

City of Rockville
HDC Review procedures for Demolition Applications

Historic District Commission review of all structures
prior to issuance of a demolition permit

Part of the normal review process for a demolition permit for a structure within the City of Rockville is a review for archeological, architectural, cultural or historical significance to the City of Rockville for all structures. The HDC evaluation is based on the City's criteria for historic designation, and will focus in general on whether or not the building has architectural significance, is associated with a person or event of importance to local history or development, or whether or not the site has the potential for new research information (archaeological potential). Eligibility for historic designation is determined by the Historic District Commission (HDC) based on research provided by staff.

If the HDC determines that the potential site or building meets the eligibility criteria for historic designation and does possess significance to the City, it is then recommended to the Mayor and Council for consideration as a historic site or district. A demolition permit may not be issued for a potentially historic structure during the HDC or Mayor and Council review process, which can take several months.

If the HDC determines that the property does not meet the eligibility criteria for historic designation and does not possess significance to the City, the review process is completed and demolition may proceed with the proper City permits.

If the Mayor and Council elect to proceed with the designation process, a public hearing will be scheduled. The Mayor and Council will make the determination at that, or a subsequent, meeting.

If the property is not designated and not rezoned as a historic district at the conclusion of the process, demolition may proceed.

If the property is designated and rezoned by the Mayor and Council, it is subject to the Sections 8.09 and 8.10 of Article 66B of the code of Maryland and the policies and procedures for contributing structures in a historic district. This generally means that the building is significant to the City and cannot be altered or demolished without approval of the HDC.

Please contact Rockville's Historic Preservation office for more information at 240-314-8230, or by email to history@rockvillemd.gov.