



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 E-mail: DGRIMBALL@ANTUNOVICH.COM  
(ATTN: DESMOND GRIMBALL)

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 FOR REAR SETBACK & TANDEM PARKING HAS BEEN OBTAINED (CASE #A-6718)

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 1/11/2022  
Signature of owner or authorized agent Date

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

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

**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:

THE ENCLOSED OUTLINES PROPOSED LIMITED REVISION TO PREVIOUSLY APPROVED HAWP #961430. SCOPE MODIFICATION IS LIMITED TO THE FOLLOWING:

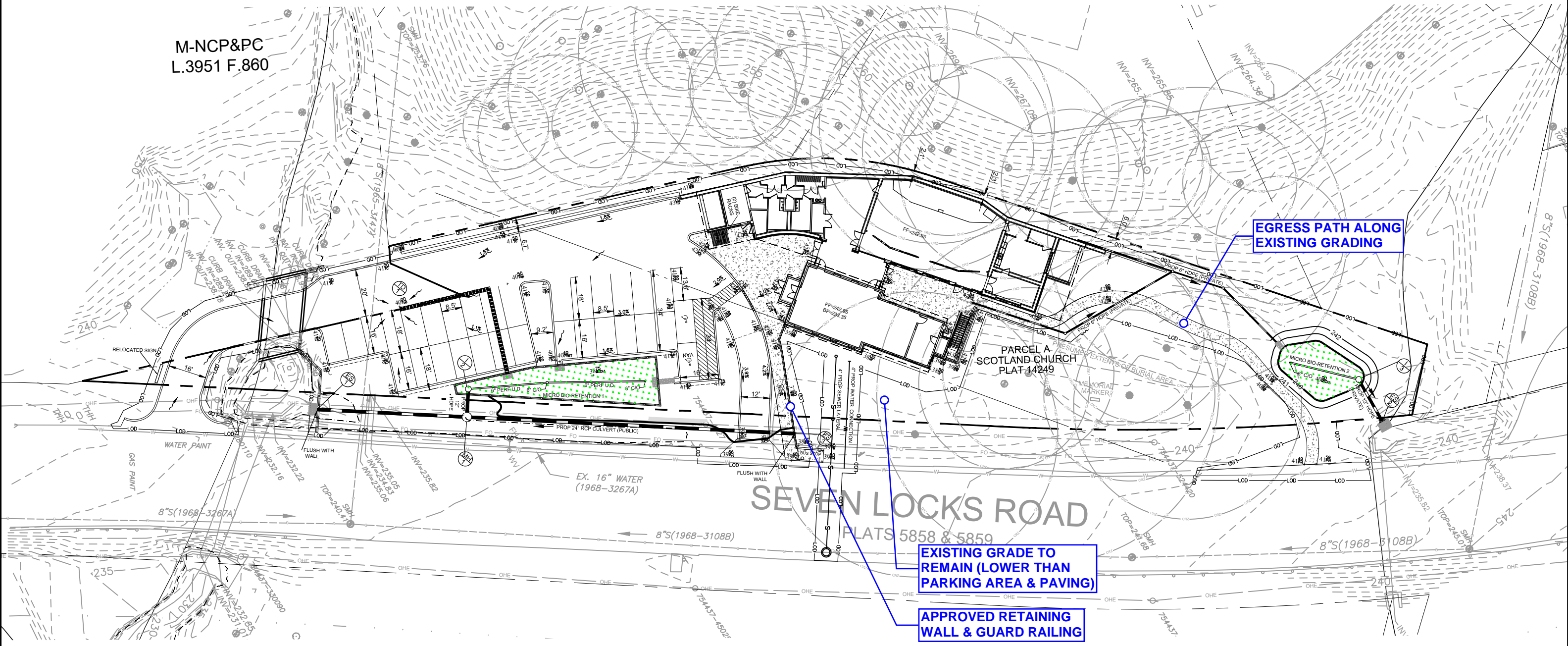
1. WE PROPOSE TO FILL/LIFT THE GRADE OF THE FRONT YARD OF THE EXISTING BUILDING (IN LIEU OF MAINTAINING THE EXISTING GRADE AS PREVIOUSLY APPROVED).
2. WE PROPOSE TO TRANSITION FROM THE LIFTED GRADE TO THE EXISTING-TO-REMAIN LOWER GRADE OF THE BURIAL AREA WITH A BERM (IN LIEU OF THE RETAINING WALL AS PREVIOUSLY APPROVED).
3. WE PROPOSE TO RELOCATE THE REAR/NORTH EGRESS PATH ALONG THE LIFTED FRONT YARD (IN LIEU OF RUNNING IT FURTHER NORTH ALONG THE EXISTING GRADING).

# SITE GRADING PLAN

AS PREVIOUSLY APPROVED

PREVIOUSLY APPROVED

M-NCP&PC  
L.3951 F.860



SCALE: 1"=30'



2101 Gaither Road, Suite 340  
Rockville, MD 20850  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

**SCOTLAND AME ZION CHURCH**  
10902 SEVEN LOCKS ROAD  
ROCKVILLE, MD 20854

December 2021

# SITE GRADING PLAN

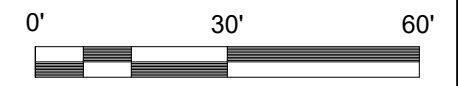
PROPOSED REVISION TO FRONT GRADING

**PROPOSED  
CHANGE**

M-NCP&PC  
L.3951 F.860



SCALE: 1"=30'



2101 Gaither Road, Suite 340  
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301.948.8300 Fax: 301.258.7607  
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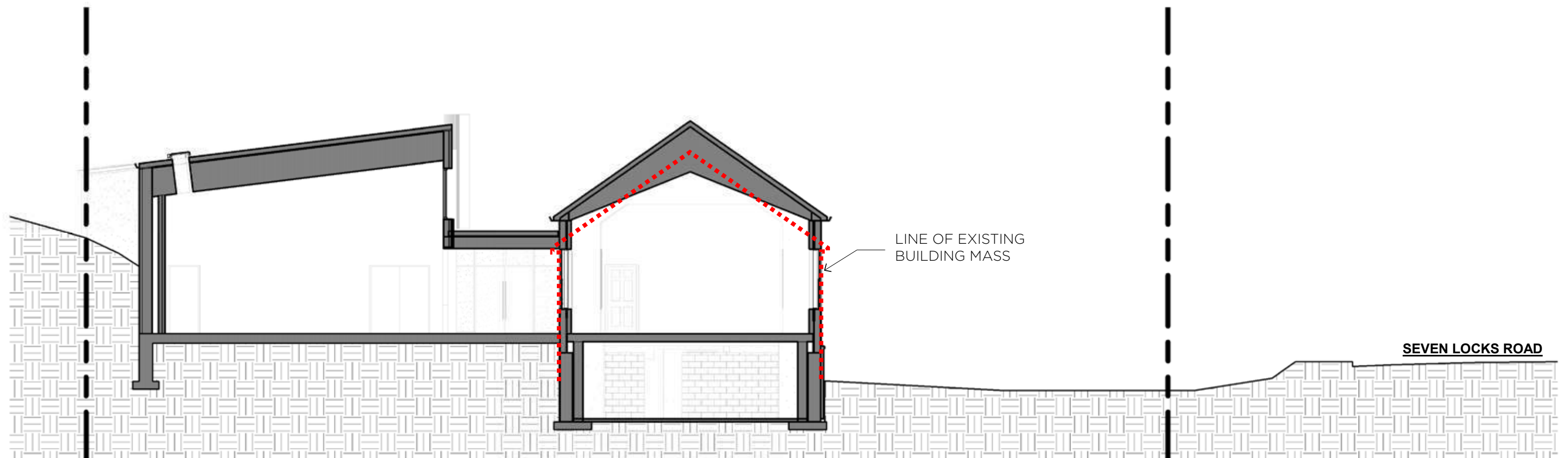
**SCOTLAND AME ZION CHURCH**  
10902 SEVEN LOCKS ROAD  
ROCKVILLE, MD 20854

December 2021

# SECTION - NORTH THRU ALTERATION

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

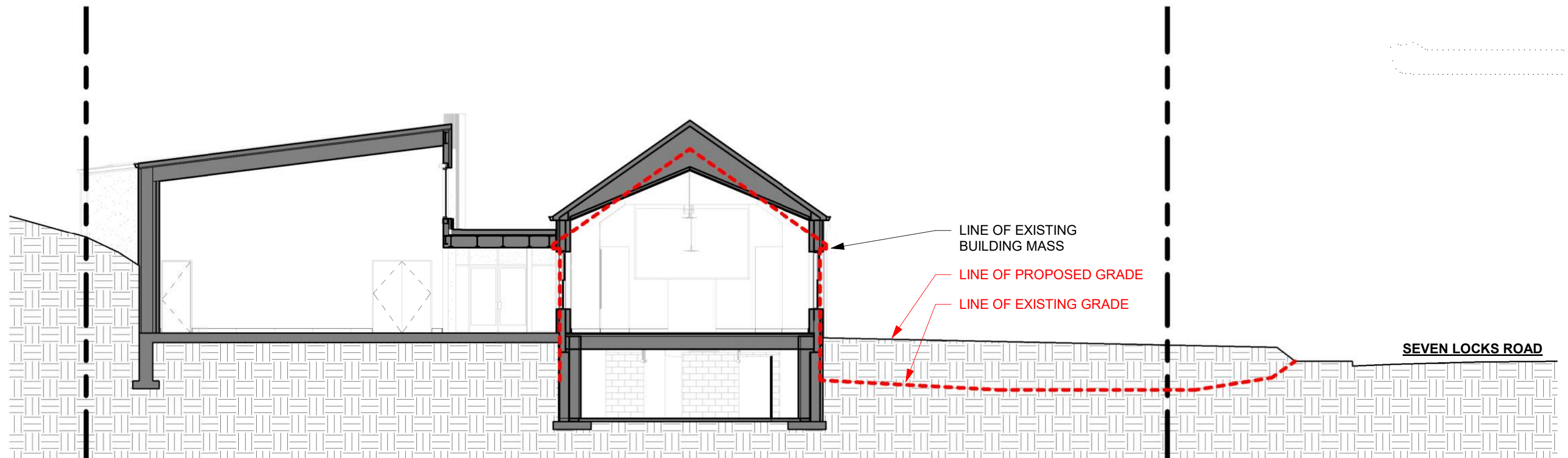
PREVIOUSLY  
APPROVED



# SECTION - NORTH THRU ALTERATION

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

**PROPOSED  
CHANGE**





# NORTHWARD VIEW

PREVIOUSLY  
APPROVED



# NORTHWARD VIEW

**PROPOSED  
CHANGE**



# SOUTHWARD VIEW

PREVIOUSLY  
APPROVED



APPROVED RETAINING  
WALL & GUARD RAILING

EXISTING GRADE TO  
REMAIN (LOWER THAN  
PARKING AREA & PAVING)

EGRESS PATH ALONG  
EXISTING GRADING

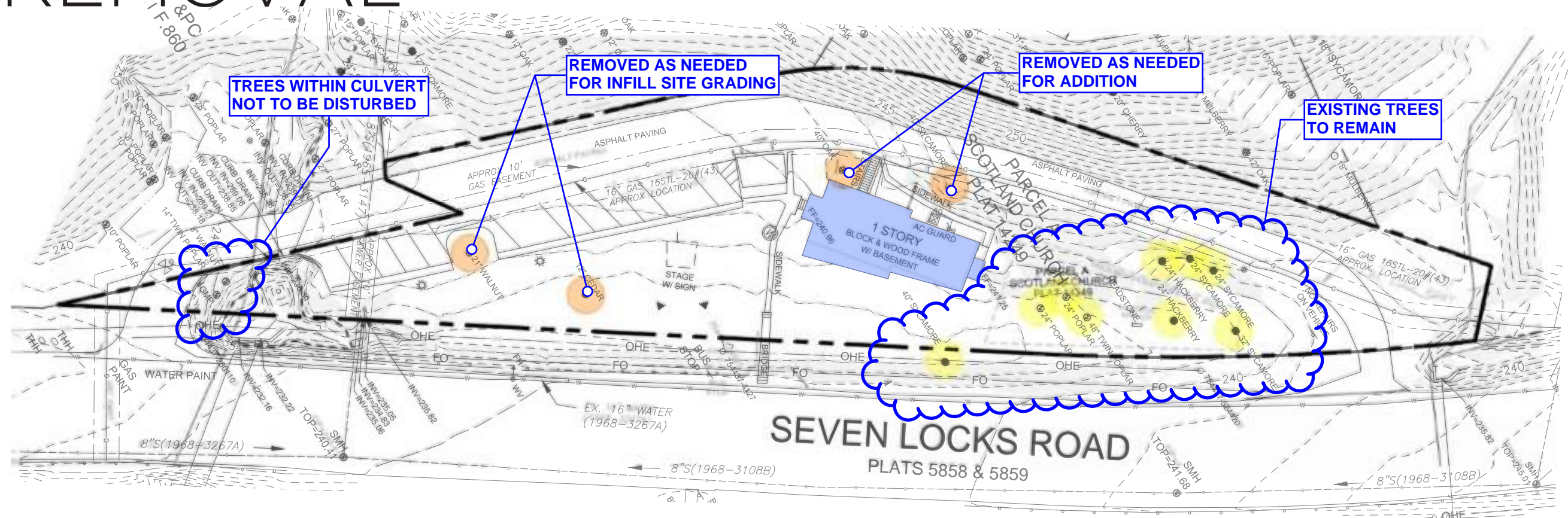
# SOUTHWARD VIEW

**PROPOSED  
CHANGE**

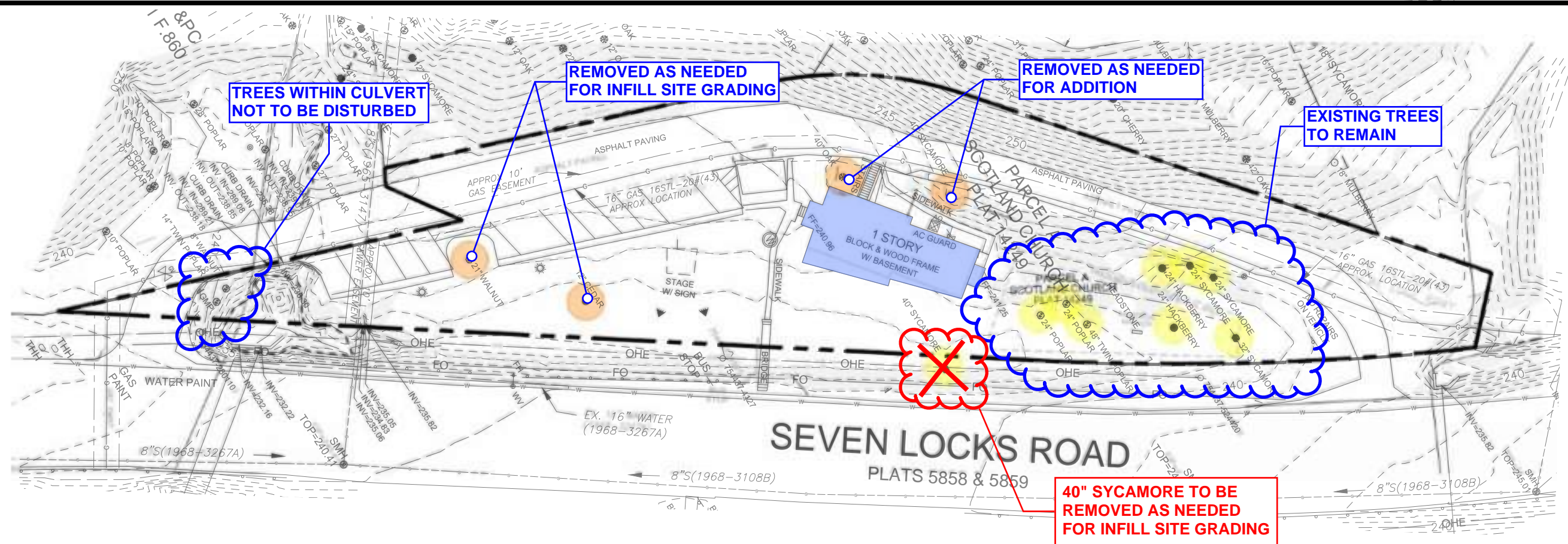


# TREE REMOVAL

**PREVIOUSLY APPROVED**



**PROPOSED CHANGE**



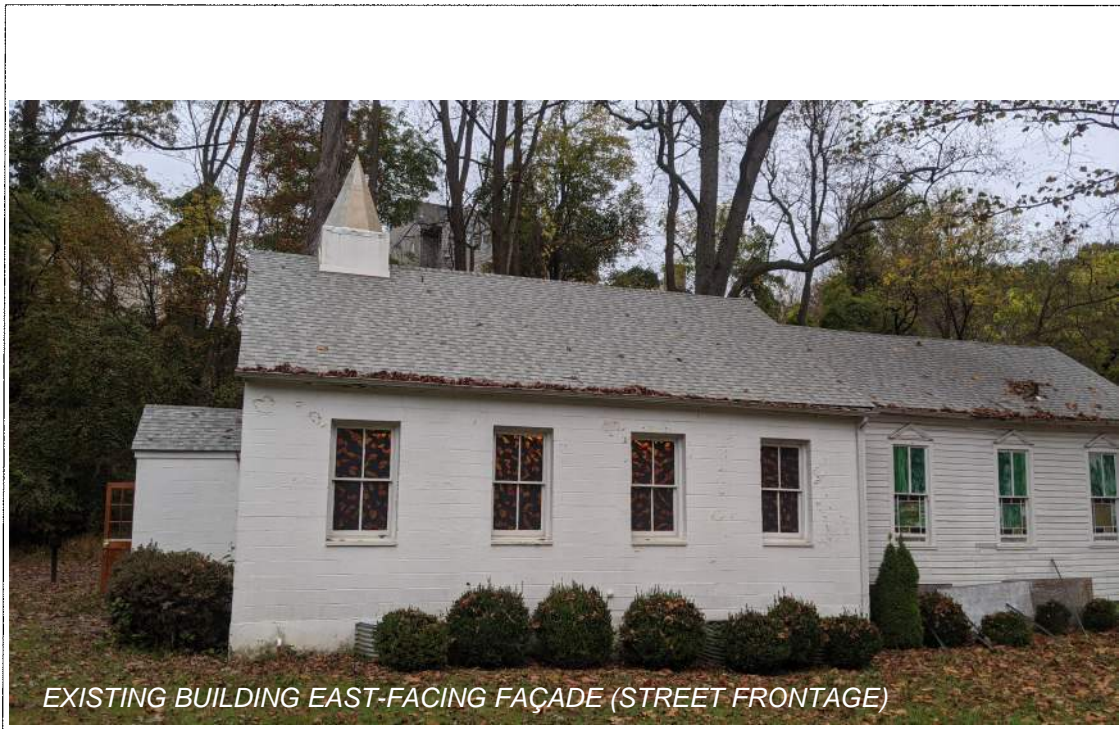
Existing Property Condition Photographs (duplicate as needed)



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

**Existing Property Condition Photographs** (duplicate as needed)



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



Detail: EXISTING BURIAL AREA TO REMAIN UNDISTURBED



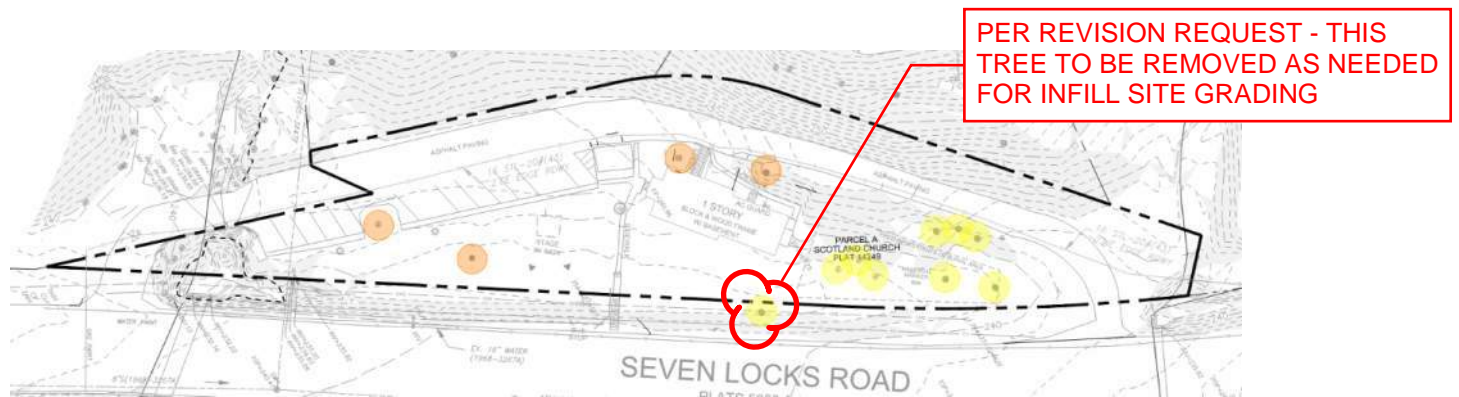
# Glenstone

Scotland African Methodist Episcopal Zion Church

Tree Health Evaluation

Michael Burke

ISA Certified Arborist # PD – 1910A



The following tree health report consists of information and photos gathered on 8/23/2021 at 10902 Seven Locks Rd, Potomac MD. Tree health will be detailed for trees proposed for removal in preparation for construction. Trees proposed for removal are shown in orange on the plan (above) and will be detailed in order (as shown) from left to right.

Glenstone Museum  
(301) 983-5001  
12002 Glen Road  
Potomac, Maryland 20854

[glenstone.org](http://glenstone.org)

Tree 1: 20" dbh Black Walnut

Based on visual observation, the above ground portion of this tree appears to be in good condition. The tree has a heavy lean in the direction of Seven Locks Rd. The root flare of this tree is buried which has likely negatively impacted overall tree health and anchorage. The parking lot location is poor for this species due to the nuisance caused by the large and numerous walnuts it produces. My overall impression of this tree is that removal is warranted.



Tree 2: 7" dbh American Hornbeam

Based on visual observation, the above ground portion of this tree appears to be in poor condition. There is a large pocket of decay which runs from ground level and extends throughout the upper portion of the canopy. Dieback is present in the upper portion of the canopy. My overall impression of this tree is that removal is warranted.



Tree 3: 37" dbh White Oak

Based on visual observation, the above ground portion of this tree appears to be in poor condition. The canopy is unbalanced as a result heavy pruning, likely for clearance to the building. The tree has a heavy lean towards the church. The root flare of this tree is buried which has likely negatively impacted overall tree health and anchorage. My overall impression of this tree is that removal is warranted.



Tree 4: 36" dbh Tulip Poplar

Based on visual observation, the above ground portion of this tree appears to be in moderate condition. Sooty mold was present on the foliage as a result of tulip tree aphid infestation. Large co-dominant stems are present which create an increased likelihood of failure with the church being a direct target. My overall impression of this tree is that removal is warranted.

