



Comprehensive Master Plan



Historic Preservation Report 2016



HISTORIC PRESERVATION REPORT COMPREHENSIVE MASTER PLAN CITY OF ROCKVILLE, MARYLAND

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1. Introduction

The purpose of this Historic Preservation Report is to provide background information on Rockville's almost half-century-old historic preservation program and identify issues that should be addressed during preparation of the Historic Preservation Element for the updated Comprehensive Master Plan (CMP). This report provides the key information that, when combined with community priorities and values, will serve as the basis for Rockville to develop policies and goals during the master planning process.

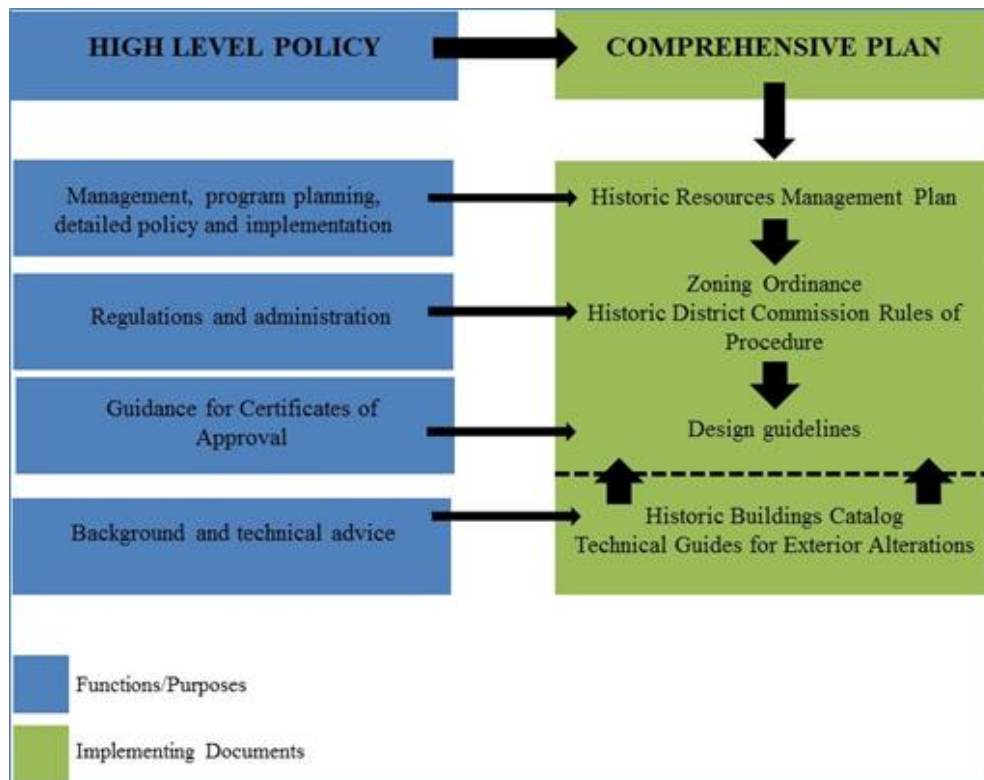
This document is one of a series of reports that are being developed in preparation for updating the City of Rockville's CMP, through a process called "Rockville 2040". Topics covered in other reports include, but are not limited to, Transportation, Community Facilities, Housing, Land Use, Economy and Environment. The Historic Preservation Element of the CMP, along with the other elements, will be developed after extensive outreach and public engagement processes to seek community and stakeholder input on policies and goals.

Report topics have been chosen to align with required or optional Master Plan *Elements* established in the State of Maryland Land Use Article, which is the portion of the state code where Maryland local government rights and requirements, with respect to master plans, are defined. Historic Preservation is an optional element according to the State, yet it is an important topic for Rockville, given the large number of historic resources in the City. It is expected that the element will provide for the continued identification, protection, enhancement, use, and celebration of Rockville's historic resources; provide direction for the regulations that are used to evaluate and preserve historic significance, character and integrity; and guide the City's historic preservation programmatic and capital investments.

In 2014, in anticipation of the Rockville 2040 planning effort and the need to update the City's historic preservation documents, the Community Planning and Development Services (CPDS) Department commissioned a consultant review of all of the materials used by the Historic District Commission (HDC) and preservation planning staff. The purpose was to identify overlaps, conflicts, gaps, and needed updates, make recommendations for revisions, and clarify which documents are advisory (providing guidance) and which are regulatory (required). The firm of Environmental Resources Management (ERM) made numerous recommendations, described later in this report. Staff presented ERM's findings to the HDC and to the Mayor and Council.

ERM stated that the role of the Comprehensive Master Plan is to state the City's high level policies. Other documents (such as the Historic Resources Management Plan, the Zoning Ordinance, the HDC Rules of Procedure, and design guidelines) fulfill other purposes, as shown in the diagram below:

Figure 1. Diagram of Document Functions



CPDS staff has drafted revisions to the Zoning Ordinance and the HDC's Rules of Procedure based on ERM's suggestions. In Winter 2016, text amendments will be processed through the Planning Commission and Mayor and Council to authorize the revisions. The FY2016 budget includes funding to revise and update the 1986 Historic Resources Management Plan which will help to address several of the ERM comments.

2. History and Authority of Historic District Zoning

National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 was created to promote local efforts to preserve aspects of U.S. history. The Act was a response to urban renewal, highway construction, and other post-WWII federal projects that resulted in the demolition of older buildings without consideration of their value to the culture and heritage of the nation.

Passage of NHPA established a partnership between the Federal Government (directed by the National Parks Service within the Department of the Interior), providing funding assistance and a broad national perspective on U.S. heritage, and state governments (through appointed State Historic Preservation Offices (SHPOs)) to develop statewide preservation programs tailored to state and local needs and priorities.

The National Register of Historic Places was authorized by NHPA to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. The Register is the official list of historic places judged to have national significance. Unlike local historic districts, listing does not trigger any restrictions or obligations on private property owners. Places and properties listed in the National Register are eligible for certain state and federal tax benefits and financial assistance and have limited state and federal regulatory protections. A major function of listing is to recognize and honor the historic significance of a resource. More information is available at the National Register of Historic Places website: <http://www.nps.gov/nr>.

Certified Local Government Program

A 1980 amendment to NHPA required the Department of the Interior and the 50 states to establish mechanisms to “certify” local governments so that they were qualified to identify, nominate and protect eligible historic resources at the local level. Rockville was granted CLG status in 1985 and was the second CLG designated in Maryland.

To be a Certified Local Government (CLG), a governmental entity must adopt an ordinance that establishes a qualified historic preservation commission, outlines the duties of the commission, provides for historic resource surveys to be conducted, and maintains records of historic resources. Commission members participating in the CLG Program must be qualified by a demonstrated special interest, knowledge, or training in such fields as history, architecture, preservation, or urban design as set out in the Land Use Article of the Annotated Code of Maryland.¹ A professionally qualified staff is also required.² Commission activities are monitored by the SHPO through annual reports that are submitted by participating CLGs. CLG status provides access to expert technical advice, a portion of the federal funds allotted to the SHPO, and partnerships with national preservation organizations.

¹ The Land Use Article was formerly Article 66B in the Annotated Code of Maryland

² Department of the Interior, National Park Service, 36 CFR, Part 1

State of Maryland

The Maryland Historical Trust (MHT) is an agency of the Maryland Department of Planning and has served as the SHPO since 1967, pursuant to NHPA. MHT was created as a quasi-public corporation in 1961 prior to NHPA to assist and encourage preservation activities throughout the state. For more information, see the Maryland Historical trust Web site at:

<http://www.mht.maryland.gov>.

The Land Use Article of Maryland establishes five purposes for historic designation. Rockville has adopted them, with some changes, to guide its historic preservation program.³ Per the state's Land Use Article (Section 8-104), the five purposes are:

- Safeguarding the heritage of the local jurisdiction by preserving sites, structures or districts which reflect elements of cultural, social, economic, political, archeological, or architectural history;
- Stabilizing and improving the property values of those sites, structures, or districts;
- Fostering civic beauty;
- Strengthening the local economy; and,
- Promoting the preservation and the appreciation of those sites, structures and districts for the education and welfare of each local jurisdiction.

³ A Zoning Ordinance Text Amendment is currently being processed to more closely align Rockville's language to that in the Maryland Land Use Article.

3. Rockville's Historic Preservation Program

Efforts to preserve historic resources in Rockville relied primarily on private initiatives until 1966 when the Mayor and Council established the Historic District Commission (HDC) and adopted the City's first regulations for preservation, following passage of the National Historic Preservation Act. Rockville was one of the first jurisdictions in Maryland to take advantage of the Federal legislation.



The HDC is appointed by the Mayor and Council for three-year terms. Commissioners must be Rockville residents in addition to the CLG requirements noted earlier. The HDC exercises its duties according to Sections 8-202 through 8-205 and Sections 8-301 through 8-308 of Maryland law, the City's Zoning Ordinance, and its adopted Rules of Procedure.

There are two key components of a preservation program: 1) designation of sites with architectural or historic significance and 2) Certificates of Approval (CoA) that help to the preserve the historic resources. In Rockville's current ordinance, those sites/structures designated with the Historic District (HD) zoning overlay must receive a CoA prior to most exterior changes. The CoA review is intended to ensure that additions or exterior alterations comply with the adopted design guidelines.

In April 1974, based on the recommendations of the HDC and the work of an outside consultant, the Mayor and Council established Rockville's first three historic districts: the West Montgomery Avenue Historic District, the South Washington Street Historic District, and the B&O Railroad Station Historic District. These local districts were concurrently recognized with listing in the National Register of Historic Places. The HDC was granted authority to oversee the established historic districts and the Zoning Ordinance became the local enabling legislation by which the Commission was to exercise its authority.

In August 1976, Dr. Anatole Senkevitch, a professor of architecture and history at the University of Maryland, was hired by the City to develop a preliminary historic preservation plan and architectural guidelines for the existing historic districts. University of Maryland students were hired on a part-time basis to survey, research, and analyze several project areas, including the historic districts of West Montgomery Avenue, South Washington Street, and the 1891 Courthouse. Other survey areas included Baltimore Road east of the B&O Railroad Station, Park Avenue south of Jefferson Street, the Haiti neighborhood at Martin's Lane and North Street, and Lincoln Park. These surveys included more than 300 structures and environmental amenities and became the basis for Rockville's initial inventory of historic properties.

In 1984, the City's Planning Department contracted with Dr. Richard Longstreth, Director of the graduate program in Historic Preservation at George Washington University, to increase the City's inventory of historic properties initiated the previous decade by Dr. Senkevitch, and to assist the HDC in organizing a preservation program to be funded by the Maryland Historical Trust as part of the Certified Local Government program. A three-year Historic Preservation Action Program resulted, authorized by the Mayor and Council in 1985, and a preservation planner was hired on contract to implement the Action Program.

The 1986 Historic Resources Management Plan was the key product of this Action Program. It was adopted as an operational plan to guide future activities of the Historic District Commission and provide the framework for the City's historic contexts or themes. Today, the HDC continues to use the Management Plan, in addition to other reference documents.

Historic Preservation Documents

Historic Resources Management Plan

Historic resource management plans facilitate the management and operation of historic resources by setting priorities, identifying stresses, assets and liabilities, presenting recommendations for the preservation of resources and their contexts, and guiding implementation of the recommendations.

The 1986 Management Plan divides the City's history and historic resources into seven historic periods, and then further divides each of them into eight thematic units with accompanying operating plans. It also addresses them by Planning Area.

The Management Plan has never been updated. The City's FY2016 budget includes resources to hire a consultant to revise and update it. The revision will acknowledge recommended actions that have been taken, those that have not (and either should or should not be), and new issues that have arisen, such as analysis of recent past resources.

Other Historic Preservation Documents

As noted in the Introduction, the Community Planning and Development Services (CPDS) Department commissioned the consulting firm of Environmental Resources Management (ERM) in 2014 to review and analyze all of the materials used by the HDC and preservation planning staff to designate historic properties and to approve or deny Certificates of Approval.

For its research, ERM reviewed the following preservation documents. Adoption dates are shown in parentheses.

- Rockville Comprehensive Master Plan (2002)
- Rockville Historic Resources Management Plan (1986)
- Rockville Zoning Ordinance (2008)
- Secretary of Interior Standards for the Treatment of Historic Properties (formally adopted by Rockville in 2004)

- Rockville Technical Guides for Exterior Alterations (14 separate documents, 2004 and subsequent)
- Adopted Architectural Design Guidelines for the Exterior Rehabilitation of buildings in Rockville's Historic Districts (1977)
- Land Use Article (formerly Article 66B) of the annotated Code of Maryland
- Rockville Cemetery Historic District Design Guidelines (2004)
- Chestnut Lodge Design Guidelines (2004)
- Rockville Historic Buildings Catalogs (1989, 2011)
- Rockville Neighborhood Plans (8 plans, 1985-2009)

ERM's report identified the appropriate function of each document type (as shown in Figure 1 of this Historic Preservation Report) and made recommendations for updates and revisions to some of the documents. The ERM report noted that there is overlap, inconsistency, and lack of discreet content and functional separation among the City's historic preservation documents. It recommended that there be a hierarchy of documents to clarify the function of each (i.e. City-wide policy vs. regulatory standards v. district design guidelines). Documents also lack clarity regarding the criteria and standards considered by the HDC, the factors considered by the Mayor and Council, and the role of the Planning Commission in the designation process. Regulations and standards for historic designation and Certificates of Approval for exterior work done in historic districts appear in multiple documents and overlap; some contain inconsistent information. These issues are currently being addressed by staff.

4. Rockville's Historic Significance

Rockville is one of Maryland's oldest municipalities and its character and identity are closely tied to its history. Its buildings and features illustrate its evolution over the past two centuries. However, archeological evidence indicates that Rockville has been inhabited for thousands of years; initially by Native Americans, later by European colonists and African slaves,⁴ and now by more than 65,000 citizens.

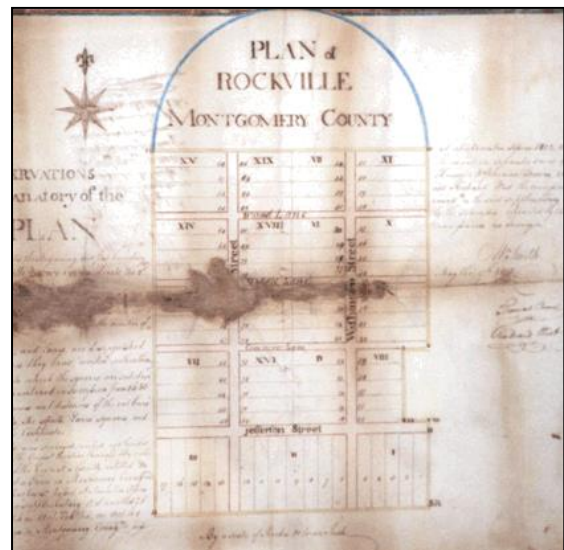
During Revolutionary times, Rockville was named Hungerford's Tavern, after its most familiar landmark. A group of patriots met at the tavern in 1774 to respond to the closing of the port of Boston by the British. The patriots issued a series of resolves condemning the blockade, calling for a boycott of trade with Great Britain until the blockade was lifted, and selecting delegates to attend Maryland's general committee of correspondence in Annapolis - one of the meetings which led to the First Continental Congress.



Drawing of Hungerford's Tavern by Benjamin Latrobe, 1811

The land that is now Montgomery County was originally a portion of Frederick County. When Montgomery County was created in 1776, the area that is now Rockville was established as the county seat and gradually became known as Montgomery Court House. In the 1780s, the community was known as Williamsburgh, the last of its names before its designation as Rockville. At that time, the town was comprised of a cluster of homes, a tavern, a courthouse, and a jail.

In 1801, the Maryland General Assembly changed the name of the town to Rockville because of its proximity to Rock Creek. The population grew from 200 in 1800 to 365 in 1860 when Rockville became incorporated. The town was governed by three commissioners until 1888, when residents elected the first Mayor and Council.



Original Plan of Rockville (1803)

A major change in the town's status occurred in 1873, when the metropolitan branch of the Baltimore and Ohio (B&O) Railroad came to Rockville, providing regular service between Washington and the Rockville B&O station. Regular train service was a significant stimulus for increased population growth in the last quarter of the 19th century.

⁴ Slaves comprised about 30 percent of Rockville's population just prior to the Civil War. *Rockville: Portrait of a City*, Eileen S. McGuckian, 2001, p. 35.

By 1900, population had grown to 1,110. The town limits were expanded again, and by 1940 Rockville had 2,047 residents. The population surged after World War II, increasing from 6,934 in 1950 to 42,739 in 1970. The City grew steadily but slowly from the 1970s until the turn of the 21st century.⁵ Large annexations in the 1990s, followed by the development of King Farm and Fallsgrove in these annexed areas, and the redevelopment of Rockville's Town Center since 2000 contributed significantly to the City's 29% population growth from 2000 to 2010. The 2010 population, as reported by the U.S. Census, was 61,209. The 2015 estimate is more than 65,000.

Rockville has evolved from a small agricultural village, to the county seat, to a commuter suburb, and more recently to a commercial destination and high-technology center. Most of its residential areas continue to have a suburban feel, while the Town Center and areas close to the Metrorail stations are becoming increasingly urban. The King Farm and Fallsgrove neighborhoods are examples of New Urbanism in Rockville and offer a variety of housing types mixed with commercial uses.

Despite its transformation, Rockville maintains its historical qualities. The original six streets that formed the town are still at the heart of the City, as shown in the 1803 "Plan of Rockville". Rockville Pike, once known as the "Great Road", is still a main north-south arterial through the City, and many of Rockville's historic neighborhoods, buildings and sites, some dating back to the 18th century, have been preserved.

The 1986 Historic Resources Management Plan lists seven historic contexts for Rockville that extend from pre-historical times through the mid-1980s:

1. Paleo-Indian, Archaic, Early to Middle Woodland: 13,000 B.C – 900 A.D.
2. Late Woodland: 900 -1600 A.D.
3. Contact and Settlement: 1600 – 1750
4. Rural Community Formation and Identity: 1750-1825
5. Development as Montgomery County Seat: 1825 – 1873
6. Maturation and Expansion of the County Seat: 1873 – 1931
7. County Seat to Satellite City of the Nation's Capital: 1931 – Present (1985)

These themes should be re-examined and updated with the revision and update of the Management Plan.

⁵ The Town of Rockville became the City of Rockville in the 1950s.



*5 North Adams Street, pictured left, was constructed circa 1793 and is the earliest remaining building in Rockville. Houses represent the majority of the historic resources in the City. A wide assortment of residential architectural styles and details are represented including Colonial, Romantic, Victorian, Victorian Vernacular, Twentieth Century, Modern and Late Modern. See the 2011 Historic Buildings Catalog for more information on these styles:
<http://www.rockvillemd.gov/historic/HistoricBuildingCatalog2011.pdf>*

*Reminders of the City's early institutional and commercial prominence also exist, including the County Courthouses, the Rockville Academy, the **Old Post Office** (shown right; now the City's police headquarters).*



5. Current Master Plans

2002 Comprehensive Master Plan

Historic preservation is an integral element of comprehensive planning, related to land use, housing, transportation, economic development, and community character. Chapter 8 of the 2002 Comprehensive Master Plan (CMP) is entitled Historic Preservation. It is the place where Rockville communicates its long-term Goal and Policies, as well as a series of recommendations. The Goal and Policies are presented below:

2002 Goal

Protect the City's physical and cultural heritage and encourage heritage tourism through historic preservation.

2002 Policies

1. Identify the historic resources of the City as visual and physical reminders of the themes and periods in the City's development;
2. Preserve, protect, and maintain the physical and environmental integrity of an increased number of historic resources in Rockville; and,
3. Develop and encourage programs that lead to the enjoyment and appreciation of Rockville's historic sites and that encourage heritage tourism.

In 2008-2009, CPDS staff conducted an audit of the City's 2002 CMP. Input was solicited from the Mayor and Council, boards and commissions, City departments, and citizens. Appendix A is a summary of the audit of the Historic Preservation chapter (Chapter 8). This audit summarizes the 2002 plan's goals, policies and recommendations and identifies actions that have been completed, those that have not, as well as relevant topics that should be added to the 2040 Comprehensive Master Plan. The audit indicated that the 2002 CMP goal and the three primary policies for historic preservation, were still relevant at that time.

This Historic Preservation Report addresses the 2008-2009 audit, as well as issues that have been raised in the years since the audit was completed. Following is a summary:

- The 2002 CMP recommended that "a thorough evaluation of prospective sites" should be undertaken to expand existing historic districts.⁶ Although some survey and evaluation work has been completed, the work has not been thorough and evaluations have been done primarily in response to demolition applications. Almost all designations since the 2002 CMP have been for single sites.
- Expansion of existing historic districts, as recommended in the 2002 CMP, pages 8-7 to 8-11, has occurred only piecemeal.

⁶ City of Rockville Comprehensive Master Plan, adopted November 12, 2002, p. 8-11. Recommendation #1.

- Designation of Chestnut Lodge and the adjacent frontage of the former Buckingham property expanded the local West Montgomery Avenue Historic District in 2002 and designation of the barn and milk house expanded the Rose Hill Farm District in 2003.
- The former Farmers Banking and Trust Company (occupied by Allfirst Bank in 2002 and now occupied by M&T Bank) has not been added to the Courthouse Square Historic District, as was recommended in the 2002 CMP. The bank building is included in the Courthouse Square National Register District.
- The land between the two Dawson farmhouses, which is owned by the City and is zoned as parkland, has not been included in the local Dawson Farm Historic District, as was recommended in the 2002 CMP. The parkland and the two houses are listed together in the National Register of Historic Places. Interpretive plaques and an accompanying brochure that explains the history of the farm and the Dawson family were produced by the City in 2004.
- Areas recommended as new historic districts, pages 8-11 to 8-13 in the CMP, have been evaluated for historic significance, mostly within the context of neighborhood plans, and some have been designated either as a local district or as a National Register District.
 - Glenview Mansion and surrounding property were listed on the National Register in 2007 and locally designated in 2011.
 - A survey of Lincoln Park resulted in the establishment of the City's first Conservation District in 2007.
 - Twinbrook neighborhoods were researched in the Twinbrook Neighborhood Plan in 2009. The community was not in favor of pursuing a historic district at the time, but conservation districts (discussed in Section 11 of this report) could be considered.
 - Survey work in the Baltimore Road historic area resulted in National Register listing for the Rockville Park neighborhood in 2011.
- The discussion of alternative preservation tools in the 2002 CMP was limited to management plans and focused on cemeteries. Cemeteries were considered to be "particularly threatened resources as they are vulnerable to vandalism, neglect, deterioration from environmental elements, and development pressures"⁷. This concern resulted in the production of the Rockville Cemetery Guidelines in 2004. This report includes other preservation tools to consider, such as conservation districts and preservation easements.
- Publications that were identified in the 2002 plan have been produced with the exception of the history of Watts Branch and Wootton's Mill (page 8-6 of the 2002 CMP). That history was never produced and is not planned.

⁷ City of Rockville, Comprehensive Master Plan, 2002, p. 8-13

- Recommended walking tour plaques and brochures have been completed.
- The house plaques program, whereby any designated property owner was eligible to receive a bronze date plaque to be installed at a location visible from the street, has been suspended since the initial effort in 2005 and does not have funding.
- Other recommendations from the 2002 CMP have been implemented, are on-going, or were identified as no longer needed. Some have not had funding sources or may need to be cast in a revised context.
- Two issues that were identified as new topics for the update of the CMP are the Recent Past and the relationship between preservation and sustainability. These issues had not fully emerged when the 2002 plan was written and adopted, but are included in this report as topics that should be discussed in the context of a new Historic Preservation Element.

This report identifies new issues that have emerged since the 2002 CMP, such as:

- Other suggested areas of the City on which to focus survey work and potential designations.
- The City's approach to historic designation, which tends to be reactive, focused on individual sites, and diverts resources away from proactive designation of multi-site districts.
- Other aspects of the designation process including designation against owners' wishes.

Setting goals, policies and objectives for Rockville's historic preservation program will be an important component of the updated Comprehensive Master Plan. This report provides the background information necessary to understand Rockville's program. Queries to help prompt discussion on identified issues are provided at the end of this report. Listening sessions, City-wide forums, and other outreach efforts will help to identify other issues and elicit essential community input for the Historic Preservation Element of the Comprehensive Master Plan.

Neighborhood and Area Master Plans

The City of Rockville also has developed a series of neighborhood and area plans, which, when approved, are adopted into the City's Comprehensive Master Plan. A history of the relevant area, information on historic preservation, and recommendations regarding historic preservation are included in neighborhood and area plans, including: Town Center Master Plan (2001); East Rockville Neighborhood Plan (2004); Lincoln Park Neighborhood Plan (2007); Lincoln Park Conservation District Plan (also in 2007); Twinbrook Neighborhood Plan (2009); and the June 2014 draft Rockville Pike Plan.

Inclusion of historic preservation in neighborhood and area plans raises awareness and encourages residents to become good stewards of historic resources so that the most effective tools are implemented to protect and interpret them. It promotes proactive preservation planning

by addressing preservation issues as an integral part of the planning process and ensures that the City's policies and practices facilitate historic preservation as a way to preserve community identity.

Some of the City's neighborhood plans include specific recommendations for preservation and historic designation. For example, the East Rockville and the Lincoln Park Neighborhood Plans called for surveys which resulted in the Rockville Park (part of East Rockville) National Register listing and the Lincoln Park Conservation District, respectively. Other plans, such as the Town Center Master Plan, list existing districts and potential resources, but are not directive in terms of particular actions to be taken.

6. Existing Historic Districts

National Register Districts and Landmarks



Glenview Mansion

Rockville has seven multi-site National Register Historic Districts and two National Register Landmarks. All but one of the multi-site National Register Districts (Rockville Park) are also local historic districts. Some of the boundaries differ between the National Register and the equivalent local districts. Four individual sites within National Register Districts (Bingham-Brewer House, First National Bank [now M&T Bank], Jacquelin Trells Park and Dawson Farm Parkland) are not included in the local district boundaries.

National Register Districts are noted in Appendix B and shown in Figure 2. The National Register Districts that are not locally designated are identified in Appendix C. National Register nominations are made to the State Historic Preservation Office (SHPO) which then submits eligible nominations to the National Park Service for final approval and listing.

Two districts were added to the National Register in the past decade: Glenview Farm (shown above) in 2008 and Rockville Park in 2011. Glenview Farm was subsequently also designated as a local historic district.



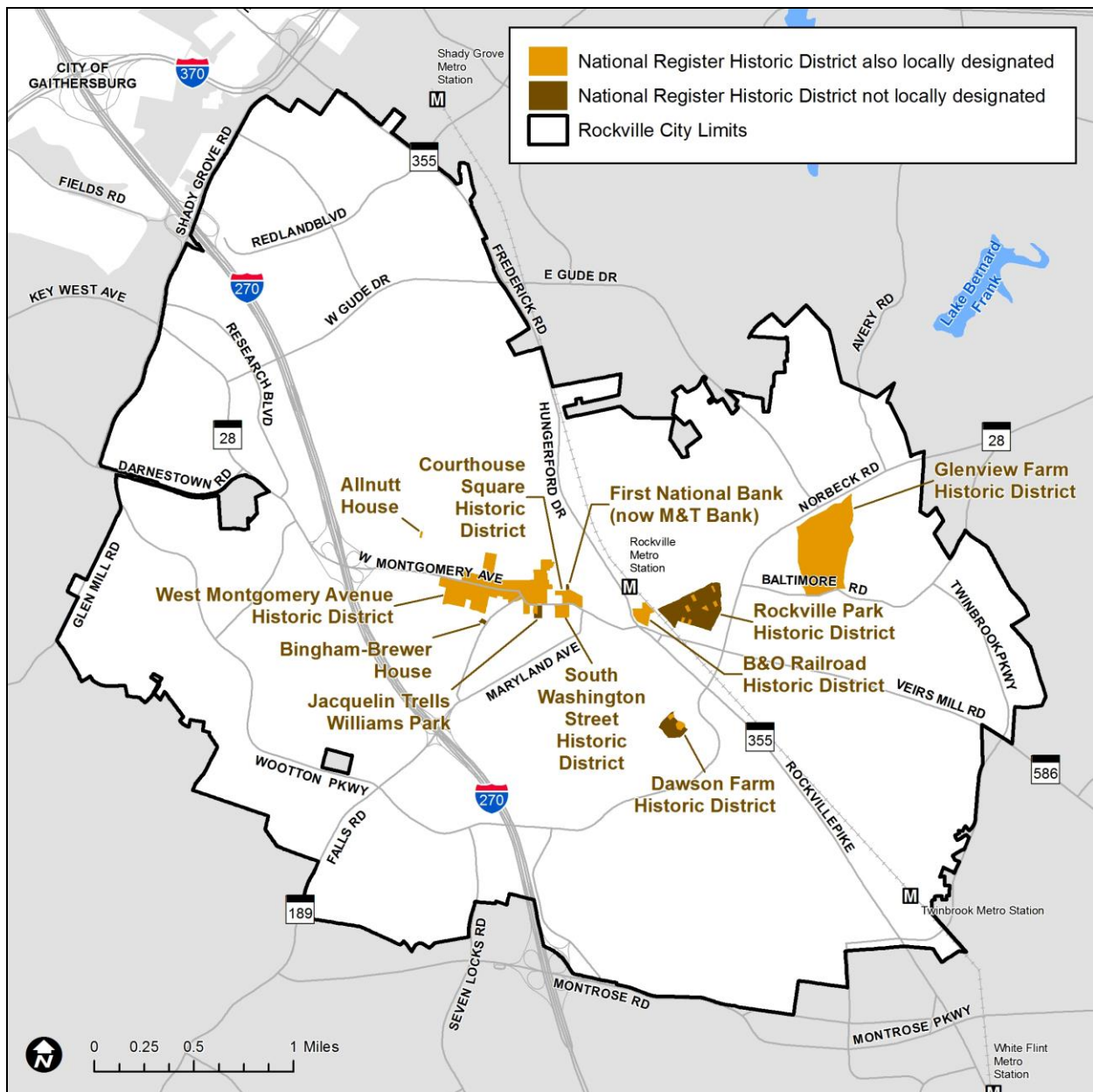
Jacquelin Trells Park is located in front of the Rockville Academy at 101 South Adams Street. The Park is listed in the West Montgomery Avenue National Register District, but it is not included in the local district.



The Art Deco bank building, c. 1927, at 4 Courthouse Square, is listed on the National Register within the Courthouse Square Historic District, but it is not locally designated. Originally the First National Bank, the building is now occupied by M&T Bank.

National Register Historic Districts

Figure 2



Local Historic Districts

Unlike with properties that are only listed on the National Register, the HDC has regulatory authority over properties located in local historic districts.

The purposes and benefits of historic designation, as described in Section 2 of this report (History and Authority of Historic District Zoning), are best illustrated by Rockville's local multi-site historic districts in which properties share some significant

architectural, historic or cultural relationship. Except in rare cases, it is difficult for single stand-alone historic properties to fulfill these principles.



King Farm Dairy Barn

Local Multi-Site Historic District Inventory

Rockville's multi-site historic districts are shown in the chart below and depicted in Figure 3.

Rockville's Multi-Site Historic Districts	
Historic District Name	Year Designated
West Montgomery Historic District	1974
B&O Railroad Historic District	1974
South Washington Street Historic District	1974
Courthouse Square Historic District	1979
Dawson Farmhouses Historic District	1983
Rose Hill Farm Historic District	2000/2003
King Farm Farmstead Park Historic District	2006
Rockville Heights Historic District	2008

The West Montgomery Avenue Historic District, designated in 1974, is the largest in Rockville, with more than 100 properties, 80% of which are contributing resources. It, along with the B&O Railroad and the South Washington Street Historic Districts, were the first three historic districts designated in Montgomery County. The West Montgomery Avenue Historic District is predominantly comprised of residential structures that represent a wide range of architectural styles from the 18th to the 21st century. It was expanded in 2002 to include eight acres of the former Chestnut Lodge site.

The district extends north and south along the spine of West Montgomery Avenue and includes structures on abutting side streets, such as North Adams Street, Wall Street, Thomas Street and Forest Avenue. It is also a National Register District, with slightly different boundaries.



The B&O Historic District preserves three distinctive elements in Rockville, including religious life (St. Mary's Church and Cemetery), the public commercial sector (Wire Hardware), and public transportation (the B&O Railroad Station), which helped fuel Rockville's expansion in the late 19th century. The B&O Station building was moved to its current location in 1981 to prevent its demolition during Metrorail construction.



The South Washington Street Historic District is a residential neighborhood subdivided out of four lots of the original 1803 Plat of Rockville. It complements the adjacent Courthouse Square Historic District, with its public institutions. The seven residential buildings along South Washington Street were built between 1884 and 1910 by the Anderson and Stonestreet families, in Victorian and Colonial Revival styles. The only non-residential building, Christ Episcopal Church, is a Gothic-style building constructed in 1884-1887 to replace an earlier 1821 church building.



The Courthouse Square Historic District includes three significant public buildings in the heart of Rockville's downtown: the Red Brick Courthouse (1891- shown right), the Grey Courthouse (1930), and the Old Post Office (1938). The Romanesque style Red Brick Courthouse and the Grey Courthouse in the English-Georgian style exemplify the architectural styles of their day. The English-Georgian Old Post Office was constructed under the Federal Works Progress Administration (WPA) economic stimulus program. It now houses the Rockville police headquarters.



The two Dawson Farmhouses represent four generations of the Dawson family who worked their farm, known as "Rocky Glen." The Victorian Gothic Revival style frame house with its steep center gable, shown right, was built in 1874. The second farmhouse, clad in stucco, is a Craftsman style house that was built in conjunction with the growing prosperity of the farm in 1912. The adjacent parkland was part of the farm that once included about 500 acres and outbuildings such as a bank barn and granary.



The Rose Hill Farm District has a long history dating back to 1803, when the 440-acre farm was given to Eliza Wooten upon her marriage to Lewis Beall. The existing Rose Hill Mansion (shown right), however, reflects the 20th century estate home of Dr. Ernest Bullard, the founder of the Chestnut Lodge Sanatorium. With the extensive renovations carried out in 1935 by Dr. Bullard's son, Dexter, Sr., very little of the earlier Victorian home remains visible. The associated Rose Hill Barn and Milk House, built ca. 1900, is a good example of a small scale 20th century agricultural structure that now serves as an outbuilding to a 21st century home.



The King Farmstead Park Historic District is part of the City of Rockville's parks system. Farming has been documented here since the Graff family purchased the land in 1822. James Graff built the family residence (shown right) in 1914, but sold the farm to W. Lawson King in 1924. To the King Family, this was known as "Irvington Farm." The double dairy barn was central to the daily milking operation, and the milk was sent to Thompson's Dairy in Washington, D. C. for distribution.



Rockville Heights Historic District is located at the northern end of the Rockville Heights subdivision, platted in 1890. The high-style Georgian house at 107 Fleet Street (shown right) was built by local architect Thomas C. Groomes in 1904 and was occupied by local attorney Clifford Robertson and his family for 65 years. The other four houses were built between 1926 and 1936 for Robert C. Warfield, the only dentist in Rockville for many years. Together these houses represent an early 20th century streetscape and illustrate period architectural styles.



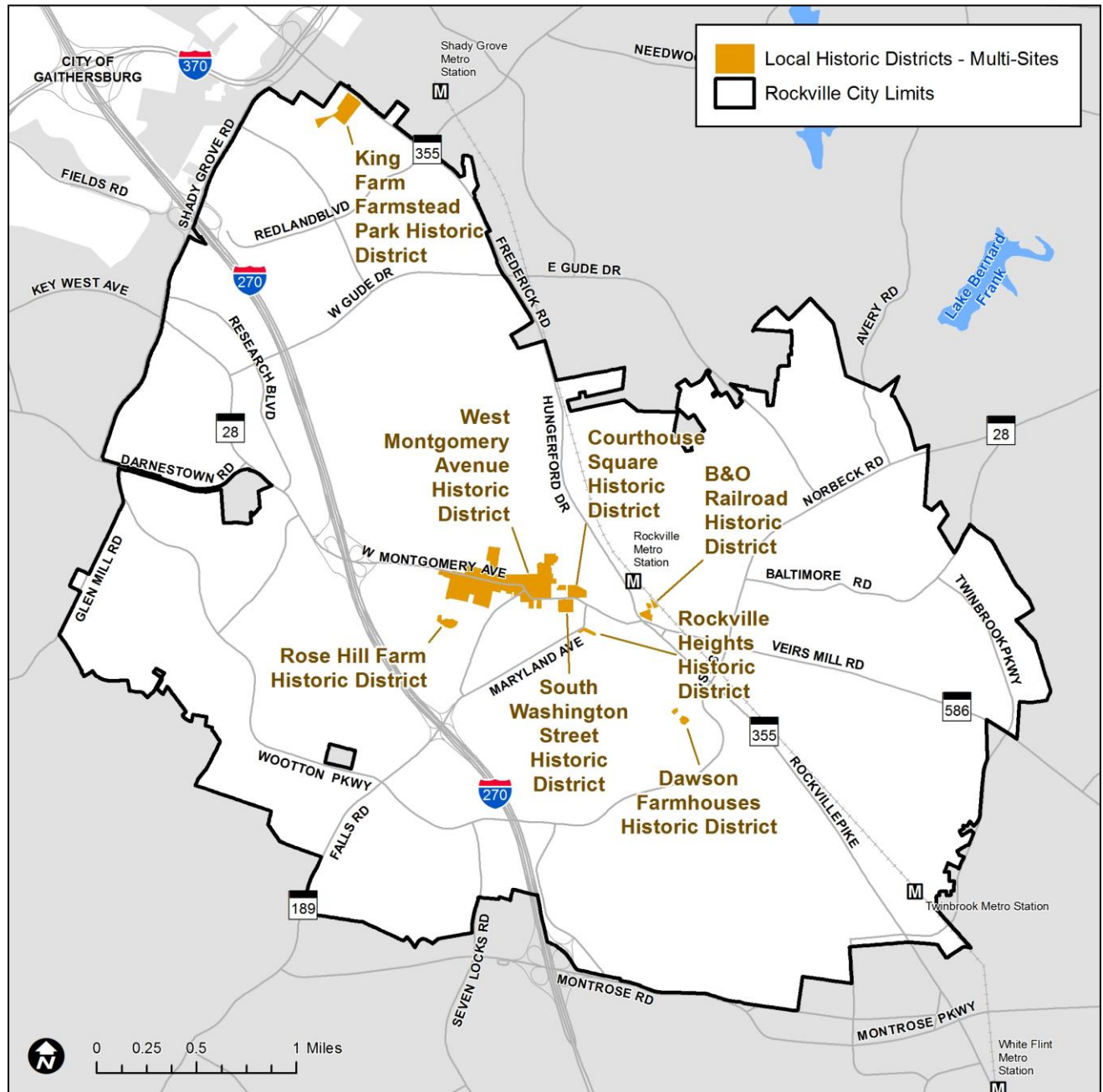
Non-Contributing Resources in Local Historic Districts

Multi-site historic districts are identified by surveying historic resources and delineating appropriate boundaries. Often they contain both contributing and non-contributing resources. Contributing resources are those that were built within the historic period of significance and retain features that identify it as belonging to that period. Non-contributing resources are not representative of the qualities that give the historical property or district historic, architectural or archaeological significance. Non-contributing buildings and/or structures were either built more recently than the defined period of significance or, if built within the appropriate time frame, have lost their historic integrity through subsequent incompatible alterations or additions.

Exterior alterations of non-contributing resources are reviewed by the HDC, but with substantially more lenience than contributing resources, as required by State law. They are eligible for certain tax credits.⁸

Local Multi-Site Historic Districts

Figure 3



⁸ Maryland Land Use Article, Section 8-304

Local Landmarks

There are currently 36 designated local landmarks on Rockville's local historic inventory, as identified in Figure 4. Local landmarks are single buildings, sites, structures, or objects that are recognized for their historic or architectural significance through local historic designation. Two landmarks, the Allnutt house at 541 Beall Avenue, and Glenview Farm are also listed on the National Register of Historic Places.

Since at least year 2000, the overwhelming majority of historic designations in Rockville have been individual properties, primarily single-family houses. Some of these were nominated by their owners or other parties; more than three-quarters were triggered by demolition permits. Since 2009, revisions to Rockville's Zoning Ordinance have required that every building that is to be demolished must be evaluated for historic significance by the HDC.

A total of 73 sites were referred to the HDC for evaluation of significance between FY2000 and FY2015; 69 of these were single sites. Twenty percent of the sites were evaluated in FY2010 alone; all of them prompted by demolition applications.⁹ Eighty percent of evaluations triggered by demolition permits occurred between fiscal years 2010 and 2015, compared to 20% during fiscal years 2000 to 2010. The large increase is attributed primarily to the 2009 Zoning Ordinance change.



541 Beall Avenue



104 Lynch Street

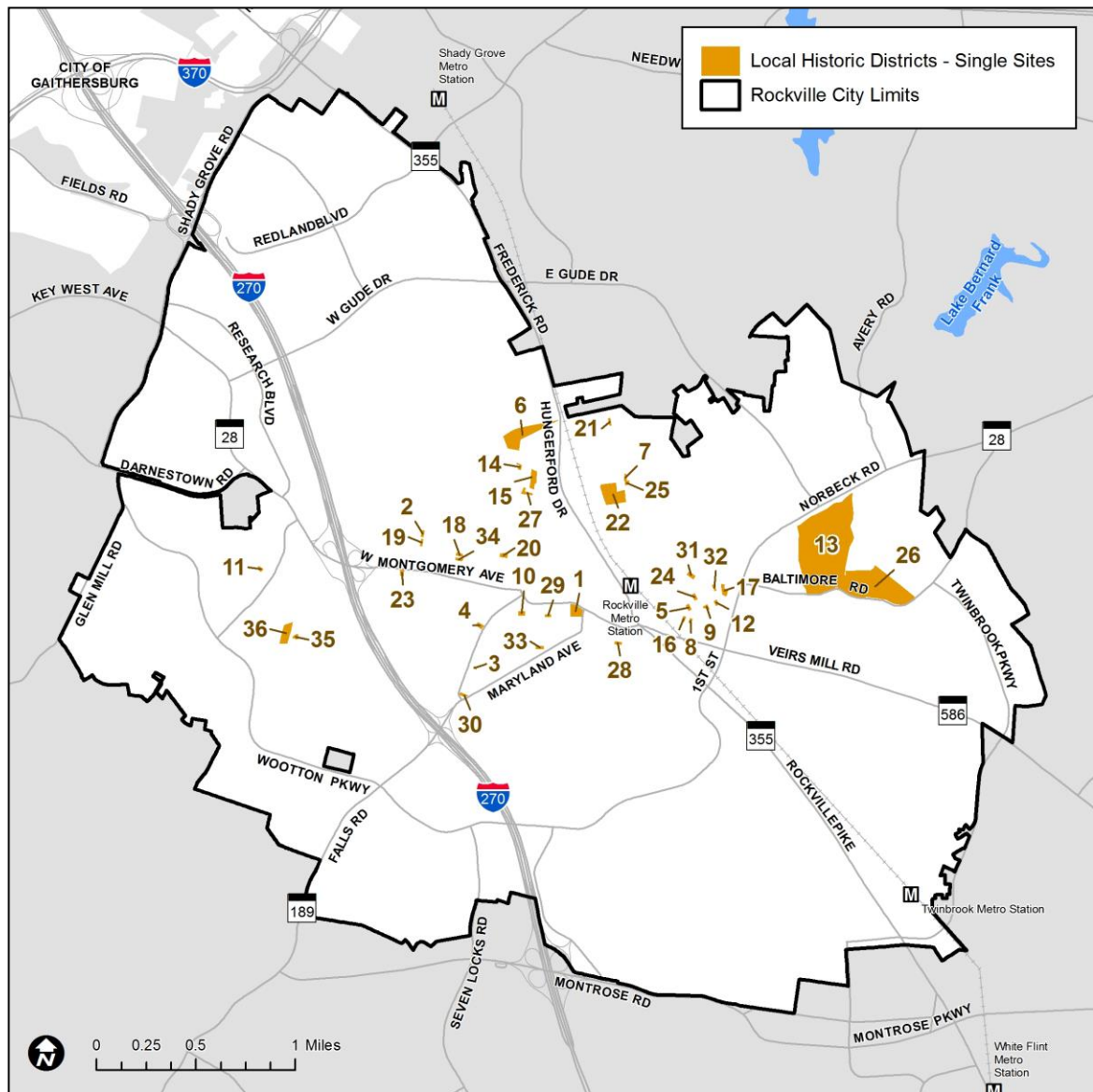


149 S. Adams Street

⁹ The 2009 Zoning Ordinance included a requirement that all demolitions in the City must be reviewed for historic significance by the HDC, which was a change from previous practice and may explain, at least in part, the 2010 spike.

Locally Designated Historic Landmarks

Figure 4



- | | | |
|---|---------------------------|----------------------------------|
| 1 1971 Rockville Library | 13 Glenview Farm | 25 Reuben Hill House |
| 2 Allnutt House | 14 Haiti Cemetery | 26 Rockville Cemetery |
| 3 Bessie Hill House | 15 Hebron House | 27 Ross/Powell/Crutchfield House |
| 4 Brewer Summer Residence | 16 Hipsley/Thompson House | 28 Spates Bungalow |
| 5 Carey & Hattie Kingdon House | 17 Homewood | 29 Steinberg House |
| 6 Carver High School | 18 Howes/Grossman House | 30 Kelley House |
| 7 Cook/Waters/Lewis House | 19 Howland House | 31 Pump House |
| 8 Corrick/Robertson House | 20 Judge Delashmutt House | 32 Thompson/Ray House |
| 9 Edmonds Family House | 21 Letha E. Payton House | 33 Tyler House |
| 10 Evans Summer House | 22 Lincoln High School | 34 Wilt/Barnsley House |
| 11 Flint Hill Farm/Hurley-Carter Farm House | 23 Mrs. Rickett's Cottage | 35 Wootton's Mill Miller's House |
| 12 Fred & Mary Nellinger House | 24 Rabbit/Ray House | 36 Wootton's Mill Park |

A result of this change is that a house that an owner wishes to demolish must be evaluated by the HDC. The HDC may recommend designation to the Mayor and Council, if it finds that it satisfies at least one of the designation criteria, and the property may then be designated as historic. A substantially identical house that is not to be demolished will likely never be evaluated or designated. This raises an important policy question for the Historic Preservation Element: is this the most appropriate or efficient way to identify Rockville's historic resources?

7. Surveys and Inventories

Historic resource surveys and resulting inventories form an important basis for planning decisions that affect the quality of community life. In order to plan for the preservation and enhancement of the historic environment, it is necessary to determine what properties and sites make up that environment. The purpose of surveys is to gather the information needed to make those determinations. Inventories are lists of designated resources and/or resources that are potentially eligible for designation, based on surveys.

In 1976, Montgomery County created an “Atlas and Index of Historic Sites” that continues to be used to identify resources that are potentially historic within the County. Sites, buildings and structures listed on the Atlas are protected from demolition or substantial alteration until they can be evaluated and either removed from the Atlas or designated. If a site, building or structure is not listed in the Atlas, a citizen or group may still nominate it for historic designation.

This represents a proactive approach to historic designation, similar to Rockville’s original approach in the 1970s that was the basis for the City’s preservation program – to identify historic resources by developing a complete, documented, and comprehensive inventory of the community’s historic properties through survey work. Surveys may be as simple as “windshield surveys” that provide information that is limited to what can be viewed from the street, to full documentation of a resource’s historical and architectural significance.

Completed Research

Historic Resources Management Plan

Although it is now more than a quarter century old, the Historic Resources Management Plan continues to be an important resource for Rockville’s historic preservation program, particularly by providing research on historic contexts and themes through the mid-1980s. The plan identifies archaeological sites and more than 120 potential and designated historic resources, including buildings, structures, archeological sites, roads, and objects. It does need to be amended, however, to bring contexts up to date and to revise historical themes to reflect current scholarship. This task is funded in the FY 2016 CIP.

Since the 1986 Management Plan was adopted, Rockville has made substantial, though incomplete, efforts to document its historic resources. Maryland Historical Trust (MHT) Inventory of Historic Properties forms have been completed for all historic districts and for most properties that the HDC has evaluated for historic designation.

Pre-1945 Resources

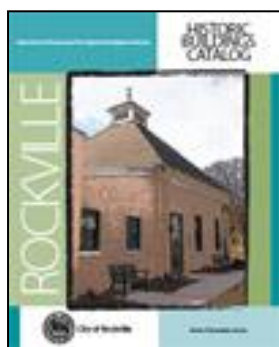
All existing buildings that were built before the end of World War II were identified upon direction from the Mayor and Council in 2006. To encourage owner-nominated designations, City staff sent letters to approximately 600 owners of properties built prior to 1945 to determine owner interest in historic designation. Approximately 15 positive responses were received. Research was done on those properties and, ultimately, four local designations directly resulted from this outreach.

Master Plans

Surveys efforts have occurred in the context of preparing and updating the Comprehensive Master Plan and neighborhood master plans. The 1989 West End-Woodley Gardens Neighborhood Plan; the 2001 Town Center Master Plan; the 2003 East Rockville Neighborhood Plan; the 2007 Lincoln Park Neighborhood Plan; the 2009 Twinbrook Neighborhood Plan; and the Historic Preservation chapter of the 2002 Comprehensive Master Plan identified potential historic resources and opportunities for new or expanded historic districts or other ways to protect potential resources.

Historic Buildings Catalogs

The Management Plan was a source for the creation of the 1989 Historic Buildings Catalog that was an effort to identify and publicize Rockville's historic structures. The catalog provided a snapshot of Rockville's history as illustrated by select historic buildings, but it was not intended as a comprehensive or conclusive inventory of all of the City's historic resources.



The City published an updated Historic Buildings Catalog in 2011. It continues the earlier catalog's purpose as an illustrative and informative guide to the City's built heritage. Sites and structures that may have historical, cultural, architectural, and/or design significance and architectural integrity based on the City's surveys, and a representative selection of "Recent Past" buildings from a Peerless Rockville survey, were included in the 2011 catalog. Those properties that are already locally designated and/or listed on the National Register are identified, but the majority of properties in the 2011 catalog are not locally designated or listed on the Register.

Recent Past¹⁰

The results of Peerless Rockville's "Recent Past" survey of selected buildings constructed in Rockville between 1914 and 1984 were published in a book in 2012.¹¹ Peerless Rockville's survey was conducted to provide information on and generate appreciation for the "Recent Past", and was started just as a number of the City's post-war buildings were being demolished, including the community/activities building at Chestnut Lodge, the IBM building at 50 Monroe Street, and the Rockville Public Library on Maryland Avenue, shown right.



*Former Rockville Library,
99 Maryland Avenue, demolished in 2009*

¹⁰ A discussion of the "Recent Past" is provided later in this chapter.

¹¹ Rockville's Recent Past, Teresa B. Lachin, published by Peerless Rockville Historic Preservation, Ltd., 2012

Potential Study Areas Based on Completed Research

All of the sources in this section, under the heading “Completed Research” were consulted in producing a preliminary list of future study areas that have been identified as potential historic districts in the past and where concentrated survey efforts could be focused (see Appendix D for full list). For the purpose of this report, inclusion in a study area does not mean that any or all properties located within it ultimately would be designated as historic or that a historic district would be created. It simply indicates that the area includes resources that were identified in one or more of the above sources. The boundaries of any new or expanded historic districts would be determined after survey work is completed and potential districts are evaluated through the designation process. Some properties contained within the ultimate boundaries of any new or expanded district may be classified as non-contributing resources.

Each of the study areas are described briefly below and shown in Figure 5.

Study Areas - Potential for Expanding Existing Districts

1. West Montgomery Avenue Historic District

Expansion of the West Montgomery Avenue Historic District was recommended in the 2002 Comprehensive Master Plan. Since 2002, the front eight acres of the Chestnut Lodge property and three lots fronting West Montgomery Avenue immediately north of Chestnut Lodge (part of the former Buckingham property) have been added to the local district. The Chestnut Lodge acreage is already part of the West Montgomery Avenue National Register District.

Figure 5 includes a proposed study area (Area 1) for consideration of further expansion of the West Montgomery Avenue Historic District to the north, west and south. This study area includes a number of properties that already have been identified by survey work described above and that are included in City master plans and/or the 1989 or 2011 Historic Building Catalogs, but it also includes many non-contributing properties that would not individually meet the criteria for historic designation.

When the district was evaluated in 1974, the focus of significance was on the Victorian resources (late 19th and very early 20th centuries). An evaluation of the potential expansion of the West Montgomery Avenue National Register Historic District was conducted in 2008 by the State Historic Preservation Office (SHPO), upon request by City preservation staff. The SHPO determined that because the 1974 National Register nomination form indicates a Victorian period of significance, the National Register District should not be expanded to include 20th century properties that are located outside the current boundaries.

There are many properties that have historical significance outside the current district boundaries. Most are individual homes and include Colonial Revival, Craftsman and Bungalow styles, among others.¹²

¹² These and other architectural styles are described in Rockville’s Historic Buildings Catalog (2011).

Potential Action: A new or amended nomination form to broaden the Period of Significance through the 20th Century would need to be completed to expand the boundaries of the local West Montgomery Avenue Historic District.

2. Courthouse Square Historic District

The former Farmers Banking and Trust Company (now M&T Bank) building is recommended for inclusion in the local Courthouse Square Historic District. Built in 1930, it is Rockville's only remaining example of Art Deco and its addition would complete the district. It has been listed in the National Register of Historic Places since 1979. Including this building in the Courthouse Square District was also recommended in the 2002 Comprehensive Master Plan.

Potential Action: Nominate and evaluate to include the bank building located at 4 Courthouse Square in the local Courthouse Square Historic District.

3. Dawson Farm Historic District

The original Dawson Farm contained hundreds of acres of land, two farmhouses, and several outbuildings. By the 1970s, only 14 acres remained; the remainder had been donated by the Dawson family for various civic purposes, including the site for Richard Montgomery High School, or sold for residential development. Since the two farmhouses are already located within historic districts, it is appropriate that the land between them (currently owned by the City as parkland) be included in the district to unify it. This was a recommendation in the 2002 CMP. The houses and parkland have been listed on the National Register of Historic Places since 1985.

Potential Action: Work with the Recreation and Parks Department and determine if staff should recommend that the parkland be added to the local district.

4. B&O Railroad Historic District

The B&O Railroad District could be expanded to include the “new” St. Mary's Church at 520 Veirs Mill Road. The church, built in 1966, is a good example of modernist institutional architecture. “With its immense white dome [it] is the centerpiece of an architectural complex”¹³ that includes the 1817 church (now known as St. Mary's Chapel), an historic cemetery, a mid-century parochial school and rectory. Though clearly different in style from the other buildings in this district, the historical relationship of the two side-by-side St. Mary's churches makes adding the 1966 church a potentially logical extension.

Potential Action: Evaluate the 1966 St. Mary's Church building for inclusion in the local B&O Railroad District.

Study Areas - Potential New Districts

Following are areas that the 2002 Plan and/or other documents recommended studying to determine if they would be eligible as historic districts. Some analysis has already been completed for all of these areas. Action (i.e. local designation, National Register listing, or Conservation District) has been taken for some as well, as described below.

¹³ Rockville's Recent Past, by Teresa B. Lachin, 2012, p. 27

5. Haiti/Martin's Lane

Haiti/Martin's Lane is Rockville's oldest African-American community, dating to about 1830 when free black landowner, Samuel Martin, settled there. At the end of the Civil War, Margaret Beall sold a tract of land on the northern section of her property to freed family slaves, thus enlarging the community. The neighborhood has evolved over time with many residents having lived all their lives in the family enclaves that support a sense of continuity and history. Similar to Lincoln Park, Haiti was annexed into Rockville in 1949. Three Haiti properties are locally designated:

- The Haiti Cemetery is an active cemetery and is still owned and maintained by family members. It was the earliest burying ground for black residents in Rockville, with burials dating back to the late 19th Century. The cemetery was designated in 2002.
- The Ross-Powell-Crutchfield House, at 22 Martin's Lane, was designated in 2003.
- 17 Martin's Lane was designated on October 19, 2015.

Although the Haiti neighborhood was found to be eligible for inclusion in the National Register in 1988, and again in 2003 by the State Historic Preservation Office (SHPO), there has been no action taken to have it locally designated or listed on the National Register. There may be too little remaining from its historic period to be designated as a historic district,¹⁴ but it should be evaluated to confirm whether or not it is still eligible.

Potential Action: Evaluate to determine if Haiti is eligible as a local historic district and/or for the National Register.

6. Lincoln Park

Lincoln Park was included in the 2002 CMP as a potential new historic district. However, following a comprehensive evaluation that was part of the Lincoln Park Neighborhood Plan, the neighborhood ultimately chose not to create a historic district and to instead provide protection for specific character-defining elements of the neighborhood through creation of a conservation district.¹⁵ Lincoln Park became the City's first (and currently only) Conservation District in 2007.



302 Lincoln Avenue

The State Historic Preservation Office (SHPO) identified the neighborhood as eligible for inclusion in the National Register in 1991, but there are no Lincoln Park properties listed in the National Register.¹⁶

¹⁴ According to the Secretary of the Interior's Standards and Guidelines, a resource should retain sufficient historic fabric and character-defining features that existed during its historic or prehistoric period to convey its historical significance.

¹⁵ Conservation districts are discussed in greater detail in Section 8, Alternative Preservation Tools

¹⁶ Determination of eligibility and listing on the National Register are separate actions.

Four properties in the Lincoln Park neighborhood are locally designated:

- Lincoln High School, located on four acres on North Stonestreet Avenue between Lincoln and Howard Avenues;
- Cook-Waters-Lewis House at 302 Lincoln Avenue;
- Reuben Hill House at 305 Lincoln Avenue; and,
- Letha E. Payton house at 224 Elizabeth Avenue.

Action Taken: Lincoln Park is a Conservation District. Designation as a local district and National Register listing are not anticipated.

7. East Rockville

The area between Lincoln Park and Rockville Park is part of the larger East Rockville Planning Area. East Rockville neighborhoods developed following the arrival of the railroad. Portions of Baltimore Road and Reading and Grandin Avenues have distinctive characteristics that distinguish the immediate area from adjacent residential development. East Rockville reflects the suburban expansion of Rockville and contains a variety of houses. It includes one designated property (the City-owned Pump House, shown right). The 2004 East Rockville Neighborhood Plan discussed a number of preservation tools, including historic designation, conservation districts, and easement donations. A survey of the area was undertaken as part of the plan to determine eligibility of properties for any of these preservation tools. The result was a National Register nomination for the Rockville Park portion of the Planning Area.



Action Taken: See below. Rockville Park is part of the East Rockville neighborhood and is a National Register District.

8. Rockville Park

Rockville Park is a late 19th century residential subdivision in East Rockville that is bounded by Baltimore Road, Joseph Street, Mapleton Road, and South Stonestreet Avenue. It was listed in the National Register in 2011. It is recognized for its historic significance as the first residential subdivision platted east of, and adjacent to, the B&O Railroad Station. The subdivision was platted in 1884 and is notable for its open landscape, angled streets, and variety of architectural styles that include Victorians, Bungalows, Foursquares, and Minimal Traditional homes of the 1950s due to its slow development over many decades.

The Rockville Park National Register Historic District includes contributing and non-contributing buildings. Some of the homes have been locally designated and others may be

eligible. The community was not in favor of creating a local historic district at the time that the East Rockville Neighborhood Plan was adopted.

Action Taken: Rockville Park is a National Register Historic District.

9. Janeta

Janeta lies to the east of Rockville Park. It has many similarities to Rockville Park and a dozen houses have been identified as potentially having historic significance. Janeta includes a network of streets and alleys that connect to Rockville Park. However, some discordant intrusions, such as widening or re-routing of historic roads have had an adverse impact.

Potential Action: Evaluate for local designation, National Register listing, and/or determine if there is neighborhood interest in creating a conservation district.

10. Rockcrest

Rockcrest represents residential construction that began during World War II and brought the first wave of mass-produced houses to Rockville, along with a new era of community planning and modern suburban life. Rockcrest was developed by builder Thomas de Beck who purchased the land for the development in the late 1930s. Rockcrest homes were built between 1940 and 1955 and consist of traditional wood frame and brick Cape Cod style houses set back uniformly along curvilinear streets.

Potential Action: Evaluate for local designation and/or determine if there is neighborhood interest in creating a conservation district

11. Twinbrook (Twin-Brook) Section I

Twinbrook exemplifies a typical post-World War II neighborhood developed in response to unprecedented demand for housing in the late 1940s and 1950s. The small, affordable homes were designed to appeal to returning war veterans and their new families and were designed to be expanded over time as families grew. Several of the street names recall WWII battles and prominent military leaders. Home designs adhered closely to newly established Veteran's Administration loan regulations so that veterans could easily qualify. Workers in the rapidly expanding federal government were also drawn to the new neighborhood. The formula proved to be a huge success and the supply of new homes could barely keep up with demand. The development was named for the twin streams that run through it.



The first section was built close to Veirs Mill Road, along streets honoring the battles of Okinawa, Coral Sea, St. Lo, and Ardennes. The first families moved into their homes in December 1948. A model home was located at 13209 Ardennes Avenue. This first Twinbrook

section is characterized by the identical Cape Cod 1 ½-story design of the homes and the suburban tract pattern of the streets.

The Twinbrook Neighborhood Plan states that “local designation is probably not the best [preservation] tool for Twinbrook, other than possibly for some of the older houses that pre-date the post-war development. It is possible that one or more of the post-war houses that retain sufficient architectural integrity on the exterior could be designated based on architectural and design significance. But, as a wide-ranging tool, local designation is not a realistic goal.”¹⁷

Potential Action: Determine if there is neighborhood interest in creating a conservation district.

12. Twinbrook (Twin-Brook) Section II

Section II of the Twinbrook development, along Midway and Aleutian Avenues, just east of Section I, offered new asymmetrical house styles, very similar to the “California Ranch” Levittown designs first produced on Long Island in New York in 1949. Later sections opened south of Veirs Mill Road into the 1950s.

A 2005 survey of Twinbrook houses, north and south of Veirs Mill Road, revealed a variety of housing types that follow popular U.S. trends from the 1940s to the 1980s. Eight of the most common house types are described in Chapter 3 of the 2009 Twinbrook Neighborhood Plan. A history of Twinbrook is also included as an appendix to the Plan.

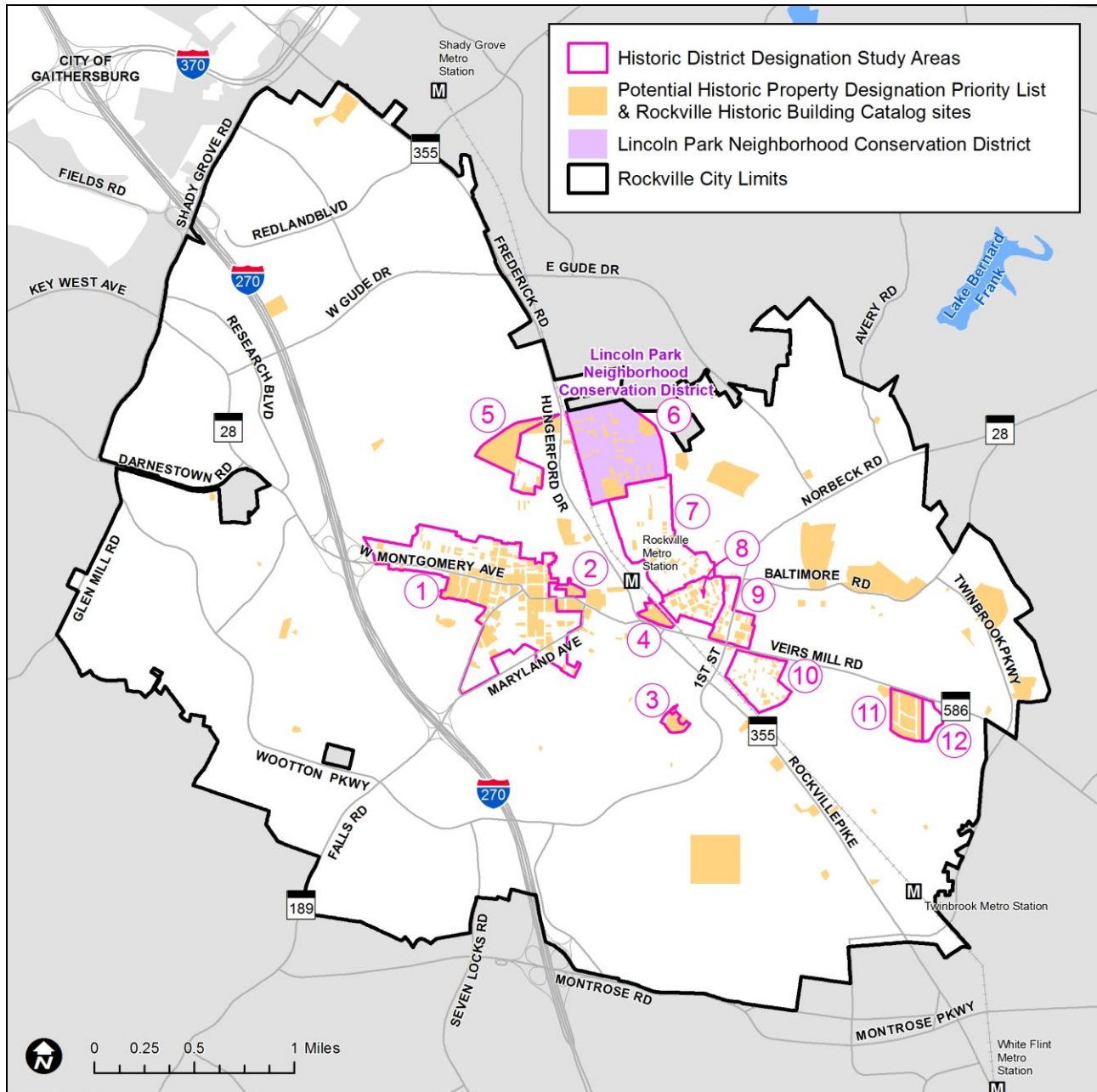
Potential Action: Determine if there is neighborhood interest in creating a conservation district.

¹⁷ Twinbrook Neighborhood Plan, City of Rockville, Adopted April 27, 2009, p.34

Potential Study Areas

Figure 5

(Map numbers 1 through 12 correspond to study area descriptions on pages 29-34)



8. Zoning Tools

Historic Designation

Authorized by Maryland's Land Use Law, historic preservation statutes are a form of zoning that has long been recognized as a legitimate and legally defensible exercise of a local government's ability to protect the health, safety and general welfare of the community. Despite its solid legal foundation, the designation process can be controversial. Therefore, designation should always be based on 1) defensible criteria, 2) identification of the resources that are truly significant, 3) consistent interpretations of the criteria and the level of significance, and 4) an open process that encourages and takes into account public input.

It is important that designation criteria retain flexibility because they are applied to a variety of structures and sites that demonstrate the architectural, cultural, archaeological, economic, political, and social heritage of the jurisdiction. They should provide a clear, but necessarily broad, framework for evaluating properties as they relate to all aspects of the jurisdiction's heritage.



The ERM Report concluded the following about Rockville's current historic designation process:

- Designation of historic districts is reactive, rather than proactive. The City's preservation program is focused on the evaluation and possible designation of individual properties when an owner applies for a demolition permit. Focusing on larger, multi-site districts would be more efficient and result in greater historic value.
- There is a lack of clarity regarding nationally and locally eligible resources vs. designated resources and how the status affects property owners.
- Rockville currently has no work program, comprehensive priority list, or budget allocation for expanding historic districts or creating new ones.
- Policy direction for post-WWII (Recent Past) resources is lacking.

Rockville's Historic Designation Criteria

Rockville's criteria are adopted by the Mayor and Council and are designed to fulfill the five purposes for historic designation stated in Section 2 of this report. The HDC relies on these criteria to make recommendations to the Mayor and Council. Districts and landmarks must meet at least one criterion to be found eligible for historic designation. Rockville's designation criteria, as included in the 2002 Comprehensive Master Plan, are stated below. The CMP, the Historic Resources Management Plan, and the Zoning Ordinance have slightly different versions. A text amendment to the Zoning Ordinance is being processed concurrently to confirm the preferred wording. Ultimately, the designation criteria should reside in the Zoning Ordinance.

2002 Comprehensive Master Plan Designation Criteria (page 8-3)

- I. Historical and Cultural Significance
 - A. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State or Nation;
 - B. Is the site of a significant historic event;
 - C. Is identified with a person or a group of persons who influenced society;
 - D. Exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.
- II. Architectural and Design Significance
 - A. Embodies the distinctive characteristics of a type, period, or method of construction;
 - B. Represents the work of a master;
 - C. Possesses high artistic values;
 - D. Represents a significant and distinguishable entity whose components may lack individual distinction;
 - E. Represents an established or familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape.

Rockville's criteria are also similar, but not identical, to that of Montgomery County. Local governments are allowed to develop their own criteria; however, Certified Local Governments (CLGs), including Rockville, must have criteria that are substantially similar to the National Register criteria.

50-Year Rule

The "50-year rule" refers to the criterion for the National Register of Historic Places, which states that "properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register....unless the property is of exceptional importance." The 50-year standard was established by the National Park Service in 1948. Although many communities have included a 50-year rule as part of, or in addition to, their designation criteria, there has been concern in recent years as newer resources are being lost with little or no consideration of their significance.

There are no references to a 50-year threshold for historic designation in Rockville's Zoning Ordinance. Most jurisdictions in Maryland do not place date or age restrictions on resources to be considered for designation.¹⁸ Those that do, such as the City of Frederick, often allow for exceptions.

The 2014 ERM report suggests re-considering a minimum trigger for evaluations of significance, such as a minimum age requirement.¹⁹ This suggestion was made in response to the issue of

¹⁸ Maryland Historic Preservation Commission Handbook, Maryland Association of Historic District Commissions, August 1998, p. 35

¹⁹ Analysis of Documents for Historic Designation and Certificates of Approval, Environmental Resources Management, April 18, 2014, p. 13

evaluations of significance being triggered by demolition permits for all buildings in Rockville. This approach often causes inconvenience and delays for property owners, even for properties that have no basis for such an evaluation.

Historic Designation Process

The historic designation process is described in the Zoning Ordinance.²⁰ In Rockville, historic designation for both multi-site districts and local landmarks is implemented by applying the Historic District (HD) overlay zone. The HD zoning regulations are applied in addition to underlying zoning regulations.



Red Brick Courthouse

Once the process has been initiated, for either a multi-site district or a landmark property, research is presented to the HDC, using a Maryland Historical Trust (MHT) Historic Sites Inventory Form that includes photographs, history, and an architectural description of the property or district.²¹ The staff report and MHT form are posted on the City's Web site prior to the advertised HDC meeting, at which the potential designation will be discussed.

The HDC reviews the staff report and recommendation, accepts verbal testimony from the property owner(s) and other interested

parties and written testimony received, and makes a decision as to the historic significance based on the designation criteria. If the property is found to meet the criteria and has sufficient integrity, the HDC authorizes the filing of a Zoning Map Amendment, citing the historic designation criteria as findings. A district or landmark may be recommended as significant based on meeting one or more criteria. The criteria are the same for both multi- and individual sites.

The boundaries and the environmental setting²² are established at the time of designation. The environmental setting for a landmark is typically, but not always, the entire parcel. The environmental settings of multi-site districts may include non-contributing resources.

The application is referred to the Planning Commission if the Map Amendment is filed. The Planning Commission's role is to determine if the designation would be in compliance with the City's Comprehensive Master Plan.²³ The Historic District and Planning Commission's recommendations are forwarded to the Mayor and Council, who then hold a public hearing prior to making a decision on the proposed designation. The final determination of a site's zoning designation as a historic district is made by the Mayor and Council.

²⁰ Zoning Ordinance Sec. 25.14.01.d

²¹ http://mht.maryland.gov/documents/Word/Survey_forms_MIHP.doc

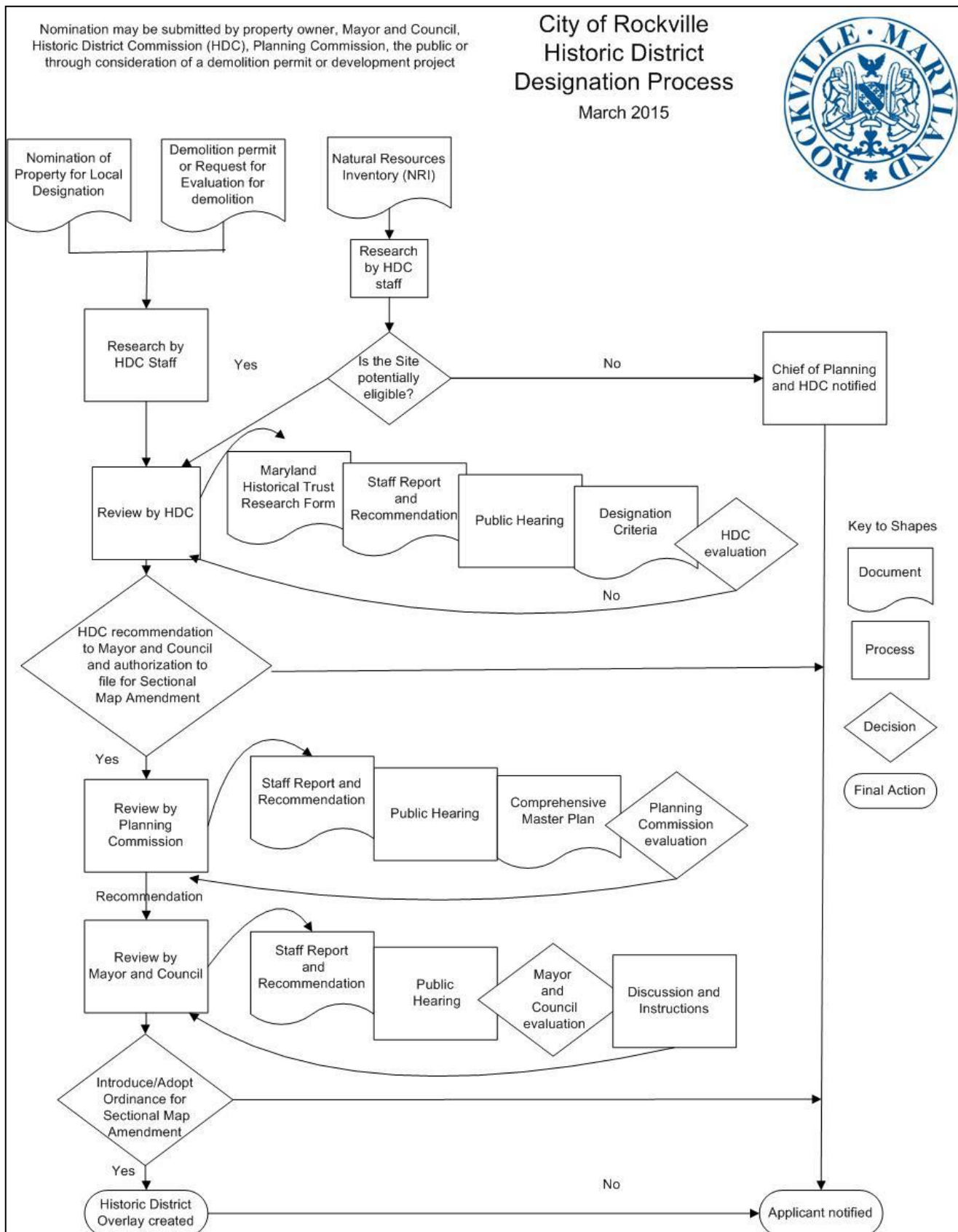
²² Environmental setting is defined as all that space of grounds, structures and appurtenances thereon which surround a designated historic site or structure and to which they related physically or visually

²³ However, Article 14 of the 2009 Zoning Ordinance does not include any reference to the Planning Commission or its role in the designation process, other than it may file an application to nominate a property for historic designation.

The designation process typically takes 3 to 5 months to complete. The process was streamlined by the Mayor and Council on March 30, 2015 to allow the HDC (rather than the Mayor and Council) to authorize filing for the Map Amendment and originate a zone change to Historic District (HD). This change eliminated one step in the process.

The historic designation process is diagramed in Figure 6:

Figure 6



Demolition Permits (as the Primary Trigger for Evaluations of Historic Significance)

The vast majority of evaluations for historic significance in recent years have been initiated by demolition permits, rather than by planned survey work that would identify potential multi-site historic districts. This approach has resulted in piecemeal additions to the City's historic property inventory and a historic preservation program that has been focused on individual properties.

Rockville's historic preservation program began in the 1960s, with survey work and the designation of the first historic districts completed in the 1970s. This approach has all but been abandoned due, in part, to the lack of funding to study potential multi-site districts. Although a proactive approach was contemplated in the 1986 Historic Resources Management Plan and the 2002 Comprehensive Master Plan, Rockville has no current work program, comprehensive priority list, or budget allocation for expanding historic districts or creating new ones.

Demolition is the primary trigger for HDC review for historic designation. This approach has resulted in:

- A reactive approach to historic designation.
- A focus on single site, individual properties rather than creation of cohesive multi-resource districts.
- Lack of predictability for property owners because *all* buildings and structures must be reviewed prior to demolition.
- A time-consuming process for property owners, the HDC and staff, which, since 2010, has not generated many designations relative to the number of sites reviewed (5 designated out of 39 reviewed).
- Public input that often responds to development proposals (comments on the new construction which would replace the demolished building or structure) rather than on the designation criteria.

Demolition by Neglect

Demolition by neglect is the “willful neglect in maintenance and repair of a designated landmark or a resource within a historic district resulting in deterioration of foundation, walls, roofs, chimneys, doors or windows that permits a hazardous condition or results in permanent damage to those features.”²⁴ The Zoning Ordinance has a definition for this term but has not included a procedure by which the City would enforce compliance.

²⁴ This definition is proposed as part of a text amendment that was reviewed by the HDC in November and December 2015 and which is scheduled to be before the Planning Commission and Mayor and Council in the near future. The Zoning Ordinance currently has the following definition for demolition by neglect of historic properties: “Failure to maintain property or any component thereof, located within a designated Historic District Zone so as to jeopardize the historic integrity of the property.”

A draft text amendment that was presented to the HDC in November and December 2015 calls for a new section for demolition by neglect to be added to the Zoning Ordinance, among other proposed changes. The new provision, if adopted by the Mayor and Council, would allow the Chief of Zoning to cite a property owner for demolition by neglect with an initial notice specifying the conditions of deterioration and the steps that must be taken to correct the situation and prevent further deterioration. A property owner who has been cited would be able to request a public hearing in front of the HDC. If the HDC concurred with the initial notice after the public hearing, a final notice would be issued to the property owner for corrective action. Failure to comply would constitute a municipal infraction, which could lead to adjudication by a judge if not corrected. The text amendment would also authorize the City Manager to perform the work and charge the property owner for expenses incurred for work, labor and materials.

Designation Against Owner Consent

Three properties have been designated against owners' consent since the 2009 Zoning Ordinance was adopted. In each of these cases, the owners had proposed demolition and learned of the requirement for evaluation of significance as a prerequisite to obtaining a demolition permit. If the City focuses more on multi-site historic districts than on individual houses, this occurrence will likely decrease.

Owner consent is not required in Montgomery County, the City of Gaithersburg, or the City of Frederick. In Frederick County, 51% of the owners, or owners of at least 51% of the assessed value of the real property in the proposed district, must be in favor of designation. However, the focus is on multi-site districts in these jurisdictions.

Alterations in Historic Districts

Certificates of Approval for Historic Districts

The City's historic designation process requires that designated properties be reviewed by the HDC whenever most alterations are proposed to the exterior of structures, or to their environmental settings.²⁵ Historic designation does not prohibit alterations or additions, but the HDC does review changes to ensure that they are compatible with the structure and streetscape and that they have as little adverse impact as possible, while also meeting the owner's needs.



Wire Hardware, 22 Baltimore Road

The HDC does not review interior changes, paint colors, routine maintenance, or ordinary landscaping. The City's adopted Architectural Design Guidelines and Technical Guides and the Secretary of the Interior's *Standards for Rehabilitation* help to identify the types of work that require review and a Certificate of Approval (CoA). These documents can be found on the City's Web site at <http://www.rockvillemd.gov/historic/index.html>.

²⁵ The Certificate of Approval Process is described in the Zoning Ordinance in Sec. 25.07.13.

The HDC issues a CoA for work that it approves based on the above-referenced adopted guidelines. Certificate of Approval decisions are made through an established legal process that ensures that all participants receive fair and equitable treatment. Reviews take place at monthly HDC meetings that are televised and can be accessed on-demand through the City's Web site. The Chief of Zoning is authorized to issue a CoA for fences, signs, the removal of diseased and/or hazardous trees, and for accessory structures if they comply with the adopted Technical Guides.

A total of 312 Certificate of Approval applications were reviewed by the HDC between FY 2000 and FY 2014. This represents an average of 21 CoAs per year. The largest number of applications (40) occurred in FY 2003, due, in part, to numerous emergency tree removals following Hurricane Isabel.

Only two applications were denied between FY2000 and FY2014. Approximately 75% of those approved were approved outright; the remaining 25% were approved with conditions.

Certificate of Approval Review for Non-Contributing Resources within Historic Districts

Non-contributing resources are properties within historic districts that do not have historic significance. A property is considered non-contributing if it is of more recent construction and has not acquired historic significance; it is an older property, but is substantially altered and has lost its historic integrity; or, there is insufficient information to determine that it has historic significance.²⁶

Alterations to non-contributing structures within historic districts are reviewed by the HDC to ensure that proposed changes are compatible with the character of the district. HDC reviews alterations to non-contributing resources within historic districts more leniently than those for contributing properties, and only with respect to the design, massing and scale of the existing structure and nearby contributing resources within the district, per state code.

According to Maryland's Land Use Law, Section 8-304, "A commission shall strictly judge plans for sites or structures determined by research to be of historic, archaeological, or architectural significance. Unless the plans would seriously impair the historic, archaeological, or architectural significance of the surrounding site or structure, a commission may not strictly judge plans:

- (1) for a site or structure of little historic, archaeological, or architectural significance; or
- (2) involving new construction."

Rockville's Technical Guides do not typically distinguish between contributing and non-contributing resources, but the general guideline of strictness v. leniency is practiced by the HDC. Consideration could be given to developing guidelines specific to non-contributing

²⁶ Maryland Historic Preservation Commission Training Program Glossary, 2012

properties. Some cities, such as Salem, Oregon, have developed different standards for each classification.²⁷

Design Review for Development Adjacent to Historic Districts

The environmental setting and context of a historic district is enhanced by adjacent areas that are compatible. The HDC's Technical Guide #5, New Construction, states that the HDC reviews new construction within, as well as on the perimeter of, designated districts. The Zoning Ordinance states that one of the duties of the HDC is to provide courtesy reviews to the Planning Commission and Mayor and Council, as requested, for projects within or adjacent to historic resources (Sec. 25.04.04(b)(1)(d)). Such reviews, at the preliminary planning and review stage, may help to ensure compatibility with nearby historic properties, as shown by the example at right.²⁸

This type of HDC review is not intended to impose any particular architectural style on the property owner, nor does it give the HDC additional authority. Rather, it is aimed at minimizing negative effects on the adjacent historic district through HDC recommendations to the appropriate Approving Authority. Although a property owner would not be required to follow HDC advice, this sort of collaborative consultation process has proven to be effective in mitigating intrusive effects on the historic districts.



541 Beall Avenue (left) is a designated historic district. The new house to the right was designed in consultation with the HDC to be complementary to the historic property, even though it is not located in an historic district.

²⁷ Public Historic Design Review by Review Class, Chapter 230, City of Salem, OR Zoning Ordinance.

²⁸ The Planning Commission or Mayor and Council may request a courtesy review from the HDC per Sec. 25.04.04(1)(d).

9. Financial Tools

Tax incentive programs are offered by Montgomery County, the State of Maryland, and the Federal Government for owners of property in historic districts.

Montgomery County Historic Preservation Tax Credit

Under Montgomery County's Historic Preservation Tax Credit Program, owners of property in Rockville's historic districts are eligible for county property tax credits. The program credits 25% of the cost of eligible exterior maintenance or restoration toward property taxes.²⁹ New construction, additions and interior work are not covered; replacement of original materials with modern substitutes may be covered if approved by the HDC. All work, except that defined as ordinary maintenance, must be certified by the HDC as contributing to the restoration or preservation of the property. Applications are reviewed by the HDC between January and April each year, and are then forwarded to the Montgomery County Department of Finance for processing and disbursement.

From calendar year 2001 through 2014, a total of 131 County tax credit applications were submitted for historic properties in Rockville. These were reviewed by the HDC and transmitted for final approval and disbursement to the Montgomery County Department of Finance. An average of nine applications per year were processed.

A total of \$215,371 was saved by owners of Rockville historic property via the tax credits during that 14-year period (10% of total expenditures through FY2013 and 25% in FY2014). This amounted to an average of more than \$15,000 per year for all properties, or \$1,600 per applicant per year. The number of applications increased in FY2014, after the percentage of the tax credit increased from 10% to 25%. It is anticipated that the increased percentage will continue to encourage more property owners to apply for the County tax credit in the future.

Maryland Historic Tax Credit

The Sustainable Communities Tax Credit replaced the Heritage Structure Rehabilitation Tax credit on June 1, 2010. The program is administered by the Maryland Historical Trust (MHT) and provides a credit against state income taxes for qualified capital costs expended in the rehabilitation of structures. The credit is 20% for certified historic structures that are owner-occupied, single-family residences or commercial buildings³⁰ and 25% for certified historic structures that are high-performance commercial buildings³¹. There is also a 10% credit for non-historic "qualified rehabilitated structures"³². Eligible rehabilitation work must be certified by

²⁹ Montgomery County increased this tax credit from 10% to 25% on July 16, 2013 via Bill 14-13 which amended the tax law (Chapter 52, Article VI). The change became effective as of July 1, 2013.

³⁰ Certified historic structures are structures in Maryland that are listed in the National Register of Historic Places; locally designated and determined to be eligible for listing on the National Register or located in a certified heritage area and that has been certified by the Maryland Heritage Areas Authority as contributing to the significance of the certified heritage area.

³¹ A high performance building is one that meets or exceeds the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building rating system gold rating or achieves at least a comparable numeric rating.

³² A qualified rehabilitated structure is a building, other than a single-family, owner-occupied residence, that is to be substantially rehabilitated.

the MHT prior to the start of projects. More information on the program may be found at <http://mht.maryland.gov/taxCredits.shtml>.

Federal Historic Preservation Tax Incentives

The Federal Historic Preservation Tax Incentives program, administered by the National Park Service, promotes economic development and private sector rehabilitation of historic properties. A 20% credit is applied toward federal income taxes owed. Properties must be “certified historic structures”, listed on the National Register or located in a National Register District. They must be income-producing residential, commercial or industrial historic structures and must be rehabilitated according to standards determined by the Secretary of the Interior. All approvals must be obtained prior to beginning rehabilitation work. A 10% tax credit is available for non-historic, non-residential structures that were placed in service prior to 1936. More information on the Federal program may be found at <http://www.nps.gov/tps/tax-incentives/application-process.htm>.

Tax Credits for Contributing Resources

Local historic designation in Rockville includes both multi-site districts and single site landmarks. In multi-site districts, both contributing and non-contributing resources are eligible for County tax credits.³³ As noted earlier in this report, contributing resources date from the historic period of significance established for the district and add to the significance and character of the district. Non-contributing resources are those that, due to date of construction, alterations, or other factors, do not contribute to the district's historic significance or character. However, alterations to these structures could have a significant effect on the character of the overall district. The HDC reviews proposed alterations to these non-contributing properties and owners, therefore, may take advantage of the County's 25% property tax credit for exterior maintenance.

Both contributing and noncontributing resources receive the same percentage rehabilitation tax credit from Montgomery County. However, contributing resources are reviewed according to the Secretary of the Interior's Standards for repair and rehabilitation which can sometimes require skilled labor and costly materials; noncontributing resources are reviewed only within the context of the potential effects on the character-defining elements of the district. The City could consider instituting an additional tax credit only for contributing resources as a way to recognize the additional costs of maintaining designated historic resources.

³³ In National Register Historic Districts, only “contributing” resources are eligible for state and federal tax credits.

10. Alternative Preservation Tools

Historic resources are community assets and their designation is the community's acknowledgement of their significance. Alternative methods of protection are available for historic resources that may not be locally designated. Choosing the right tool starts with community input, an inventory and assessment of the resources, and a developmental history of the area.

Conservation Districts

Neighborhood Conservation Districts (NCDs) provide a vehicle to implement programs for the conservation of areas or districts within the City that possess distinctive features, identity, or character that the residents believe is worth retention and enhancement. They may be established through local initiative or as part of the consideration of a Master Plan or Master Plan amendment. (See Section 25.14.02, of the Rockville Zoning Ordinance for more information). The process for creating a conservation district is separate and different from the historic designation process, but conservation districts can be formed in neighborhoods that would be eligible for historic designation as well as those that would not. To date, only one conservation district has been established in Rockville (Lincoln Park).

NCDs are intended to be tailored to the individual neighborhood. A NCD may only require review of new construction, demolition, or addition to buildings, but each district may be unique. Typically, conservation districts do not regulate building elements such as windows but rather focus on significant character-defining features, such as lot size, building heights, setbacks and streetscapes. A community-approved set of architectural guidelines and development standards may be adopted for use within each conservation district boundary, and these will vary from one conservation district to another. Citizen participation is a key component of this process: it is important that a NCD has the broad support of its residents.

As an alternative to being recommended through a master plan, local property owners may petition the Mayor and Council to initiate a NCD study. The City's Zoning Ordinance requires that a minimum of 40% of the property owners within the proposed NCD express their support in writing. Based on community input, the Mayor and Council then decide whether or not to authorize a study. Once the study is complete, and recommendations are made, at least 85% of the property owners within the proposed boundaries must give written support for the NCD before it can be adopted. Therefore, the bar is set quite high and it is unlikely that Neighborhood Conservation Districts will be created through this approach.

Lincoln Park Neighborhood Conservation District

As noted previously, the Lincoln Park NCD was established in 2007 through the master plan process for the Lincoln Park neighborhood and was adopted as an implementation component of the Lincoln Park Neighborhood Plan.³⁴ Its boundaries, as shown in Figure 7, are slightly larger than those of the Lincoln Park Planning Area (PA 6). It is currently the only NCD in Rockville.

³⁴ <http://www.rockvillemd.gov/masterplan/lpnp/LPconservationPIAdopted022607.pdf>

Its purpose is to preserve the existing streetscape and community character by implementing standards for new construction, additions, and streets that are unique to this neighborhood.

The Lincoln Park subdivision dates to the late-19th century but it was not annexed into Rockville until 1949. It was one of the first real estate ventures in Montgomery County that was specifically platted for sale to African Americans.³⁵ The Galilean Fishermen Cemetery, sited on a prominent hill above Frederick Avenue in Lincoln Park, has grave markers dating back to 1917.

Although surrounded on three sides by non-residential uses, Lincoln Park is composed predominantly of single-family homes set on deep lots. There is a variety of housing types that also vary according to age, size and condition. Lincoln Park's significance derives from individual architectural resources as well as the cultural, social, and economic factors that shaped the community and that are still visible in the buildings' locations, setbacks, sizes and shapes. These are some of the characteristics that the Lincoln Park Conservation District addresses.



Preservation Easements

A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological or cultural resource and provides assurance that the property's character and values will be preserved by subsequent owners. The easement can be donated to any qualified easement holding organization, such as a local land trust, local historical society, or the City. Rockville's Historic District Commission may acquire easements on individual sites or

³⁵ Rockville: Portrait of a City, Eileen S. McGuckian, p.70

structures, or with sites or structures located in or adjacent to a locally designated historic district, according to the Land Use Article, Section 8-205(a), of the Annotated Code of Maryland.

Under the terms of an easement, a property owner grants an interest in the property to an organization whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and "runs with the land" in perpetuity. The donation may qualify for a Federal income tax deduction equivalent to the value of the property interest given away, and the donor may also benefit from reduced property assessments and reduced estate taxes. The value of the easement is based on the difference between the appraised fair market value of the property prior to conveying the easement and its value with the easement restrictions in place. Under most circumstances the value of an easement depends upon the property's development potential and operates under the assumption that an easement limits development, thereby reducing the value of the property.

An easement allows an individual to retain private ownership of the property and obtain potential financial benefits without sale. Easements are tailored to meet the needs of the property owner, the individual resource, and the mission of the protecting organization. An entire historic structure or just the façade may qualify and it may include interior features, or identify important landscape features.

2 West Montgomery Avenue

The Maryland Historical Trust receives perpetual historic easements as a result of grants, loans, gifts, state property transfers, and other means. The post office at 2 West Montgomery Avenue, built in 1939, became part of the MHT easement program in 2008 when the property was



2 West Montgomery Avenue

transferred from the U. S. government to the City of Rockville. The building was reviewed by MHT as plans were developed to alter it and to construct another building on the site so that the City could use the facility as its new police headquarters. Any future changes will require review by the MHT Easement Committee. Interior and exterior alterations are reviewed for compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. All MHT easement properties are inspected by MHT periodically.

11. Public Education and Partnership Tools

Programs to educate citizens about Rockville's historic places and stewardship of historic properties help property owners and interested individuals appreciate the importance of preservation and understand the goals and processes associated with maintaining the resources.

Preservation Partnerships

The City partners with Peerless Rockville Historic Preservation, Ltd., the Montgomery County Historical Society, the Lincoln Park Historical Society and other organizations in producing educational programs. The HDC and City preservation staff also work with the Recreation and Parks Department and other City departments for public events and programs as well as interpretation of City-owned historic sites.

Building coalitions with other preservation organizations and maintaining these partnerships is important because, at any point in time, many of these organizations are facing the same issues. Knowledge, experience, and resources can be shared and leveraged. Local, state and national preservation organizations that Rockville collaborates with are listed in Appendix E.

The City of Rockville became a Preserve America community in 2008. As such, it is eligible for federal support of heritage and education programs, such as the Montgomery County Heritage Area sponsored by the State of Maryland. The City's first Preserve America grant was used to produce the 2011 Historic Buildings Catalog. Visit Rockville's page on the Preserve America Web site: <http://www.preserveamerica.gov/06-23-08PAcommunity-rockvilleMD.html>. The City's second grant helped fund a public/private partnership with Heritage Montgomery to produce a video about Civil War events in Montgomery County where Rockville played a prominent role.

Preservation Publications and Events

The City and its preservation partners have published numerous documents, including books, brochures, and walking tours, to guide preservation activities. Those that are available in print or that can be downloaded from the City's Web site are listed in Appendix F. Ideas for future publications are provided in the Rockville Amendment to the Montgomery County Heritage Area Management Plan. The use of digital technology and social media are becoming more common and are useful for public education and advertising events.

In 2004, approximately 100 bronze plaques were ordered for owners of designated properties (mostly homeowners) who requested them. Each plaque included the building's date of construction. The City paid for the plaques and installed them at the owners' convenience. This program has not been continued since the initial outreach and purchase.

Annual events celebrating Rockville's history include Hometown Holidays in May, Montgomery County Heritage Days in June, and Happy Birthday Montgomery County in September.

12. Heritage Tourism Tools



Beall-Dawson House at 103 W. Montgomery Avenue

Heritage tourism offers multiple benefits. It can help create jobs and diversify a local economy, increase property values and revenue, build community pride and help preserve a community's unique character. It can be a valuable component of an economic development strategy and is a growing industry: studies have shown that heritage visitors on average spend more per day, stay longer, and visit more places than tourists in general.³⁶

In order to effectively develop local support, create regional themes, and expand marketing potential, a successful local heritage tourism program needs partnerships with businesses, non-profit organizations, the County and the State. In 2013, Rockville joined the Maryland Heritage Area program, to encourage heritage tourism in the City and as a component of Rockville's economic development efforts.

The Maryland Heritage Areas Authority

The Maryland Heritage Areas Authority (MHAA) is an independent government body created in 1996 to oversee implementation of the Maryland Heritage Areas Program, the State's heritage preservation and tourism initiative. The MHAA provides operating assistance, marketing, planning, and project grants to designated management entities within Maryland Certified Heritage Areas.

Maryland's Heritage Areas are locally designated and State-certified regions where public and private partners make commitments to preserve historical, cultural and natural resources for sustainable economic development through heritage tourism. Each of the Heritage Areas is defined by a distinct focus or theme that is different from other areas in the state.

The MHAA provides dollar-for-dollar matching grants to non-profit organizations and governments for capital and non-capital projects located within a Maryland Certified Heritage Area. Grants can support projects for historical, cultural or natural resources, sites, events, or facilities. Eligible projects must have a heritage tourism component, such as a destination or an event that will help create a sustained increase in visits to the Heritage Area.

³⁶ The Economics of Historic Preservation, National Trust for Historic Preservation, Donovan D. Rypkema, 1994; revised 2008, page 2.

The Montgomery County Heritage Area

Rockville is located geographically within the boundaries of the Montgomery County Heritage Area (MCHA), which was certified by the Maryland Heritage Areas Program in 2004 (however, the City did not join the MCHA until 2013). The Heritage Area is managed by the non-profit Heritage Tourism Alliance of Montgomery County, also known as “Heritage Montgomery”. The Management Plan for the MCHA presents Heritage Montgomery’s vision and goals together with the strategies, projects and programs to implement them. The Management Plan delineates the boundaries of the MCHA and includes three thematic heritage clusters:

Farming History - The farming history cluster is set in the 93,000-acre Agricultural Reserve and showcases historical rural landscapes.

Quakers and the Underground Railroad - The Quaker and Underground Railroad cluster is located in the eastern portion of the County and includes Sandy Spring, an early Quaker community. The area was also home to one of the earliest free African-American communities in the county and includes houses that are believed to have been part of the Underground Railroad.

Technological Innovation - The Technological Innovation cluster focuses on the Chesapeake & Ohio Canal along the Potomac River and the Metropolitan Branch of the B&O Railroad.

The MCHA Management Plan outlines strategies for enhancing the County’s environmental, recreational and cultural resources, improving linkages, advancing economic development strategies, and providing for stewardship and preservation. It complements other local, state and county initiatives in the Certified Heritage Area and is consistent with the approved and adopted master plans for the areas of Montgomery County included in the Heritage Area.

The plan states that “The planning process has fostered strong interest from heritage organizations in other parts of the county, and it is expected that following the early success in implementation, the boundaries of the MCHA will likely be expanded.”³⁷

Rockville and the Montgomery County Heritage Area

Rockville joined the MCHA in 2013, after participating unofficially in the program for many years. The MCHA Management Plan was amended to include Rockville. The Rockville chapter of the Plan includes specific recommendations to promote the City as a destination for heritage visitors and ways to enhance the historic sites and districts, as well as the City’s environmental, recreational and cultural resources.

Rockville fits well into the three established themes of the MCHA:

Farming History - Portions of several early farms have been preserved for interpretation and use as City parks, including Dawson Farm Park, King Farm, and Glenview Farm.

³⁷ Montgomery County Heritage Area Management Plan, Heritage Montgomery, 2002, p.4

Underground Railroad - Rockville has a rich Civil War history and is part of the National Park Service's Network to Freedom project that, through nationwide preservation and education efforts, tells the story of resistance against slavery. In addition, the City has resources to illustrate the African American experience in the era of segregation, such as Lincoln High School and Carver High School.

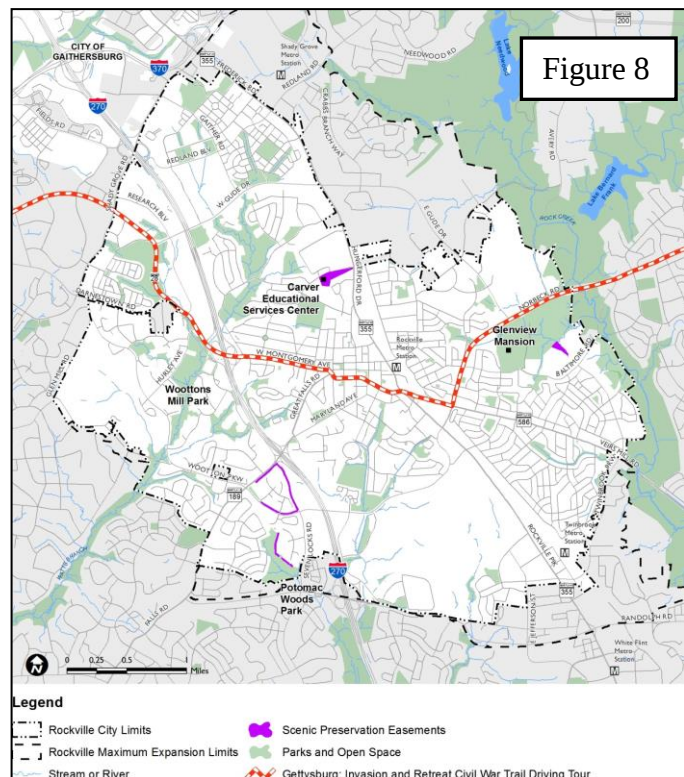
Technological Innovation -This broad theme brings attention to Rockville's early industrial and transportation heritage together with more recent technological innovations. The opening of the B&O Railroad in 1873 started a new period of modernization in Rockville. In the modern era, the City is the "home of the human genome".

Boundaries for Rockville's Certified Heritage Area include resources that represent the Heritage Area themes and focus on the historic downtown area, with its surrounding residential development ranging from the late 18th century through the 21st century. The CHA boundary generally corresponds with the City's 1949 boundary, with slight modifications.

The HDC also endorsed the 2011 draft of the City's Culture and Entertainment Plan (adopted in 2013) and noted that it "lays out a plan of action that is similar to the Heritage Area Plan Amendment" that was also being drafted at the time. The adopted Culture and Entertainment Plan is an appendix to the adopted Amendment.

Civil War Trail

Rockville is situated along one of Maryland's Civil War Trails driving tours (follows Rt. 28, shown in Figure 8), due to a visit by Confederate General J.E.B. Stuart in 1863 during the Gettysburg Campaign. Amid a Confederate incursion into Union territory that led to the Battle of Gettysburg, Stuart's cavalry separated from General Robert E. Lee's main advance to carry out cavalry raids to the east of Lee's army. Although Stuart captured 125 wagons and 400 prisoners near Rockville and occupied the town on June 28, 1863, his raid through central Maryland deprived Lee of his army's "eyes and ears" during much of the campaign. Historians blame Stuart's 'side trip' for the Confederate loss at Gettysburg, which is considered to be a turning point in the war.



Scenic Easements

Certain view sheds and scenic corridors are protected in the City through the use of scenic easements. These easements are typically found on subdivision plats and restrict certain development and changes to vegetation that might diminish the quality of the resource.

- Knollwood Green – A “Scenic or Development Rights Easement” is located along a forested hillside at the rear of a parcel named Knollwood Green (currently The Forest Apartments) at 2012 Baltimore Road. The easement is bounded by the Rockville Civic Center and Glenview Mansion property to the west and Rockville High School to the east, preserving a forested hillside on the apartment property from both vantage points.



Credit: The Forest Apartments

- Potomac Woods East – A twenty-five-foot Scenic Easement is established along the rear of several residential properties that abut the east side of Potomac Woods Park (on the south side of Arlive Court and the west side of Scotch Mist Court). The red arrow in the image to the right indicates the approximate location of the easement, behind a residential property on Arlive Court, at the end of Oakenshield Drive.



Credit: Google Streetview

- Orchard Ridge – A fifteen-foot Scenic Preservation Easement is established along the residential properties on the east side of Falls Road (between the Chinese Baptist Church and the path connecting with Seven Locks Road), the west side of Seven Locks Road (between Wootton Parkway and Falls Road), and the north side of Wootton Parkway (between Seven Locks Road and Pasture Brook Way). The images below show the side of the street where the easements exist with the red arrow.



Credit: Google Streetview



- Carver High School - Views of the historic George Washington Carver High School and Junior College (currently Carver Education Services Center) from Hungerford Drive are protected by a local historic district overlay serving as a de facto scenic preservation easement where obstructing structures may not be built without HDC approval. Built in 1951 during the era of racial segregation, The Carver School was the only post-secondary school in Montgomery County built for black students. The building itself is recognized as an example of the International Style architectural movement as characterized by its horizontality, simple streamlined design, flat roofs, and ribbons of steel casement windows.



Credit: Google Streetview

13. Comprehensive Master Plan Policy Issues

This section highlights a number of policy issues that should be discussed in the context of the Historic Preservation Element of the CMP, in addition to the Zoning Policy issues discussed earlier.

Prioritizing New and Expanded Historic Districts and Landmarks

Rockville's current procedure for historic designation (as described in Section 25.14.01 of the Zoning Ordinance) is primarily focused on a property owner's request to demolish a building or accessory structure. The policy requires that any proposed demolition (regardless of age, location within the City, or whether or not it is designated as historic) be reviewed for historic significance by the HDC.

Identifying groups of contributing resources and designating historic or conservation districts, as part of a proactive work program, can provide more resource value, more property value, and greater efficiency for all participants in the process than the current process of evaluating properties when demolition is proposed.

The first step toward developing a proactive program would be to create a priority list for surveys and for evaluating potential new historic districts, expansions of existing districts, and significant landmarks to transform the City's approach to historic designation to a proactive program. A potential list, that could be amended and refined as part of the CMP Historic Element, is provided in Section 7, Surveys and Inventories.

Annual Financial Support for a Historic Preservation Program

An annual work program would require allocating funding for additional staff, consultants, and/or other resources for research. Once a priority list is established, the work could be divided into a two- to four-year program for conducting surveys and evaluations and ushering eligible districts, expansions of existing districts and landmark properties through the designation process. The work program and funding would need to be approved by the Mayor and Council annually.

Develop New Design Guidelines

The first architectural design guidelines for Rockville's historic districts were adopted in 1977. The most recent set, "Technical Guides for Exterior Alterations", can be found on-line at <http://www.rockvillemd.gov/historic/tech-guides.html>. The Guides were adopted in 2004 and have been amended since. They provide information on rehabilitation and maintenance work most commonly needed at designated historic properties. Each Guide covers a specific topic so they can be read individually as specific issues arise. The Guides are not intended to be comprehensive and detailed explanations, but are designed to serve as a starting point in planning work at Rockville's historic properties.

Chestnut Lodge Design Guidelines

Chestnut Lodge and Rockville Cemetery are designated properties that are covered by the Technical Guides, but because of their unique character, also have their own design guidelines. Design guidelines for the Chestnut Lodge property on West Montgomery Avenue were adopted by the Mayor and Council in 2004 to guide exterior alterations to the historic buildings within the historic areas of the Chestnut Lodge site so the features that are the basis of the site's significance to the City are identified and preserved.

Rockville Cemetery Design Guidelines

Design guidelines for Rockville Cemetery on Baltimore Road identify and describe the elements that contribute to the cemetery's significance; provide information to current and future owners on actions, and assist them in planning maintenance and future improvements. They also provide direction to the HDC and other City bodies in making decisions about the compatibility of proposed alterations. Design guidelines specific to other historic districts may be appropriate.



Need for New Design Guidelines

A neighborhood does not need to be designated as a local historic district to have a publication on design. As previously noted, the 2009 Twinbrook Neighborhood Plan recommends creating a design publication which would help to conserve the neighborhood's character. Other parts of the City, and some historic districts could possibly benefit from customized guidelines.

The Technical Guides and other design guidelines are focused on contributing resources. Design guidelines for non-contributing sites, buildings or structures within historic districts are needed.

Develop Approach to Recent Past Resources

The "Recent Past" is defined by the Recent Past Preservation Network (<http://recentpast.org>) as a sliding timetable of fifty years back from the present date (i.e, 1965, if calculating from 2015). The buildings, landscapes, and sites of the Recent Past are important pieces of the fabric of our communities, just like their predecessors from earlier periods. They contribute to a continuity of heritage. However, these resources remain among the most underappreciated, and endangered. We sometimes lose potentially significant buildings that are less than fifty years old because they are considered "out-of-style" or are not viewed as contributing to history.

As previously mentioned, Peerless Rockville sponsored a survey of architecture in Rockville from the middle decades of the 20th century, which was published in 2012.³⁸ The purpose was to study properties that exemplify Rockville's transformation from a small town into a suburban community. It puts particular emphasis on the era from the 1950s through the early 1980s and provides a reference for further analysis, planning, and understanding of a significant period in

³⁸ Rockville's Recent Past, by Teresa B. Lachin, Peerless Rockville Historic Preservation, Ltd., 2012

local, regional and state history. A sample of the Recent Past buildings from the survey (18 buildings built in, or later than, 1965) is included in the 2011 Historic Buildings Catalog to illustrate examples of post-World War II architecture.



An important task will be to develop designation criteria and design guidelines that address treatment of modern buildings. Given that technology has changed so much and so quickly many of the materials used in the mid-20th century are no longer even manufactured. It may not be possible to replace “in-kind” materials or to properly restore the most significant architectural features.

100 Maryland Avenue, Built 1970

Adaptive Re-Use

A number of Rockville’s historic houses are now used for non-residential purposes, especially office uses. Several designated houses in the West Montgomery Avenue and South Washington Street Historic Districts that are in the Mixed-Use Transition (MXT) Zone are occupied by law firms, commercial businesses, and non-profit organizations. Although continuing the original use of a historic building usually requires fewer interior modifications, adaptive re-use can be appropriate and may be encouraged if the original use is no longer viable. The HDC does not review interior modifications to historic buildings and does not regulate use. However, it does review exterior changes and ensures that designated buildings retain their original architectural character.

Future Use and Funding Sources for King Farm Farmstead



The City owns the seven-acre King Farm Farmstead Park which is a local historic district. It was conveyed to the City in the late 1990s by King Farm Associates, LLC. Once the largest farm in the area, much of the original King Farm has been developed. Seven of the farm structures remain on the property: the house, garage, two dairy barns, a horse (hay) barn, and two tenant houses. All of the buildings have suffered deteriorated conditions as they have been vacant for several years.

In 2014, the City commissioned the firm of Wheeler, Goodman, Masek Architects & Interiors to conduct a Facility Condition Assessment Report for the farmstead buildings. The report provides a detailed assessment of the condition of each and recommendations for stabilization

and rehabilitation for several of the buildings and partial or complete demolition of others including the horse (hay) barn, shown left, and the silo connectors in the dairy barns.

The character of the site and its buildings offer great potential, but the City has not yet found suitable uses for the property that satisfy all stakeholders. The report estimated that the cost to address urgent issues and stabilize the buildings is \$5.6 million. The report's recommendations only detail the initial steps that will be needed based on the most general of uses; actual proposed uses will need to be determined before further evaluation, design, and implementation can occur.³⁹ The FY2016 CIP includes \$1.4 million for repairs to the dairy barns.

Streetscape Improvements

Streetscape treatment, including sidewalk material and design, street lighting, street furniture, the use of markers and plaques to identify historic structures, signage, and the preservation of open space all contribute to the character of Rockville's historic districts. Streetscape plans can help strengthen and reinforce the unique identity of a historic district. The Historic Preservation Element should identify any major streets that should have a streetscape plan. Recommendations should be in line with other CMP goals which may include establishing complete streets, managing storm water and runoff, and improving walkability.

Section 106 of the National Preservation Act requires that federal agencies take into account the impacts of their undertakings listed or eligible for the National Register of Historic Places. Federal agencies must identify historic properties, consider the impacts the proposed action will have on identified sites, and consult with the SHPO to avoid or mitigate any adverse effects. This process often occurs with federal and state roadway projects proximate to historic resources.

Sustainability

In 1983, the U.N. World Commission on Environment and Development published a definition of sustainability that is now used throughout the world: "Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The complementary phrase "The most sustainable building is often the one that already exists"⁴⁰ was coined later by Richard Moe, former President of the National Trust for Historic Preservation.

Good preservation practice is often synonymous with sustainability and Smart Growth. Reinvestment in existing neighborhoods, especially older and historic ones, saves resources and promotes socially, culturally, and economically rich communities. Because historic buildings already exist, they use public infrastructure and services that are already in place. Many of Rockville's historic buildings are located close to transit and within walking distance of shopping and other services.

In the past, many buildings were designed to work with their environment. Operable windows and transoms provided natural ventilation and daylight. Covered porches, awnings, and working

³⁹ King Farm Farmstead Facility Condition Assessment Report, July 3, 2014

⁴⁰ Richard Moe, President of the National Trust for Historic Preservation, in a speech given at the National Building Museum in Washington, DC on December 13, 2007.

shutters reduced heat absorption in the warmer months. Thoughtful orientation of a building on its site made efficient use of wind and sun patterns. Strategically planted deciduous trees shaded houses in summer and allowed the sun in through windows in the winter. Such features still contribute to the natural energy efficiency of these older buildings.

Not only do historic buildings often include environmentally friendly features, the retention and reuse of these older buildings also preserves the materials, embodied energy, and human capital already expended in their construction.⁴¹ Recycling buildings through adaptive reuse is a highly beneficial “green” practice and stresses the value of historic preservation in the overall promotion of sustainability.

In 2011, the National Trust for Historic Preservation published a report on the benefits of adaptive reuse, the *Greenest Building: Quantifying the Environmental Value of Building Reuse*. The report found a range of environmental saving from building reuse, based on building type, location and assumed level of energy efficiency. Savings from reuse were estimated between 4 and 46 percent over new construction when comparing buildings with the same energy performance level. However, the study also acknowledged that there are circumstances when the continued use of particular older buildings may be impractical.

When reusing and retrofitting historic buildings, a whole building approach should be utilized to fully consider the building’s historic and energy efficiency characteristics as well as health and safety factors, such as mold, asbestos and lead paint. For example, the existing energy-efficient characteristics of a building should be assessed before implementing energy conservation measures. Building design, materials, type of construction, size, shape, site orientation, surrounding landscape, and climate all play a role in how buildings perform. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved.

Storm windows, sky lights, and solar panels are encouraged by the Historic District Commission. These items require HDC review and, if approved, may be eligible for tax credits. Solar panels and skylights should be installed so that they do not appreciably affect the character of the primary façade. Other fixtures that are temporary or reversible may only require staff level review, prior to installation.

Attention needs to be given to the sustainable qualities of older buildings before accepting arguments for demolition or unsympathetic alterations for reasons of energy inefficiency and/or functional deterioration. Rehabilitation work is sometimes regarded as riskier than new construction because the process can be less predictable. This perception of risk can motivate decisions to demolish buildings or to replace elements rather than repair them, even when rehabilitation may be less costly than new construction or replacement.

A common example is the request for replacement of older windows. From a preservation perspective, windows are significant to the historic character of older buildings and retaining them as part of a rehabilitation or maintenance project is a reasonable expectation and desirable

⁴¹ Embodied energy refers to the energy already invested to manufacture materials, transport them, and finally construct an existing building. The energy consumed by all of the processes associated with the construction of a building.

preservation goal. Adding storm windows to single-glazed windows can provide similar efficiencies as new double-glazed windows and is a cost-effective and noninvasive solution. In addition, the material these windows are made from generally is of a higher quality than what is typically used today, and their assembly techniques make them repairable. Modern windows are often not repairable and must be discarded and replaced when they fail, putting an owner in a disposal/replacement cycle which is itself costly.

Energy audits also offer relatively simple and noninvasive ways to make older homes more energy efficient. They can change perceptions about older structures and demonstrate that it is not that difficult to improve their efficiency.

Comprehensive amendments to Chapter 5 of Rockville's City Code (Building Code) were adopted by Rockville's Mayor and Council on May 10, 2010 and became effective July 1, 2010. The updated building codes apply to new construction and renovations to commercial and residential buildings. They incorporate established historic preservation procedures by cross-referencing HDC approval as a requirement for all demolition applications and for exterior alterations to historic buildings. The ordinance also added Article XIV, "Green Building Regulations", as an effort to improve the efficiency and environmental quality of buildings and homes in Rockville.

14. Discussion Topics

The questions below stem from issues raised throughout this Historic Preservation Report and are intended to provide a basis for discussion and formulating goals, policies and objectives that will be stated in the Historic Preservation Element of the Comprehensive Master Plan. Other questions and discussion topics may be raised by stakeholders through the public participation process that is an essential component of developing goals, policies and objectives.

1. Should the City become more proactive in its approach to historic designation by a) producing a list of potentially eligible districts and properties, and b) budgeting for the evaluation of those properties in a systematic way?

A) Should the City consider expansion of the following existing local historic districts, as suggested below and as identified in Figure 5?

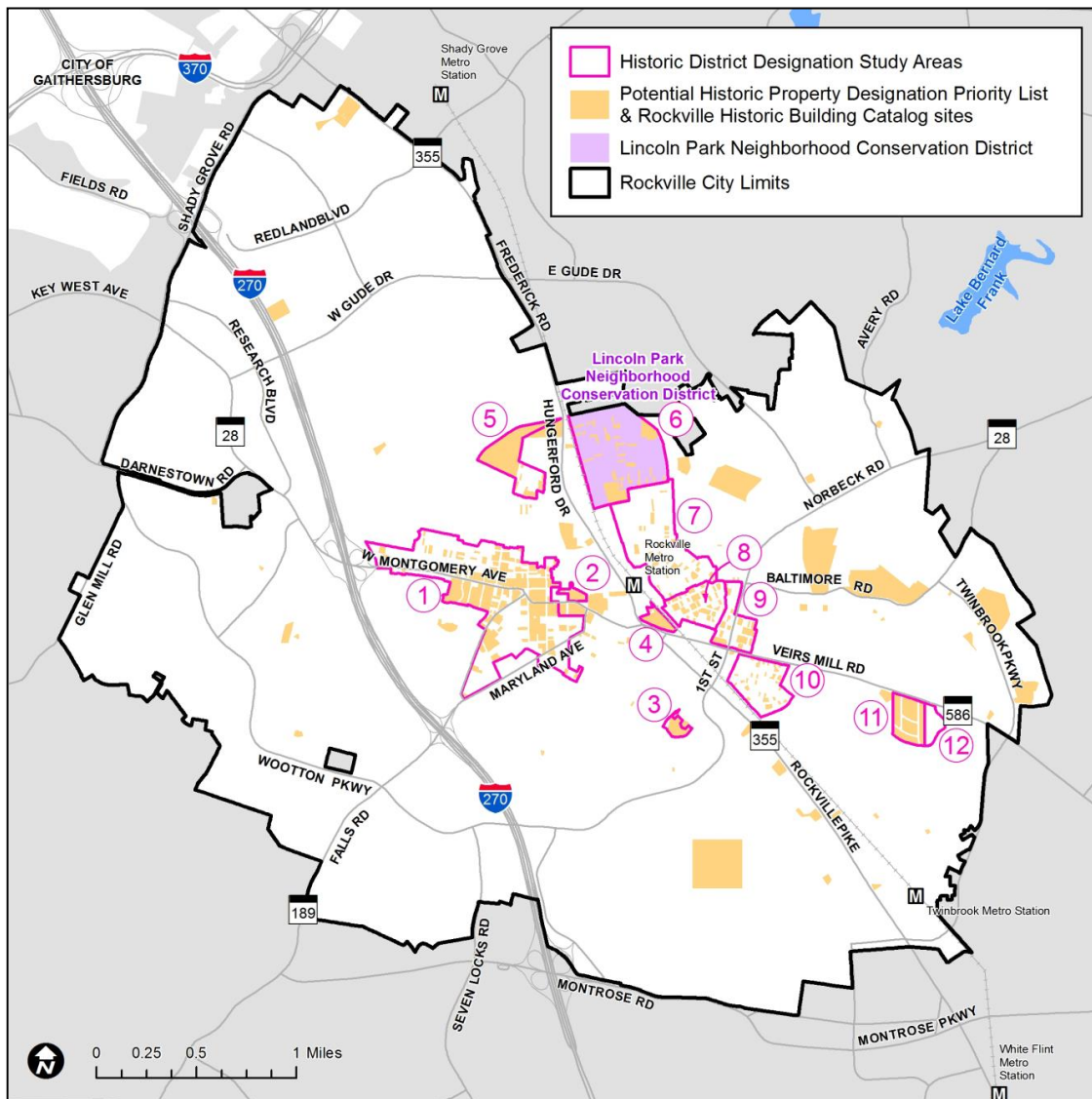
- The West Montgomery Avenue Historic District
Potential Action: A new or amended nomination form to broaden the Period of Significance through the 20th Century would need to be completed to expand the boundaries of the local West Montgomery Avenue Historic District.
- Courthouse Square Historic District
Potential Action: Nominate and evaluate to include the bank building at 4 Courthouse Square in the local Courthouse Square Historic District.
- Dawson Farm Historic District
Potential Action: Work with the Recreation and Parks Department and determine if staff should recommend that the parkland be added to the local district.
- B&O Railroad Historic District
Potential Action: Evaluate the 1966 St. Mary's Church building for inclusion in the local B&O Railroad District.

B) Should the City proactively evaluate the following potential multi-site historic districts for designation or determine if there is interest in creating conservation districts?

- Haiti/Martin's Lane
Potential Action: Evaluate to determine if Haiti is eligible as a local historic district and/or for the National Register.
- Janeta
Potential Action: Evaluate for local designation, National Register listing, and/or determine if there is neighborhood interest in creating a conservation district.

- Rockcrest
Potential Action: Evaluate for local designation and/or determine if there is neighborhood interest in creating a conservation district?
- Twinbrook (Twin-Brook) Section I
Potential Action: Determine if there is neighborhood interest in creating a conservation district.
- Twinbrook (Twin-Brook) Section II
Potential Action: Determine if there is neighborhood interest in creating a conservation district

Figure 5



2. Are there other parts of the City (other than those listed/shown above) on which to focus future surveys and potential designations?
3. Are there other areas of the City on that may be good candidates for conservation districts? If so, where?
4. Should Rockville have an age threshold for historic designation?
5. Under what circumstances or criteria should the City designate against owner consent?
6. Other than the City or the property owner(s), who should be able to nominate a property of historic designation? What information or data should be required to nominate?
7. Should Rockville develop guidelines for non-contributing resources within historic districts?
8. Developing a context, policies, and design guidelines for the Recent Past will be critical for the evaluation of these resources. Is the designation criteria used to evaluate historic properties applicable to Recent Past resources?
9. Should streetscape plans be developed for any roads within historic districts? If so, where?
10. The relationship between preservation and sustainability is not always well understood. How can this be resolved?
11. Should the City consider providing a municipal tax credit to further encourage designation and proper maintenance of historic properties, perhaps only for contributing resources within historic districts?
12. Should the City begin charging an application fee for HDC Certificates of Approval applications?
13. What is the most effective way for the City to budget for and continue to promote the purposes and benefits of historic preservation through publications, electronic/social media, interpretive plaques, events, workshops, partnerships, school curriculum, etc.? Should the historic house plaques program be continued? If so, how should it be funded?
14. How can Conservation Districts be made easier for neighborhoods to use as a tool?
15. What are the priorities for the projects identified for potential grants in the 2013 Montgomery County Heritage Area Amendment and how can they best be implemented? (See Appendix B of the Amendment for listing of projects).

Appendix A

Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

	<i>2002 CMP Goals and Policies</i>	<i>Recommendations</i>
Goal	<i>Protect the City's physical and cultural heritage and encourage heritage tourism through historic preservation.</i>	Retain.
Pol.1.	Identify the historic resources of the City as visual and physical reminders of the themes and periods in the City's development.	Retain.
Pol. 2.	Preserve, protect, and maintain the physical and environmental integrity of an increased number of historic resources in Rockville.	Retain.
Pol. 3.	Develop and encourage programs that lead to the enjoyment and appreciation of Rockville's historic sites and that encourage heritage tourism.	Retain.
City Preservation Publications		
	History of Watts Branch and Wootton's Mill	Remove – never done. No plans for it.
	Interpretive plaques and brochure for Dawson Farm Park	Completed
	Technical Guides for Exterior Alterations	Completed – replaced “Technical Briefs”. Updated as needed
	Chestnut Lodge Design Guidelines	Completed 2004
	Rockville Cemetery Design Guidelines	Completed 2004
	Rockville Cemetery brochure	Completed
	African-American Walking Tour brochure	Completed 2003
	Historic Designation in Rockville brochure	Completed
	Lincoln Park Neighborhood Conservation District Plan	Completed 2007
	Historic Preservation sections of East Rockville, Twinbrook Neighborhood plans	Completed
	Building Catalog (update to 1989 catalog)	Completed 2011

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Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

	Plaques	
	House Plaques	Initial project completed. Funding to continue?
	Explore Rockville Walking Tour	Completed
	African-American Walking Tour	Completed
	Expansion of Existing Historic Districts	
Rec. 1.	Expand historic districts to include historically, culturally and architecturally important sites and properties, by undertaking a thorough evaluation of prospective sites and working with property owners.	Retain. On-going process. Most identified in 2002 CMP have been designated or reviewed for possible designation. Most new districts are single sites.
Rec. 2.	Expand educational efforts to provide a better understanding of the benefits of historic designation by prospective historic district property owners.	Retain. On-going. HD designation brochure published; tax credit workshop; Building Catalog, etc.
	Potential Designation of New Historic Districts	
Rec. 1.	Evaluate neighborhoods, structures and sites that may have historical, cultural, architectural and/or design significance for possible designation as local historic districts within the next several years, with particular emphasis on structures built prior to 1945.	Retain – expand to include the recent past. Conflicts with pre-1945 emphasis? On-going. 2011 Building Catalog replaced 1989 catalog
Rec. 2.	Consider designation of current and future National Register sites as local historic districts.	Retain. On-going. Glenview, Chestnut Lodge locally designated.
Rec. 3.	Work with neighborhood associations and nonprofit groups to generate historic district nominations.	Retain. On-going.
Rec. 4.	Evaluate neighborhoods for potential designation as part of the neighborhood planning process when appropriate.	Retain. On-going. Include a historic preservation element in all neighborhood and master plans

Appendix A

Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

	Carver Educational Services Center	Implemented - Designated
	Lincoln Park	Implemented - Conservation District created
	Haiti/Martin's Lane	Some individual designations. Integrity issues as a multi-site district.
	Baltimore Road	Rockville Park National Register listing
	RV Civic Center/grounds	Implemented – listed on National Register; locally designated
	Twinbrook	Addressed in 2009 Twinbrook Neighborhood Plan
	Alternative Preservation Tools	
Rec. 1.	Encourage the preparation of historic resource management plans as an alternative preservation tool for publicly owned properties.	Retain. Identify appropriate properties/sites. (Post Office protected by easement.)
Rec. 2.	Encourage archeological surveys of old cemeteries where the boundaries are obscured and document current conditions.	Retain. Rockville Cemetery Guidelines completed. Identify others?
Rec. 3.	Determine appropriate methods to protect and maintain cemeteries.	Retain. Rockville Cemetery Guidelines completed. Identify others? Expand beyond cemeteries.
Rec. 4.	Prepare a written interpretation of cemeteries to relate their history.	Retain. Rockville Cemetery Guidelines completed. Identify others?
	Enhancement of the Individual Character of Historic Districts	
Rec. 1.	Develop streetscape plans for the historic districts.	Not implemented. Perhaps limited to major roads in Historic Districts, i.e. West Montgomery Ave/Jefferson Street – ensure that all improvements by are compatible with the neighborhood and contribute to a cohesive appearance.

Appendix A

Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

Rec. 2.	Explore ways of providing linkages between districts.	Not implemented. Update? – Recast as linkages between historic districts and major public destinations and gathering places? Use as tool to promote heritage tourism by connecting historic districts to the places with the largest audiences (i.e., Town Square, etc.) Also explore bicycle linkages between/through historic districts. (Cross reference with Transportation Element)
Rec. 3.	Retain the residential character in the O-2 (Transitional Office) Zone.	Implemented as part of the City's rewrite of the zoning ordinance.
Rec. 4.	Encourage the placement of house markers and plaques to identify significant historic structures.	Initial project completed. Future funding?
Rec. 5.	Schedule an update of the Architectural Guidelines and develop clear replacement policies.	Not implemented. Architectural Guidelines update not scheduled. Technical Guides revised.
Rec. 6.	Emphasize the tax advantages of owning eligible property in the historic districts to citizens.	On-going. Tax Credit workshop (held once). Annual Rockville Reports articles. Reminder letters sent to historic property owners. Historic Designation brochure published. Consider a City tax credit for contributing resources only?
Rec. 7.	Explore the development of, or participating in, a revolving loan program to help citizens finance expensive renovations.	Not implemented. Funding source? Would this be useful given current low interest rates?
Clarification of HDC Jurisdiction		
Rec. 1.	Update the Historic Buildings Catalog	Implemented – new catalog published in 2011
Rec. 2.	Ensure that applications involving exterior changes or new construction on properties abutting or opposite historic districts are referred to the HDC for review and comment	Progress made with revised NRI review process, but requirement was removed from zoning ordinance.

Appendix A

Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

	early in the permit and/or development process.	
Rec. 3.	Develop a program to identify and protect unimproved land that contributes to the environmental character of historic districts.	Not implemented. (Cross-reference with PROS Plan - not included)
Rec. 4.	Promote historic property easement donations to preserve open space.	Not implemented. (Cross-reference with PROS Plan - not included)
Rec. 5.	Reevaluate the City's policies and ordinances regarding penalties for demolition and demolition by neglect of historic resources.	Implemented. Penalties increased to state maximums. Check to see if maximums have been increased in recent years.
Rec. 6.	Reevaluate the City's policies and ordinances regarding penalties for exterior changes to historic resources completed without a Certificate of Approval or in opposition to HDC recommendations.	Implemented. Penalties increased to state maximums. Check to see if maximums have been increased in recent years.
Rec. 7.	Increase fines for violating Historic District Commission requirements and conditions.	Implemented.
	Promotion of Education, Economic Development, and Heritage Tourism	
Rec. 1.	Encourage the preparation of Rockville history publications, including neighborhood histories.	Implemented. On-going. Histories included in neighborhood plans.
Rec. 2.	Continue education programs to help property owners and interested individuals understand the importance of historic preservation and the proper maintenance of historic properties.	Implemented. On-going. Published "Historic District Designation in Rockville" brochure Update "Owning Property in Rockville Historic Districts"?
Rec. 3.	Promote and encourage historic tourism opportunities.	Implemented. Joined Montgomery County Heritage Area in 2013.
Rec. 4.	Continue to maintain a working relationship with other local and state preservation groups.	Implemented. On-going. (Peerless Rockville, Montgomery County Historical Society, Heritage Montgomery, MAHDC, MPI etc.)

Appendix A

Review of 2002 Comprehensive Master Plan, Chapter 8: Historic Preservation (conducted 2008-2009)

What is missing?
• Text / data needs to be brought up to date.
• Synergy of City goals and processes with HDC goals and processes – coordination of City goals across departments (and Boards and Commissions) to provide consistency and alignment.
• Clarification of scope and jurisdiction of various reviewing bodies together with clearer definition of which City departments are responsible for which elements of the process.
• Re-thinking of alternative preservation tools to include additional legal and financial benefits. Examples include façade improvement programs, density bonuses in certain zones, and additional permitted uses in certain zones.
• Recent Past
• Preservation and sustainability

Note: The Mayor and Council, Planning Commission, Historic District Commission, citizens and City staff contributed to this review.

Appendix B

Locally Designated Historic Districts

Individual Historic Properties	Address	Inventory	Date Designated	Type
Steinberg House	110 S. Adams Street	M: 26/10/82	2003	Residential
Tyler House	149 S. Adams Street	M: 26/22/2	2007	Residential
Wootton's Mill Park	Aintree Drive Watt's Branch	M: 26/04	2000	Public
Rabbitt/Ray House	315 Baltimore Road	M: 26/13/12	2005	Residential
Thompson-Ray House	503 Baltimore Road	M: 26-48	2008	Residential
Rockville Cemetery	1350 Baltimore Rd.	M: 26/18/01	2002	Institutional
Howland House	540 Beall Ave.		2011	Residential
Allnutt House <i>[also on the National Register]</i>	541 Beall Avenue	M: 26/07/01	1974	Residential
Wootton's Mill Miller's House	8 Camden Court	M: 26/5	2000	Residential
Letha E. Payton House	224 Elizabeth Avenue		2009	Residential
Flint Hill Farm/Hurley-Carter House	411 Feather Rock Ct.	M: 26/3	2000	Residential
Judge Delashmutt House	119 Forest Avenue	M: 26/43	2002	Residential
Hipsley-Thompson House	701 Grandin Avenue	M: 26/13/13	2002	Residential
Corrick-Robertson House	709 Grandin Avenue	M: 26/13/14	2003	Residential
Brewer Summer Residence	315 Great Falls Road	M: 26/41	2003	Residential
Bessie Hill House	602 Great Falls Road	M: 26/24/2	2010	Residential
The Kelley House	628 Great Falls Road		2013	Residential/Institutional
The Pump House	401 South Horner's Lane	M: 26/14	2005	Public

Carver High School	850 Hungerford Drive	M: 26/44	2002	Public
Cook-Waters-Lewis House	302 Lincoln Avenue	M: 26/15/2	2006	Residential
Reuben Hill House	305 Lincoln Avenue	M: 26/15/4	2002	Residential
Wilt/Barnsley House	100 Lynch Street	M: 26/7/8	2007	Residential
Grossman Brothers' House	104 Lynch Street	M: 26/7/9	2007	Residential
Edmonds Family House	702 Maple Avenue	M: 26/13/18	2007	Residential
Ross/Powell/Crutchfield House	22 Martin's Lane	M: 26/16/1	2003	Residential
Haiti Cemetery	205 Martin's Lane	M: 26/16/05	2002	Institutional
1971 Rockville Library [demolished 2009]	99 Maryland Avenue	M: 26-47	2008	Public
Mrs. Rickett's Cottage	710 W. Montgomery Ave.	M: 26/10/77	2002	Residential
Spates Bungalow	115 Park Avenue	M: 26-12-5	2003	Private
Carey and Hattie Kingdon House	300 Reading Avenue	M: 26/13/15	2002	Residential
Fred and Mary Nellinger House	419 Reading Avenue	M: 26/13/16	2004	Residential
Homewood	550 Reading Avenue	M: 26/13/17	2002	Residential
Lincoln High School	595 N. Stonestreet	M: 26/15/03	1989	Public
Evans Summer House	117 S. Van Buren Street	M: 26/42	2002	Residential
B & O Railroad Historic District <i>[also on the National Register]</i>			1974	
Wire Hardware	22 Baltimore Rd.	M: 26/12/03		Commercial
B&O Railroad Station	98 Church St.	M: 26/12/01		Commercial
St. Mary's Church and Cemetery	520 Veirs Mill Road	M: 26/12/00		Institutional

Courthouse Square Historic District <i>[also on the National Register]</i>			1979	
1931 Courthouse	27 Courthouse Square	M: 26/11/01		Public
1891 Courthouse	29 Courthouse Square	M: 26/11/01		Public
Confederate Soldier	29 Courthouse Square	(none)		Public
Old Post Office	2 W. Montgomery Ave.	M: 26/11/02		Public
Dawson Farmhouses <i>[also on the National Register]</i>			1983	
1912 Farmhouse	1070 Copperstone Ct.	M: 26/19/00		Residential
1874 Farmhouse	1080 Copperstone Ct.	M: 26/19/00		Residential
Rose Hill Farm Historic District			2000	—
Rose Hill Farm and Mansion	215 Autumn Wind Way	M: 26/08-01	2000	Residential
Rose Hill Farm Barn and Milk House	127 Bullard Circle	M: 26/08-02	2003	Residential
S. Washington Street Historic District <i>[also on the National Register]</i>			1974	
Porter Ward House	100 S. Washington St.	M: 26/11/03		Commercial
Lamar House	101 S. Washington St.	M: 26/11/05		Commercial
Anderson House	104 S. Washington St.	M: 26/11/09		Commercial
Greene House	105 S. Washington St.	M: 26/11/08		Commercial
Abert House/The Rectory	107 S. Washington St.	M: 26/11/07		Institutional
Warner House	108 S. Washington St.	M: 26/11/10		Commercial

Christ Episcopal Church	109 S. Washington St.	M: 26/11/11		Institutional
Dr. Linthicum House	110 S. Washington St.	M: 26/11/04		Commercial
W. Montgomery Avenue Historic District <i>[also on the National Register]</i>			1974	
Jenkins/Miller/McFarland House	5 N. Adams St.	M: 26/10/16		Commercial
Old Baptist Parsonage	9 N. Adams St.	M: 26/10/15		Commercial
Robb/Higgins/Ward House	101 N. Adams St.	M: 26/10/14		Commercial
Robert Peter House	102 N. Adams St.	M: 26/10/80		Residential
Office house (built 1985)	103 N. Adams St.	None		Commercial
Jones/Peter/Muth House	106 N. Adams St.	M: 26/10/13		Residential
Grahame House	107 N. Adams St.	M: 26/10/10		Commercial
House at Wood Lane	108 N. Adams St.	M: 26/10/12		Residential
Darby House	109 N. Adams St.	M: 26/10/11		Commercial
Cottage on Quality Hill	10 S. Adams St.	M: 26/10/69		Commercial
Jerkinhead Cottage	12 S. Adams St.	M: 26/10/21		Commercial
Bessie Lyddane House	14 S. Adams St.	M: 26/10/20		Commercial
Rockville Academy	103 S. Adams St.	M: 26/10/02		Commercial
House	301 Anderson Ave.	(built 1995)		Residential
House	303 Anderson Ave.	(built 1995)		Residential
House	314 Beall Ave.	(built 1993)		Residential
House	316 Beall Ave.	(built 1993)		Residential

Little Lodge w/ Stable and Ice House at Chestnut Lodge	3 Bullard Circle		2002	Residential
House	12 Forest Ave.	(built 1989)		Residential
Dawson-Thomas House	14 Forest Ave.	M: 26/10/89		Residential
Henderson-Saunders House	18 Forest Ave.	M: 26/10/89		Residential
Talbott/Abbe House	100 Forest Ave.	M: 26/10/31		Residential
Ebrahimi House	106 Forest Ave.	(built 1995)		Residential
Edwin Smith House	108 Forest Ave.	M: 26/10/57		Residential
Old Presbyterian Manse	112 Forest Ave.	M: 26/10/58		Residential
Former Rockville Christian Church	101 W. Jefferson St.	M: 26/10/22		Commercial
Prettyman House	104 W. Jefferson St.	M: 26/10/03		Residential
Cooke Luckett House	107 W. Jefferson St.	M: 26/10/23		Commercial
Old Methodist Parsonage	111 W. Jefferson St.	M: 26/10/24		Institutional
Old Baptist Cemetery c/o Peerless Rockville, Inc.	115 W. Jefferson St.	M: 26/10/54		Institutional
Sophia Higgins House	200 W. Jefferson St.	M: 26/10/38		Residential
Greene House	11 Laird St.	M: 26/07/02		Residential
Judge Anderson's House	39 W. Montgomery Ave.	M: 26/10/17		Commercial
Bombay Bistro, etc.	90-98 W. Montgomery Ave.			Commercial
Rebecca Veirs House	100 W. Montgomery Ave.	M: 26/10/19		Residential
Beall-Dawson House	103 W. Montgomery Ave.	M: 26/10/01		Institutional
Dr. E. E. Stonestreet's Office	103 W. Montgomery Ave.	M: 26/10/01		Institutional

Rockville Methodist Church	110-112 W. Montgomery Ave.	M: 26/10/70		Institutional
Montgomery County Historical Society	111 W. Montgomery Ave.			Institutional
Montgomery County Historical Society	113 W. Montgomery Ave.			Residential
Edwin West/Daisy Magruder House	114 W. Montgomery Ave.	M: 26/10/08		Institutional
Stokes House	115 W. Montgomery Ave.	M: 26/10/26		Residential
Lowry Villa	117 W. Montgomery Ave.	M: 26/10/27		Residential
Wagner House	201 W. Montgomery Ave.	M: 26/10/41		Residential
Wagman House	203 W. Montgomery Ave.	M: 26/10/29		Residential
Sonner House	205 W. Montgomery Ave.	M: 26/10/42		Residential
Rockville Presbyterian Church	207-215 W. Montgomery Ave.	M: 26/10/72		Institutional
Speare House	208 W. Montgomery Ave.	M: 26/10/06		Residential
The Judge's Chambers	212 W. Montgomery Ave.	M: 26/10/43		Residential
214 W. Montgomery	214 W. Montgomery Ave.	M: 26/10/71		Residential
Honarkar Residence	216 W. Montgomery Ave.	(built 1987)		Residential
The Annex/King House	217 W. Montgomery Ave.	M: 26/10/44		Residential

Daniel F. Owens House	218 W. Montgomery Ave.	M: 26/10/05		Residential
Williams Farmhouse	222 W. Montgomery Ave.	M: 26/10/37		Residential
Old Episcopal Rectory	223 W. Montgomery Ave.	M: 26/10/45		Residential
Morrow House	227 W. Montgomery Ave.	M: 26/10/30		Residential
Miss Lucy Simpson's/ Rockville Institute	229 W. Montgomery Ave.	M: 26/10/46		Residential
Pumphrey's Funeral Home	300 W. Montgomery Ave.	M: 26/10/35		Commercial
Welsh's Folly	301 W. Montgomery Ave.	M: 26/10/47		Residential
Vacant Lot (Pumphrey's Funeral Home)	304 W. Montgomery Ave.			Residential
Johnston House	307 W. Montgomery Ave.	M: 26/10/73		Residential
Rosenberger House	310 W. Montgomery Ave.	M: 26/10/48		Residential
Chabad House	311 W. Montgomery Ave.	M: 26/10/74		Residential
314 W. Montgomery	314 W. Montgomery Ave.	M: 26/10/49		Residential
Allen/Prettyman House	318 W. Montgomery Ave.	M: 26/10/50		Residential
Duncan House	400 W. Montgomery Ave.	M: 26/10/51		Residential
Jones/Kelly House	401 W. Montgomery Ave.	M: 26/10/52		Residential

Stimek-Deighton House	402 W. Montgomery Ave.	M: 26/10/75		Residential
McDonald/Gilchrist House	405 W. Montgomery Ave.	M: 26/10/53		Residential
Veirs/England/Ward Villa	409 W. Montgomery Ave.	M: 26/10/54		Residential
Conklin House	411 W. Montgomery Ave.	M: 26/10/55		Residential
415 W. Montgomery	415 W. Montgomery Ave.	M: 26/10/76		Residential
House	417 W. Montgomery Ave.	(built 1997)		Residential
Braunberg House	419 W. Montgomery Ave.	M: 26/07/03		Residential
Chestnut Lodge (Main Lodge and open park area) [Destroyed 2009]	500 W. Montgomery Ave.	M: 26/10/04	2002	Residential
Thirty Oaks (Buckingham)	522 W. Montgomery Ave.	(built 2004)	2002	Residential
Thirty Oaks (Buckingham)	524 W. Montgomery Ave.	(built 2004)	2002	Residential
Thirty Oaks (Buckingham)	528 W. Montgomery Ave.	(built 2004)	2002	Residential
Charles Brewer House	309 Potomac St.	M: 26/10/87		Residential
House lot at Chestnut Lodge	5 Thomas St.			Vacant lot
Akhlaghi House	6 Thomas St.	(built 2001)		Residential
House lot at Chestnut Lodge	7 Thomas St.			Vacant lot
Chinn House	8 Thomas St.	M: 26/10/88		Residential
Dr. Willson Cottage	10 Thomas St.			Residential
Craig House	16 Thomas St.	M: 26/10/61		Residential
Frieda's Cottage (Dr. Fromm-Reichmann)	19 Thomas St.	M: 26/10/32		Residential

Almoney House	105 S. Van Buren	M: 26/10/09		Residential
Wire/Vitol House	11 Wall St.	M: 26/10/83		Residential
England House	12 Wall St.	M: 26/10/84		Residential
Thompson House	15 Wall St.	M: 26/10/85		Residential
Gude Cottage	16 Wall St.	M: 26/10/62		Residential
Garrett Cottage	19 Wall St.	M: 26/10/63		Residential
Green/Headley/Lai House	21 Wall St.	M: 26/10/64		Residential
Wootton Bungalow	22 Wall St.	M: 26/10/86		Residential
Kilgour/"Cinderella" House	25 Wall St.	M: 26/10/33		Residential
Yearley/Conway House	26 Wall St.	M: 26/10/34		Residential
Jerusalem-Mt. Pleasant United Methodist Church Parsonage	17 Wood Lane	M: 26/10/40		Institutional
Jerusalem-Mt. Pleasant United Methodist Church	21 Wood Lane	M: 26/10/39		Institutional
Adams Law Center	25 Wood Lane	(built 1985)		Commercial
Adams Law Center	27 Wood Lane	(built 1985)		Commercial
Adams Law Center	29 Wood Lane	(built 1985)		Commercial
Adams Law Center	31 Wood Lane	(built 1985)		Commercial
King Farm Farmstead Park Historic District			2006	
Main House #10	16100 Frederick Road	M: 20/32-1		Public
Garage with attached Meat House #9		M: 20/32-2		
Farm Workers House #8		M: 20/32-3		
Farm Workers House #7		M: 20/32-4		
Dairy Barn Complex #6		M: 20/32-5		
Horse Barn #5		M: 20/32-6		
Hay-Drying Shed #2	1101 Grand Champion Dr.	M: 20/32-7		
Rockville Heights Historic District			2008	
Warfield House	101 Fleet Street			Public
Warfield House	103 Fleet Street			
Warfield House	105 Fleet Street			

Warfield House	107 Fleet Street			
The Clifford Robertson House	150 Maryland Avenue			
Glenview Farm Historic District <i>[also on the National Register]</i>			2011	
Glenview Mansion	603 Edmonston Drive	M: 26/17	2011	Public
Glenview Cottage (doll house)	603 Edmonston Drive			Public
F. Scott Fitzgerald Theater	603 Edmonston Drive			Public
Croydon Creek Nature Center	852 Avery Road			Public
Rec-Services Buildings	860 Avery Road			Public

Note: See Section 6 of the Historic Preservation Report for a discussion of Rockville's historic districts.

Appendix C			
National Register Listings (Not locally designated)			
National Register Resource	Address	Year Listed	Type
Bingham-Brewer House	307 Great Falls Rd	1980	Residential
Jacquelin Trells Williams Park	Rockville Academy grounds	1974	Public
First National Bank of MD	4 Courthouse Square	1979	Commercial
Dawson Farm Park	Ritchie Pkwy/Copperstone	1985	Public
Rockville Park Subdivision:		2011	
Mayor And Council Of Rockville	201 Baltimore Rd	NC	Park
	205 Reading Ave	C	Residential
	206 Reading Ave	C	Residential
	207 Baltimore Rd	C	Residential
	209 Baltimore Rd	NC	Residential
	212 Reading Ave	C	
	213 Baltimore Rd	C	Residential
	300 Reading Ave	C	Residential
	301 Baltimore Rd	C	Residential
	303 Baltimore Rd	NC	Residential
	304 Reading Ave	C	Residential
	305 Baltimore Rd	C	Residential
	305 Reading Ave	C	Residential
	306 Reading Ave	C	Residential
	307 Baltimore Rd	C	Residential
	310 Reading Ave	C	Residential
	312 Reading Ave	NC	Residential
	315 Baltimore Rd	C	Residential
	400 Reading Ave	C	Residential
	401 Baltimore Rd	C	Residential
	402 Joseph St	NC	Residential

	403 Baltimore Rd	C	Residential
	404 Joseph St	NC	Residential
	404 Reading Ave	C	Residential
	405 Baltimore Rd	C	Residential
	405 Reading Ave	NC	Residential
	406 Reading Ave	C	Residential
	407 Baltimore Rd	C	Residential
	408 Reading Ave	C	Residential
	409 1/2 Baltimore Rd	C	Residential
	409 Baltimore Rd	C	Residential
	409 Reading Ave	NC	Residential
	410 Reading Ave	NC	Residential
	411 Baltimore Rd	C	Residential
	413 Reading Ave	C	Residential
	419 Reading Ave	C	Residential
	420 Reading Ave	C	Residential
	421 Reading Ave	NC	Residential
	422 Reading Ave	NC	Residential
	426 Reading Ave	NC	Residential
	428 Reading Ave	NC	Residential
	501 Baltimore Rd	C	Residential
	503 Baltimore Rd	C	Residential
	505 Baltimore Rd	C	Residential
	511 Baltimore Rd	C	Residential
	513 Baltimore Rd	C	Residential
	601 Grandin Ave	C	Residential
Montgomery County Humane Society	601 S. Stonestreet Ave	NC	Commercial
	602 Grandin Ave	NC	Residential
	603 Grandin Ave	NC	Residential
	605 Grandin Ave	NC	Residential
	606 S. Stonestreet Ave	NC	Residential
	615 S. Stonestreet Ave	NC	Residential
	700 Grandin Ave	C	Residential

	701 Grandin Ave	C	Residential
	702 Grandin Ave	NC	Residential
	702 Maple Ave	C	Residential
	703 Maple Ave	C	Residential
	705 Grandin Ave	NC	Residential
	707 Grandin Ave	C	Residential
	707 Maple Ave	C	Residential
	709 Grandin Ave	C	Residential
	711 Grandin Ave	C	Residential
	712 Maple Ave	C	Residential
	713 Grandin Ave	C	Residential
	713 Maple Ave	C	Residential
	715 Grandin Ave	C	Residential
	717 Grandin Ave	C	Residential
	717 Maple Ave	C	Residential
	718 Maple Ave	C	Residential
	719 Grandin Ave	C	Residential
	719 Maple Ave	C	Residential
	720 Maple Ave	C	Residential
	721 Grandin Ave	C	Residential
	721 Maple Ave	C	Residential
	722 Grandin Ave	C	Residential
	723 Grandin Ave	NC	Residential
	724 Grandin Ave	C	Residential
	725 Grandin Ave	NC	Residential
	726 Grandin Ave	C	Residential
	727 Grandin Ave	NC	Residential
	728 Grandin Ave	C	Residential
	729 Grandin Ave	NC	Residential
	730 Grandin Ave	NC	Residential
	731 Grandin Ave	NC	Residential
	732 Grandin Ave	C	Residential
Mayor And Council of Rockville	Grandin Ave		Park

Mayor And Council of Rockville	Grandin Ave		Park
Potomac Electric Power Company (PEPCO)	S. Stonestreet Ave		Commercial

C = Contributing

NC = Non-contributing

Note: See Section 6 of the Historic Preservation Report for a discussion of Rockville's National Register Districts.

Appendix D

Historic Property Designation Priority List - for discussion The properties listed below were identified as potentially having historic significance within the documents cited in Section 7 of the Historic Preservation Report. Further discussion is provided in the Report narrative.				
Source / Property	Address	Notes/Planning Area	Is there an MHT Form?	In 2011 Historic Buildings Catalog?
2002 CMP – Chapter 8:				
Parkland surrounding Rockville Academy	Corner of S. Adams St. and E. Jefferson	On National Register; City-owned. Would require expansion of local Montgomery Avenue Historic District in the West End	No	No – not a building
M&T Bank (originally Farmers Banking & Trust Company)	S. Washington Street & W. Jefferson	Built 1930; Rockville’s only existing example of Art Deco; on National Register. Expansion of Courthouse Square Historic District.	Yes	Yes
Parkland at Dawson Farm	Copperstone Court	On National Register; City-owned. Create one historic district with the two farmhouses that are already locally designated.	No	No – not a building
Anything built prior to 1945		Based on Mayor and Council direction in 2006.	Some	Some
1986 Management Plan:				
Lyddane/Bradley House	1201 Rockville Pike; on Woodmont Country Club property (1858)	West End	Yes	Yes

Reiche Cottage	720 W. Montgomery Ave. (1887; enlarged 1890)	West End	Yes	Yes
Dawson/Nicewarner House	215 Harrison (1889); moved here from Commerce Lane in 1930	West End	Yes	Yes
Magruder Sisters House	236 Great Falls Rd. (1858)	West End	Yes	Yes
John Higgins House	300 Great Falls Rd. (1889)	West End	Yes	Yes
Frank Higgins House	304 Great Falls Rd. (1886-8)	West End	Yes	Yes
Stone/Goodson House	301 Great Falls Rd. (1899)	West End	Yes	Yes
Chambers House	140 S. Adams St. (1906)	West End	Yes	Yes
Hunter/Hyatt House	18 Maryland Avenue (1904)	Hungerford	Yes	Yes
Warfield House	207 Baltimore Rd. (1890s)	East Rockville	Yes	Yes
Riggs House	401 Baltimore Rd. (1905-6)	East Rockville	Yes	Yes
Old Carroll House	206 Martin's Lane (1887)	West End	Yes	Yes
Fisher/Winner House	605 Anderson Ave. (1892)	West End	Yes	Yes
Montgomery Country Club	16 Williams Street (1915)	West End	Yes	Yes
108 Park Avenue	108 Park Avenue (1927)	Town Center	No	Yes
Wilson-Bullard House	209 Harrison St. (1929)	West End	Yes	Yes
Gates House	208 Harrison St (c. 1876)	West End	Yes	Yes
Armory	Old Baltimore Rd.	Twinbrook	No	No
1989 Historic Building Catalog				
Vallonia Bungalow	2 W. Argyle St. (1927)	Hungerford (Sears Roebuck house)	Yes	Yes
Hunter/Hyatt House	18 Maryland Ave. (1904)	Hungerford	Yes	Yes
Rockville Christian Church Parsonage	100 S. Adams St. (1917)	Town Center	Yes	Yes
104 S. Adams St.	104 S. Adams St. (1920s)	Town Center	No	Yes
106 S. Adams St.	106 S. Adams St. (1920s)	Town Center	No	Yes
108 S. Adams St.	108 S. Adams St. (1920s)	Town Center	No	Yes
110 S. Adams St.	110 S. Adams St. (1920s)	Town Center	No	Yes

England's Cottage	15 W. Montgomery Ave. (1872)	Town Center	Yes	Yes
Judge Woodward House	111 N. Van Buren (1936)	West End	Yes	Yes
Brunett House	118 S. Van Buren (1927)	Town Center	Yes	Yes
Talbott House	122 Van Buren (1927)	West End	Yes	No
Bogley-Fisher House	523 W. Montgomery Ave. (1906)	West End	Yes	No
Beard-Moran Cottage	17 Williams St. (1928)	West End	Yes	Yes
Frank Williams House	19 Williams Street (1927)	West End	Yes	Yes
Johnson-Clarke House	600 Great Falls Rd. (c 1913)	West End	Yes	Yes
Bingham-Brewer House	307 Great Falls Rd. (1821)	West End (on National Register)	Yes	Yes
Stone/Goodson House	301 Great Falls Rd. (1899)	Some alterations	Yes	No
Charles Beard Bungalow/Rand Hse	115 Forest Ave. (1912)	West End	Yes	Yes
Turner-Osgood House	200 Forest Ave. (1937)	West End	Yes	Yes
Reed Bungalow	549 Anderson Ave. (1917)	West End (Sears Roebuck house)	Yes	Yes
Linthicum House	529 Anderson Ave. (1892)	West End	Yes	No
Smith House	13 Martin's Lane (c. 1915)	West End	Yes	No
Johnson/Talley House	11 Martin's Lane (1916)	West End	Yes	Yes
808 Veirs Mill Rd.	808 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
812 Veirs Mill Rd.	812 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
814 Veirs Mill Rd.	814 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
816 Veirs Mill Rd.	816 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
818 Veirs Mill Rd.	818 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
822 Veirs Mill Rd.	822 Veirs Mill Rd.	East Rockville - Janeta	No	Yes
Kingdon Sisters House	206 Reading Ave. (1889)	East Rockville - Rockville Park	Yes	Yes
Rockville Park Cottage	212 Reading Ave. (1890)	East Rockville - Rockville Park	Yes	Yes
Bogley-Harper House	304 Baltimore Rd. (1930)	East Rockville - Rockville Park	Yes	Yes
Welliver-Hickerson House	307 Baltimore Rd. (1911)	East Rockville - Rockville Park	Yes	Yes
Reading-Typhoid House	308 Baltimore Rd. (1884-5)	East Rockville - Rockville Park	No	Yes
Chestnut Grove	1 Lawrence Ct. (1912)	East Rockville	Yes	Yes
Harriss House & Hicks Barber Shop	311 Lincoln Ave. (c. 1940)	Lincoln Park	Yes	No

Clinton African Methodist Episcopal Zion Church	223 Elizabeth Ave. (1956)	Lincoln Park	No	No
Galilean Fisherman's Cemetery	Frederick Avenue (1917)	Lincoln Park	No	Yes
Warwick Montgomery Country Hse.	16 Pipestem Ct. (1929)		Yes	No
Dixie Cream Donuts shop	Rockville Pike (1965)	Rockville Pike	Yes	Yes
Halpine Store/Radio Shack	1600 Rockville Pike (1898; rebuilt 1923)	Rockville Pike	Yes	Yes
Twinbrook Section 1	Multiple streets (1948-54)	Twinbrook	Yes	Yes
Warfield-Smith-Brown House	14615 Avery Road (1875-90)		Yes	No
East Rockville Neighborhood Plan 2003				
Properties mentioned are included above.				
Twinbrook Neighborhood Plan 2009 Appendix 2: Twinbrook's Oldest Houses				
	912 Veirs Mill Rd. (1898)	Twinbrook	No	Yes
	502 Gilscott Place (1898)	Twinbrook	No	No
	915 Grandin Ave. (1900)	Twinbrook	No	Yes
	2102 Stanley Ave. (1900)	Twinbrook	No	Yes
	911 Grandin Ave. (1907)	Twinbrook	No	No
	920 Grandin Ave. (1908)	Twinbrook	No	Yes
	913 Grandin Ave. (1908)	Twinbrook	No	Yes
	910 Veirs Mill Rd. (1908)	Twinbrook	No	Yes
	914 Grandin Ave. (1910)	Twinbrook	No	Yes
	919 Maple Ave. (1923)	Twinbrook	No	Yes
	905 Veirs Mill Rd. (1925)	Twinbrook	No	No
	907 Grandin Ave. (1928)	Twinbrook	No	Yes
	401 Twinbrook Pkwy. (1928)	Twinbrook	No	Yes
	910 Grandin Ave. (1929)	Twinbrook	No	Yes
	916 Grandin Ave. (1932)	Twinbrook	No	No

	912 Grandin Ave. (1939)	Twinbrook	No	No
Twinbrook “prototypes”		Twinbrook		
Lincoln Park Neighborhood Plan 2007				
Properties mentioned are included above.				
West End –Woodley Gardens Neighborhood Plan 1989				
Mentions 183 properties that were found to be significant in 1987 (relates to Management Plan) and those not already designated should be evaluated. Does not include the list in this plan.				
Town Center Master Plan 2001				
Properties mentioned are included above.				

Appendix E

Local Preservation Organizations

[Maryland Historical Trust](#) (MHT) is the State's Historic Preservation Office (SHPO). MHT maintains an inventory of all designated properties in Maryland and administers the state and federal income tax credit for the rehabilitation of designated historic buildings.

[Peerless Rockville Historic Preservation, Ltd.](#) is a community-based organization located in the Red Brick Courthouse in Rockville's Town Center. It was founded to preserve buildings, objects and information important to Rockville's heritage. Peerless Rockville advocates for local preservation; hosts programs, tours and events related to Rockville history; maintains collections of local photographs and artifacts; and retains files on contractors, suppliers, artisans and products.

[Montgomery County Historical Society](#) (MCHS) is located in and operates the Beall-Dawson House Museum and the Stonestreet Museum of 19th Century Medicine. It maintains a research and genealogy library on the site. MCHS prepares exhibits and sponsors and organizes educational and historical events.

The [Lincoln Park Historical Foundation](#) is dedicated to raising awareness of African American history, historic resources, and cultural significance in Rockville and Montgomery County.

[Lincoln Park Partners Project](#) provides digitized documents and photographs pertaining to Rockville's Lincoln Park neighborhood and the City's African American history.

[Preservation Maryland](#) is the state's oldest non-profit historic preservation organization. It provides assistance to preservation projects through funding, outreach and advocacy programs.

[Montgomery Preservation, Inc.](#) is an umbrella organization for local preservation groups. It promotes preservation in Montgomery County through advocacy, newsletters, and site restorations, and presents annual preservation and educational awards.

[The Montgomery County Planning Department and the Montgomery County Historic Preservation Commission](#) provide useful links to area historic sites and history resources and are important partners. <http://www.montgomeryplanning.org/historic>

[The Maryland Association of Historic District Commissions](#) was formed in 1979 and provides advocacy, training, and program support for Maryland's historic preservation commissions and local governments to help them become more effective protectors of the historic resources in each of their own communities. <http://www.mahdc.org/>

[Heritage Montgomery](#) is a non-profit organization created by the State to raise the profile of the area's heritage, ensuring that residents and visitors alike understand and value the county's full history through listings of historic museums and sites, driving tours, and schedules of heritage events and activities. <http://www.heritagemontgomery.org>

National preservation organizations and programs

The National Trust for Historic Preservation is a private, nonprofit membership organization that was founded in 1949 by Congressional charter. It provides leadership, education and advocacy to save America's diverse historic places and revitalize its communities.
<http://www.preservationnation.org>

The Preserve America program is administered by the National Park Service and supports research and documentation, planning, interpretation and education, marketing, and training projects at the local level for the continued preservation and use of heritage assets. Preserve America recognizes communities that protect and celebrate their heritage; use their historic assets for economic development and community revitalization; and encourage people to experience and appreciate local historic resources through education and heritage tourism programs. <http://www.preserveamerica.gov/>

Note: See Section 11 of the Historic Preservation Report for further discussion of preservation organizations.

Appendix F

Publications

Technical Guides for Exterior Alterations (Architecture Glossary, Siding, Roofing, Windows and Doors, New Additions, New Construction, Fencing, Landscaping, Off-Street Parking, Signs, Utilities/Code Compliance, Relocation/Demolition, Color Selection& Exterior Paint, Storm Windows/Doors, Masonry, Substitute Materials, Accessory Structures)
<http://www.rockvillemd.gov/historic/tech-guides.html>

The Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts (1977) <http://www.rockvillemd.gov/historic/guidelines1977.htm>

The Historic Resources Management Plan (1986)
<http://www.rockvillemd.gov/historic/managementplan>

Rockville Historic Buildings Catalog (2011 update of the 1989 catalog
<http://www.rockvillemd.gov/historic>

Rockville Historic Buildings Catalog (1989- Limited copies are available for viewing at City Hall. It has been replaced by the 2011 Building Catalog)

Secretary of the Interior's Standards for Rehabilitation (1976, updated and expanded in 1983 and 1990) <http://www.rockvillemd.gov/historic/Historybookflier.pdf>

Rockville, Portrait of a City, by Eileen S. McGuckian (2001) – book order form:
<http://www.rockvillemd.gov/historic/Historybookflier.pdf>

The Sesquicentennial of Rockville: Local Government at 150 Years, by Eileen S. McGuckian (2010 – Available for purchase at Peerless Rockville Historic Preservation, Ltd.)

Historic Designation in Rockville. Brochures available in the Community Planning and Development Services Department at City Hall

Chestnut Lodge Design Guidelines (2004) <http://www.rockvillemd.gov/historic/chestnutlodge-designguide.pdf>

Rockville Cemetery Design Guidelines (2004) <http://www.rockvillemd.gov/historic/rkv-cemetery-guidelines.pdf>

Rockville's Recent Past, Teresa B. Lachin Published by Peerless Rockville Historic Preservation, Ltd. (2012). Available from Peerless Rockville.

Lincoln Park Coloring Book
<http://www.rockvillemd.gov/historic/LPCPP/LP-Coloringbook.pdf>

Rockville Amendment: Montgomery County Heritage Area Management Plan, April 2013
<http://www.rockvillemd.gov/DocumentCenter/View/1855>

Interpretive Signage, Plaques and Brochures

- Explore Rockville – walking tour brochure and 15 interpretive panels in Town Center and vicinity (2001)
- Explore Rockville's African American Heritage – walking tour brochure (2003), associated with interpretive panels located in the Town Center
- Dawson Farm Park – brochure and five interpretive panels located at Dawson Farm Park (2005)
- Rockville Cemetery – brochure (2008)
- House plaques – on individual designated properties (voluntary program - installation began in 2005)

Note: See Section 11 of the Historic Preservation Report for further discussion of Rockville's preservation publications.

Appendix G

Historic Preservation Element – Glossary

Adaptive re-use

A use for a structure or landscape other than its historical use, normally entailing some modification of the structure or landscape. (Source: Architectural Heritage Center. www.visitahc.org)

The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes may have been made to the building in order for it to function in its new use. (Source: Maryland National Capital Park & Planning Commission - MNCPPC)

Appurtenances

Aspects of the environmental setting other than buildings and structures; including walkways and driveways, trees, landscaping. (Source: *The Land use Article 8-101(B)*)

Architectural styles

See the Historic Buildings Catalog (2011) and the Historic Preservation pages of the City's Web site for descriptions of architectural styles and features mentioned in this scan.

Certificate of Approval

An official City document issued under the auspices of the Historic District Commission authorizing the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of the exterior of a building or structure or the alteration of the environmental setting of a site within a designated Historic District Zone. (Source: City of Rockville Zoning Ordinance)

Contributing

A classification applied to a site, structure or object within a historical property or district signifying that it generally shares, along with most of the other sites, structures or objects, the qualities that demonstrate cultural, historic, architectural or archaeological significance as embodied by the criteria for designating a historical site or district. These resources are of the highest importance in maintaining the character of the historic district. (Source: MNCPPC)

Cultural Resources

These include architectural, historical, archeological, and landscape resources such as folklore, oral histories, neighborhood environments, and living cultures (Source: Historic Resources Management Plan, 1986)

Demolition

The complete razing of a building or structure. (City of Rockville Zoning Ordinance)

Demolition by Neglect

Failure to maintain property, or any component thereof, located within a designated Historic District Zone so as to jeopardize the historic integrity of the property. (Source: City of Rockville Zoning Ordinance)

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Designation

The process adopted in Rockville's Zoning Ordinance by which the Historic District Overlay Zone is applied to a particular property or group of properties. See Zoning Ordinance, Section 25.14.01.d.

Embodied Energy

The sum of all the energy required to produce goods or services, considered as if that energy was incorporated or 'embodied' in the product itself. (Source: Wikipedia)

Environmental Setting

The area associated with a site within a designated Historic District Zone, including buildings and grounds. (Source: City of Rockville Zoning Ordinance)

The boundaries of a historical resource designated through the Historic District Zone overlay, including buildings and related grounds and landscaping. (see above, "Appurtenances")

Historic Context

An organizing structure created for planning purposes that group's information about historical properties based on common themes, time periods, and geographical areas. (Source Architectural Heritage Center. www.visitahc.org)

The history of the relevant geographical area and associated historical themes or subjects by which a building, site, property, person or event may be evaluated; i.e., the historical and contemporary time frame used to understand the historical significance of a property.

A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period, and geographical area (Source: Historic Resources Management Plan, 1986)

Historic District

A geographically definable area possessing a significant concentration, linkage or continuity of sites, landscapes, structures, or objects, united by past events or aesthetically by plan or physical development. (Source: Architectural Heritage Center www.visitahc.org)

The subject area encompassed by a "designation." In Rockville, Historic Districts may include one ("single-site") or more ("multi-site") properties.

Historic Fabric

The particular materials, ornamentation, and architectural features that together define the historic character of a historical building. (Source: MNCPPC)

Historic Period of Significance

The length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it as a significant example of a type, period or method of construction. Period of Significance usually begins and ends with the

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dates when significant activities or events occurred, giving the property its historical significance; for a significant example of a type, period, or method of construction this is often a date of construction. (Source: City of Rockville Zoning Ordinance)

Integrity

The authenticity of a property's historical identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period; the extent to which a property retains its historical appearance. (Sources: National Parks Service; Architectural Heritage Center www.visitahc.org)

The authenticity of physical characteristics from which historic resources obtain their significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. When historic properties retain integrity, they are able to convey their association with events, people, and designs from the past. (Source: MNCPPC)

Interim Historic Review

That period of time between the initiation of the historic designation process, as set forth in Section 25.14.01.d.1, and the completion of the designation process as set forth in Section 25.14.01.d.5. (Source: City of Rockville Zoning Ordinance)

Inventory

A list of historical properties determined to meet specified criteria of significance (Source: National Parks Service)

For Rockville, the inventory is the official list of locally designated properties, with the addition of properties listed in the National Register of Historic Properties.

National Register Criteria

The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

National Register of Historic Places

The list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, or culture maintained by the secretary of the Interior under the authority of the National Preservation Act of 1966. (Source: MNCPPC)

Non-contributing

A classification applied to a site, structure, or object within a historical property or district indicating that it is not representative of the qualities that give the historical property or district historic, architectural or archaeological significance as embodied by the criteria for designating the historical property or district. (Source: MNCPPC)

Appendix G

Ordinary Maintenance

Work that does not alter exterior features and has no material effect on the historical, architectural, cultural, or archaeological value of a historic resource within a historic district. (Source: MNCPPC)

Overlay Zone

A geographic area that constitutes a mapped district superimposed over the underlying base zone on the official Zoning Map. An overlay zone, such as the “Historic District Zone” includes development regulations and standards that either add to or modify the requirements of the underlying zone. (Source: City of Rockville Zoning Ordinance)

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historical property. (Source: National Park Service-NPS)

Recent Past

A term used to describe buildings, sites, and resources that are less than 50 years old, the threshold for consideration for listing in the National Register of Historic Places.

Reconstruction

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and its historical location. (Source: National Parks Service - NPS)

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and/or additions while preserving those portions or features that convey its historical, cultural and architectural values. (Source: NPS)

Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in history and reconstruction of missing features from the restoration period. (Source: NPS)

Sectional Map Amendment

The City’s zoning process by which the Historic District Overlay Zone may be applied. (Source: City of Rockville)

Setback

The minimum perpendicular distance required between a lot line and any building or structure constructed or which may be constructed thereon consistent with the setback requirements of the zone in which such lot is located. (Source: City of Rockville Zoning Ordinance)

Appendix G

Site

A lot, tract or parcel of land (Source: City of Rockville Zoning Ordinance)

Subdivision

The division of a lot, tract or parcel of land into two (2) or more lots, plats, sites, or other divisions of land or assemblage of land for the purpose, whether immediate or future, of sale or of building development. (Source: City of Rockville Zoning Ordinance)

Streetscape

The distinguishing character of a particular street which is created by its width, degree of curvature, paving materials, design of street furniture, forms of surrounding buildings, presence of vegetation and other factors. (Source: MNCPPC)

Structure

A combination of materials which requires permanent location on the ground or attachment to something having permanent location on the ground. (City of Rockville Zoning Ordinance)

Sustainability

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (Source: Brundtland, Gro Harlem and World Commission on Environment and Development, *Report of the World Commission on Environment and Development: "Our Common Future."* [1987]).

Vernacular building

A building designed without the aid of an architect or trained designer; a building whose design is based on a particular ethnic and/or regional tradition. (Source: MNCPPC)