

20/28 St. Rose's Church  
HAWP 26-87



# Montgomery County Government

May 2, 1988

TO: Charles Loehr  
Subdivision Review  
MNCPPC

FROM: Bobbi Hahn, Executive Director  
Historic Preservation Commission

BH

I have reviewed the following plans of subdivision and found them not to involve any identified historic resources:

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. 1-88131 Comus Industrial Park | 5. 1-88132 Drummond          |
| 2. 1-88133 Woodmont              | 6. 1-88129 Homecrest         |
| 3. 1-88130 Olney                 | 7. 7-88018 Orcharddale       |
| 4. 7-88017 Buckingham Terrace    | 8. 7-88019 Colesville Garden |

Plan 1-88128 Woodside Park is within the boundaries of the Woodside Park area identified in the Survey and Study of Early Twentieth Century Resources. The HPC will be evaluating this area as a potential historic district within the next few months. I have scheduled a review of the subdivision plan on the Commission's May 5th agenda.

Plan 1-88134 St. Rose of Lima involves Master Plan historic site #20/28. St. Rose of Lima Church. It appears that the proposed plan is only to consolidate the property into a single lot to allow for an expansion of their facilities. If so, the HPC has no objection to the plan.

BH/tyh

0732E/3

ARCHITECTNIQUE  
Architecture Preservation

5530 MacArthur Boulevard, NW, Washington, DC. 20016 202-244-5095

September 8, 1987

Ms. Bobbi Hahn  
Executive Director  
Historic Preservation Commission  
Dept. Of Housing & Community Development  
51 Monroe Street, 10th. Floor  
Rockville, MD. 20850

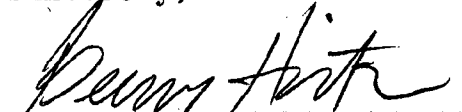
Re: St. Rose of Lima Parish

Dear Ms. Hahn,

Enclosed please find our design statement regarding the proposed design for the new Handicap Ramp and Entry Porch for the St. Rose of Lima Parish Church. Per your request, I've compiled this synopsis of our design analysis of the Owners program with respect to the historic and architectural aspects of the existing church structure.

Please feel free to call if you have any questions or comments.

Sincerely,



Berny N. Hintz, AIA  
General Partner



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 776495

NAME OF PROPERTY OWNER St. Rose of Lima (@Byte) TELEPHONE NO. 301-248-7545  
(Contract/Purchaser) (Include Area Code)

ADDRESS 11715 Clopper Rd. Gaithersburg MD 20878  
CITY STATE ZIP

CONTRACTOR Jerry Restoration TELEPHONE NO. 301-530-4482

PLANS PREPARED BY ARCHITECTNIQUE TELEPHONE NO. 302-644-5095  
(Include Area Code)

REGISTRATION NUMBER ARCHITECTNIQUE - #6732-D

LOCATION OF BUILDING/PREMISE

House Number 11715 Street Clopper Rd.

Town/City Gaithersburg MD Election District 9

Nearest Cross Street Between Loudhuff + Game Preserve

Lbt \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Lib 553 Folio 188 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Porch Deck Slab Room Addition  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other Handicap Ramp

1B. CONSTRUCTION COSTS ESTIMATE \$ 14,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) Septic 03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) Well 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Barbara N. Gordon P. Pastoral Assoc. 8/19/87  
Signature of owner or authorized agent (agent must have signature, notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 10/16/87

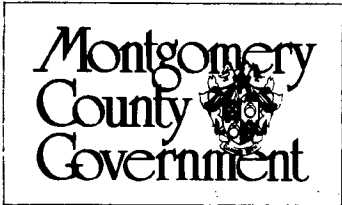
APPLICATION/PERMIT NO: HACIP 26-87 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

\*CONDITION: SEE REVERSE SIDE FOR INSTRUCTIONS  
Landscaping to be located as shown on plan; specific plantings may be approved by staff.



**Historic Preservation Commission**  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 146194  
 NAME OF PROPERTY OWNER St. Ignace Church TELEPHONE NO. 301-279-1111  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 1111 11th St NW CITY Rockville STATE MD ZIP 20850  
 CONTRACTOR St. Ignace Church TELEPHONE NO. 301-279-1111  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY Architectural TELEPHONE NO. 301-279-1111  
 (Include Area Code)  
 REGISTRATION NUMBER 146194

LOCATION OF BUILDING/PREMISE  
 House Number 1111 Street 11th St NW  
 Town/City Rockville Election District 9  
 Nearest Cross Street 11th St NW  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Liber 3 Folio 138 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition  
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other Other  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 146194  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY  
 01 ( ) WSSC 02 ( ) Septic 01 ( ) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL  
 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CDDE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

ADDITION OF NEW HANDICAPP ACCESS RAMP  
AND ENTRY PORCH DECK OF FRONT OF STRUCTURE  
RAMP WILL BE CONCRETE CONSTRUCTION W/ ORNAMENTAL  
METAL HANDRAILS. ENTRY PORCH DECK WILL BE OF  
WOOD CONSTRUCTION W/ SLIP-RESISTANT PAINT SURFACE,  
AND MATCHING ORNAMENTAL METAL HANDRAILS.  
PORCH AREA IN FRONT OF WOOD DECK SHALL BE RED  
BRICK PAVERS TO MATCH EXISTING COLOR, IN A SAND  
BED. REPLACEMENT OF ROOF STRUCTURE, NOW IN TALK FOR  
SHALL BE AN EXACT MATCH OF ROOF SLOPE AND METAL  
SHINGLE STYLE. ENTIRE CHURCH REPAINTED OFF-WHITE

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

55080  
LEGALS

55080  
LEGALS

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of St. Rose of Lima Church (#20/28), 11715 Clopper Road, Gaithersburg, to construct a handicap access ramp and entry deck.
2. Continuation of the August 20, 1987, public hearing on the application of Carol Tutera and John Troha to replace the roof of Ellerslie (#29/36), 9030 Saunders Lane, Bethesda.

The Public Hearing will be held on Thursday, September 17, 1987, at 8:15 p.m. in the 10th floor conference room, Executive Office Building, 101 Monroe St., Rockville, MD. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1009, Rockville, MD 20850.

September 14, 1987

09B3000800



# Montgomery Journal

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Continuation from the meeting of Sept. 17, 1987, of the hearing on the application of the St. Rose of Lima Church, 11715 Clopper Rd., Gaithersburg, (site #20/26) to construct a handicap access ramp and entry deck.
2. Application of Mark & Marilyn Tenebaum, to construct a deck on a new house at 10110 Day Ave., Silver Spring, Capitol View Park historic district (#31/7).
3. Application of Philip Dellinger to construct a 6' privacy fence at 10025 Pratt Place, Capitol View Park historic district (#31/7).
4. Application of Jim & Barbara Wagner, 3824 Warner St., Kensington historic district (#31-6) to construct a 4' board-on-board privacy fence around this resource within the historic district.
5. Application of Daniel Zaludek to add a front porch to a house at 3916 Washington St., Kensington historic district (#31/6).

6. Application of James & Barbara Wagner to construct a side addition/porch extension at 3915 Baltimore St., Kensington historic district (#31/6).  
The Public Hearing will be held on Thursday, October 15, 1987, at 7:30 p.m. in the 10th floor-conference room, Executive Office Building, 101 Monroe St., Rockville, MD. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1009, Rockville, MD 20850.

October 13, 1987

OA93000800

St. Rose of Lima Parish Church  
11811 Clopper Road  
Gaithersburg, Maryland 20878

### Historic and Liturgical Background

The St. Rose of Lima Parish Church structure was originally erected in 1838, and reconstructed 1889, after a fire destroyed the original building. The structure as it appears today, is very much the same as after it was rebuilt.

The intention of the planned repairs and rehabilitation to this church are twofold; First, to restore, as faithfully as possible, the interior and exterior features and finishes of the architectural aspects of the church and; Secondly, to provide for the practice of current Roman Catholic Liturgy within the physical context of the Church structure and its immediate surroundings. The problem is the natural integration of these two directives without damage to the historic fabric of the building. The following design statement will outline our design considerations and approach which produced the final design. Since this review is concerned primarily with the impact of the new Handicap Ramp and Entry Porch design, we will primarily focus our design review on those specific aspects.

### DESIGN CONSIDERATIONS

For the New Handicap Ramp and Entry Porch;

1. Harmonizing with the architectural style of the existing Church.
2. Acknowledging the existing design "generators" of the building and speaking the same "language" in the new construction.
3. Incorporating the worship requirements of the new liturgy with the function of the new entry area.
4. Integration of a handicap access ramp into an Entry Porch.
5. Creating a sense of "Entry" that subtly relates to the interior of the Church.

(Required background information to understand ramp design regulations; For this application, a handicap ramp must have a maximum slope of 1:12, or 1" rise for each 12" of horizontal run; every change of direction requires a 5'-0"x 5'-0" flat landing & handrails are required on both sides of the ramp. In this case, the ramp length equaled a total of 24'-0" with an additional 5'-0" for the required landing.)

By it's very nature, the historic renovation and restoration of this church creates conflicts between the Catholic liturgy of the past and present. No where is the problem more acute than in the developing encouragement of the pre and post celebration of mass. In order to nurture the preparation of fellowship before entering the church, a great deal of consideration had to be given to the creation of a sense of entry. Though it needed to be subtle, it was important to begin to differentiate the entry area itself from the grounds.

The single strongest design generator for the ramp and entry area, is the symetrical and axial design characteristic of the Carpenters Gothic Church. It was our feeling that the new ramp/entry needed to recognize this aspect and work within its parameter. Another consideration, had to be the relative human scale of the building mass, one being so cogential that any new construction had to complement the existing scale. A third design criteria, as mentioned previously, was to provide gathering space at the church's entry for literal flexibility and lastly, the integration of the relatively bulky ramp structure into this entry porch.

After much analysis, the approach was taken to de-emphasize the ramp structure and integrate it as subtly as possible into the entry porch design. We felt this to be the proper choice because the handicap access ramp is a relatively modern physical form and not very compatible with the scale and mass of this church. We chose to make the Entry porch the focal point of any new construction, built symmetrically about the centerline axis of the church, for balance and strength.

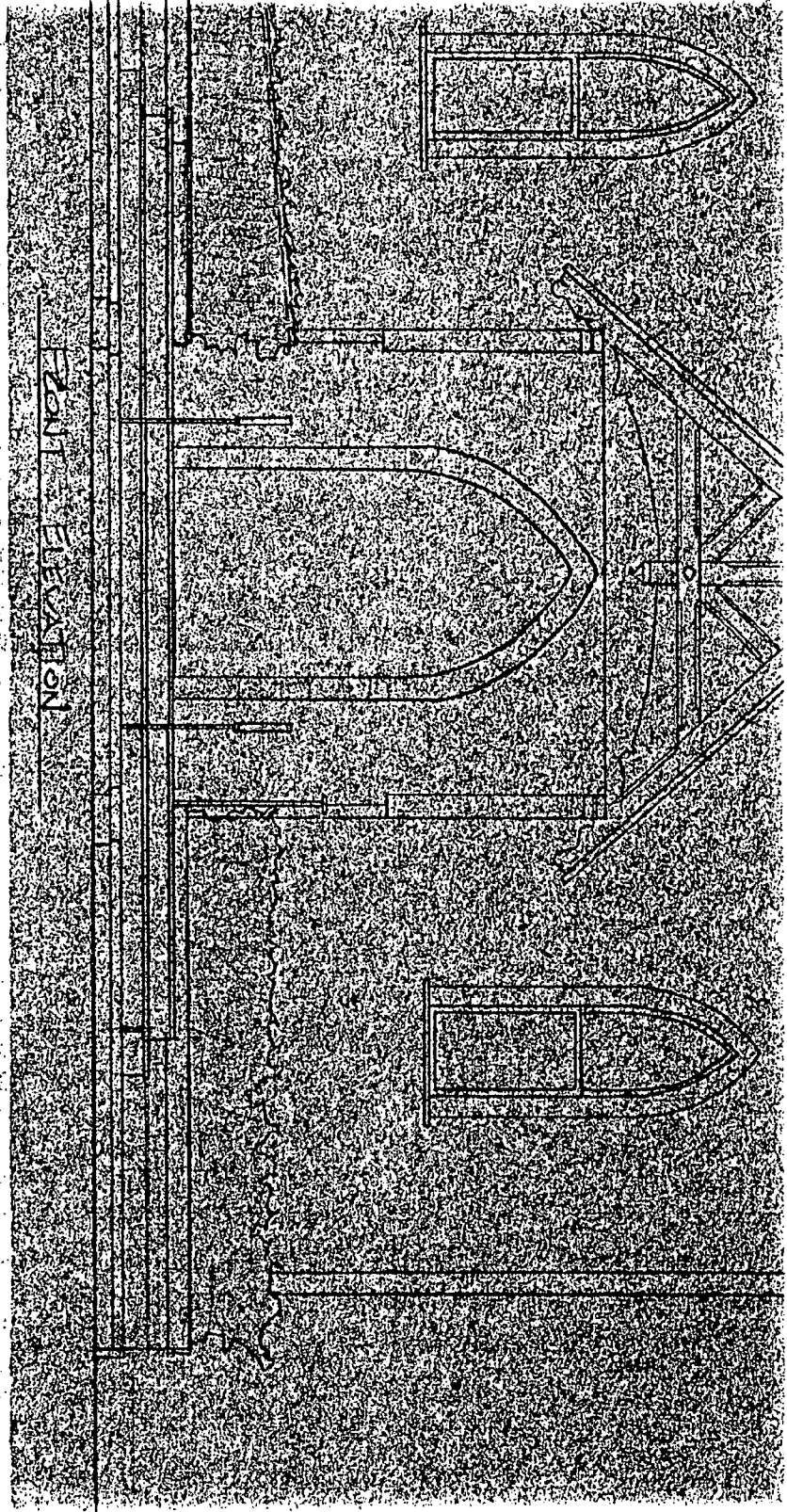
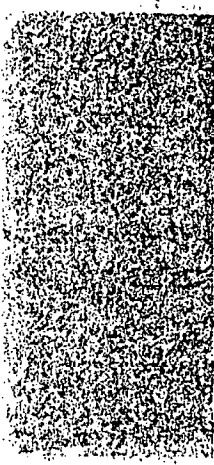
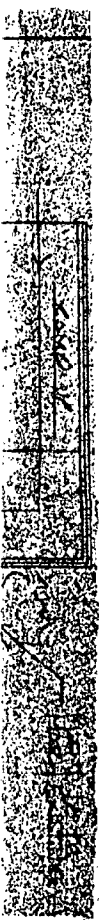
Within this approach, it was our conscience desire to shield the ramp mass from direct view and focus visual attention on the Entry Porch and consequently the church's entry doors.

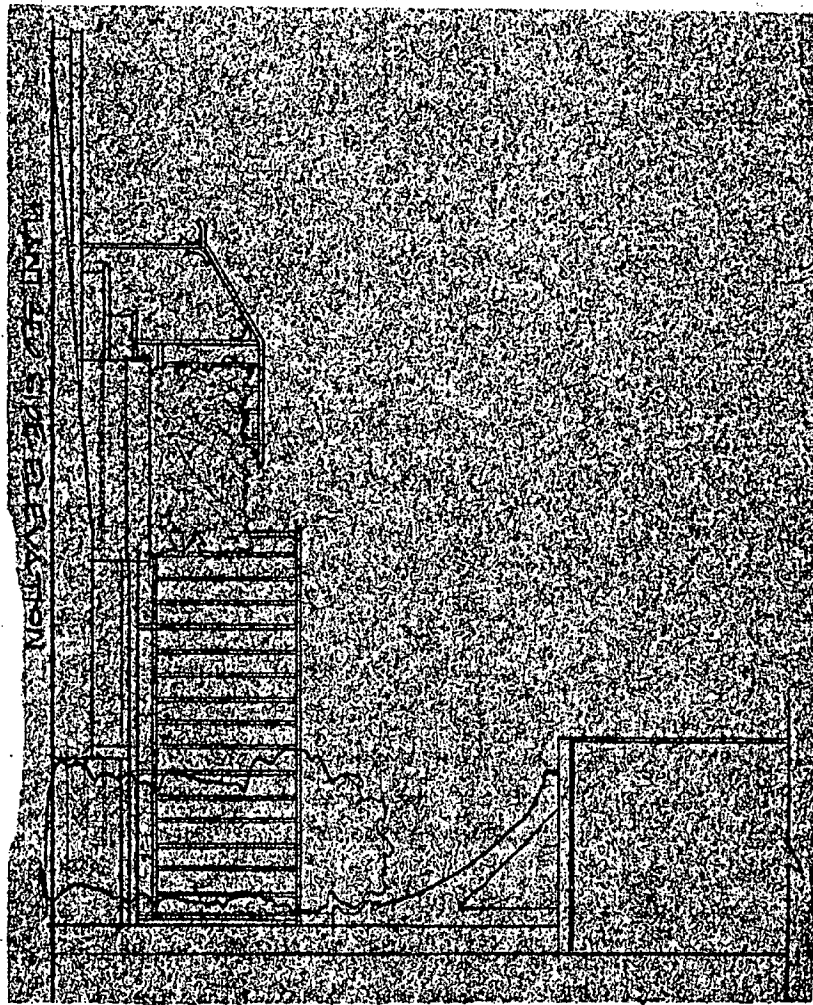
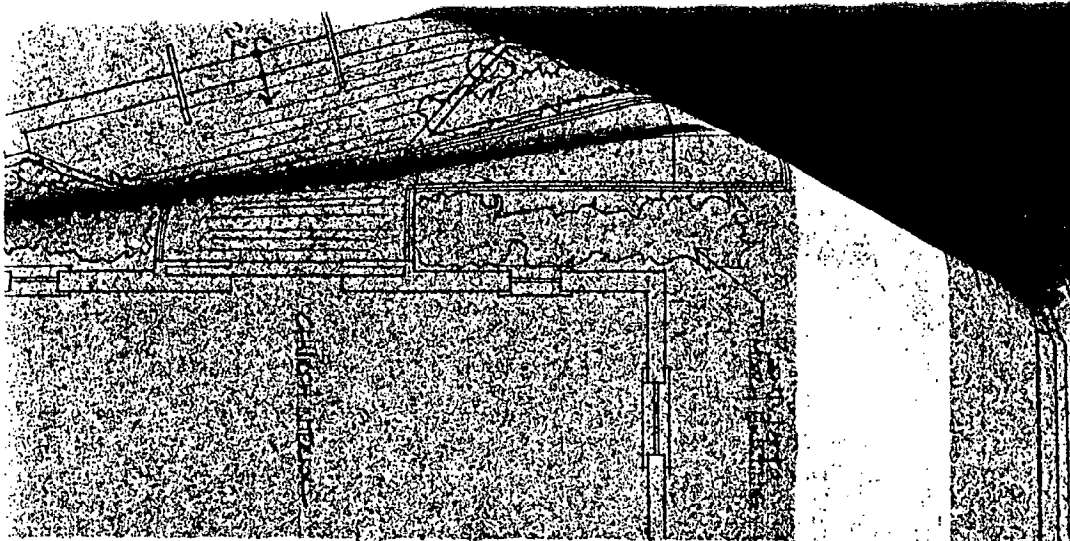
The initial invitation of the proposed entry porch to enter and worship, is a gentle one step rise to a brick paver area. The brick is used because the walkway linking the church with the parking area, is also brick and dates back to the original building erection. The brick to be used will be a color and texture match of the existing. Flanking the raised brick pad and slightly recessed are the handicap ramp on one side and a balancing "outline" of the ramp on the other, to be used as a planting bed. The ramp and planting bed are perceived as symmetrical about the centerline of the church and consequently the Entry Porch.

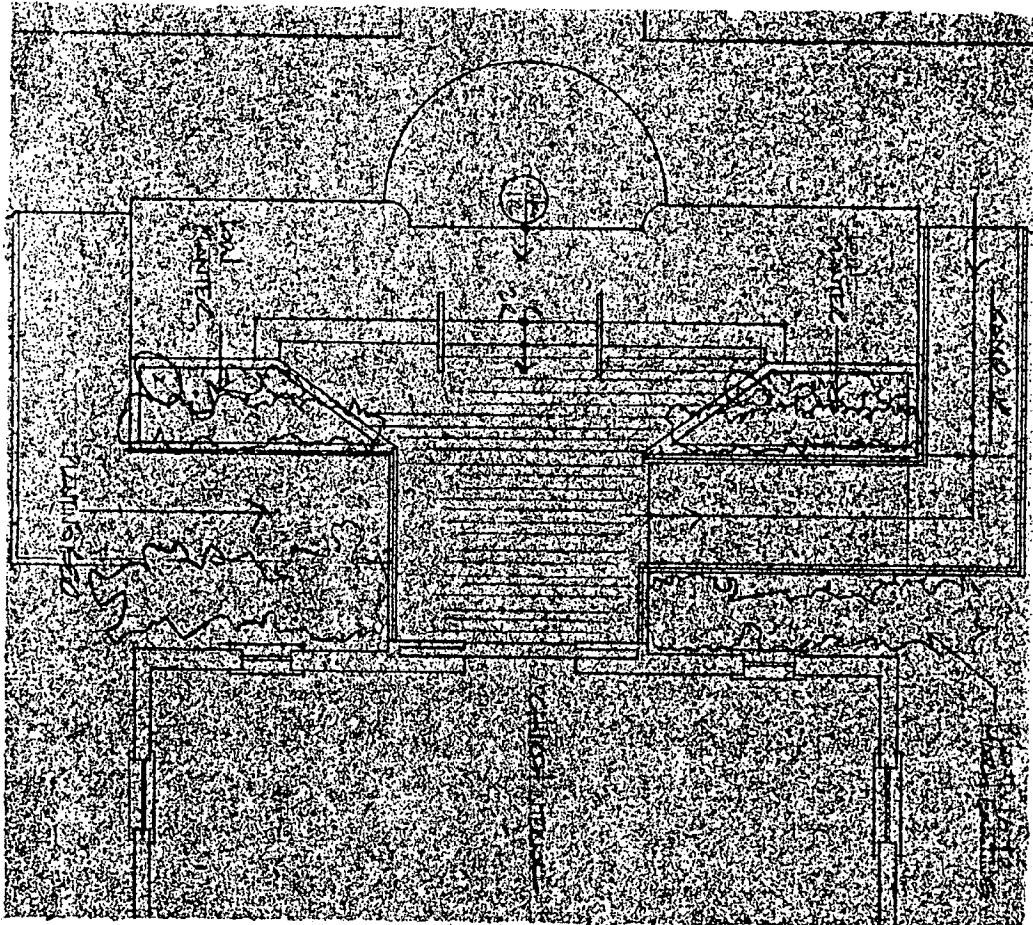
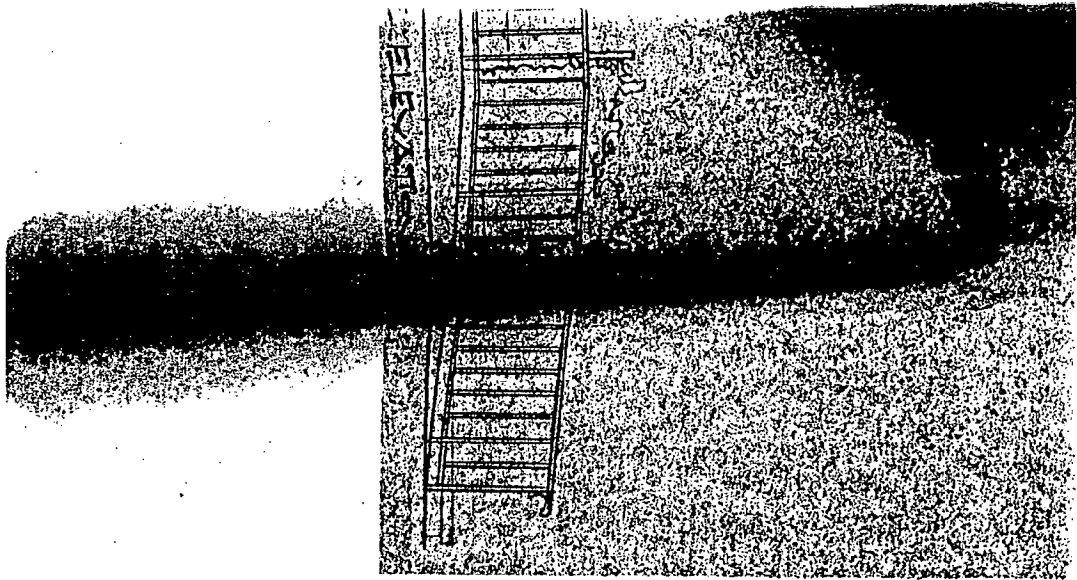
The brick paver area leads to a traditional wood porch, two steps up and into the church. The ramp meets the wood porch at this level, having been shielded from view by a new low planter with integrated seating that has been designed into the porch layout. The physical size of the entry porch itself was generated by two design criteria; first, the minimum length of run and landing for the ramp itself; and second, the desire to create adequate greeting and gathering area for parishioners and clergy (the church will accommodate 160+ persons per mass); and thirdly, to provide the potential to hold outside services using the porch as an altar area and the church as a backdrop. In plan, you will notice a similarity of layout between the entry area and the new altar area.

### CONCLUSION

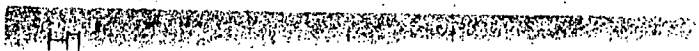
To briefly recap, it is important to emphasize that the huge commitment of this parish to expend their energies and resources, to faithfully restore the interior and exterior of their liturgical legacy, is truly unique and needs to be commended and encouraged. This yearn to be sensitive to their heritage, must also permit the spiritual growth of worship style, with the accommodation of present needs. We feel that this design addresses this difficult problem with a balanced respect for the past and present, both liturgically and architecturally.

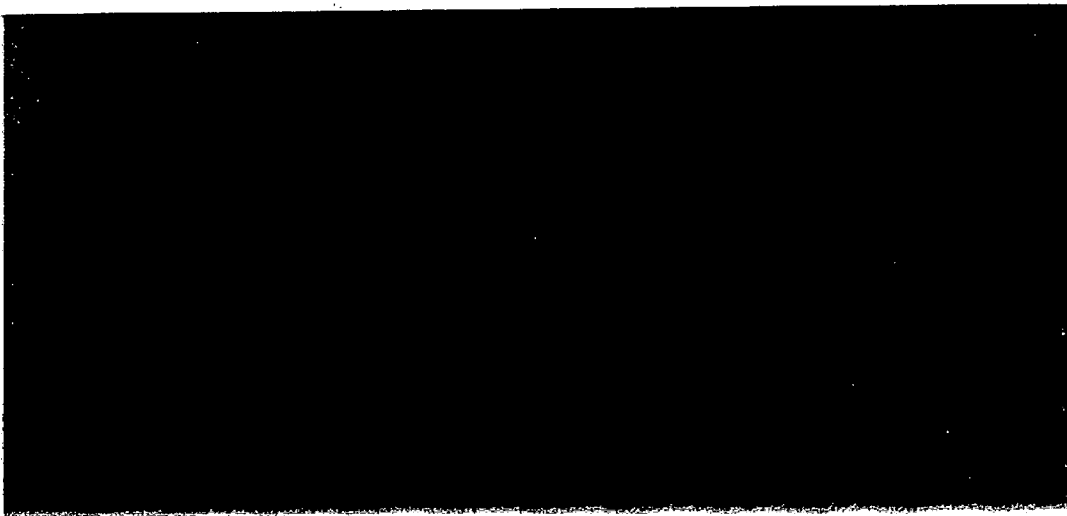
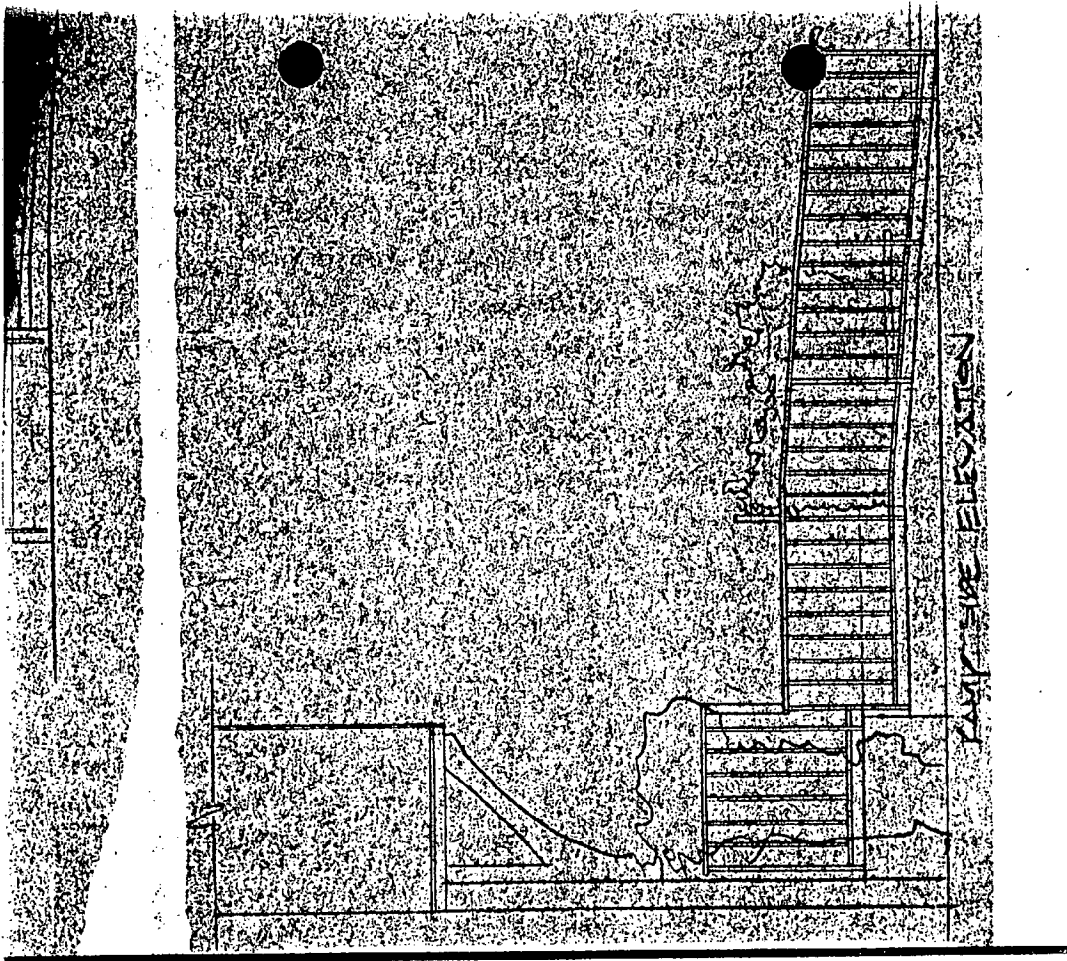






PLAN OF THE BUILDING









August 1987

100-100000-100000



May 1983

ETHAN 10 80 35

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05/19/83

May 1983



May 1983

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