomery County has placed the Scotland A.M.E. Zion Church on a short list of surviving institutions.⁷⁴

The property does not appear significant under Criterion B (Persons). Although various members of the church made invaluable contributions to the Scotland community, no one individual appears so well-associated with the church building itself to merit Criterion B significance. Joyce Siegel, similarly, was a key player in Scotland's late 1960's transition. She was later awarded the Smith College Medal in 1970, the Montgomery County Board of Realtor's "Make America Better" Award in 1969, the "Community Service Award" from the Washington Chapter of the National Conference of Christians and Jews in 1970, the Montgomery County Neal Potter Lifetime Service Award in 2013, and a place in the Montgomery County Human Rights Hall of Fame.⁷⁵ However, her efforts were targeted at the Scotland community at large, and were not exclusively associated with the Scotland A.M.E. Zion Church.

The vernacular building is not considered a good example of a particular architectural style and does not appear significant under Criterion C (Architecture) (and associated Montgomery County Criteria for Designation #2). The large front addition required the demolition of the chapel's original façade, and more than doubled the original footprint of the building. Scotland A.M.E. Zion Church's significance as an early-twentieth century, rural, African American church is best understood under Criterion A, due to its close associations with the development and growth of the Scotland community, rather than Criterion C. The property was not evaluated under Criterion D (Archeology) but appears to be a good candidate for future archeological evaluation due to the cemetery remnants.

Integrity

Integrity is defined as the ability of a property to convey its historic significance. The NRHP identifies the following seven aspects used in the assessment of historic integrity: location, design, setting, materials, association, workmanship, and feeling. A property need not retain all seven aspects in full, but it must retain those that relate directly to its area and period of significance.

The Scotland A.M.E. Zion Church retains integrity and continues to convey its significance under NRHP Criterion A (Events) as a religious institution of particular cultural importance to the local community. The construction of the front addition in 1963-1967 adversely impacted the building's original architectural design, resulting in a doubled footprint and loss of the original chapel façade and entrance. New materials were introduced, such as concrete masonry units and Modern windows. However, these modifications occurred within the period of significance. Integrity of setting is somewhat diminished as the result of encroaching residential development to the northwest, and the re-routing of Seven Locks Road that occurred between 1957 and 1963, which altered the church's relationship and orientation to the Scotland Community. However, the surroundings remain heavily wooded, and the presence of Seven Locks Road as a major suburban thoroughfare (albeit re-routed from the west to the east side of the church) remains much as it did in the early and mid-twentieth century. Integrity of location is intact, as the building has not been moved from its original site. While the addition negatively impacted the architectural integrity

⁷⁴ "Community Cornerstones," p.7. Scotland A.M.E. Zion Church is one of six historic A.M.E. Zion churches established in the County, of which only one original structure is known to remain extant: Gibson Grove A.M.E. Zion Church organized in 1898, with an extant building at 7700 Seven Locks Road in Carderock Springs. The building at 7700 Seven Locks is no longer used for religious purposes.

⁷⁵ Nikki Hauspurg, "Save Our Scotland: An Interview with Joyce Bernhardt Siegel," St. Andrew's Episcopal School American Century Project (2004), p.4.

of the original chapel, it was constructed during the identified period of significance. The addition represents the growth of the congregation as well as the growth of the church's important role in the community. Therefore, overall, the Scotland A.M.E. Zion Church retains integrity.

Identification of Character-Defining Features

The Scotland A.M.E. Zion Church retains integrity and conveys its significance in large part because of its evident character-defining features. Character-defining features are prominent or distinctive aspects, qualities, or characteristics of a historic property that contribute significantly to its physical character. These features can be expressed in terms of form, proportion, structure, plan, style, materials, and ornamentation. The church property at 10902 Seven Locks Road has a period of significance of 1924-1967 and is significant as a continuous use as place of worship for the Scotland A.M.E. Zion Church and as a pillar of the Scotland community. Character-defining features of the property include, but are not limited to:

- Proximity and relationship to the Scotland Community (located approximately a third of a mile south of the church)
- Proximity to Seven Locks Road (despite the re-orientation of the road shifted from west to east of the church between 1957 and 1963, this change is within the period of significance)
- Mature trees (Tulip Poplars) at northern portion of the property
- Foundation plantings around church (many planted by church members following construction of the addition)
- Alignment of drive-thru following location of original Seven Locks Road (paving and parking areas are not character-defining)
- Open space former cemetery northeast of the church
- One-story, rectangular-plan, gable-roofed building with symmetrical massing
- Character-defining features of the original chapel volume (constructed 1915-1924)
 - Wood-frame construction
 - Horizontal wood German siding
 - Projecting rear shed-roofed volume with exposed rafter tails (originally containing church altar)
 - Regularly spaced and sized fenestration at side elevations, including original two-over-thirteen light, double-hung, wood-frame windows with painted glass, topped with pediment-style wood moldings; the bottom lights feature painted inscriptions that appear to name and honor founding members of the congregation
 - Two one-over-one, double-hung, wood-frame, painted glass windows at rear projecting volume (one facing southeast, one facing northwest)
- Character-defining features of the front addition volume (1963-1967)
 - Concrete masonry unit (CMU) construction (exposed at exterior) with slightly deeper horizontal joints emphasizing horizontality and relationship to wood siding at original portion
 - Front entry vestibule with a gable roof and plywood pediment
 - Modest metal steeple structure near southwest end of volume

- Regularly spaced and sized fenestration at the southeast and northwest side elevations, including two-over-two, double-hung, wood-frame windows (based on historic photographs, the extant modern plastic film appears to have been added at a later date sometime after 1968)
- Fenestration at the façade, including two porthole windows framing the entry vestibule and a fan-light window above the entry vestibule

Conclusion and Recommendations

The Scotland A.M.E. Zion Church, constructed in 1915-1924 and 1967, is a significant historic resource associated with the founding and growth of the Scotland Community in Montgomery County, Maryland. In recognition of its significance to the community and Montgomery County, the church property was included on the Montgomery County Master Plan for Historic Preservation in 2002. By virtue of its inclusion in the County Master Plan for Historic Preservation, the historic church building and environmental setting are protected under the Montgomery County Historic Preservation Ordinance (Montgomery County Code Chapter 24A: Historic Resources Preservation Regulations). As the property owner and project team embarks on important efforts to stabilize the building, implement mitigation measures to avert future flooding, and restore, expand and modernize the church building, solutions should be sensitively designed and implemented to ensure the continued preservation of the church and its functionality for the community while also maintaining its historic associations and character-defining features.

Recommendations:

- Rehabilitate the historic building and property to meet regulatory and functional requirements while retaining and preserving historic features that date to the building's period of significance. In some instances, historic elements, such as the c. 1924 decorative windows, will require restoration.
- Follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and specifically the Standards for Rehabilitation. The Standards are used as the basis for the evaluation of proposed work requiring a Historic Area Work Permit (HAWP) in Montgomery County.
- Consult the National Park Service's *Guidelines on Flood Adaption for Rehabilitating Historic Buildings* (November 2019) when assessing flood mitigation strategies for the property (<https://www.nps.gov/tps/standards/rehabilitation/flood-adaptation-guidelines.pdf>.)
- Where necessary, replace deteriorated historic fabric or features in-kind to match the original in material and appearance.
- Design new interventions or new additions in a manner that is contemporary in spirit and design but referential to the character of the historic c.1924 and 1963 building. Per the Standards for Rehabilitation, the design should include considerations of scale, material character, and use. They should also be sufficiently flexible and reversible so that if removed in the future, the essential form and integrity of the historic property would be unimpaired.
- Prepare as-built drawings and photographic documentation of the church to record its physical appearance prior to initiating the proposed project.
- Consider performing an archeological investigation on the property, including use of Ground Penetrating Radar (GPR) to determine the presence or extents of the cemetery.

- Continue to engage with the church leadership and members to enhance understanding of the history and significance of the church and the Scotland community. Consider collecting archival church materials and donate records to an archive such as the Montgomery County Historical Society.

Perform additional in-person archival research at the Montgomery County Historical Society once accessible.

Bibliography

Antunovich Associates. "Scotland A.M.E. Zion Church Proposed Concept Drawings." July 2020.

Baist, G. Wm. *Baist's map of the vicinity of Washington D.C.* Philadelphia: G. Wm. Baist, 1918. Map.
<https://www.loc.gov/item/87691477/>.

"Community Cornerstones: A Selection of Historic African American Churches in Montgomery County, Maryland." Heritage Montgomery. 2012.

County Council for Montgomery County, Maryland. "Resolution 9-1711: Old Seven Locks Road...DOT Docket No. AB-491." March 23, 1982.

Dilts, James. D. "The Changing City: Swinging Scotland, a Negro Community Re-Houses Itself." *The Baltimore Sun*. December 15, 1968.

Dwyer, Michael F., Senior Park Historian for the M-NCPPC. "Maryland Historical Trust Worksheet Nomination Form for the National Register of Historic Places, National Parks Service: Zion Church/Scotland." May 12, 1975.

Goldstein, Wayne. "Civil Rights and wrongs in Montgomery County in 2008." *The Montgomery Sentinel*. January 24, 2008.

Gordon, Chris and Iris Vukmanovic. "Historic Black Church in Montgomery Co. Remains Damaged by Summer Flood." NBC Washington. February 21, 2020.

10902 Seven Locks Road, Potomac Maryland. Historicaerials.com

Hauspurg, Nikki. "Save Our Scotland: An Interview with Joyce Bernhardt Siegel," St. Andrew's Episcopal School American Century Project. 2004.

Hopkins, Griffith Morgan, Jr. *Atlas of fifteen miles around Washington, including the county of Montgomery, Maryland*. Philadelphia: G.M. Hopkins, 1879, 1879. Map.
<https://www.loc.gov/item/87675339/>.

Hopkins, Griffith Morgan, Jr. *The vicinity of Washington, D.C.* Philadelphia: Griffith M. Hopkins, C.E, 1894. Map. <https://www.loc.gov/item/88693364/>

"House Breaking Day." Three-minute video footage recorded September 9, 1968 now part of the Voice of America Archives, Moving Images of "Washington Correspondent" Material series, Records of the U.S. Information Agency, National Archives and Records Administration (306-WC-1197). The video clip is included in Montgomery History's Scotland Photo Gallery.
<https://sites.google.com/view/scotlandphotogallery/house-breaking-ceremony>

Kelly, Clare Lise. *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland. Maryland-National Capital Park and Planning Commission*. 2011.

Levine, Harvey A. "The Resurrection of 'Scotland.'" *The Montgomery County Story*. Volume 43, No. 2. May 2000.

Levy, Claudia. "Negro Town Is Reborn In Suburb." *The Washington Post*. April 22, 1968.

Martenet, Simon J, Martenet & Bond, and Schmidt & Trowe. *Martenet and Bond's map of Montgomery County, Maryland*. Baltimore: Simon J. Martenet, 1865. Map.
<https://www.loc.gov/item/2002620533/>.

Maryland-National Capital Park and Planning Commission. "2002 Approved and Adopted Potomac Subregion Master Plan." Approved by the Montgomery County Council and adopted by the M-NCPPC in April 2002.

McGuckian, Eileen. "Black Builders in Montgomery County 1865-1940." *The Montgomery County Story*. Volume 35, No. 1. February 1992.

MDLandrec. <https://mdlandrec.net/main/index.cfm>

"Montgomery County Cemetery Inventory Revisited: Burial Site Information for Scotland AME Zion Church Cemetery, Inventory ID no.264." *Montgomery Preservation*. May 2, 2018.

"Montgomery County GIS Tool: Designated Historic Sites and Districts."
<https://montgomeryplanning.org/planning/historic/research-and-designation/gis-tool/>

"Montgomery County GIS Systems: Digital Aerial Photo Image Server."
<https://www.montgomerycountymd.gov/gis/maps/imgservr.html>

"Scotland A.M.E. Zion Church." *Paths to the Present, Montgomery County Stories Video Series*. December 2005. <https://www.youtube.com/watch?v=9XRZo0fQRPO>

"Plans to Prosper You: Reflections of Black Resistance and Resilience in Montgomery County's Potomac River Valley." Presented by the American University Museum Project Space. June 15-August 11, 2019.

Rathner, Janet Lubman. "Generations of Residents Settle Down in Scotland." *The Washington Post*. June 18, 2005.

Rivers, Robert D., Historic Planner for the M-NCPPC. "Maryland Historical Trust State Historic Sites Inventory Form: Scotland A.M.E. Zion Church." July 1992.

Rosario, IvyLee. "Affordable MD Townhomes Undergoing \$14M Rehab." *Multi-Housing News*. December 19, 2017. <https://www.multiphousingnews.com/post/affordable-md-townhomes-undergoing-14m-rehab/>

Scotland A.M.E. Zion Church Proposed Project Drawings: 1997 (no architect listed) and 2011, credited to Eileen Jenkins.

Sgambelluri, Sabrianna. "African American Episcopal Zion (AMEZ) Church." *BlackPast*. July 16, 2018.

Siegel, A. "'Plans to Prosper You': a university museum gets it right re African American communities." *Daily Kos*. June 19, 2019.

Siegel, Alan, photographer. "Scotland Photo Gallery: 1966-1970." Siegel Collection held by Montgomery History. <https://sites.google.com/view/scotlandphotogallery/home>

Simons, Sasha-Ann. "Out From The Shadows: Montgomery County's Historic Black Communities Are The Focus Of New Exhibit." WAMU. July 30, 2019.

Tan, Rebecca. "Lifting up a community that's at risk of being forgotten." The Washington Post. July 5, 2019.

United States Geological Survey maps of Rockville (1956 and 1965).
<https://ngmdb.usgs.gov/topoview/viewer/#15/39.0329/-77.1597>