



STAFF RECOMMENDATION

July 6, 2005

TO: Historic District Commission

FROM: Shelby Spillers, Preservation Planner

SUBJECT: Continued Evaluation of Proposed Warfield-Robertson Historic District

DESCRIPTION: 209, 211, 213, and 215 Monroe Street, Rockville Heights

OWNER: Montgomery County, Maryland

STAFF RECOMMENDATION: At the June 16, 2005 Historic District Commission (HDC) Meeting the HDC evaluated the properties located at 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street, and 209, 211, 213, 215 Monroe Street for their significance to Rockville's history. The HDC recommended to the Mayor and Council the designation of 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street as a historic district, but stated that they lacked enough information on the properties located at 209, 211, 213, 215 Monroe Street to make an informed decision. Specifically, the HDC questioned whether those houses would be better suited for inclusion in some other or a separate historic district. The HDC requested staff to conduct additional research to answer this question.

Staff conducted research using the original subdivision plats entered into the records of Montgomery County, NM and on file with the State of Maryland. It also surveyed Atlases of Real Property Ownership in Montgomery County Maryland located at the Montgomery County Historical Society and maps and historic archives at Peerless Rockville. The relationship between the houses at 209-215 Monroe Street and the opposing and adjacent single-family homes on Monroe Street was examined. Staff has determined that the lots located opposite to the subject houses on Monroe Street were platted separately and much later than Rockville Heights. Rockville Heights was platted between 1889 and 1890. The subdivisions on the east side of Monroe Street, known as Casey's and Blandford's Additions to Rockville were platted between 1941 and 1947. See Attachment for plats. The houses at 211-215 Monroe were constructed circa 1928 and the house at 209 Monroe was built in 1954. The houses on Lots 1-6 of Casey's and Blandford's Addition to Rockville were constructed between 1938 and 1942. The houses on Lots 7-12 of the Casey Addition were constructed in 1948.

Based on the facts and evidence outlined in this document and in the Maryland Historical Trust Site Inventory form, staff finds that the Monroe Street properties in Rockville Heights do not have a development, ownership, stylistic, or chronological association with the Monroe and Blandford Street houses in Casey's and Blandford's Addition to Rockville. All were built in the second quarter of the 20th Century, a fact that does not provide a thematic link by itself to create a district.

Therefore, if the HDC finds that the houses on Monroe Street lack historic, architectural or cultural significance and not eligible as a three property historic district, the lines of the proposed Fleet Street and Maryland Avenue historic district should be drawn to exclude them.

