

Historic Districts and Sites in Rockville Town Center

Among the many attractions of Town Center are the area's historic districts and resources. Preserving these historic districts and resources protects the City's physical and cultural heritage and encourages heritage tourism.

Historic Districts

Rockville's Historic District Commission (HDC) is responsible for recommending the designation of Historic Districts within the City. Historic District designation is implemented through an overlay zone defining specific historic sites and districts that reflect the cultural, economic, political or architectural history of the City. Historic District designation is an effective preservation tool to protect period neighborhood character. Within designated Historic Districts and designated sites, the HDC has the authority to review changes to the exterior appearance of a structure or site to ensure changes are compatible with the structure and streetscape. County, State and Federal tax incentives are available to defray the cost of renovations and maintenance for contributing resources within the Historic District.

Rockville's Historic District designation criteria are based on similar standards for properties eligible to be placed on the National Register of Historic Places, U.S. Department of the Interior. Potential Historic Districts are evaluated through the public hearing process for historical, cultural, architectural and design significance. Archeological sites are also eligible. If the HDC finds that a site meets one or more of the criteria, the level of significance (local,

state, or national) is determined and the condition of the structure and site is evaluated. Single site historic districts are held to a higher standard than contributing sites in a Historic District that overall exemplify a particular period of history or development. Based on the City's Historic District Designation Criteria, the HDC either votes to recommend or not recommend the site to the Mayor and Council for designation. The final determination of a site's legal designation as a historic district is made by the Mayor and Council through the Sectional Map Amendment process, which also includes a public hearing.

Town Center includes more Historic Districts and Historic Resources than any other part of the City. The original Town Plan of Rockville, which was recorded in 1803, consisted of a grid pattern of six streets, 19 blocks, and a total of 85 lots. Town Center includes all of the original town, with the exception of four lots on the west side of North Adams Street, between West Middle and Wood Lanes. Town Center is also the location of significant historic resources that have been lost. Most notable is Hungerford Tavern, which was located near the northwest corner of West Jefferson and South Washington Streets, and was the site of some of the most important events in the history of Montgomery County before, during, and after the Revolutionary War. The building was demolished in 1913.

A description of each of the Historic Districts and a list of their contributing resources within the Town Center Planning Area follow. Numbers in parentheses refer to map locations. (See map on pages 5 and 6.)

West Montgomery Avenue Historic District

A portion of the West Montgomery Avenue Historic District is located within Town Center. It is the largest historic district in Rockville and is predominantly comprised of residential structures that represent a wide range of architectural styles from the 18th to the 21st century.

- 101 W. Jefferson St., Rockville Christian Church (1)
- 100 W. Montgomery Ave., Rebecca Veirs House (2)
- 110 W. Montgomery Ave., Rockville Methodist Church (3)
- 114 W. Montgomery Ave., Edwin West/Daisy Magruder House (4)
- West Jefferson Street, Old Baptist Cemetery (5)
- 111 W. Jefferson St., Methodist Parsonage (6)
- 107 W. Jefferson St., Cooke Luckett House (7)
- 14 S. Adams St., Bessie Lyddane House (8)
- 12 S. Adams St., Jerkinhead Cottage (9)
- 10 S. Adams St., Cottage on Quality Hill (10)
- 39 W. Montgomery Ave., Judge Anderson's House (11)
- 5 N. Adams St., Jenkins/ Miller/ McFarland House (12)
- 9 N. Adams St., Baptist Parsonage (13)
- 101 N. Adams St., Robb/ Higgins/ Ward House (14)
- 107 N. Adams St., Grahame House (15)
- 109 N. Adams St., Darby House (16)
- 17-21 Wood Lane, Jerusalem Methodist Episcopal Church and parsonage (17)
- 103 W. Montgomery Ave., Beall-Dawson House and Dr. E. E. Stonestreet's Office (18)
- 115 W. Montgomery Ave., Stokes House (19)
- 117 W. Montgomery Ave., Lowry Villa (20)
- 104 W. Jefferson St., Prettyman House (21)
- 103 S. Adams St., Rockville Academy (building only) (22)

South Washington Street Historic District

The South Washington Street Historic District is comprised of eight structures from the late 19th to the early 20th centuries that now house commercial and institutional uses.

- 110 S. Washington St., Dr. Linthicum House (23)
- 108 S. Washington St., Warner House (24)
- 104 S. Washington St., Anderson House (25)
- 100 S. Washington St., Porter Ward House (26)
- 101 S. Washington St., Lamar House (27)
- 105 S. Washington St., Greene House (28)
- 107 S. Washington St., Abert House/The Rectory (29)
- 109 S. Washington St., Christ Episcopal Church (30)

Courthouse Square Historic District

The Courthouse Square Historic District includes institutional buildings from the late 19th and early 20th centuries. The Allfirst Bank Building (formerly First National Bank and Farmers Bank) at 4 Courthouse Square is not in the local district but is on the National Register and is Rockville's only remaining example of the Art Deco style.

- 29 Courthouse Square, 1891 Red Brick Courthouse (31)
- Confederate Soldier at Courthouse Square (32)
- 27 Courthouse Square, 1931 Grey Courthouse (33)
- S. Washington St. and W. Montgomery Ave., Old Post Office (34)

Baltimore and Ohio Railroad Historic District

This district consists of three institutional and commercial properties dating to the 19th century.

- 520 Veirs Mill Road, St. Mary's Church and Cemetery (35)
- 22 Baltimore Rd., Wire Hardware (36)
- 98 Church St., Baltimore Rd., B&O Railroad Station (37)

Lincoln High School Historic District

The Lincoln High School District is solely composed of the former Lincoln High School which was built in 1935 and is the oldest remaining high school constructed for black students in Montgomery County. It is also one of the few remaining examples of institutional architecture from the mid-1930s in the City.

595 N. Stonestreet Avenue, Lincoln High School
(38)

Properties Listed on the National Register of Historic Places but NOT in the City of Rockville Historic Districts

All of the historic districts in Town Center and listed above (except for the Lincoln High School Historic District) are also listed on the National Register of Historic Places, although the boundaries vary slightly in some cases.

Several individual sites in Rockville are listed in the National Register of Historic Places but are not designated as a local historic district. The HDC reviews these sites to determine impact and make a recommendation when demolition or exterior alterations are proposed that might change their historic character. National Register sites are eligible for tax credits. National Register sites in Town Center that are not in a Rockville Historic District include:

103 South Adams St., the property surrounding
Rockville Academy (39)
4 Courthouse Square, Allfirst Bank(formerly First
National Bank and Farmers Bank)(40)

Historic Resources

Historic Resources are buildings or other property that have been recognized as possessing historic, cultural, architectural, artistic or archeological significance, but are not included in any of the Rockville Historic Districts nor are they listed on the National Register of Historic Places.

Most of these resources are documented on a Maryland Historical Trust form. They are also listed and described in the Rockville Historic Buildings Catalog. They are not eligible for tax credits and proposals for substantial alteration or demolition trigger an evaluation for historic designation. There are numerous undesignated historic resources within Town Center, including:

101 Maryland Ave., B.R. Stone (Boundary of
Rockville Stone) (41)
111 Maryland Ave., City Hall (42)
101 Fleet St. (43)
103 Fleet St. (44)
105 Fleet St. (45)
107 Fleet St., Robertson House (46)
100 S. Adams St, Rockville Christian Church
Parsonage (47)
104 S. Adams St. (48)
106 S. Adams St. (49)
108 S. Adams St.(50)
110 S. Adams St. (51)
15 W. Montgomery Ave., England's Cottage (52)
18-20 W. Montgomery Ave., Dawson Store/
Burbanks (53)
118 S. Van Buren St., Brunett House (54)
Town Clock, East Montgomery Ave. (55)
115 Park Rd., Spates Bungalow (56)
401 Fleet Street, Park Street Elementary School
(57)
706 Rockville Pike, Simmons Building (58)

Historic Resources Immediately Outside of Town Center

Many of the historic districts in Town Center overlap some of the City's oldest neighborhoods such as Haiti/Martin's Lane, Lincoln Park, Croydon Park, and the West End. Some of the City's historic sites are located in these neighborhoods, yet lie just outside the Town Center Planning Area.

These sites include several properties in the Haiti/Martin's Lane neighborhood which has cultural and historic significance as an early African-American neighborhood in Rockville. Haiti Cemetery, the oldest known burying ground for African-American residents in the City, and four houses along Martin's Lane (206, 22, 13, and 11 Martin's Lane) are located immediately west of the Town Center boundary.

To the east of Town Center are three structures along Lincoln Avenue (302, 305, and 311 Lincoln Avenue) that are good examples of this late 19th century subdivision. Lincoln Park is one of the oldest African-American communities in the County. This neighborhood continues to have a very strong identity, with long-term residents, including several generations of some families.

Five structures on Veirs Mill Road (808, 812, 814, 816-818, and 822 Veirs Mill Road) are known as the Janeta Houses and are typical of the vernacular architecture which characterized

late 19th century development in the City. These houses are located at the edge of the Town Center Planning Area in the East Rockville neighborhood. The earliest subdivision in East Rockville was Rockville Park which is centered along Baltimore Road and Reading Avenue and includes several more historic resources.

The Dawson Farm Historic District, which includes two farmhouses dating to 1874 and 1912, is located southeast of Town Center. Dawson Farm is significant both for the architecture of the buildings and its historical association with the Dawsons, a prominent Montgomery County family.

Finally, the majority of the West Montgomery Avenue Historic District as well as several significant but undesignated historic resources in the West End neighborhood are located just west of the Town Center Planning Area.

Recommendations

The purpose of delineating the historic properties in Town Center is to ensure that redevelopment in Town Center is sensitive to the resources in the planning area. The City's existing policies, as previously described and contained in other documents, will continue to be followed. It is likely that changes to existing programs, such as the expansion of Historic Districts or designations of additional sites, will take place in the future.



