

**Noyes Library for Young Children, Mandatory Referral No. MR2018015**

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**PB** Patrick Butler, Acting Regulatory Supervisor, Area 2 Division, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

**CS** Carrie Sanders, Chief, Area 2 Division, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

Staff Report Date: 4/05/2018

**Description**

Mandatory Referral to convert the attic into a finished second floor, renovate the first floor, add a finished basement, and add ADA compliant restrooms and elevator to the Noyes Library for Young Children (a historic structure) in Kensington.

Location: 10237 Carroll Place, Kensington, Maryland;

Zone: R-60;

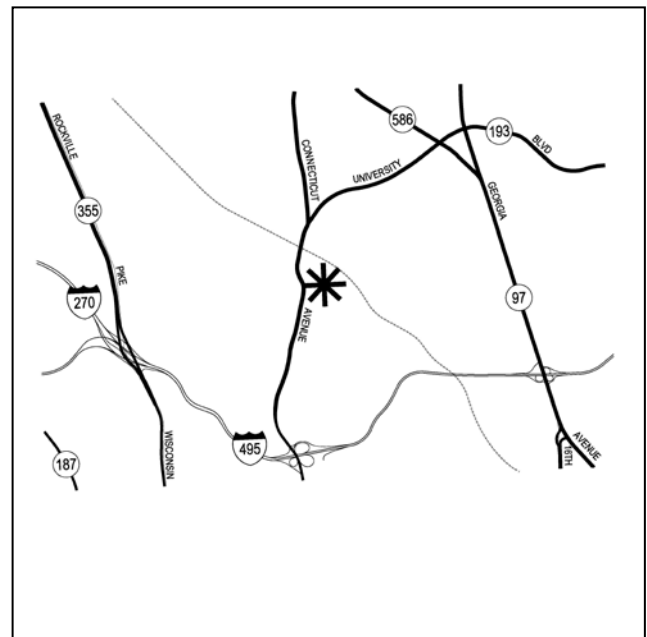
Master Plan: *2012 Kensington Sector Plan*;

Size: 0.12 acres;

Acceptance Date: February 21, 2018;

Applicant: Montgomery County Department of General Services;

Review Basis: Section 20-301 Land Use Article (Mandatory Referral)



**Summary**

- Staff recommends approval to transmit comments to the Department of General Services (DGS).
- DGS seeks to provide universal access and increase the capacity of the historic Noyes Library for Young Children by: converting the attic space into a finished second floor which will be used as a staff office/break room; adding a finished basement to enhance services offered to the community; and renovating the existing first floor and adding ADA compliant restrooms and a glass elevator to the exterior of the building.
- This Mandatory Referral meets all the requirements of Section 20-301 of the Land Use Article and is consistent with the development standards of the R-60 Zone and the *2012 Kensington Sector Plan*.
- The Planning Department's Historic Preservation staff, the Historic Preservation Commission (HPC), and the Maryland Historic Trust (MHT) all support the proposed renovations to this historic building including the all glass exterior elevator.
- The proposal qualifies for a Forest Conservation Plan exemption as a modification of an existing developed property.
- Staff has not received community correspondence regarding this application.

## RECOMMENDATION

Staff recommends that the following comments be transmitted to the Applicant:

1. The Applicant should:
  - a. Install at least one bike rack for short-term bicycle parking on the site;
  - b. Provide ADA-compliant access to the library from the existing sidewalks along the adjacent local streets and work with the City of Kensington to add any required ADA-compliant ramps as necessary;
  - c. Incorporate interpretive panels and/or public art elements into the glass elevator addition that will highlight the library's and the Town of Kensington's history. This would transform the elevator addition from a purely utilitarian necessity to a celebration of the library's and the town's heritage;
  - d. Ensure the glass elevator addition is designed for: water tightness; minimizing streaking of water down the façade; minimizing moisture collection; and conveying water from the roof of the tower in a concealed manner;
  - e. Construct the entry way to the elevator with paving materials that are consistent with the rest of the plaza. Stone pavers that are similar to the pavers currently onsite would be ideal. Asphalt should not be considered as a paving material for the access way; and
  - f. Incorporate an outdoor library stack where books can be provided for children and adults in the plaza, even when the library is closed. It could also function as a "Take-a-book, leave-a-book" micro community library, activating the plaza during off hours.
  
2. The Applicant must obtain an approved Historic Area Work Permit (HAWP) from the Historic Preservation Commission (HPC) before construction permits can be issued.

## **BACKGROUND AND SITE DESCRIPTION**

### **Background/History of the Library**

The Noyes Children's Library (formerly Noyes Library) is a small historic library in Kensington, Maryland. The Library was founded in 1893 by Crosby Noyes and Brainard Warner as a result of their interest in the movement in metropolitan areas to create small membership-based community libraries. The Noyes Library is the first community funded library in the Washington, D.C. region, which predates the Library of Congress by four years. The building was used for various purposes including town meetings, and the Presbyterian Church also gathered at Noyes before its members were able to erect their own building.

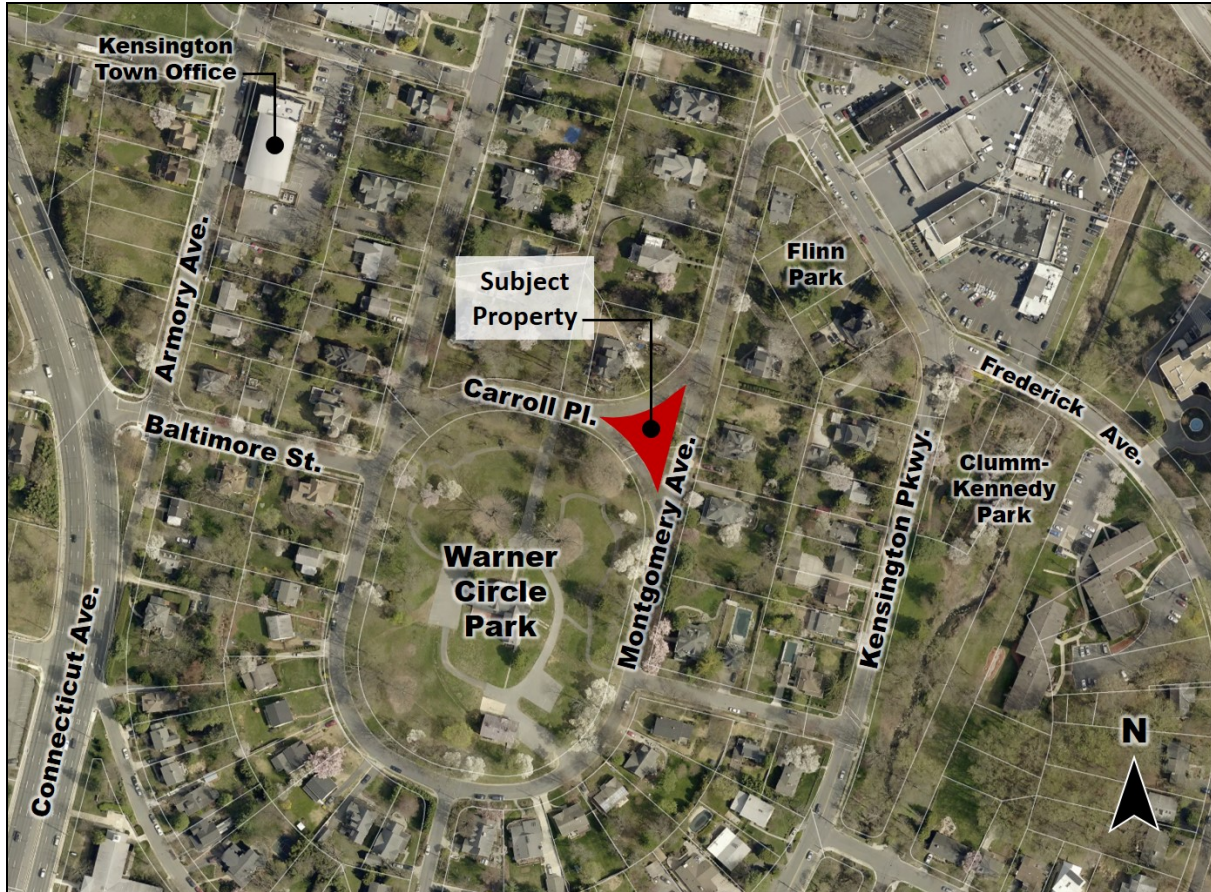
In 1951, the Board of Trustees of the Noyes Library Association agreed to incorporate the library into the newly founded Montgomery County Public Library System, where the Library would be eligible to receive County funds, rather than remain independent. In the late 1960's, against the wishes of the community, the Noyes Library was closed when the Kensington Park Library was built. The Kensington Park Library merged the collections of the smaller community libraries of Kensington, Rocking Horse, Garrett Park and Noyes. In 1972, as a result of many protests and appeals from the community, Noyes reopened as the Noyes Children's Library (formerly Noyes Library). In 1991, due to County budget cuts, the library was scheduled to be closed. However, County residents came together once more to keep the historic library open for future generations. The library's supporters formed the Noyes Children's Library Foundation, a private partnership which raised funds to enable the Library to stay open.

Today, the Noyes Children's Library is part of the Montgomery County Public Library System. It is the only library in Montgomery County, and one of only eight public libraries in the United States, that is dedicated solely to children. The mission of the library is to develop child-focused programs that could be used in other County library children's rooms, to work with special needs children, to reach out to children who cannot easily attend the usual library branch programs, and to work with groups of parents and other adults involved in services to children.

### **Site Vicinity and Description**

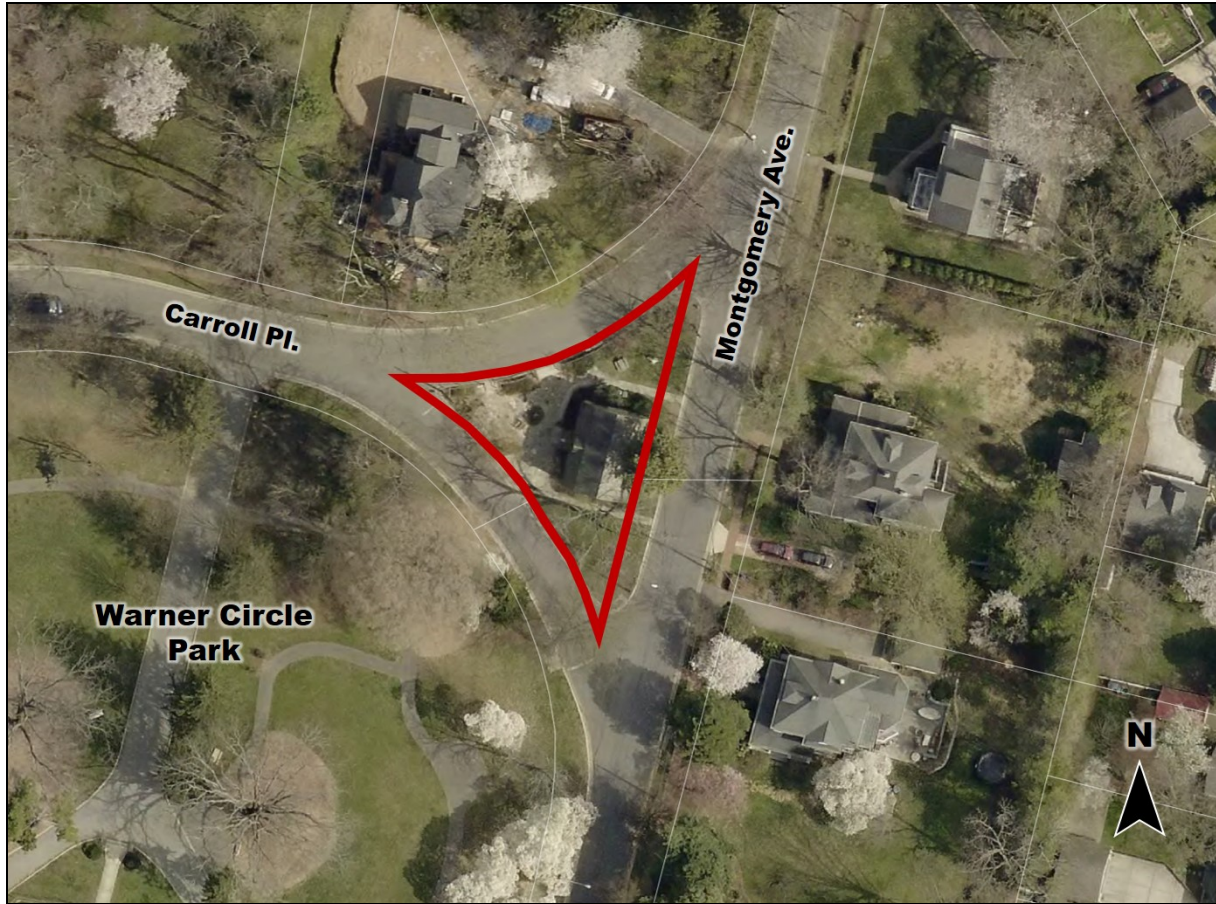
The subject site (Subject Property or Property – outlined in red in Figure 1 below) is located at 10237 Carroll Place, at the triangular intersection of Carroll Place and Montgomery Avenue, in Kensington, Maryland. It consists of one parcel, identified as Parcel P728, with a total area of approximately 0.12 acres. The Property is within the 2012 *Kensington Sector Plan* (Sector Plan) area and is zoned R-60.

The neighborhood surrounding the Property is predominantly residential, with R-60 zoned detached homes. The town center with businesses ranging from small retail stores to Kaiser-Permanente and Safeway, lies to the north of the Property. The MARC Train Kensington Station also lies to the north of the Property. Warner Circle Park is located directly across the road to the south of the Property. The Warner Circle Park was the home of Brainard Warner, the real estate broker and banker, who founded Kensington, and donated the land and built the Noyes Library.



**Figure 1: The Subject Property and Vicinity Map**

The Property (Figure 2 below) is currently improved with a single room, side gambrel-roofed building with a clapboard first floor and shingled siding above, and is served by public water and sewer. The Property is within the Lower Rock Creek Watershed, contains no streams or their buffers, wetlands or their buffers, steep slopes, 100-year floodplains, or known habitats of rare, threaten and endangered species. Access to the Property is by foot or bicycle. There is no vehicular access or parking on-site. All parking occurs within the Town of Kensington roadways along Montgomery Avenue and Carroll Place.



**Figure 2: Aerial view with Property outlined in red**

## **PROJECT DESCRIPTION**

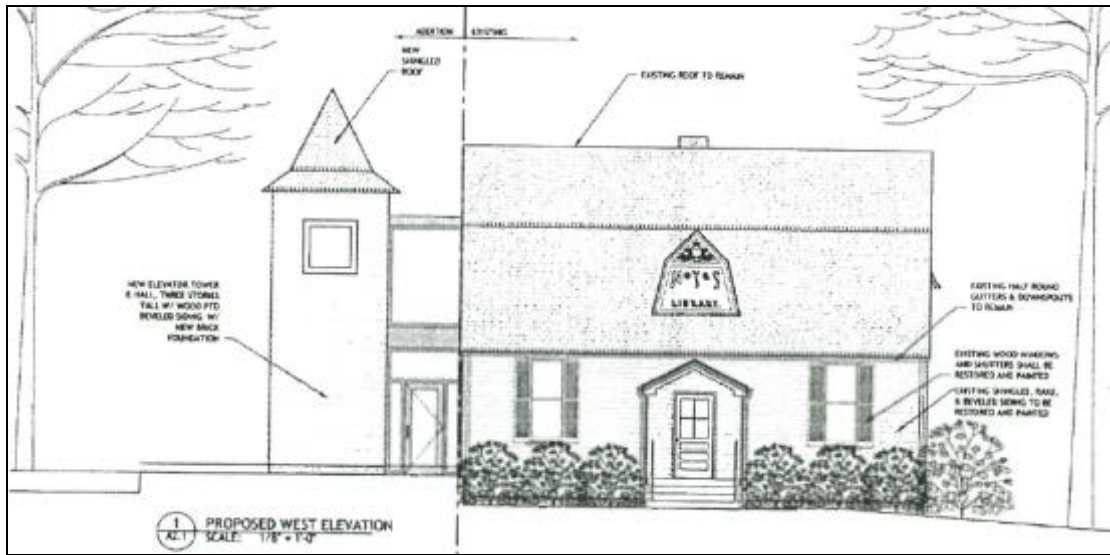
### **2013 Proposal**

In 2013, the Applicant submitted a preliminary proposal to the Historic Preservation Commission (HPC) and the Maryland Historic Trust (MHT) to:

- excavate the crawl space and convert it into occupiable space;
- convert the attic space into a usable space; and
- construct an exterior elevator tower to enable universal access to the building.

The design for the exterior elevator called for a six-foot-wide glass and spandrel hyphen with a nine-foot-wide elevator tower with wood siding and a shingled pyramidal roof to provide ADA access to the building as shown in Figure 3 below.

While both HPC and MHT were supportive of the programmatic elements of the proposal, both organizations expressed reservations about the height of the tower and its cladding. It was communicated to the Applicant that the tower as proposed would detract from the original historic structure. The HPC and MHT both recommended revisions to the design that would lower the tower in height and use materials that would not visually compete with the historic building. A copy of MHT'S letter is attached (Attachment 1).



**Figure 3: 2013 Proposal, showing the wood siding elevator tower with shingle pyramid roof**

### 2017 Proposal to HPC and MHT

In 2017, the Applicant submitted two revised schemes for the design of the hyphen and elevator tower to the HPC and MHT for review. The hyphen design was constructed from glass panels in both the proposals. Following the recommendation of the HPC, in both schemes, the elevator towers had been converted to flat roofs that were lowered to their minimal height. The elevator height still projects approximately one foot above the ridge of the historic roof, but this is required to achieve the overhead clearance required to operate the elevator and provide access to the upper floor volume within the building's roof.



**Figure 4: 2017 Proposal, showing the Clapboard Elevator Tower**

One of the proposed designs had horizontal Hardie siding with horizontal bands to tie the elevator tower to the hyphen as shown in Figure 4 above. The other design called for an all-glass elevator with an interior frame, as shown in Figure 5 below. Both the HPC and MHT were strongly in support of the all glass elevator design. A copy of MHT’s support letter is attached (Attachment 2).



**Figure 5: 2017 Proposal, showing the Glass Elevator Tower**

**Current Proposal**

On February 21, 2018, the Applicant submitted this Mandatory Referral Application with the all glass elevator design as shown in Figure 5 above, and elevations in Figures 6-9 below.



Figure 6: Proposed West Elevation

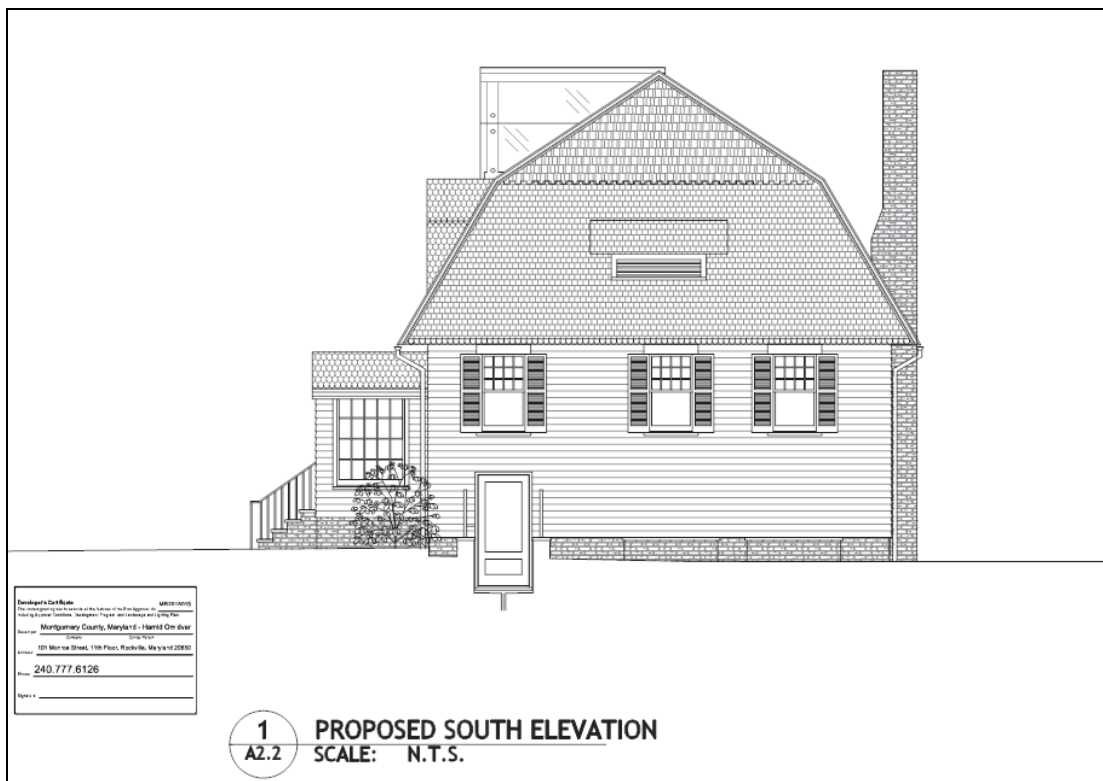
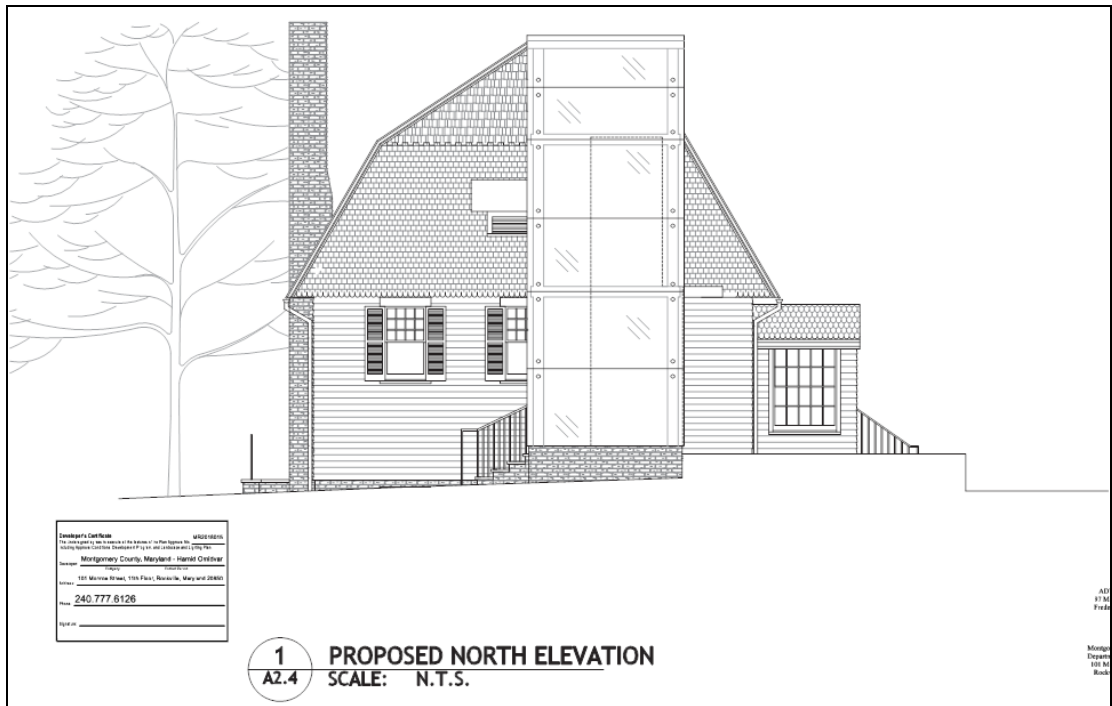


Figure 7: Proposed South Elevation





**Figure 8: Proposed East Elevation**



**Figure 9: Proposed North Elevation**

In addition to the glass elevator, the Applicant proposes:

- A new interior stairway at the southwest corner of the building;
- Converting the existing unused attic space on the second story of the building to a staff office and break room;
- Renovating and restoring the reading room on the first floor;
- Providing three ADA-compliant restrooms, one on the second floor for the staff and two in the newly created basement;
- Restoring the exterior of the building including maintaining the existing windows; repairing the shingle roof, and repainting the exterior;
- Landscaping the outdoor gathering space in front of the building and providing low sitting walls and plantings that will shield the space from the adjacent streets;
- Providing additional ADA-compliant ramps and sidewalks to the Property from the adjoining streets to improve access to the Property; and
- Adding a finished basement by converting the crawlspace into a useable lower level, which will house the Jan Jablonski Early Literacy Center (JJELC) Program Room.

The JJELC is envisioned as a space to ensure all children develop the reading and writing skills needed to enter school ready to learn. The JJELC seeks to provide access to current early literacy materials, programs, and activities for parents and professionals, including books, story time programming, and tactile experiences to engage with children. The center will also provide professional development for children’s librarians, students enrolled in information science programs at local colleges and universities, daycare providers and early childhood educators.

#### Hours of Operations

The current hours of operation are as follows:

##### Regular

- Mondays, Fridays and Sundays – closed
- Tuesdays, Thursdays and Saturdays – 9 am to 5 pm
- Wednesdays – 1 pm to 5 pm

Occasional events may occur on the following dates and times:

- Wednesdays – 6 pm to 6:30 pm
- Fridays – 9:30 am to 10:45 am

#### Staff

The library currently employs three librarians and there are currently no plans to increase the number of employees as a result of the proposed changes to the Property.

## **ANALYSIS AND CONCLUSION**

### **Master Plan**

The Subject Property lies within the 2012 *Kensington Sector Plan*. As a central piece of its overall vision, “The Plan protects Kensington’s stable residential neighborhoods by maintaining their residential zones and preserves the Town’s historic character by recommending additional areas and sites to be evaluated for addition to the Master Plan of Historic Preservation” (Page 1). The Noyes Library is located within the Town’s Historic District. “The district is architecturally significant because it includes a wide variety of

Victorian period architectural styles and offers a uniformity of scale and design that strongly conveys the sense of place embodied by garden suburbs” (page 11).

The Sector Plan does not make specific recommendations for this Property but supports its preservation. In general, the Sector Plan advocates development in and near the historic district to be compatible in scale and focused towards creating a pedestrian friendly environment.

This Mandatory Referral aims to achieve compatibility within the historic district with the reduced, simplified massing, light materials like glass, and respecting the datum lines of the existing building at the eave level and the break in the roof slope. The various improvements being proposed to enhance ADA accessibility and provision of outdoor seating areas in the plaza will further enhance pedestrian comfort and create an improved relationship between the library and the surrounding public realm. This is consistent with the Sector Plan’s goal of creating a pedestrian friendly environment.

Page 12 of the Urban Design Guidelines for the *Kensington Sector Plan* states:

*Guideline: Express local history and identity through design elements and public art.*

- *Incorporate public art in building design and public use spaces with a visible street presence. New projects are strongly encouraged to incorporate the artist into the development team at the conceptual stage.*
- *Include public art in major public infrastructure projects such as public buildings, bridges, transit systems, railroads, or roadways. The integration of artists, architects, landscape architects, and other designers into the design team for major infrastructure projects is strongly encouraged.*

Staff has recommended incorporating interpretive panels and/or public art elements into the glass addition that will highlight the library’s unique heritage, examples of these are shown in Attachment 3. This would transform the all glass elevator addition from a purely utilitarian necessity to a celebration of the library’s and the town’s heritage. This recommendation is included in the list of recommendations at the beginning of this Staff Report.

## **Transportation**

### Site Circulation

The existing library has no on-site parking, but there is sufficient existing and legal on-street parking along the adjacent and nearby local streets. The Applicant proposes to provide internal ADA-compliant pedestrian access by adding an elevator to access the additional office space. The Applicant has agreed to work with the Town of Kensington to provide ADA-compliant access and ramps to the Property from the existing sidewalks along the adjacent local streets. The Applicant has also agreed to add at least one short-term bike rack on the site.

### Roadways, Sidewalks, and Bikeways

Carroll Place and Montgomery Avenue are residential streets maintained by the Town of Kensington and not listed in the *Kensington Sector Plan*. Both streets are 50-foot wide tertiary residential streets where Carroll Place splits into two 40-foot wide segments along the Property frontage. Carroll Avenue has a 4-foot-wide sidewalk with a 5.5-foot wide green panel on the north side only. Montgomery Avenue has a 4-foot wide sidewalk with a 5.5-foot wide green panel on the east side only. There are no planned bikeways along these confronting streets.

### Local Area Transportation Review (LATR) test

The proposed addition will add approximately 1,750 square feet of new usable space to the existing library, and there are no plans to increase the number of staff. Per the 2016-2020 Subdivision Staging Policy, the existing trips generated by the library are considered existing traffic on the road network, because the library has been in operation for at least 12 years prior to this application. Thus, only the additional number of peak-hour trips are considered for the LATR test purposes rather than the total (existing and additional) peak-hour trips. Based on the trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Report*, the proposal generates three additional peak hour person trips during the weekday morning peak period and twenty additional peak hour person trips during the weekday evening peak period. A traffic study is not required to satisfy the LATR test, because the proposed addition generates fewer than 50 peak hour person trips during the weekday morning or evening peak periods.

### **Historic Preservation**

The Property lies within the Kensington Historic District (31/6), which is listed on the National Register of Historic Places and is listed on the Master Plan for Historic Preservation as a Primary One resource, which is the highest category of designation in the Kensington Historic District.

The Applicant has met with Historic Preservation staff several times, including on site, to discuss the proposed building program, design, and materials. A proposal was presented to the HPC and the MHT for a preliminary consultation in 2013. As a result of feedback from both agencies, the Applicant revised the proposal and presented the revised proposal to both HPC and MHT again on September 19, 2017 for a second preliminary consultation, and both strongly support the all glass elevator addition as complying with Chapter 24A of the County Code and the Secretary of the Interior's Standards for Historic Preservation (Attachment 4). However, as the proposed work will result in a visual and material change to a historic resource, the Applicant must obtain an approved Historic Area Work Permit (HAWP) from the Historic Preservation Commission before the Montgomery County Department of Permitting Services (MCDPS) can issue any building permits.

### **Environment**

The Noyes Library Property is not subject to the Chapter 22A, Montgomery County Forest Conservation Law, because this is a Mandatory Referral on a property with a tract area under 40,000 square feet. The Applicant is retaining the existing trees and adding compatible landscaping around the new development.

### **Community Correspondence**

Planning Department Staff mailed out a public notice on February 26, 2018, with the tentative Planning Board hearing date of April 19, 2018 (Attachment 5). To date, Staff has not received correspondence regarding this Mandatory Referral.

The Applicant shared both the Hardie siding and all glass elevator design proposals with the Town of Kensington in a public meeting on October 11, 2017, at Kensington Town Hall. Approximately 30 people attended the community meeting, and the residents overwhelmingly preferred the all-glass option (with a vote of 30/0 in favor of the glass design – Attachment 6). The Noyes Children's Library Foundation and Montgomery County Public Libraries are both in support of the proposed renovations at Noyes Library (Attachment 7).

### **Agency Correspondence**

This Mandatory Referral has also been reviewed by other applicable County agencies including the Montgomery County Department of Transportation (MCDOT) and MCDPS. Both MCDOT (Attachment 8) and MCDPS have confirmed that the public streets (Carroll Place and Montgomery Avenue) are maintained by the Town of Kensington, and they defer to the Town for any improvements as set out in MCDOT's letter dated March 5, 2018.

Staff recommends that ADA-compliant ramps be provided on Carroll Place and Montgomery Avenue to improve pedestrian circulation. At a meeting with the Applicant on March 13, 2018, the Applicant has confirmed they are coordinating with the Town of Kensington to identify suitable locations to provide ADA-compliant ramps.

### **Conclusion**

The proposed renovation of the basement and attic space of the existing historic library will increase the capacity of the facility. The additional spaces will enable the local residents and the wider community to further use and interact with this historic building. The addition of the all glass elevator to the exterior of the historic building will ensure the entire library is fully compliant with accessibility requirements. The glass design relates to the historic structure by continuing datum lines of the eave and the break in roof slope across the glass panels. To use the addition as an opportunity to celebrate the library's and the town's heritage, Staff recommends incorporating interpretive panels and/or public art elements into the glass addition as shown in Attachment 3.

The proposed renovations to the Noyes Library is consistent with the 2012 *Kensington Sector Plan* and the development standards for the R-60 Zone. Pedestrian and vehicular circulation systems remain adequate, safe and efficient. This Mandatory Referral has been reviewed by all applicable County Agencies, the HPC and the MHT, all of whom support this application. Staff recommends the Planning Board authorize transmittal of the comments to the Applicant, as listed at the beginning of this Staff Report.

### **ATTACHMENTS:**

1. MHT letter in respect to the 2013 Proposal.
2. MHT letter in respect to the 2017 Proposal.
3. Precedent images of interpretive panels/public art elements for the glass elevator.
4. Montgomery County Historic Preservation Commission Preliminary Review, dated September 12, 2017.
5. Planning Department's Public Notice.
6. Comments from the Applicant's Public meeting, October 11, 2017, Kensington Town Hall.
7. Letters of support from Montgomery County Public Libraries and Noyes Children's Library Foundation.
8. MCDOT letter dated March 5, 2018

# ATTACHMENT 1



## Maryland Department of Planning Maryland Historical Trust

*Martin O'Malley*  
Governor

*Anthony G. Brown*  
Lt. Governor

*Richard Eberhart Hall*  
Secretary

*Matthew J. Power*  
Deputy Secretary

May 13, 2013

Greg Wiedemann  
Wiedemann Architects, LLC  
5272 River Road, Suite 610  
Bethesda, MD 20816

Re: Noyes Children's Library  
State Bond Bill Grant \ Loan of 2011  
Section 106 \ Historic Preservation Review

Dear Mr. Wiedemann:

Thank you for contacting the Maryland Historical Trust (MHT) regarding the above-referenced undertaking. As the State Historic Preservation Office (SHPO), MHT comments on all federal and state projects in Maryland pursuant to Section 106 of the National Historic Preservation Act and Sections 5A-325 and 5A-326 of the State Finance and Procurement Article. These laws apply to state and federal undertakings, including grants and permits. Consultation under both laws follows the process set forth in 36 CFR Part 800. Under this process, MHT does not approve, deny, or modify proposed projects. MHT instead provides factual determinations about whether proposed work complies with federal standards for the treatment of historic places, and MHT provides advice to other agencies about the options available to them for complying with state and federal cultural resource laws. We are writing to provide our final determination regarding the easement clause of the 2011 bond bill for Noyes Children's Library and to continue routine consultation about the grant's effects on historic properties.

As you know, the Noyes Children's Library at 10237 Carroll Place is historically and architecturally significant. The building is listed in state and national registers of historic places as a contributing element of the Kensington Historic District, Maryland Inventory of Historic Properties number M: 31-6. It is also individually recorded in the Maryland Inventory of Historic Properties (M: 31-6-2) for its architectural design and association with local history.

In January of 2013 the MHT Easement Committee considered the Noyes Library property and, based on the information available at that time, requested an easement on the property in a February 13, 2013 letter. Easement staff visited the property and received more detailed plans of the proposed work on April 3, discovering that the building has been somewhat altered over time and that the construction currently proposed would negatively impact the resource's remaining integrity. In light of this new information, the Easement Committee reconsidered the property on April 23, 2013 and has recommended to the Director of MHT that an easement would be inappropriate. The conveyance of a perpetual preservation easement under the bond bill is therefore not required.

Because of the use of state funds, the proposed work must comply with state historic preservation law regardless of whether an easement is granted. The proposed work includes converting the crawlspace into a habitable basement with restrooms, storage, and an office; converting the existing attic into classroom space; substantially remodeling of the main library floor; constructing an interior fire stair; and attaching an elevator\clock tower to the left side of the building with a two-story hall. These changes, most severely the elevator tower, would constitute a significant adverse effect to the historic character of the building. The proposed work conflicts with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) on many points and would likely render the building ineligible for individual listing in the National Register.

Given the small size of both the historic building and its site, the basic concept of tripling the library's usable square footage may be in inherent conflict with preserving its character. We recommend considering the follow changes, which might avoid or minimize adverse effects to the historic building and district. If MHT finds that revised designs avoid adverse effects, then our review of the bond bill will be complete.



1. Consider reducing the scope of the architectural program. If the expansion can be limited to the basement (which would approximately double the size of the existing facility) it may be possible to design or place the elevator in a less conspicuous manner.
2. Consider alternatives to place the elevator within the shell of the existing building. It appears that placement in the northwest corner would not interrupt any program spaces. On all three floors of the proposed plans this area is a hallway leading to the new elevator tower.
3. Consider alternative designs for the elevator tower. The tower should be lower than the roofline of the historic building.
4. Consider whether the tower addition can attach directly to the building, without the two-story hall, making the addition half as large.
5. Consider if removing the clock and making other design alterations might make the non-historic tower less conspicuous.
6. Consider attaching the tower to the rear of the building, either alone on the south side of the chimney or combined with the basement stairs. If attachment to the rear is not possible, consider whether the tower would be less conspicuous if attached to the center or rear bay of the north façade rather than the front bay.
7. Consider additions to the side(s) of the historic building rather than expansion into the historically-uninhabited crawlspace and attic.

If it is not possible to avoid adverse effects, Maryland Department of General Services (DGS) and other involved agencies may proceed after project proponents complete the following standard process for resolving an adverse effect.

1. Contact the general public and potentially-interested parties and solicit their advice about ways to avoid, reduce, or mitigate adverse effects to the building and district. This may be done through mailings, public meetings, and/or official notices. The process should specifically note that the currently proposed project will "diminish the historic character and appearance of the library" and provide instructions for making design and mitigation suggestions. The interested parties contacted should include local and regional historical societies and preservation groups.
2. Develop a final design based on a full consideration of alternatives and public comments.
3. Provide MHT with documentation of the public comment process, final plans, any proposed mitigation, and the names and titles of the MOA signatories for Montgomery County and the Noyes Children's Library Foundation. MHT will use this information to prepare a draft memorandum of agreement (MOA) for the review of signatories and any other interested parties.
4. Enter into a MOA outlining specific steps that will be taken to minimize and mitigate the adverse effects. Minimizing actions would be design changes. Common types of mitigation include the documentation of historic buildings; the survey and documentation of related historic resources; positive preservation efforts at other historic sites; and public interpretive efforts such as signs, brochures, and websites. Bond Bill funds could be released at the time the MOA was executed. Mitigation could be completed after the release of funds and within timeframes stipulated in the MOA.

Thank you for providing us this opportunity to comment. We look forward to receiving either revised plans that conform to the Standards or documentation of the process described above. Please contact Jonathan Sager at [jsager@mdp.state.md.us](mailto:jsager@mdp.state.md.us) or 410-514-7636 if you have any questions or we may be of assistance in the interim.

Sincerely,



J. Rodney Little  
Director \ State Historic Preservation Officer  
Maryland Historical Trust

JRL \ JES  
201302135

cc: Sheila McDonald (BPW)  
Rehena L. Rentuma (Comptroller)  
Amy Skinner (MHT)  
Fran Vehstedt (DGS)  
Scott Whipple (Montgomery County)

## ATTACHMENT 2

MARYLAND DEPARTMENT OF



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary  
Ewing McDowell, Deputy Secretary

June 19, 2017

Greg Wiedemann  
Wiedemann Architects, LLC  
5272 River Road, Suite 610  
Bethesda, MD 20816

Re: Noyes Children's Library – Loans of 2011 and 2016  
Review for Effects on Historic Properties

Dear Mr. Wiedemann:

The Maryland Historical Trust (MHT) received notice of the above referenced project on May 9, 2017. The submittal contained information addressing design considerations listed in a prior letter from MHT, dated May 13, 2013, regarding the redevelopment of the Noyes Children's Library at 10237 Carroll Place. As the State Historic Preservation Office, MHT reviews all projects in Maryland that are undertaken, assisted, or permitted by a federal or state agency in accordance with Section 106 of the National Historic Preservation Act and Sections 5A-325 and 5A-326 of the State Finance and Procurement Article. These laws apply to all state and federal undertakings, including grants and permits, and require that agencies receive concurrence from MHT about whether a project will harm historic resources and about whether any adverse effects have been adequately addressed.

**Project Description:** The planned undertaking would triple the library's current square footage and make it accessible by converting a crawlspace into a habitable basement; converting the existing attic into classroom space; substantially remodeling of the main library floor; constructing an interior fire stair; and attaching an exterior elevator tower to the left side of the building with a two-story connector hall.

**Identification of Historic Properties:** As you are aware the Noyes Children's Library (M:31-6-2) is historically and architecturally significant and is listed as a contributing element of the Kensington Historic District, Maryland Inventory of Historic Properties Number M:31-6. Therefore, all proposed work must conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* in order to avoid an "adverse effect" on historic properties.

**Assessment of Effects:** Based on the information provided in the new submittal, MHT has determined that the proposed renovation will have an **adverse effect** on historic properties. An "adverse effect" results from actions that are not in accordance with the Standards and diminish the characteristics that qualify a property for listing in the National Register. The proposed renovation work conflicts with Standards 1, 2, 5, 9 and 10.

**Next Steps:** As it appears avoidance of an adverse effect is not possible while maintaining the scope of the undertaking, the Maryland Department of General Services (DGS) and other involved agencies may proceed after project proponents complete the following standard process for resolving an adverse effect (as outlined in the MHT letter from 2013 and restated below).

1. Contact the public and potentially-interested parties and solicit their advice about ways to avoid, reduce, or mitigate adverse effects to the building and district. This may be done through mailings, public meetings, and/or official notices. The process should specifically note that the currently proposed project will "diminish the historic character and appearance of the library" and provide instructions for making design and mitigation suggestions. The interested parties contacted should include local and regional historical societies, preservation groups, and neighborhood associations.
2. Develop a final design based on a full consideration of alternatives and public comments.

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Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

Tel: 410.697.9591 • toll free 877.767.6272 • TTY users: Maryland Relay • MHT.Maryland.gov



3. Provide MHT with documentation of the public comment process, final plans, any proposed mitigation, and the names and titles of the MOA signatories for Montgomery County and the Noyes Children's Library Foundation. MHT will use this information to prepare a draft memorandum of agreement (MOA) for the review of signatories and any other interested parties.
4. Enter into a MOA outlining specific steps that will be taken to minimize and mitigate the adverse effects. Minimizing actions would be design changes. Common types of mitigation include the documentation of historic buildings; the survey and documentation of related historic resources; positive preservation efforts at other historic sites; and public interpretive efforts such as signs, brochures, and websites. Bond Bill funds could be released at the time the MOA is executed. Mitigation could be completed after the release of funds and within timeframes stipulated in the MOA.

Thank you for providing us this opportunity to comment. We look forward to receiving the documentation of the process described above and our ongoing consultation with you, the applicant, and various consulting parties to successfully complete the historic preservation review of this undertaking. If you have any questions or we may be of further assistance, please do not hesitate to contact Amanda Apple at [amanda.apple@maryland.gov](mailto:amanda.apple@maryland.gov).

Sincerely,



Elizabeth Hughes  
Director / State Historic Preservation Officer  
Maryland Historical Trust

CC: Sheila McDonald (BPW)  
Rehena Rentuma (Comptroller)  
Kim Langkam (DGS)  
Kate Bolasky (MHT)  
Scott Whipple (Montgomery County)

EH/ARA/201702666

## ATTACHMENT 3

Below are some precedent images of interpretive panels and / or public art elements, that Staff recommend adding into the all-glass elevator addition to the exterior of the library. These would highlight the library's unique heritage.





# ATTACHMENT 4

II-B

## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION PRELIMINARY REVIEW

<b>Address:</b>	10237 Carroll Place, Kensington	<b>Meeting Date:</b>	09/19/17
<b>Resource:</b>	Primary One Resource Kensington Historic District	<b>Report Date:</b>	09/12/17
<b>Applicant:</b>	Montgomery County	<b>Public Notice:</b>	09/05/17
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition and reconstruction of accessory structure		

---

### RECOMMENDATION

Staff recommends that the applicant make revisions recommended by the Historic Preservation Commission.

### PROPERTY DESCRIPTION

**SIGNIFICANCE:** Primary One Resource within the Kensington Historic District  
**STYLE:** Shingle Style  
**DATE:** 1893

The subject property is single room, side gambrel-roofed, building with a clapboard first floor and shingled siding above. The building sits on a triangular parcel bound by Carroll Place and Montgomery Ave.

### BACKGROUND

In September 2013, the applicant appeared before the HPC and proposed an initial scheme for an elevator tower in the northwest corner of parcel. In the previous proposal, the applicant proposed a shingle-clad elevator tower with a pyramidal roof. The HPC was generally supportive of the previous proposal (see the attached transcript and application).

### PROPOSAL

The applicant is proposing to construct an elevator tower in the northwest corner of the library.

### APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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 Historic Resources Preservation***

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

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

***Kensington Historic District Design Guidelines***

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21<sup>st</sup> century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

*The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.*

***Secretary of the Interior's Standards for Rehabilitation:***

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

***Chapter 24A***

(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 insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

**STAFF DISCUSSION**

The applicant is proposing to construct an elevator tower in the northwest corner of the property. The elevator will provide access to the basement and allow the county to create occupiable space in the attic. As a result of the reconfiguration of the interior, the main reading room will be restored to its historic configuration.

The building's site constrains construction on site and a number of alternatives have been worked through in developing the current proposal. In the previous preliminary hearing (see the enclosed application packet and transcript starting at Circle 85) the HPC indicated general support with the proposal to construct some kind of elevator tower and hyphen to expand the use of the historic building. Lastly, the installation of the elevator tower will allow the county to remove the ADA ramp that was installed in 2015, restoring the front entrance of the library building

**Hyphen**

The elevator will be connected to the historic building by a glass hyphen. The hyphen serves to break up the massing of the elevator, but will also allow for access to the public space in the basement during hours when the library is not in service. The glass material allows for an open appearance and creates a clear break from the historic massing to the new construction.

**Elevator Tower**

To the north, the applicant is proposing to construct a rectangular elevator tower with a flat roof. The applicant abandoned the pyramidal roof design based on feedback from the HPC and MHT indicating that the roof shape did too much to draw attention to the new element.

The applicant has presented two proposals for the exterior cladding of the elevator tower. The first scheme on Circle 24 shows the elevator clad is a horizontal Hardi siding. The horizontal orientation matches the cladding on the ground floor of the basement. The second scheme is a glass clad elevator tower with the interior structure exposed (see Circle 26).

Staff feels that both of these schemes comply with Standards 9 and 10 and would be appropriate. Staff has expressed concern with the applicant that the height of the elevator tower could compete with primacy of the historic resource. The applicant has indicated that the tower is as low as possible while being able to reach all three of the proposed floors.

**Egress Stairs**

In order to provide direct egress to the outside, the applicant is proposing to create two new exits. The first is at the rear of the building. It will be accessed by a new set of below grade stairs. The stairwell will be surrounded by a pipe metal railing. The door will not be visible from the surrounding district.

A new egress door and stair will be constructed on the south façade. This door will be placed half below grade and will have a matching pipe metal railing. It will provide exit access from all three floors of the rehabilitated building.

Staff request feedback from the HPC on the following areas:

- What is the preferred exterior cladding for the hyphen?
- What is the preferred cladding for the elevator tower?
- Are there recommended alterations for the new below grade exits?

**STAFF RECOMMENDATIONS**

Staff recommends that the applicants respond to the comments from the HPC and then return for a HAWP.

# ATTACHMENT 5



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

## Mandatory Referral Notice – MR2018015

### Noyes Library for Young Children

A Mandatory Referral has been filed by the Montgomery County Department of General Services to convert the attic into a finished second floor, renovate the first floor, add a finished basement, and add ADA compliant restrooms and elevator at 10237 Carroll Place, Kensington, Maryland. A tentative hearing date is listed below. This hearing date is subject to change. The final notice of hearing will be published in the Planning Board's weekly agenda, accessible via [montgomeryplanningboard.org/agendas](http://montgomeryplanningboard.org/agendas).

**Tentative Hearing Date: April 19, 2018**

If you have any questions regarding this project or wish to see the proposed plans, please contact Rhoda Hersson-Ringskog at 301-495-2192 or [Rhoda.Hersson-Ringskog@montgomeryplanning.org](mailto:Rhoda.Hersson-Ringskog@montgomeryplanning.org)



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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Janet Coe Town Administrator  
Chevy Chase View  
4104 Franklin Street  
Kensington, MD 20895

Liz Brennan  
Coalition of Kensington Communities  
4324 Dresden Street  
Kensington, MD 20895

East County Citizens Advisory Board  
3300 Briggs Chaney Road  
Silver Spring, MD 20904

Carol Ann Barth President  
Montgomery County Civic Federation  
10602 Lockridge Drive  
Silver Spring, MD 20901

Hermoine Freeman Chair  
Montgomery County Renters Alliance Inc.

Matthew Losak Director  
Montgomery County Renters Alliance Inc.  
1001 Spring Street #316  
Silver Spring, MD 20910

Joan Fidler President  
Montgomery County Taxpayers League  
7400 Pyle Road  
Bethesda, MD 20817

Judith Christensen Director  
Montgomery Preservation, Inc.  
6 Walker Avenue  
Gaithersburg, MD 20877

Julius Cinque Chair  
Northern Montgomery County Alliance  
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Andrea Jolly Contact  
Rockville Chamber of Commerce  
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Town of Kensington  
3710 Mitchell Street  
Kensington, MD 20895

Shyam Kannan Managing Director Offc of  
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Washington Metro Area Transit Authority  
600 Fifth Street NW  
Washington, DC 20001

Vicky Surles Administrator  
Wheaton & Kensington Chamber of  
Comm.  
2401 Blueridge Ave #101  
Wheaton, MD 20902

# ATTACHMENT 6

**Noyes Library for Young children  
Community Meeting  
October 11, 2017 – 7:30 PM  
Kensington Town Hall**

## Comments on Design during the meeting

1. Important to have natural lighting the attic. Could the louvers be made into windows?
2. Drawings show two public restrooms – why do we need two?
3. Is the glass elevator tower more expensive than the siding enclosed elevator tower?
4. Are there some glass elevators that are better than others? There is a nice glass elevator at Tysons Corner.
5. What is the reason for the curb cuts at the back of the site – on Montgomery Ave?
6. Is there access from Carrol Place on both sides of the building?
7. How to provide wheelchair access from cars parked on Carroll Place?
8. How to minimize signs that seem to go up everywhere blocking views?
9. How to keep people from taping signs to the glass elevator?
10. The glass elevator doesn't conceal the details in the old building – that is a good thing. This is a "cool" factor for the building.
11. Likes the glass but wondered if kids would be scared?
12. Really like the glass, kids will love it – moving without a car seat! - worried about finger smudges
13. Speaker said she grew up in China where there were lots of glass elevators – as a child she loved them!
14. Could we install some street crossing stripes that make it safer to walk from parking? Kensington owns the roads so this might be possible. Also could advertise more clearly where parking is available.
15. How will the basement be dug out?
16. Awesome plans! Can you please consider changing one bathroom into a 1) nursing mothers room or 2) into a mini kitchen area to enable revenue from hosting birthday parties?
17. We visited an open house here in Kensington, and realtor showed us the Noyes Childrens Library. And I fell in love with such a charming Children's Library. After buying our House, my daughter and I used to visit story telling classes which we loved very much. Also her pre-school visited the Noyes Library as outside activities, I'd like to strongly support for renovation and enhancements to the Noyes Library as one of the neighbors.

Hand up vote was taken – clear majority for the glass design.

## Follow up comments after the meeting

18. I attended the Noyes design meeting last night, but my two-year old got a little wild after 8pm and missed the comment period. I submitted a written comment that the designs were "awesome," but I was surprised that there were three restrooms and no nursing mothers room. I really liked the glass elevator concept because I think it is fun and helps little ones understand elevators. I'm so excited for the renovations. Have a great week everyone :)

#### Comments re mitigation

1. Collect historic photos and create a digital display that could be run on a screen in the new lobby area or mount the photos and exhibit them in the lobby
2. Find photos of the old building and have photos of the new building taken from the same view point
3. Noyes Children Library Foundation has a place on their website for stories about the Library
4. Series of poster about Kensington's history and how the library was part of it
5. How lovely are the bronze reliefs at the Navy Memorial metro stop – children love to touch them - maybe there could be something 3D carved into the wall behind the seating area.
6. We could research what children were reading when the library first opened

# ATTACHMENT 7



## MONTGOMERY COUNTY PUBLIC LIBRARIES

Isiah Leggett  
*County Executive*

B. Parker Hamilton  
*Director*

April 26, 2017

Ms. Elizabeth Hughes  
Director/State Historic Preservation Officer  
Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, Maryland 21032-2023

Dear Ms. Hughes:

Montgomery County Public Libraries (MCPL) is currently working with the Montgomery County Department of General Services, Division of Building Design and Construction; Wiedemann Architects; and Grimm and Parker Architects on a Rehabilitation Project for the Noyes Library for Young Children.

We have approved the Program of Requirements for the project, which will provide for a comprehensive rehabilitation of the historic library to include conversion of the attic into a finished second floor, renovation of the first floor, the addition of a finished basement, an elevator, ADA compliant restrooms, and egress stairs. The rehabilitated facility will be able to accommodate more users and more types of programming and services than are possible in the current facility. Providing service on three fully functional floors, all reachable by elevator, is vital to fulfilling our mission and to demonstrating our commitment to providing a totally accessible facility.

The changes to the building will allow us to fulfill our mission of offering “free and equal access to services and resources that connect the people of Montgomery County to ideas and information which sustain and enrich their lives” by providing space for a meeting room, which will be accessible for public use both during and after library hours, and which will allow programming, training, collaboration, and meetings to take place. The after-hours use is important in order to meet one of the major programming goals of MCPL; to provide space for training on early literacy and presentations with an early literacy focus. In addition, it will be used for public events associated with MCPL.

The building will be fully accessible, with an elevator to the upper and lower levels and separate ADA accessible restrooms for the staff and public. The refurbished space in the upper level will provide a separated staff area on a different floor from the public space where off desk work can be completed, including collection management activities, preparing for programs, and



April 21, 2017

Elizabeth Hughes  
Director/ State Historic Preservation Officer  
Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, Maryland 21032-2023

RE: Noyes Children's Library  
10237 Carroll Place Kensington, MD  
Section 106/ Historic Preservation Review

Dear Ms. Hughes,

The Noyes Children's Library Foundation, a champion of Noyes since 1991, would like to add its support to the **2017 Proposal** for the Noyes Children's Library currently being submitted by Wiedemann Architects, LLC. The Foundation has been deeply invested in this project that will make the historic Library universally accessible while also increasing its usable space.

The Foundation will fund just over half of the proposed budget, and has the support of the State of Maryland and the Town of Kensington as it joins with Montgomery County and Montgomery County Public Libraries (MCPL) to make the proposed renovation a reality. The success of our ongoing fundraising campaign is a reflection of the support in Kensington and the larger community for the improvements to Noyes Children's Library.

The packet you are receiving shows amazing depth and thoroughness in presenting you with the best possible solution to making this small, historically significant building into an accessible, welcoming and inclusive place where all children can be introduced to the magic of books. The increased space and accessibility will also enable the Library to house the Jan Jablonski Early Literacy Training Center, bringing important early literacy training advances to the County, D.C. region, and beyond.

As you will see, Wiedemann Architects illustrates the one design that meets the Program of Requirements (POR) outlined by MCPL. All stakeholders involved in this project have given careful consideration to the design given the restrictions of the building, the space it occupies in Kensington, and the POR. We believe that the **2017 Proposal** meets all of the needs and challenges of this renovation and look forward to the advancement of the Proposal's development.

Please do not hesitate to contact us if you need any further information. Thank you for your time.

Sincerely,

Diana Ditto and Sheila Dinn  
Co-presidents, Noyes Children's Library Foundation

Noyes Children's Library Foundation • P.O. Box 31 • Kensington, MD 20895  
[noyeslibraryfoundation.org](http://noyeslibraryfoundation.org)

Noyes Children's Library, *est. 1893* • 10237 Carroll Place • Kensington, MD 20895

reading and responding to email. This area will also serve as a place to take breaks and to eat meals.

Changes on the main entry level will include a smaller desk, ergonomically designed to allow service from either a sitting or standing position and tables and chairs for users of the collection of the Jan Jablonski Early Literacy Training Center (JJELTC), which is named for, and dedicated to, founding Noyes Foundation member and Noyes Library for Young Children supporter Jan Jablonski. That collection currently exists and contains a specialized print collection on early literacy topics for educators, adults working with young children, and parents/caregivers.

The proposed multi-functional space on the newly created lower level will allow us to expand the JJELTC's service scope to provide for a training component, as well as the classroom/program space for children's programs and other public events associated with MCPL. We will host training and programs on early childhood development and early literacy skills for educators, families and caregivers in the new JJELTC space,

The JJELTC will also provide a venue for presentations by authors of children's books as well as early literacy focused speakers for parents and other members of the community. Children's group activities will include storytelling for preschool children, arts and crafts activities, and puppet theater performances, conducted in an informal seating arrangement in flexibly designed space for programming.

The JJELTC will be a place where children 5 years of age and younger, with parents/caregivers, can participate in one-on-one activities that build early literacy/school readiness skills and early literacy concepts such as: reading, talking, singing, playing and writing.

For all of the reasons outlined above, we strongly support the rehabilitation project for the Noyes Library for Young Children and encourage the Maryland Historic Trust to approve the building design changes that are being recommended.

Sincerely,



B. Parker Hamilton  
Director

- c: Rita W. Gale, Public Services Administrator, Space Management, ADA, and Collection Management, Montgomery County Public Libraries
- Mary Ellen Icaza, Public Services Administrator, Community Engagement, Programming and Learning, Montgomery County Public Libraries
- Susanne Churchill, Project Manager, Department of General Services, Division of Building Design and Construction

# ATTACHMENT 8



## DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
*County Executive*

Al R. Roshdieh  
*Director*

March 5, 2018

Ms. Rhoda Hersson-Ringskog, Senior Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Mandatory Referral Letter  
Mandatory Referral No. MR2018015  
Noyes Library for Young Children

Dear Ms. Ringskog:

We have completed our review of the Mandatory Referral Plan dated February 2018. Based on our review, we have the following comments:

1. Montgomery Avenue and Carroll Place are maintained by the Town of Kensington. We defer to them for any improvements.
2. Storm Drain Analysis: The Storm Drain Study shall be approved by the Town of Kensington.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

Rebecca Torma, Acting Manager  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Mandatory Referral\ MR2018015 -Noyes Library for Young Children\ Letter\ MR2018015 -Noyes Library for Young Children ltr

### Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

Ms. Rhoda Hersson-Ringskog  
Mandatory Referral No. MR2018015  
March 5, 2018  
Page 2

cc: Hamid Omidvar MCDGS  
Susanne Churchill MCDGS  
Jason Fritz ADTEK Engineers  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri MCDPS RWPR  
Sam Farhadi MCDPS RWPR  
Marie LaBaw MCDPS Fire  
Christopher Conklin MCDOT OTP/DTEO  
Seifu Kerse MCDOT DTEO  
Dewa Salihi MCDOT DTEO  
Deepak Somarajan MCDOT OTP