Meeting No. 5-2020: Thursday, May 21, 2020

CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA
7:00 p.m.

Matthew Goguen, Chair
Laurie Kawa, Anita Neal Powell, Alan Tabachnick

Staff Liaison: Sheila Bashiri
Andrea Gilles, Comprehensive Planning Manager
Deputy City Attorney: Cynthia Walters
Administration: Mercedes Delgado

Rockville City Hall will be closed until May 29 due to recent state directives for slowing down the spread of the coronavirus COVID-19 and social distancing.

The Historic District Commission is not conducting meetings in person. If you wish to submit comments in writing for an agenda item, please email them to historicdistrict@rockvillemd.gov by 2:00 p.m. on the day of the meeting.

All comments will be acknowledged by the Historic District Commission at the meeting.

7:00 pm I. COMMITTEE / ORGANIZATION REPORTS

- **A.** Peerless Rockville - Peerless Rockville Staff
- **B.** Lincoln Park Historical Foundation - Anita Neal Powell
- **C.** Public Comments/Open Forum
- **D.** HDC and Staff Comments

7:15 pm II. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES: April 16, 2020

7:20 pm III. CERTIFICATE OF APPROVAL

A. HDC2020-00976

Applicant: Edward Clifton and Caroline Ward
Address: 11 Wall Street
Request: Certificate of Approval to enclose an existing side porch, add a dormer on the rear of house and replace the front stoop

B. HDC2020-00977

Applicant: Elizabeth Pilley
Address: 105 S. Van Buren Street
Request: Certificate of Approval to enclose the south side porch, construct a new porch and stairs, and construct a rear deck.

8:30 pm **IV. EVALUATION OF SIGNIFICANCE**

C. HDC2020-00978

Applicant: Columbia Transfer, LLC
Address: 725 North Horners Lane
Request: Evaluation of Significance for the purpose of demolition

9:15 pm **V. DISCUSSION**

A. Old Business: Updates

B. New Business

9:30 pm **VI. ADJOURN**

The HDC adjourns by 10:00 pm, unless extended by the Chair.

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2020

2020 MEETING DATE	APPLICATION DUE DATE
June 18, 2020	May 15, 2020
July 16, 2020	June 12, 2020
AUGUST RECESS	**********
September 17, 2020	August 14, 2020
October 15, 2020	September 11, 2020
November 19, 2020	October 16, 2020
December 17, 2020	November 13, 2020

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville - Peerless Rockville Staff
B. Lincoln Park Historical Foundation - Anita Neal Powell
C. Public Comments/Open Forum
D. HDC and Staff Comments

II. CONSENT AGENDA

A. APPROVAL OF MINUTES: April 16, 2020

Submitted: April 16, 2020
Approved:

MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 04-2020
Thursday, April 16, 2020

The City of Rockville Historic District Commission convened 7:30 PM Start Via WebEx

Commissioners Present:
Matthew Goguen, Chair
Laurie Kawa, Anita Neal Powell, Alan Tabachnick

Staff Present: Sheila Bashiri, Preservation Planner
Andrea Gilles, Comprehensive Planning Manager
Cindy Walters, Deputy City Attorney

I. COMMITTEE/ORGANIZATION REPORTS

A. Peerless Rockville – Nancy Pickard, Executive Director

- Peerless continues to provide services to the community while working from home. They held a Zoom meeting for the "Women Who Dared" presentation last week, with roughly 48 attendees.
- There is a new publication date of June 29 for their book, "Images of America: Rockville." The book is a pictorial history of Rockville's development. The book can be pre-ordered at the Peerless Rockville website. Ms. Pickard shared a couple slides of the book to the Commission. There are over 200 images in the book spanning many different areas throughout the history of Rockville. Peerless already has many orders, and they hope to continue to share information and increase interest in the book.

B. Lincoln Park Historical Foundation – Commissioner Anita Neal Powell, Executive Director

- Ms. Neal Powell confirmed that services and resources are still being made available. Responses to requests are provided through email. Questions and comments can be sent to the email address at: Lincolnparkhist@aol.com

C. Public Comments/Open Forum

Several public comments were received prior to the Commission meeting and the Chair clarified that the comments would be read into the record during the discussion portion of the related agenda items.

D. COMMISSIONER AND STAFF COMMENTS

Commissioner Reports

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- Mr. Goguen, as a member of the Rockville Civic Center Sub-committee, provided an update on the Glenview Mansion and Civic Center annual report that was produced by the city staff liaison to the sub-committee. The annual report includes information about projects and financial expenditures during calendar year 2019 for Glenview Mansion and Civic Center Park. Mr. Goguen explained that a special account, the Glenview Mansion Fund, is in place to support projects and furnishings at the Mansion to maintain the historic integrity of the property.
- No other commissioner comments.

Staff Reports

- Sheila Bashiri, Staff liaison to the HDC provided information that the HDC meeting will continue to be held virtually. Applications can still be submitted via email at sbashiri@rockvillemd.gov or history@rockvillemd.gov.
- Ms. Bashiri announced a date change to submit the historic tax credit application. The State and Federal government deadline is extended to July 15 and the City extended its deadline to July 1.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES: February 20, 2020

Approval of February 20 meeting minutes. Motion to approve by Commissioner Tabachnick and seconded by Commissioner Kawa. Roll call vote: Unanimous approval.

III. EVALUATION OF SIGNIFICANCE

A. HDC2020-00971

Applicant: Petroleum Marketing Group
Address: 801 Hungerford Drive
Request: Evaluation of Historic Significance for purpose of demolition.

Item continued from the February 20, 2020 HDC meeting.

Staff Presentation:

Ms. Bashiri provided a presentation, summarizing the applicant's request, staff's recommendation, and the basis for the continuation from the February 20 HDC meeting. The HDC requested additional time to: review a report that was provided at the February 20 meeting by the applicant's historic preservation consultant, review additional photographs of the property that the applicant had provided staff, and view the proposed site plan for the property.

Staff Recommendation:

Staff does not recommend that the property be moved forward for historic designation. Staff finds that the property at 801 Hungerford Drive meets one of nine of Rockville's historic designation criteria: Architectural, Design, and Landscape Significance, a) "Embodies distinctive characteristics of a type, period, or method of construction." However, there is low probability that the building, if preserved, would serve a viable future use. Per Sec 25.14.01.d.3 of the Zoning Ordinance, the HDC may authorize filing of a map amendment if it finds that the designation criteria are met, but it is not a requirement that the HDC do so.

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The current (2002) Comprehensive Master Plan notes that "When considering possible new [historic] districts, it is necessary to consider the public purpose for creating new districts, historical and architectural criteria for determining eligibility, the desires of the community within the proposed districts, the advantages and disadvantages of designation, any financial or fiscal benefits or burdens associated with designation, and other factors." Staff's current recommendation is reflective of the 2007 HDC decision not to recommend the property for historic designation.

Prior to the issuance of a demolition permit staff recommends that the owner meet the following requirements:

- The building must be documented with photographs using HABS Standards; and
- A 30-day period must be provided to allow an interested party the opportunity to relocate the building or salvage parts.

Commissioner Questions:

- Chair Goguen had several questions for the staff, applicant, and historic preservation consultant. A summary of the questions included:
  - Is the "twin" gas station in Gaithersburg the only other gas station of this type in the nearby or immediate area? Ms. Bashiri responded, yes.
  - Did the gas station ever have a "bat wing canopy?" Ms. Bashiri responded, no.
  - In the staff report it is stated that this building is associated with the car culture economic boom of the 1950s and 60s, but that this property does not highlight any aspect of that culture. How did staff arrive at that conclusion? Ms. Bashiri referred back to conclusions from the original staff report.
  - Has the building lost any integrity? Ms. Bashiri responded that the main change was to the service bay doors, otherwise it is still intact.
- Commissioner Neal Powell: Is 30-day period enough time for interested parties to gather information or should it be extended longer? Ms. Bashiri responded that it depends on how the property is promoted and advertised. Commissioner Neal Powell: How would we advertise it? Ms. Bashiri explained that the applicant will be able to answer that question and describe how they would advertise.

Applicant Presentation:

Soo Lee-Cho from Miller, Miller & Canby on behalf of PNG, Property Owner

- Introduction: Ms. Lee-Cho provided an introduction to the presentation on behalf of the applicant, summarizing that at the February 20 HDC meeting, the memo provided by their architectural historian consultants, R. Christopher Goodwin & Associates, was a summary of conclusions. At tonight's meeting, representatives from R. Christopher Goodwin & Associates have a presentation that provides a more comprehensive analysis about background and what went into the summary memo. Kate Kuranda and Sam Young will provide the presentation. Representatives from PNG and Kimberly Horn are also available to answer any questions.

- Presentation: Kate Kuranda, R. Christopher Goodwin & Assoc. Ms. Kuranda presented analysis that provided the basis for their conclusion. In summary, the consultants agreed with staff on the selection of criteria "embodies the distinctive characteristics of a type, period or method of

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construction," but concludes that the gas station is not an example of a corporate "branded" station and does not meet the measure required for significance.

- Presentation: Ms. Lee-Cho provided additional information including:
  - The proposed site layout showing the new convenience store as compared to the existing building, parking, landscaping, ingress/egress, summary of site deficiencies, a rendered elevation of the proposed store, and comparison of interior floor plans.
  - Revisited the section of the Zoning Ordinance that speaks to the role of the HDC.
  - Reviewed considerations for possible new districts as laid out in the City's 2002 Comprehensive Master Plan.
  - Prepared a summary slide about the "disadvantages of and financial/fiscal burdens association with designation."
  - Concluded that there are significant disadvantages to designation and even relocation of the building would not facilitate a viable use on the site and would result in the site having to remain as is and not redeveloped.

Questions for the Applicant:

- Commissioner Goguen
  - Does 801 represent a local variation of a standard national design? Ms. Kuranda (Goodwin & Assoc.): This station has the central components of property types common or recognizable as representing gas stations at this time but does not distinguish itself from any other property type in a manner that would raise its importance to a level of historic significance. These are difficult resources to assess.
  - Does the property retain integrity? Ms. Kuranda (Goodwin & Assoc.): Yes, as a property type, but not significance as a gas station.
  - Other than the "twin" station in Gaithersburg, did the team uncover similar buildings in the area? Ms. Kuranda (Goodwin & Assoc.): No.
  - Do you find the station to be locally significant? Ms. Kuranda (Goodwin & Assoc.): To the level of the property being a recognizable property type; yes, but it does not rise to the level of significance for designation.
- Commissioner Tabachnick: Related to the structure of the building--- Are the interior bearing walls steel framed or concrete like the outside? Ms. Lee-Cho believes they are concrete block but not entirely sure. Karly with Kimberly Horn did not have the information on hand but could follow up if needed.
- Commissioner Neal Powell: If given a 30-day time period to promote the property, is that enough time, and how would you promote it to the general public? Ms. Lee-Cho responded that 30 days is sufficient, and they would partner with organizations including Peerless, to secure a list of potentially interested individuals. They would also advertise in the Washington Post and other newspaper publications that have 'for sale' publishing options.
- Commissioner Kawa: No questions at this time.

Public Comments

Several comments were received regarding this application in writing prior to the meeting. Chair Goguen read the comments into the record from the following individuals:

- Alexandra Dace Denito, PhD – President of Lincoln Park Civic Association
- Dr. Teresa B. Lachin, Architectural Historian
- Eileen McGuckian, Rockville Resident
- Nancy Pickard, Executive Director, Peerless Rockville

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Chair Goguen closed public comment period.

Additional Questions for the Applicant:

- Commissioner Tabachnick: The presentation focused on the architectural significance of the property but not about historic significance the property played in mid-century development of Rockville. Was there a reason to not focus on that? Ms. Kuranda (Goodwin & Assoc.): The architectural significance criteria was the best fit for this property.
- Commissioner Neal Powell: Listening to the public comments, would you be willing to incorporate some of the things they mentioned into the project? Ms. Lee-Cho: Hearing comments about security cameras and lighting, photos incorporated into the new structure; these things can be accommodated. Photos have already been given to staff. We can look into how the history of the site can be document as part of Rockville's history.
- Commissioner Kawa: Is the applicant willing to meet Peerless's request that demolition not occur until building permits are acquired. Also, given that the site is adjacent to Unity Bridge, amenities for people using the bridge should be considered, for example, additional lighting and landscaping. Ms. Lee-Cho: Yes, the applicant has no intention of demolition in advance of construction, so that condition is acceptable. The site plan and special exception with incorporate improvement along the frontage.

Commissioner Deliberation and Discussion:

- Commissioner Tabachnick: Prepared a written document and read into the record. Recommends finding of significance.
- Commissioner Neal Powell: Based on what was just heard and using our criteria process, the property could be designated as an historic site.
- Commissioner Kawa: In 2007, when the property was first reviewed for designation, the property was not 50 years old. Have talked a lot about preserving mid-century resources. Now that the building is 57 years old, it certainly qualifies.
- Chair Goguen: Commissioner Tabachnick's comments summarized a lot of his similar thoughts about the property including being a remaining historic feature of 1950s and 1960s economic boom in Rockville and an example of the transition to the metropolitan suburban city of today.

Motion from Commissioners:

Commissioner Tabachnick initiated the motion and after much discussion about the appropriate wording for the motion including a recommendation from Ms. Neal Powell to include the application number in the motion and advice from Deputy City Attorney, Cynthia Walters, to read the application number into the motion, Commissioner Tabachnick moved to designate the property at 801 Hungerford Drive, HDC2020-00971, as historically significant based on the following findings: under historic significance it meets criteria A and D and under architectural design and landscape significance it meets criteria A and C.

Ms. Neal Powell seconded the motion.

Roll call vote was unanimous to designate.

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IV. CERTIFICATE OF APPROVAL

A. HDC2020-00973

Applicant: Patricia Evans
Address: 701 Grandin Avenue
Request: Certificate of Approval to replace two windows

Staff Presentation:
Ms. Bashiri provided a presentation, summarizing the applicant's request and staff's recommendation for approval.

Commissioner Questions:

- Commissioner Tabachnick: Confirmed that the windows to be replaced are not original to the house. Ms. Bashiri confirmed that was correct.
- No other Commissioner Questions.

Applicant Presentation:
No presentation, but the applicant, Ms. Evans, was available for questions.

Questions for the Applicant:
No additional questions.

Public Comments:
No public comments received on this item. Chair closed the public comment period.

Deliberations and Discussion by Commissioners:
Commissioner Tabachnick: Agrees with staff findings.
Commissioner Neal Powel: No comments
Commissioner Kawa: No comments; willing to make a motion

Motion from Commissioners:
Commissioner Kawa: Moved to approve the certificate of approval for HDC2020-00973 at 701 Grandin Avenue, finding that the proposal meets the Secretary of the Interior's Standards for Rehabilitation #9 and Technical Guide #3.

Commissioner Tabachnick seconded the motion.

Roll call vote was unanimous for approval.

V. DISCUSSION

A. Old Business

- Ms. Bashiri informed the Commissioners that prior to this current situation, she was working on the work plan for the Historic Resources Management Plan but has paused that work for right now. Ms. Bashiri is also looking at possible signage for Chestnut lodge. Three applications have been submitted for the upcoming HDC meeting, an Evaluation and two Certificates of Approval. Finally, Ms. Bashiri

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asked the Commissioners about shifting the meeting start time while holding virtual meetings and while City Hall is closed to the public. The Commissioners voted to start at 7:00 pm. Commissioner Tabachnick made the motion and Commissioner Neal Powell seconded the motion. The vote was unanimous.

- Deputy City Attorney, Cynthia Walters made a clarifying statement that the HDC vote for HDC2020-00971 evaluation of significance for the gas station is a recommendation to Mayor and Council to designate the property, and that the final decision is the Mayor and Council's and they would do that via map amendment.

VI. ADJOURN

Chair Goguen moved to adjourn at 9:30 pm.

Respectfully submitted,

__Sheila Bashiri____

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III. CERTIFICATE OF APPROVAL

A. HDC2020-00976

Applicant: Edward Clifton and Caroline Ward
Address: 11 Wall Street
Request: Certificate of Approval to enclose an existing side porch, add a dormer on the rear of house and replace the front stoop

Historic District Commission
Staff Report: Certificate of Approval
HDC2020-00976, 11 Wall Street

MEETING DATE: 5/21/20

REPORT DATE: 5/14/20

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval to enclose the side porch, add a dormer on the rear elevation, and extend the front stoop.

APPLICANT: Edward Clifton and Caroline Ward
11 Wall Street
Rockville, MD 20850

FILING DATE: 3/12/20

RECOMMENDATION: Finding that the proposal to enclose the side porch and construct a rear dormer meets the *Secretary of the Interior's Standards for Rehabilitation, Standard #9*, and the proposal to replace the front porch, meets *Standards #6 and #9*, staff recommends approval.

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2. **AERIAL MAP** **2-1**
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4. **APPLICATION** **4-1**

SITE DESCRIPTION

Location:	11 Wall Street
Applicant:	Edward Clifton and Caroline Ward
Land Use Designation:	Detached Restricted Residential
Zoning District:	R-90 HD
Existing Use:	Residential
Parcel Area:	11,200 SF
Subdivision:	R.T. Viers Addition to Rockville, Block 14, Lot P12

Front (East) and Side (North) Elevations with new side door

Front (East) Elevation with South End Porch

<u>Site Analysis</u>:

The Wire-Vitol House at 11 Wall Street was built in 1933 by local builder, Frank Johnson. The basic design for the one and one-half-story brick and frame modern Tudor-style cottage was taken from Sears, Roebuck and Company plans. It is an example of the popular period architectural designs of the 1930s and it is constructed of brick with compact massing and stone detailing. Stone tabs which imitate quoins, frame the recessed front entry. Other architectural details include overlapping steeply pitched high gable roofs, slightly flared eaves, and granite window sills. The steep pitch and slope of the dominant entry gable are features consistent with the Tudor cottage appearance. In 1996, the rear porch and steps were removed and replaced with a family room and deck addition, and in 1997, the slate roof was replaced with an asphalt shingle roof. In 2019, the HDC approved a new north side entrance. The house is a contributing resource to the West Montgomery Avenue Historic District.

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

Views of Open Porch on South Side Elevation

The applicant is renovating the south side of the house to add new, usable interior space. The applicant proposes to enclose the south side elevation porch for a new office and add a rear dormer above the side porch for a new, second-story master bathroom (see floor plans on page 7). The house is very similar in design to two Sears house designs: The Lynnhaven (1930) and The Belmont (1931-32). There are two other examples of this Sears design in the West Montgomery Historic District: 149 South Adams Street and 406 Great Falls Road (see photos below). Both houses have enclosed their open side porches by adding windows.

View of Similar Houses at 149 S. Adams Street (Left) and 406 Great Falls Road (Right)

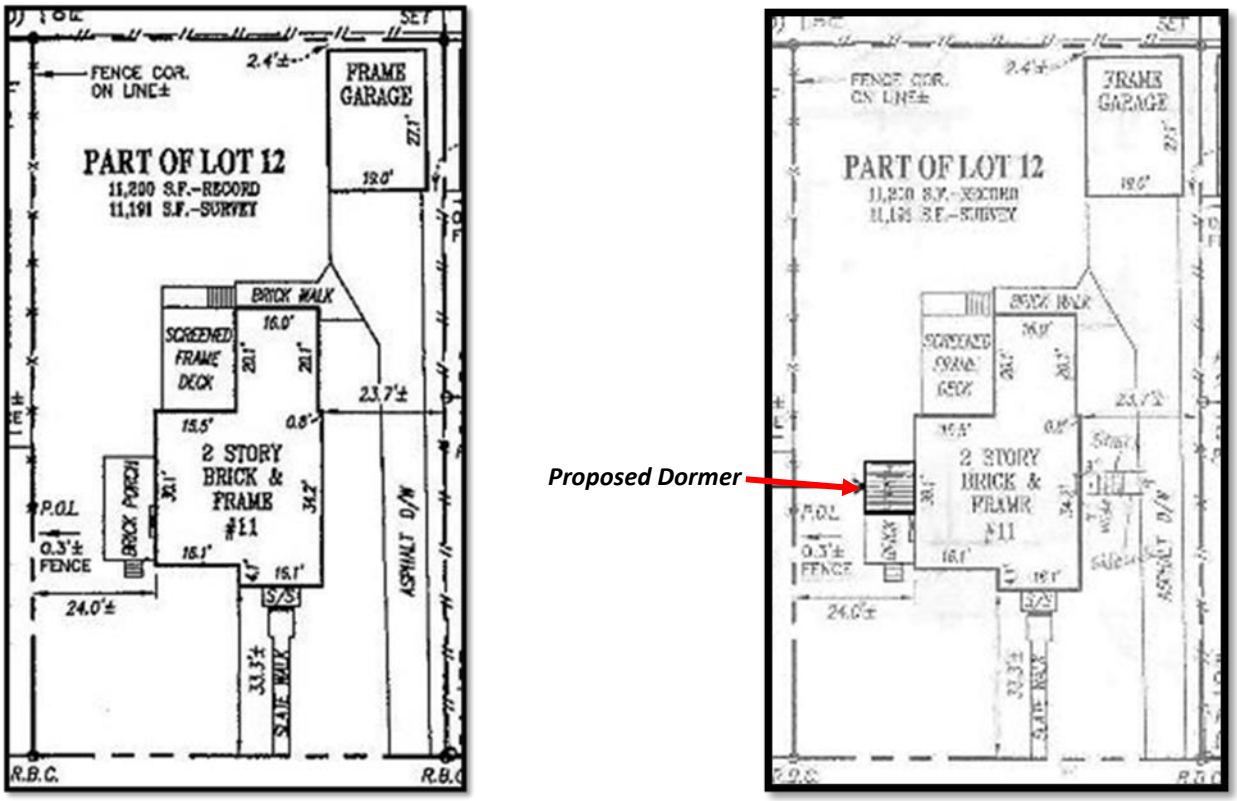
Enclosed Side Porch

The existing open side porch is sheltered by a steep side-facing gable roof and a concrete floor. The roof is supported by three full height brick piers on a raised brick foundation. The applicant proposes to install double-hung windows between the existing brick columns. Two windows will be installed on the front and rear elevations, and a pair of windows on each side of the center pier, for a total of four windows, is

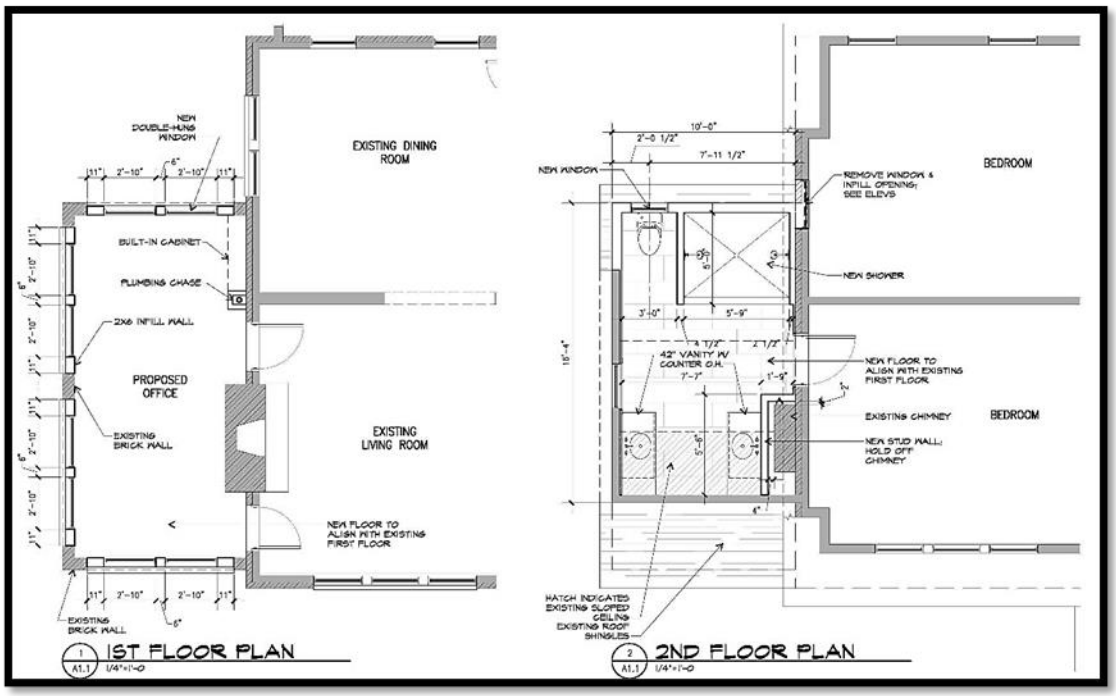
proposed for the side (south) elevation. The proposed windows, manufactured by Lincoln Windows, will be 34” x 60” six-over six double-hung wood, true divided light (TDL) window, to match the existing windows. The windows will be trimmed out to match the existing windows, setback from the brick, and set in an infill wall with a stucco finish to match the existing dormer windows.

Above and Below:
Existing South Side Porch

Above and Below: Proposed Enclosed South Side Porch



Existing and Proposed Site Plan with New Dormer



Enclosed First Floor with Windows and Second Floor Master Bath Floorplan

View of Existing Roof on South End Porch

Rear Elevation Dormer

The home only has one full bath on the second-story to serve three bedrooms. The applicant proposes to construct a dormer on the rear (west) of the existing side porch roof to create space for a new master bath (see images on the previous page). The new dormer will match the width of the steep porch roof and will measure 9' high. A second-story window adjacent to the existing side porch roof will require removal to accommodate the dormer. The proposed dormer will match the existing rear dormer with a stucco clad side and face. A new 24" x 48" four-over-four double-hung wood true divided lite window is proposed for the outer edge of the front (west) of the dormer. The rake and eave of the proposed dormer roof will match the existing dormer, and the asphalt shingle will match the existing roof.

Existing Rear View of the House

Front Stoop Replacement

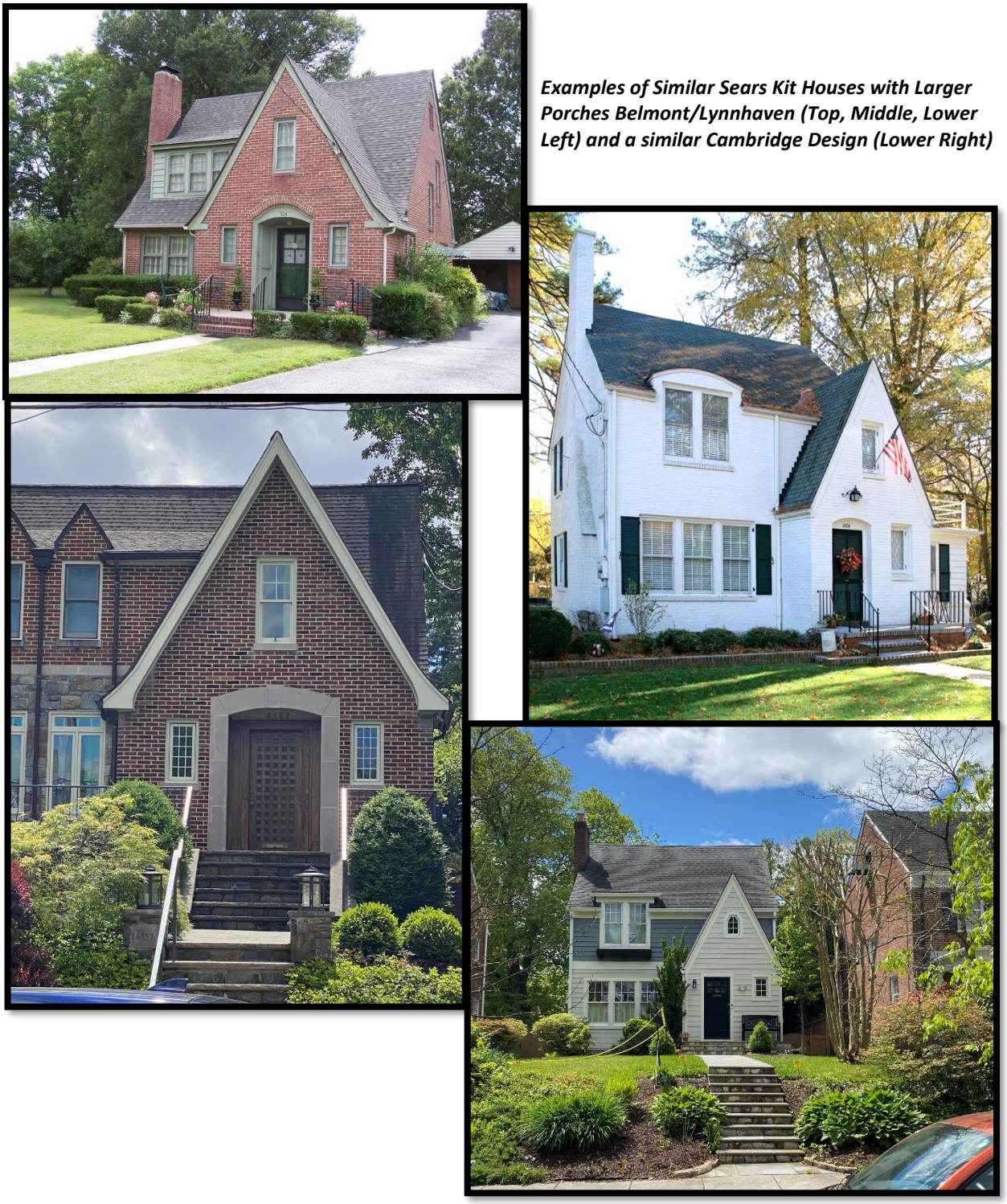
The front elevation has a deteriorating brick and flagstone stoop leading to the front door. The applicant proposes to remove the existing stoop and construct a new, slightly larger stoop. The existing stoop is 7' wide and the applicant proposes to expand the width to 12', providing additional space for seating. The proposal also includes expanding the depth of the stoop by one foot to improve the ease of opening the screen door outward. The existing 5' width of the stairs would remain unchanged. The applicant proposes to rebuild the stoop with brick and flagstone to match the existing materials. The applicant proposes to add 2 ½ feet of space on each side of the stairs. A new black wrought iron handrail will match the existing handrail. The existing light fixture is very small, and the applicant proposes to replace it with a slightly larger fixture of similar design, which includes a black metal and glass hanging fixture mounted on round black metal backplate.

Existing and proposed East Elevation Stoop

Existing Stoop Deterioration

Existing Light Fixture and
Proposed Light Fixtures Examples

The applicant based their proposal for a larger porch on several other Sears houses with porches that extend across the entire entrance of the house. The applicant provided photos of several similar Sears houses (see below) and pointed out that sitting porches are often incorporated into homes built in the 1930's.



Examples of Similar Sears Kit Houses with Larger Porches Belmont/Lynnhaven (Top, Middle, Lower Left) and a similar Cambridge Design (Lower Right)

PROJECT ANALYSIS

Side Porch Enclosure

The *Secretary of Interiors Standards for Rehabilitation, Standard #9* states *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. "The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* The proposal meets this requirement, because it will not destroy any of the character defining features of the house. The enclosed side porch is a common feature found on other examples of the same style. The design of the enclosure is compatible with the house and will not have an adverse effect on the materials, features and spatial relationships of the house. The new windows will be differentiated from the old because, while very similar to the existing, they will not match exactly.

Rear Elevation Dormer

The addition of the dormer will require the removal of a second-story window; however, the impact will be minor on the overall addition to the rear of the house. Additionally, it will allow for new space that will increase the livability of the historic house. This meets the *Secretary of Standards for Rehabilitation, Standard #9*, because a new window will be added which will differentiate the new dormer from the existing dormers. The scale of the dormer is in proportion with the house, and the design and materials are compatible with the existing dormers.

Front Stoop Replacement

In accordance with the *Secretary of Interiors Standards for Rehabilitation, Standard #6, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."* The stoop on this style of house is commonly smaller, as is seen in the example houses with enclosed side porches. Enlarging the stoop will not match the original stoop, however, the enlargement keeps the general proportions of the existing stoop and the size increase is relatively minimal. The current size is somewhat impractical, and the homeowner is trying to make the house more livable by today's standards.

The Secretary of Interiors Standards for Rehabilitation, Standard #9 states *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. "The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* While many houses of this style have small stoops instead of porches, the stoop does not characterize the house. The construction of the new porch will not destroy the features, and the new materials will match the old. The design of the new porch, the brick construction, and the wrought iron handrails will blend in and make it less obvious from the right-of-way that the porch is wider. At the same time, the new work will be differentiated from the old, because the porch materials cannot match the old materials exactly, and upon close inspection, the difference will be detected. The character defining features of the entrance are the door and the windows, and the new porch will not compromise this.

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the postcard notices were sent out more than two weeks prior to the meeting. The staff report was posted on the City's web site one week prior to meeting.

FINDINGS

Finding that the proposal to enclose the side porch and construct a rear dormer, meets the *Secretary of the Interior's Standards for Rehabilitation, Standard #9*, and the proposal to replace the front porch, meets *Standards #6 and #9*, staff recommends approval.

ATTACHMENTS

1. **Secretary of the Interior's Standards for Rehabilitation**
2. **Aerial map**
3. **Zoning map**
4. **Application**

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

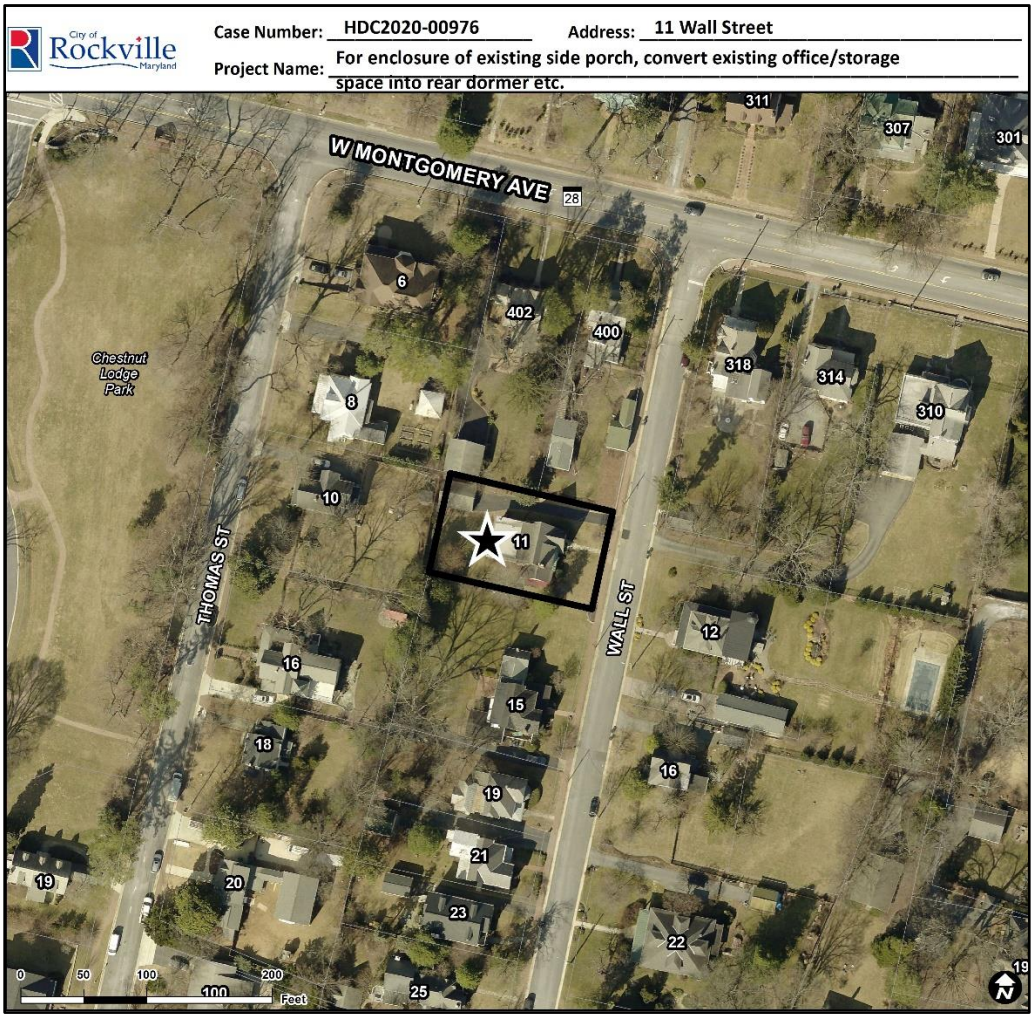
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

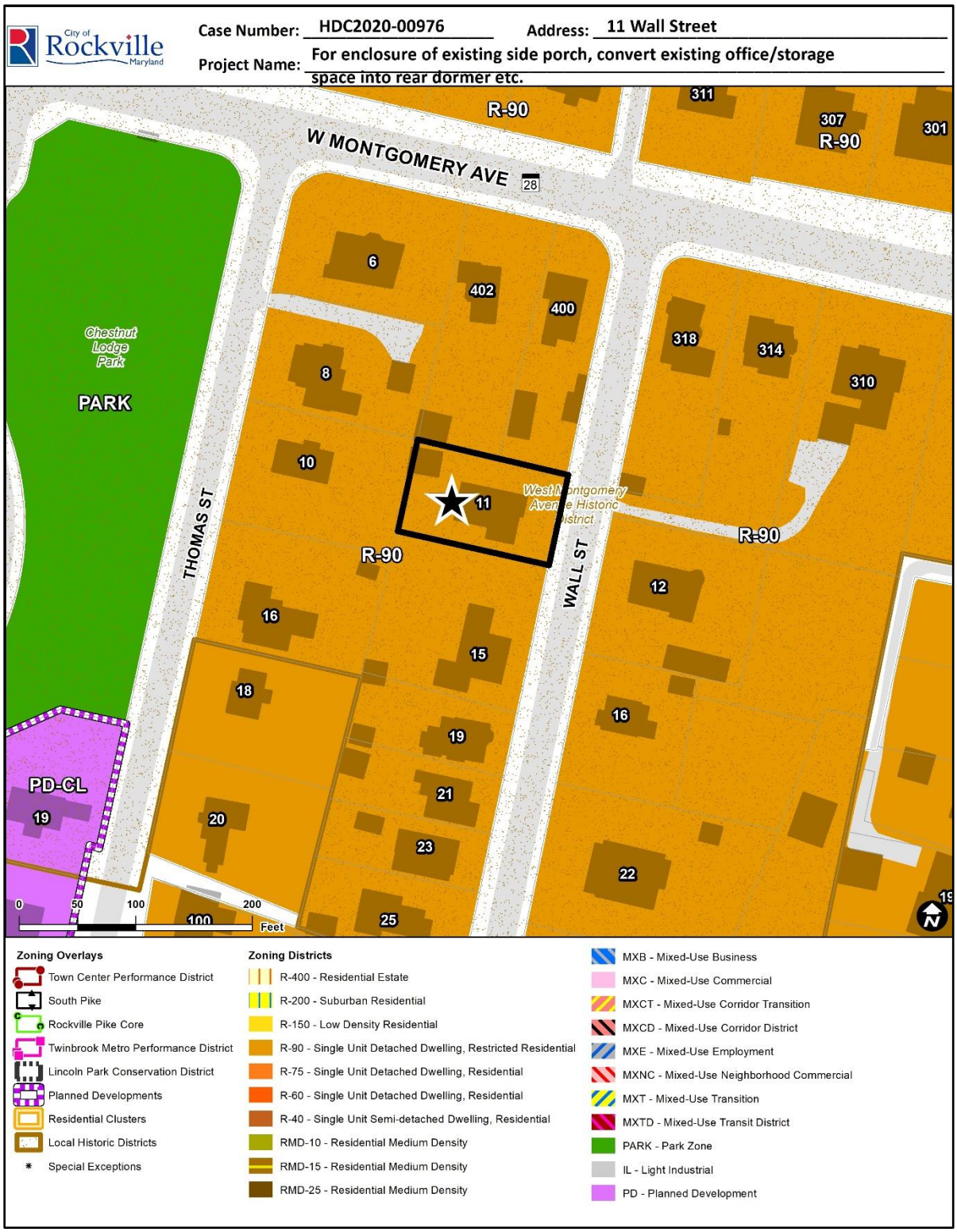
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP


City of Rockville Maryland
Case Number: HDC2020-00976
Address: 11 Wall Street
Project Name: For enclosure of existing side porch, convert existing office/storage space into rear dormer etc.
W MONTGOMERY AVE
28
311
307
301
6
402
400
318
314
310
Chestnut Lodge Park
8
10
11
THOMAS ST
WALL ST
12
16
15
18
16
19
21
19
20
23
22
25
19
0 50 100 200
100 Feet

ZONING MAP


City of Rockville Maryland
Case Number: HDC2020-00976
Address: 11 Wall Street
Project Name: For enclosure of existing side porch, convert existing office/storage space into rear dormer etc.
W MONTGOMERY AVE
28
R-90
311
307
301
Chestnut Lodge Park
PARK
THOMAS ST
WALL ST
West Montgomery Avenue Historic District
PD-CL
6
402
400
8
10
11
318
314
310
12
16
15
18
19
21
20
23
22
25
0 50 100 200 Feet
Zoning Overlays
Town Center Performance District
South Pike
Rockville Pike Core
Twinbrook Metro Performance District
Lincoln Park Conservation District
Planned Developments
Residential Clusters
Local Historic Districts
Special Exceptions
Zoning Districts
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-10 - Residential Medium Density
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MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCT - Mixed-Use Corridor Transition
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PARK - Park Zone
IL - Light Industrial
PD - Planned Development

B. HDC2020-00977

Applicant: Elizabeth Pilley

Address: 105 S. Van Buren Street

Request: Certificate of Approval to enclose the south side porch, construct a new porch and stairs, and construct a rear deck.

Historic District Commission
Staff Report: Certificate of Approval
HDC2020-00977 105 South Van Buren Street

MEETING DATE: 5/21/20

REPORT DATE: 5/14/20

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval to enclose the south side porch, construct a new porch and stairs, and construct a rear deck.

APPLICANT: Elizabeth Pilley
105 S. Van Buren Street
Rockville, MD 20850

FILING DATE: 3/12/20

RECOMMENDATION: Finding that the proposal to enclose the south side porch, construct a new porch and stairs, and construct a rear deck, meets the *Secretary of the Interior's Standards for Rehabilitation #9,* and *Technical Guide #4,* staff recommends approval.

EXECUTIVE SUMMARY: The applicant recently purchased the house and they are seeking to make the space more practical. The applicant proposes to enclose the south side porch to create a half-bath and a mudroom. A new smaller porch with stairs and handrails is proposed to be constructed. A new deck with stairs and a door to the mudroom is proposed to be constructed at the rear of the house.

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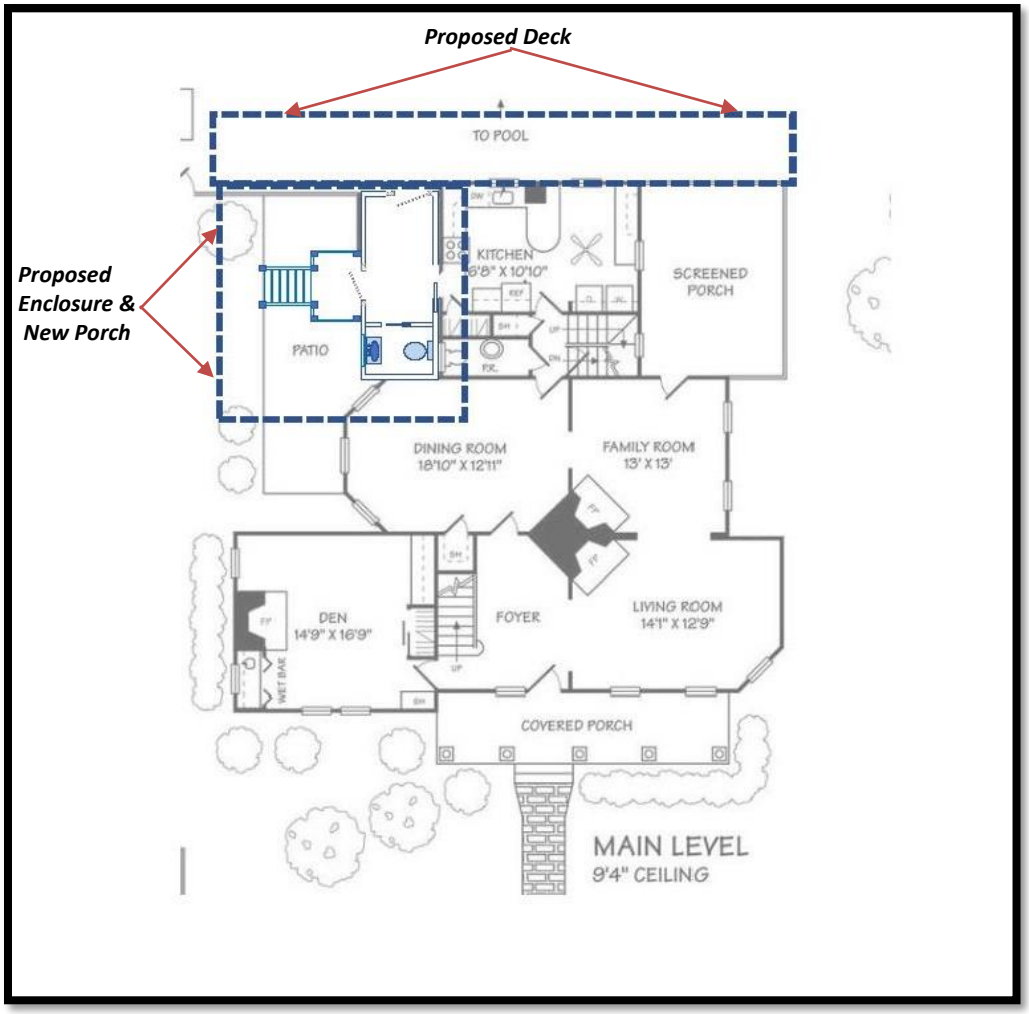
2. **AERIAL MAP** 2-1
3. **ZONING** 3-1
4. **APPLICATION** 4-1

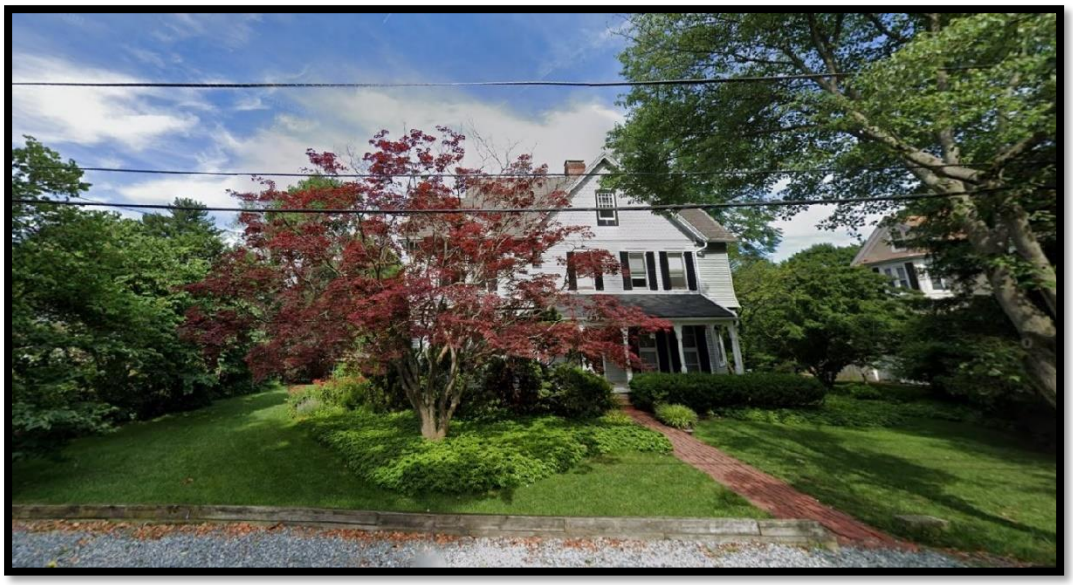
South Side Elevation of House

SITE DESCRIPTION

Location:	105 S. Van Buren Street
Applicant:	Elizabeth Pilley
Land Use Designation:	Single-Family Residential
Zoning District:	R-90 HD
Existing Use:	Residential
Parcel Area:	20,473 sf
Subdivision:	Original Town of Rockville, P37



Scope of Work



Front (East) Elevation of House

Site Analysis:

The historic Almoney House is in the West Montgomery Avenue Historic District, which is both a local historic district, and a National Register Historic District. It was the home of Albert J. Almoney (1858-1939), a local journalist and politician. The house was built in 1889 by Rockville's master architect/builder Edwin West. West was well known in Rockville for the many homes and churches he constructed in the area between 1880 and 1909. The architectural feature which became West's trademark, the two-and-one-half story rectangular projecting bay with mitered and decorated first-floor sides, is included on this handsome Victorian house. During the more than 60 years the house remained in the Almoney family, major additions were made to it. It was sold out of the family in 1953 to Luther L. and Janet Terry, who also made several changes before selling it in 1968 to Jacques B. and Margaret Gelin.

This Queen Anne style two-and-a-half story, six bays by seven bays, house has an irregular plan and faces east on South Van Buren Street. It is a frame house clad in grey aluminum siding. The roof is multi-planed with a total of six cross-gables. The roof line on the south elevation is particularly complex because of the three gables which intersect and connect. All of these gables had wooden shingles. The east porch has a shed roof supported by five turned posts. The house is made up of various window types including single and paired, generally one-over-one double-hung windows; a small three-part semicircular eyebrow window on the east elevation roof; a sixteen-over-one double-hung window at the east cross gable; a "Rockville Bay" window at the northeast corner of the east and north elevations; and two, two-story bay windows on the south elevation. On the east elevation, the two first-floor windows are unusually long and reach the porch floor. The previous owners installed aluminum siding, screened the large side porch, and added a swimming pool in the back.

South Side Elevation of House with Existing Porch

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

The applicant's proposal includes the following projects:

- The enclosure of the existing south side porch for a new mudroom, and the addition of a new porch and stairs; and
- Construction of a new rear deck.

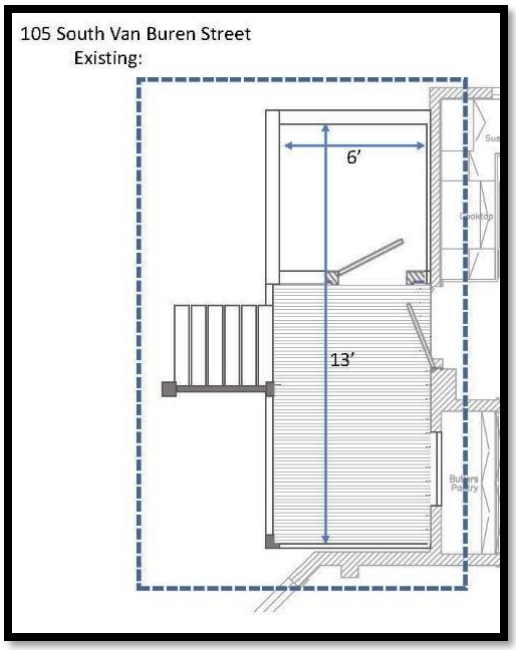
Detail of Existing South Side Porch

South Side Porch Enclosure, and New Porch and Stairs

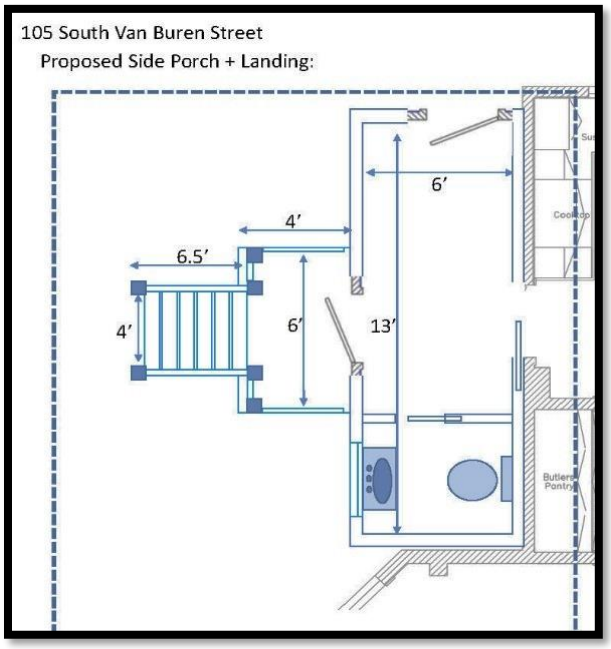
The south side elevation has a 13' wide x 6' deep rear porch inset under a ceiling, with two turned posts that match the front porch. The porch has a wood railing on one side of the wood stairs and between the two turned posts. There are several clues that indicate that the porch may not be original to the house. The railing appears newer next to the turned posts and a concrete patch at the base of the stairs shows that the post and rails were added or replaced. At the top of the stairs, there is door framing with a transom. The turned posts may have always been there, or they may have been moved there from another location.

The applicant proposes to remove the existing posts, railing, and stairs. The aluminum siding on the porch and the small six-over-six double-hung window (See photo at the top of the page) would also be removed. The applicant proposes to frame and enclose the porch for the new mudroom, leaving the doorway open to the principal building where the framing is currently located. The proposal also includes reusing the aluminum siding, if possible, or replace it to match, and installing a new sixteen-lite pine door in the existing framed doorway. The small window to the right of the existing door will be relocated to the same location on the new exterior wall.

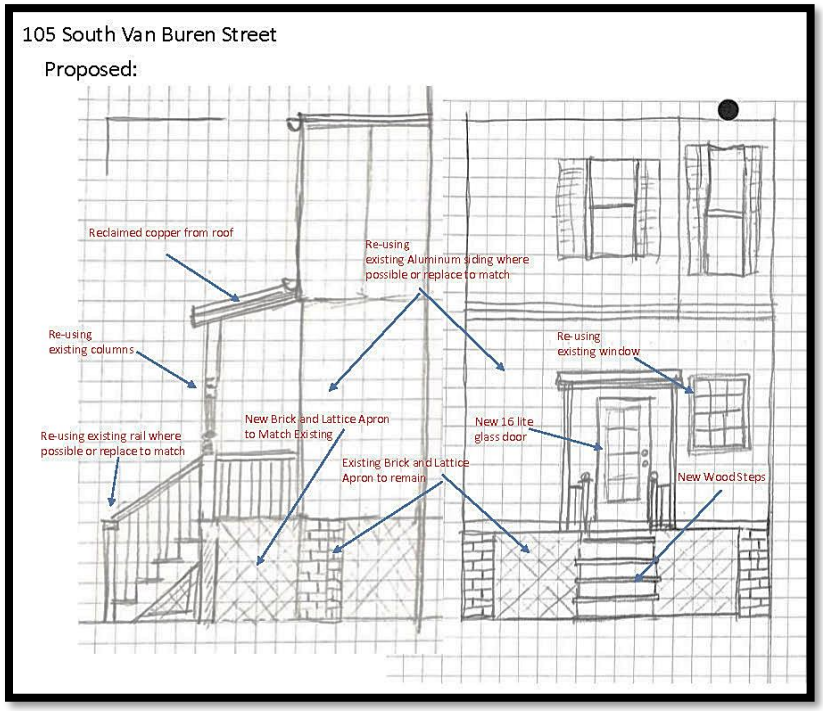
In front of the proposed area to be enclosed, the applicant proposes to construct a new side porch and stairs. The proposed porch will measure 6' wide x 4' deep. The porch will be centered on the new door, and a new set of wood stairs measuring 4' wide by 6 ½' deep will centered on the porch. The applicant proposes to reuse the turned posts at the front corners of the porch, and where possible, reuse the railing on the sides, front and stairs. If not possible, the applicant will use new railing and posts to match the existing. The small shed roof of the new porch will be clad in reclaimed copper. The porch will be supported with brick piers, and the crawl space beneath the porch will be covered in lattice to match what currently exists.



Existing Porch Floor Plan



Proposed Porch Floor Plan with New Mudroom



Elevations for the Proposed Enclosure and New Porch

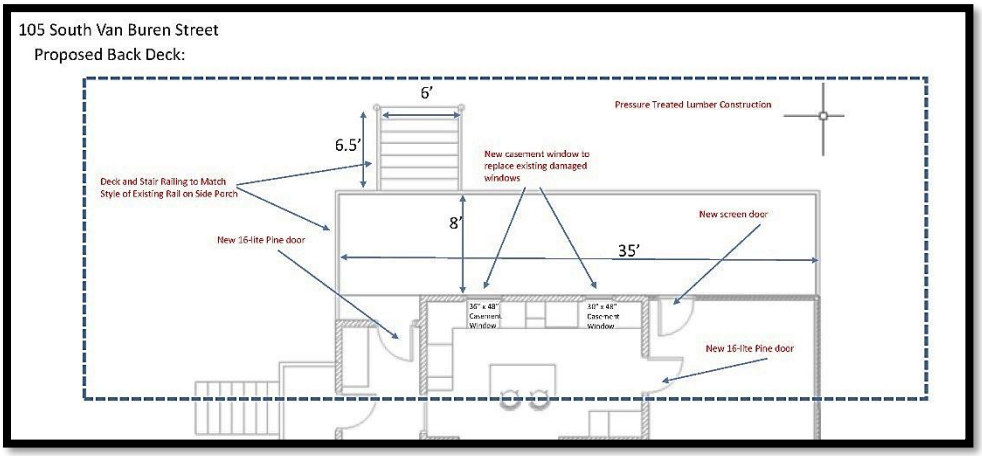
Rear (West) Elevation of House with Screened -in-Porch and Two Kitchen Windows to be Replaced

Rear (West) and Side (South) Elevations of House with Fence Leading to the Pool

Rear (West) Elevation Deck

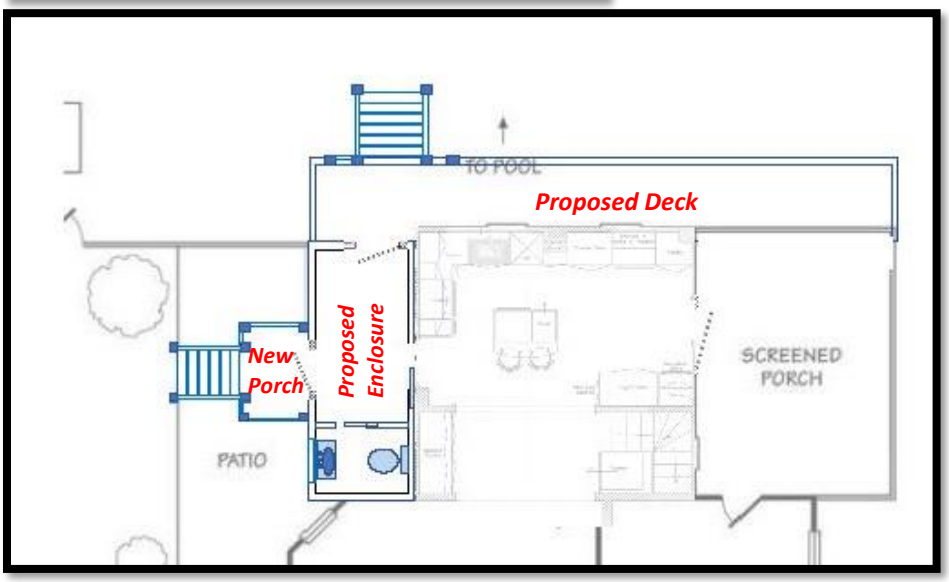
The applicant proposes to construct a deck across the rear (west) elevation of the house, which includes a portion of the existing screened-in-porch and two main floor kitchen windows (see photo above). The south end of the elevation is blank. The fence that runs along this portion of the back yard allows access to the pool on the north end of the property.

The applicant proposes to construct a 35' wide x 8' deep pressure treated lumber deck along the length of the west elevation (see images above). A 6' wide by 6 ½' deep set of stairs is proposed for the south end of the deck. The stairs will have posts and rails to match the south elevation porch. To increase accessibility to the deck and pool, a new screen door will be installed on the south end of the west elevation of the screen porch. Another door is proposed on the blank wall at the south end of the deck. The proposed door will match the new 16-lite pine porch door and will lead directly into the proposed new mudroom and half bath. The applicant proposes to replace the two existing kitchen windows in the center with casement windows measuring 36" x 48" on the left, and 30" x 48" on the right. The windows are not original to house and were installed in the 1960s, most likely when the kitchen was remodeled. While most of the existing windows in the house are one-over-one double-hung, with a few six-over-six double-hung windows, the kitchen windows consist of a four-over -four double-hung, and a jalousie window.

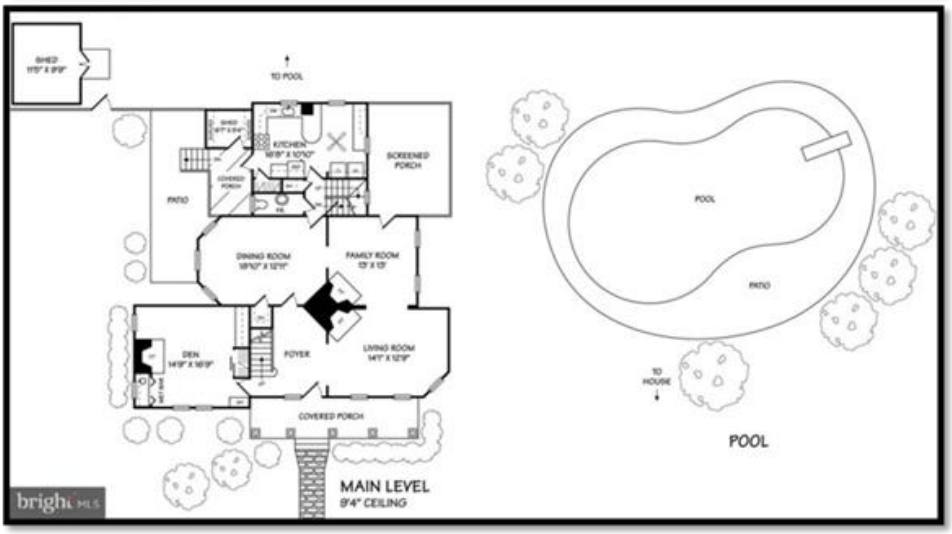


Proposed Rear Deck Details

Rendering of Proposed Deck on Rear Elevation of House



Floor Plan of Proposed Enclosed Porch and New Porch, and Proposed New Deck



Plan of Existing House and its Relationship to the Pool

PROJECT ANALYSIS

Porch Enclosure and New Porch

The *Secretary of Interior's Standards for Rehabilitation Standard No. 9* states that "*new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property."* The enclosure of the existing south side porch, along with the addition of a new porch and stairs, will not compromise the spatial relationships that characterizes the property. The existing porch may have been enclosed in the past, and the proposed enclosure is reversible, so if needed in the future, it can be removed, and the existing porch restored. It will not destroy historic materials because aluminum siding is not original to the house, and if the existing aluminum siding cannot be reused, the aluminum siding will match the existing. The window and turned posts will be reused.

The *Secretary of Interior's Standards for Rehabilitation, Standard No. 9* also states, "*The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*" The new porch will meet this requirement. The new porch will have a small footprint so it will not overwhelm the existing structure, and it will not have a strong impact on the historic character of the site. The massing and scale of the proposed new porch is compatible with the original structure, while at the same time it will obviously be distinguished as a new feature added to the historic building.

Rear Deck

The *Secretary of Interior's Standards for Rehabilitation Standard No. 9* states that "*new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property."* The construction of the deck will not compromise the spatial relationships that characterizes the property. It's located on a side of the house that is concealed by landscaping and not visible to the public right-of-way. Additionally, the work is reversible. It will not destroy historic materials because the house has aluminum siding and a contemporary screened porch. The kitchen windows, while old, are not character defining features because they are not original to the house. The proposed new replacement casement windows will fit the existing openings. The addition of new doorways makes the house more functional for the family without strongly impacting the integrity of the historic house.

In accordance with the *Secretary of Interior's Standards for Rehabilitation, Standard No. 9*, "*The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*" The new deck will not have a strong impact on the historic character of the building because of its location at the rear of the house. The deck is obviously not historic, so it will automatically read as new construction. The proposal maintains a reduced impact on the historic site such that the new porch will not overwhelm the existing structure.

As is typical of Victorian houses, the interior layout tends to lack the functionality for today's lifestyle. The new exterior doors and the comparably small porch and rear deck will create more livable and accessible spaces for the homeowners. The proposal maintains a reduced impact on the historic site because the lot is heavily landscaped, therefore concealing much of the new work. The enclosure of the new mudroom will have little effect on the south elevation, and the small size of the new porch tucked behind the large south end of the house will make it barely visible from the right-of-way. Additionally, the deck will be on the back of the property which is also well landscaped.

Rockville Technical Guide no. 4: New Additions recommends the following practices:

1. *Make retention of the building's historic character and materials the focus of the addition's design. Use existing roofline, trim lines, materials, and massing for guidance in the new design.*
2. *Avoid the loss of historic materials and features such as trees, outbuildings, and landscape walls.*
3. *Whenever possible, place addition on rear. Build back on the lot rather than up.*
4. *Design the addition so it does not overwhelm the historic building, or adjacent neighbors, in scale or massing.*
5. *The design of doors, windows, shutters, trim and exterior siding should all be compatible with the historic structure, although modern materials may be considered by the HDC.*

Based on the analysis on the previous page, the proposal meets the *Technical Guide no. 4* recommendations for new additions.

OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the postcard notices were sent out two weeks prior to the meeting. The staff report was posted on the City's web site one week prior to meeting.

FINDINGS

Finding that the proposal to construct a rear addition, relocate the mud room to the west side of the house, and replace a window on the west elevation, meets the *Secretary of the Interior's Standards for Rehabilitation #9*, and *Technical Guide #4,* staff recommends approval.

EXHIBITS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning map
4. Application

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

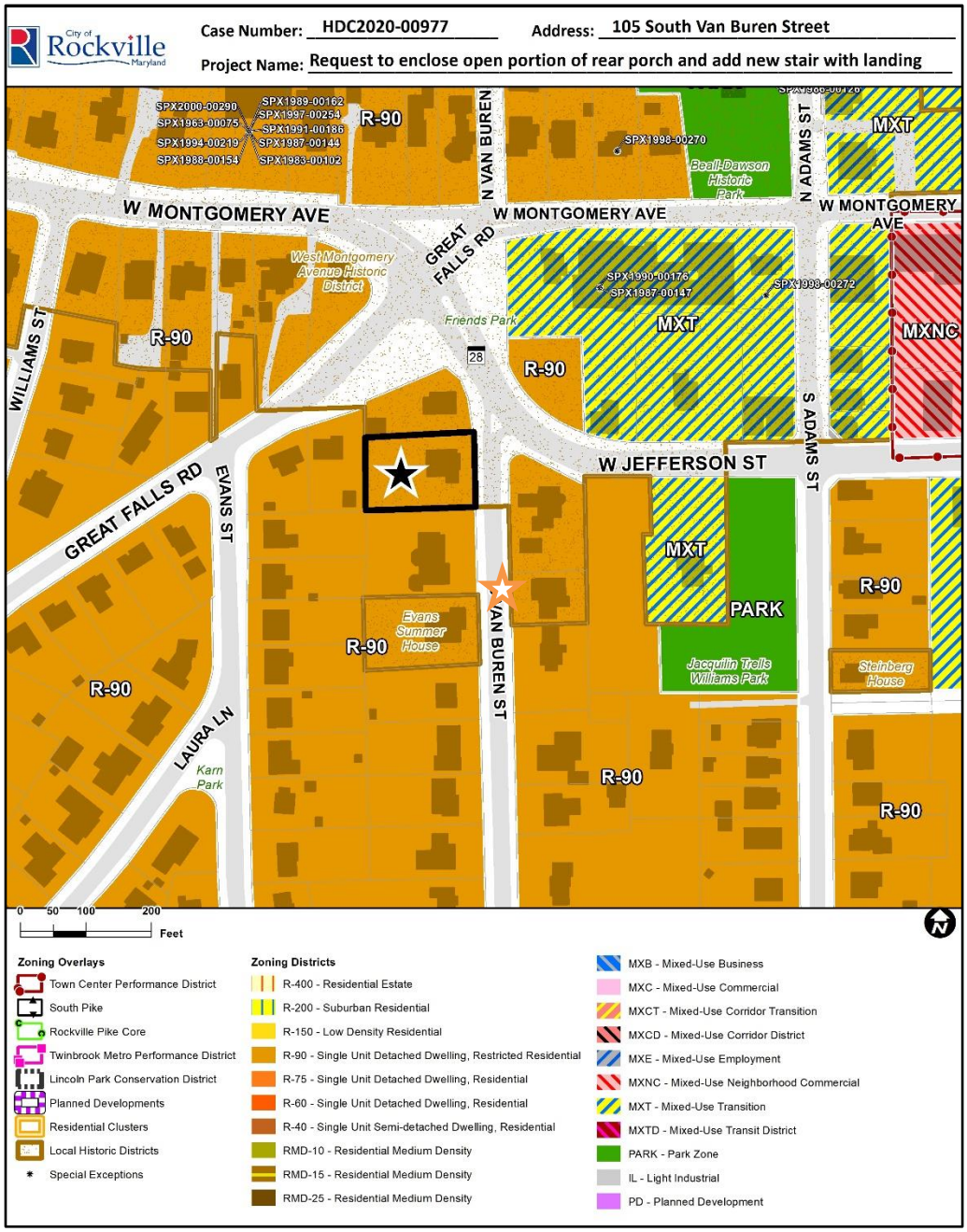
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP

City of Rockville Maryland
Case Number: HDC2020-00977
Address: 105 South Van Buren Street
Project Name: Request to enclose open portion of rear porch and add new stair with landing
W MONTGOMERY AVE
N VAN BUREN
W MONTGOMERY AVE
Historic Park
N ADAMS ST
W MONTGOMERY AVE
GREAT FALLS RD
Friends Park
WILLIAMS ST
28
S ADAMS ST
W JEFFERSON ST
GREAT FALLS RD
EVANS ST
S VAN BUREN ST
Jacquilin Trells Williams Park
LAURA LN
Kern Park
0 50 100 200
Feet

ZONING MAP


City of Rockville Maryland
Case Number: HDC2020-00977
Address: 105 South Van Buren Street
Project Name: Request to enclose open portion of rear porch and add new stair with landing
SPX2000-00290
SPX1963-00075
SPX1994-00219
SPX1988-00154
SPX1989-00162
SPX1997-00254
SPX1991-00186
SPX1987-00144
SPX1983-00102
R-90
N VAN BUREN
SPX1998-00270
Beall-Dawson Historic Park
N ADAMS ST
MXT
W MONTGOMERY AVE
W MONTGOMERY AVE
W MONTGOMERY AVE
GREAT FALLS RD
West Montgomery Avenue Historic District
SPX1990-00176
SPX1987-00147
SPX1998-00272
Friends Park
MXT
MXNC
WILLIAMS ST
R-90
28
R-90
S ADAMS ST
W JEFFERSON ST
GREAT FALLS RD
EVANS ST
MXT
PARK
R-90
Evans Summer House
R-90
VAN BUREN ST
Jacquilin Trells Williams Park
Steinberg House
R-90
LAURA LN
Karn Park
R-90
R-90
0 50 100 200
Feet
Zoning Overlays
Town Center Performance District
South Pike
Rockville Pike Core
Twinbrook Metro Performance District
Lincoln Park Conservation District
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MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PARK - Park Zone
IL - Light Industrial
PD - Planned Development

IV. EVALUATION OF SIGNIFICANCE

C. HDC2020-00978

Applicant: Columbia Transfer, LLC
Address: 725 North Horners Lane
Request: Evaluation of Significance for the purpose of demolition

Historic District Commission Staff Report: Evaluation of Significance (for Demolition) HDC2020-00978, 725 North Horners Lane

MEETING DATE: 5/21/20

REPORT DATE: 5/14/20

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
sbashiri@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Historic Significance (demolition proposed)

APPLICANT: Columbia Transfer, LLC, Owner
14225 Comus Road
Clarksburg, MD 20871

FILING DATE: 4/1/2020

RECOMMENDATION: Finding that the property at 725 North Horners Lane meets ***Historic Significance Criteria a)* and *d),*** and ***Architectural, Design, and Landscape Significance Criteria a) and e),*** of the adopted HDC criteria for historic designation, staff recommends historic designation.

EXECUTIVE SUMMARY: Columbia Transfer, LLC is seeking a permit to demolish the structure located at 725 North Horners Lane. In accordance with 25.14.d.1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner contemplates full demolition of a building. The property is located within the Two Brothers subdivision.

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Site History **8**

STAFF ANALYSIS ..... Error! Bookmark not defined.**2**

STAFF RECOMMENDATION **133**

FINDING **133**

COMMUNITY OUTREACH **133**

EXIBITS **15**

A Aerial Map
B Zoning Map
C Application

South (Front) Elevation

SITE DESCRIPTION

Location:	725 North Horners Lane
Applicant:	Columbia Transfer, LLC, Owner
Land Use Designation:	Service Industrial
Zoning District:	IL (Light Industrial)
Existing Use:	Single Unit Detached Dwelling Residential
Parcel Area:	0.58 Acres
Subdivision:	Two Brothers
Building Floor Area:	1,000 sf
Dwelling Units:	1

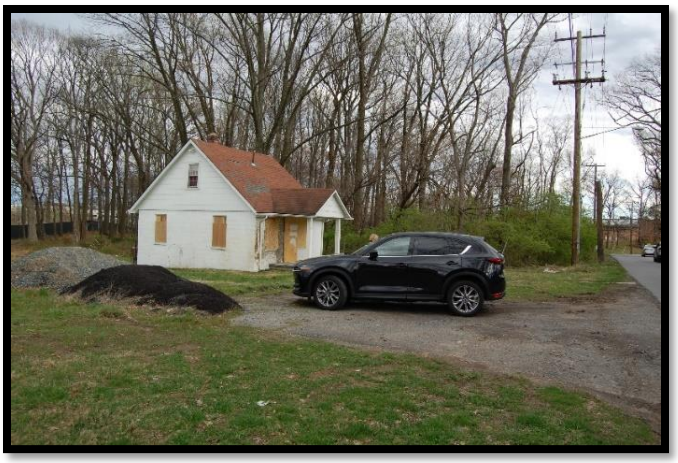
Aerial View of Site

View of Front (South) and Side (West) Elevations

SITE ANALYSIS

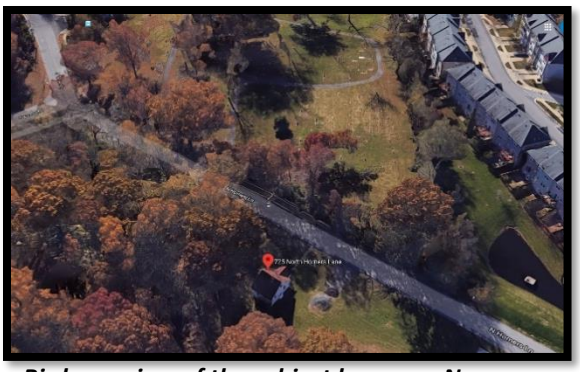
Lot Description

The subject property is located at the northeast side of North Horners Lane, between Westmore Avenue and Dover Road, just outside of the Lincoln Park neighborhood. The rear property line is bordered by Washington Gas Light Company on the north. The triangular lot consisted of Parcels 160, 161, and part of Parcel 167 of Two Brothers Subdivision. The three lots were combined in April 2018, creating Lot 1 of the Two Brothers Subdivision. The newly created Final Record Plat has an area of 25,424 square feet (.584 acres) in size. The lot is 273.5 feet along North Horners Lane, 186 feet along the east property line, and 324 feet along the north property line. A single-family house, which is located on the portion of the property that is part of Parcel 167, faces southwest to North Horners Lane. Off North Horners Lane, an asphalt parking pad with a curb cut is on the west side of the house. A concrete paved walkway leads from North Horners Lane to the front entrance. Other than the house, the remainder of the lot is open lawn, with a few mature trees and a chain link fence along the north property line and wild shrubbery and mature trees bordering the east property line.



View of front lot and neighboring property

The subject lot is zoned IL (Light Industrial) and is across the street from the Lincoln Park Cemetery. Lincoln Park Cemetery is mostly buffered from view of the property by wild growth and tall trees along North Horners Lane. The Legacy at Lincoln Park townhouses on Moore Drive, are barely visible on the west tip of the triangular property.



Birdseye view of the subject house on N. Horners Ln

Looking southwest from subject house across N. Horners Ln toward Lincoln Park.

Viewing west at North Horners Lane from subject property's front yard.

Viewing east at North Horners Lane from subject property's front yard

Front (South) Elevation

Building Description

This small rectangular one and one-half-story masonry Cape Cod style house, has a steep side-facing gable roof clad in asphalt shingles. The house is clad in stucco and has a CMU foundation. The windows and door openings are currently covered with plywood. Most of the original wood six-over-six double-hung windows are intact. The façade (south elevation) of the house has a small portico, with a front-facing gable roof with wide wood lap siding. The gable is supported by a pair of square wood columns on a concrete floor. The entry has a wood door with a fan window and an aluminum screen door. Matching windows flank the front door.

The east side elevation has a single window in the peak of the gable roof. The gable has wood lap siding. On the first story, there are two larger windows flanking a small window. Except for the small window in the center, the west side elevation matches the east side elevation.

East (side) Elevation

West (side) Elevation

Front (North) Elevation

View of rear of the House and the Rear Yard

On the rear (north) elevation, a brick chimney rises above the side-facing gable roof. A small CMU side-facing porch with wrought iron railing is positioned on the west half of the house. The concrete steps lead to the wood rear door. A single window is located next to the rear door on the east end. A cellar window is located directly beneath the window.

View of Rear yard from the house. Left-Looking East, Right- Looking West

Site History

The property is located within the Two Brothers Subdivision. Very little information was found about the history of this subdivision. The land consisted of several parcels that included "Valentine's Garden Enlarged," "Ashley", and "Two Brothers." Margaret V. Griffith (1838-1930) purchased the land after the death of her father, Chandler Keys, in 1895. Mrs. Griffith sued her brother John W. keys, and his wife, Josephine, in a dispute over her father's land. The court ordered the land to be sold, and Mrs. Griffith purchased the one-hundred and fifty-seven acres.

The land that was developed as Lincoln Park, is directly across the street (N. Horners Lane) from the subject property. It was a rural area until 1890, but was located close to major roads, the railroad, and the Town of Rockville. Lincoln Park was developed in 1891 by William W. Welch, a white man, who bought 8.06 acres of "Valentine's Garden Enlarged" from Mrs. Griffith's father. Mr. Welch subdivided that land into the Lincoln Park Subdivision. It was one of the only subdivisions in Montgomery County for sale to African-Americans. The land on which Lincoln Park Cemetery (1917) currently resides, is directly across the street from the subject property and was one of the parcels acquired in Mrs. Griffith's purchase.

In 1921, Mr. Hilleary Hawkins of Lincoln Park, purchased one-half acre of land from Mrs. Griffith for ten dollars. The land was just outside the eastern border of Lincoln Park and the City of Rockville. Mr. Hawkins was African-American, so as often happens, little details regarding his life exist beyond those that were found in a few records. Mr. Hawkins' descendants published a book for family members in 2019 entitled: *A Forgotten Man, Hilleary Hawkins and the Hawkins Family, of Rockville, Montgomery County, Maryland.* The exact date of his birth is unknown, as various records provide conflicting dates that range from c. 1850 to 1857, which means he may have been born into slavery. It also means he lived through the Civil War. Mr. Hawkins was one of ten children born to William Hawkins. The identity of his mother is unknown. According to the 1870 Census, Mr. Hawkins was born in Washington DC, but according to the family oral history, his birth was in either the Brandywine area or St. Mary's County.

The family does not know when Mr. Hawkins moved to Montgomery County, but by 1880, he lived in Mechanicsville (Olney-Silver Spring area) with his wife Mary and their two children. By 1900, they had eleven surviving children. Three children did not survive. In the 1900 U. S. Census, Mr. Hawkins is listed as a farm laborer, and Mary as a domestic worker. It is believed that Mary died in April 1906. Very little is known about the family Mr. Hawkins had with Mary, but by the time Mary died, Mr. Hawkins had begun a relationship and started another family with his second wife, Alice Bowman. Alice was approximately forty years younger than Mr. Hawkins, and their first son, Hazel Oliver Hawkins, was born on May 30, 1906.

By 1920, Hilleary and Alice were living in Lincoln Park on Lincoln Avenue, with Hazel and his six siblings. Alice died in January 1920, just days after she was listed in the 1920 Census. According to *The Forgotten Man*, her death certificate stated that she died of an undetermined type of pneumonia, following influenza. It is believed that she died from the Spanish Flu Pandemic of 1918, when she was somewhere between twenty-six and thirty years old. The target age during the pandemic was twenty to forty years old. According to the family book, "*The pandemic began in 1918 but continued well into 1920 as several additional waves occurred. Approximately 675,000 people died from the influenza in 1919."* Alice Hawkins was buried across the street in Lincoln Park Cemetery.

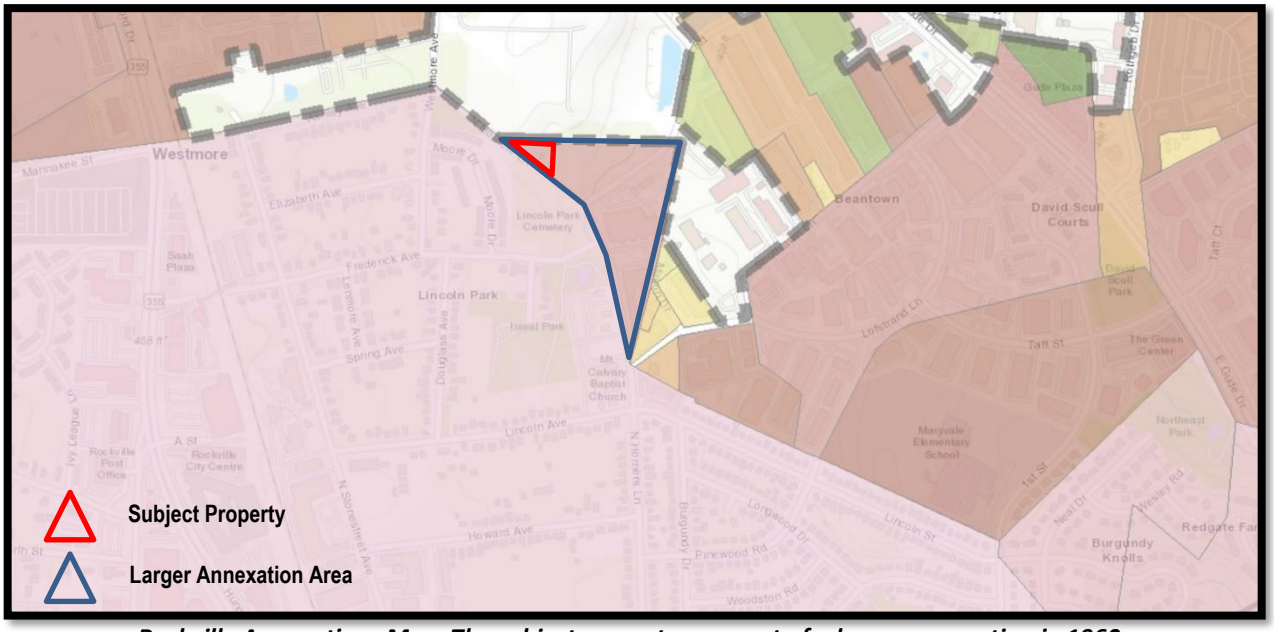
According to the Hawkins family, at some point, date unknown, Mr. Hawkins constructed a small two-room house on the subject lot and lived there with a white man named Jake. That house was not the subject house that sits there now. In 1936, Mr. Hawkins gave one-quarter acre to his son, Hazel. Hilleary Hawkins died in July 1939, when he was between eighty-three and eighty-nine years old. He was also buried in Lincoln Park Cemetery in an unmarked grave. Mr. Hawkins's grave was near a tree by the Frederick Avenue entrance, but road improvements disturbed the site, and as a result, the exact location unknown.

Cover Photo - "A Forgotten Man, Hilleary Hawkins and the Hawkins Family, of Rockville, Montgomery County, MD"

Hazel was almost fourteen when his mother died, and he had to help support the family. His later jobs included working for the railroad, driving a truck for a coal company, and driving a truck for Leland Fisher Lumber Yard. Hazel Hawkins married Lula Christine Booze in 1929, and they had five children, two of whom died as infants.

In 1946, Hazel and his brother Robert constructed the existing subject house. Hazel moved his family from their home on Douglass Avenue, into the new house on (North) Horners Lane. Hazel often had several extended family members living with him and his family. For many years, the house did not have indoor plumbing. Hazel made a daily trip to his sister Martha's house to fill up milk cans from her outdoor pump.

The subject property, and the property next door to the east were originally situated outside of Rockville City limits, in Montgomery County. Both properties were zoned I-1, Light Industry in 1958 by Montgomery County. In September 1960, the properties were annexed into the City of Rockville (*ANX1959-00013),* and the zoning was changed to R-75, Residential. These changes were against the wishes of Hazel Hawkins and the neighboring property owner, Louis A. Cotler. Cotler disputed the zoning and filed a Petition for Reconsideration for his portion of the annexation (submitted by James R. Miller of the then law firm Miller & Miller). Both properties were returned to IL-Light Industrial zoning.



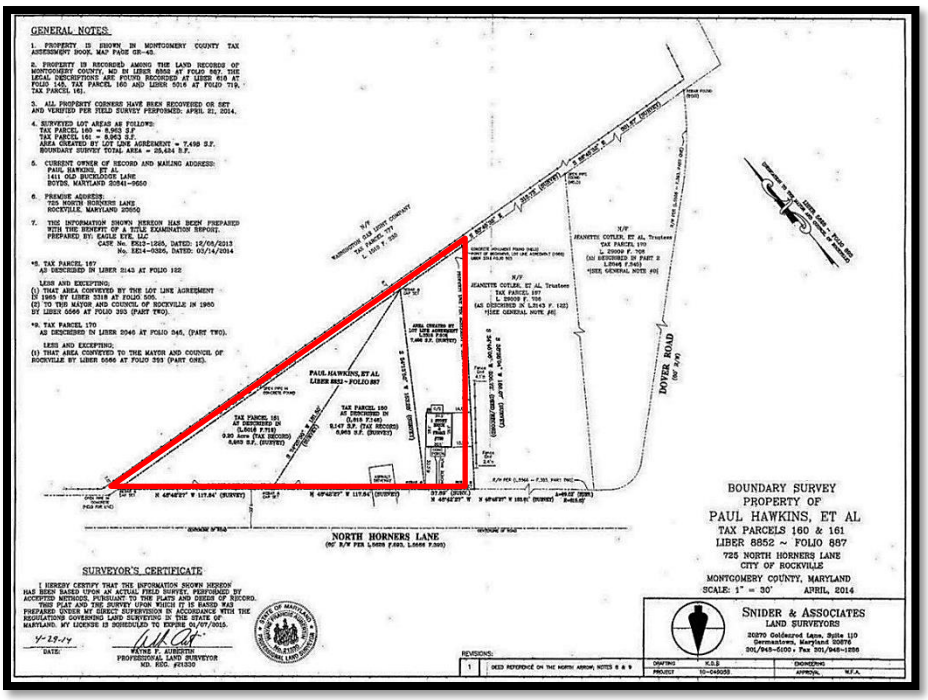
Rockville Annexations Map. The subject property was part of a larger annexation in 1960.

In 1964, Hazel and Lula Hawkins had a dispute with the neighboring property owners, Louis Cotler and Morris Cotler, owners of Globe Bowling Pin Service. The dispute centered on where the property line was between their two properties. The court ordered a survey of the property to make a final determination of where the property line was. As a result of the survey, the property line was set, and Hazel Hawkins was granted a portion of Parcel 167, which included the existing subject house.

When Hilleary Hawkins gave one-quarter of his half-acre to Hazel, he kept the other one-quarter for himself. When Hilleary died in 1939, the property likely went to his three sons, Norman, Leonard, and Hazel. In 1977, Hazel, along with his brothers Norman and Leonard, transferred the property to Hazel. Lula Hawkins died in 1980, and when Hazel Hawkins died in 1988, at the age of 82, the subject property was willed to Hazel's son, Paul Hawkins, and his daughter, Helen Virginia Hawkins.

Helen Virginia Hawkins was born to Hazel and Lula in 1931. As a child, Helen spent time with her grandfather, Hilleary, and was one of the main contributors to the content of the family history book. Helen is recorded as being the resident of the subject house in the 1993 City directory. Helen Hawkins died in 2009, and she is buried across the street in Lincoln Park Cemetery. Helen's brother, Paul Hawkins, was born to Hazel and Lula in 1934. As a living grandson of Hilleary Hawkins, he was a significant oral contributor to the family history.

In 2014, the current owners, Columbia Transfer, LLC, purchased the property at 725 North Horners Lane from Paul Hawkins. In 2018, the owner combined the three lots into one parcel. The owner is now seeking to demolish the existing building to proceed with plans to develop the site for their business.



2014 Plat Map with the subject property, from a Survey Commissioned by Paul Hawkins

Deed Research

725 North Horners Lane

Two Brothers

Lots 160, 161, and part of Lot 167

Liber/Folio	Date	Grantor	Grantee
49209/58	9/15/2014 Parcels 160, 161 and part of 167 .584 Acres	Paul Hawkins and Helen Hawkins (deceased)	Columbia Transfer, LLC
8852/887	6/6/1989 Parcels 160, 161 and part of 167 .584 Acres	Estate of Hazel O. Hawkins (Deceased)	Paul Hawkins (son) and Helen Hawkins (daughter)
5016/719	9/16/1977 Parcel 161 .5 Acres	Hazel O. Hawkins and Norman Hawkins Leonard N. Hawkins	Hazel O. Hawkins
3318/505	12/30/1964 Part of parcel 167	Louis A. Cotler and Morris Cotler, trading as Globe Bowling Pin Service	Hazel O. Hawkins and Lulu Hawkins (wife)
618/146	2/17/1936 Parcel 160 .25 Acres	Hilleary Hawkins	Hazel O. Hawkins (Son)
302/480	3/30/1921 .5 Acres	Margaret V. Griffith	Hilleary Hawkins
JA58/149	4/6/1897 157 Acres	Edward C. Peters and William V. Bouic Jr., Trustees for Montgomery County Circuit Court	Margaret V. Griffith

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted HDC Criteria per Appendix A, of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

a) Represents the development, heritage, or cultural characteristics of the City.

The property was passed down through the Hawkins family until it was sold in 2014. The house and property represent the heritage of the Hawkins family and the African American community of Lincoln Park. Many descendants lived in Lincoln Park, and many continue to live there. Additionally, numerous family members are buried across the street from the subject property in the Lincoln Park Cemetery.

b) Site of an important event in Rockville's history.

No significant event was found to have taken place.

c) Identified with a person or group of persons who influenced the City's history.

No, the property is not identified with a person or a group that influenced the City's history. However, as the preface to "The Forgotten Man" states, "The head of two families, and the father of twenty+ children, Hilleary left no footprint beyond the existence of hundreds of descendants."

d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

The property represents the cultural and historical heritage of the city. Hilleary Hawkins was an African American man who lived almost ninety years. He was born during the ugly period of slavery. He witnessed the Civil War, and he lived until the beginning of World War II. The development of the property followed the cultural development of Rockville's African American Community in Lincoln Park. As an African American, Hilleary had very few choices about where he could live in Rockville. He lived in Lincoln Park until he bought his parcel of land and built a home on it. In 1946, his son built the existing home on the property. Hilleary Hawkins was a laborer who could not read or write, yet he became the owner of a substantial parcel of land that he was able to leave as a legacy to his family. His story is important culturally and historically to the neighborhood and to the City of Rockville.

Architectural, Design, and Landscape Significance

a) Embodies distinctive characteristics of a type, period, or method of construction.
Yes. The house is an example of African American vernacular residential architecture, built by two brothers on the edge of Lincoln Park, during the period of segregation. The house is solidly built and has retained its integrity.

b) Represents the work of a master architect, craftsman, or builder.
No, it does not represent the work of a master architect, craftsman, or builder.

c) Possesses a style or elements distinctive to the region or City.
No, the vernacular style is common throughout the area, and the U.S.

d) Represents a significant architectural, design, or landscape entity in the City
No, the architecture, design, or landscape is not significant within the City of Rockville.

e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
Yes, it is an established visual feature in the neighborhood. For many descendants living in Lincoln Park, it is a familiar sight. For others, the odd little house sitting in the huge field is a subject of curiosity.

STAFF RECOMMENDATION

The property and its original owner share in the cultural development of the history of Lincoln Park and the City of Rockville. The physical integrity of the structure is good. Staff recommends historic designation based on the property meeting the following criteria:

***Historic Significance Criteria a)* and *d),* and**
Architectural, Design, and Landscape Significance Criteria a) and e).

FINDING

Finding that the building at 725 North Horners Lane meets ***Historic Significance Criteria a)* and *d),* and *Architectural, Design, and Landscape Significance Criteria a) and e),*** of the adopted HDC criteria for historic designation, staff recommends historic designation.

COMMUNITY OUTREACH

The posting of the required sign on the property occurred two weeks prior to the HDC Meeting, and postcard notices were also sent out two weeks prior to the meeting. No public comment has been received to date.

APPENDIX A

DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards- and Guidelines.''

Integrity- the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

a) Represents the development, heritage, or cultural characteristics of the City; or

b) Is the site of an important event in Rockville's history; or

c) Is identified with a person or group of persons who influenced the City's history; or

d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

a) Embodies distinctive characteristics of a type, period, or method of construction; or

b) Represents the work of a master architect, craftsman, or builder; or

c) Possesses a style or elements distinctive to the region or City; or

d) Represents a significant architectural, design, or landscape entity in the City; or

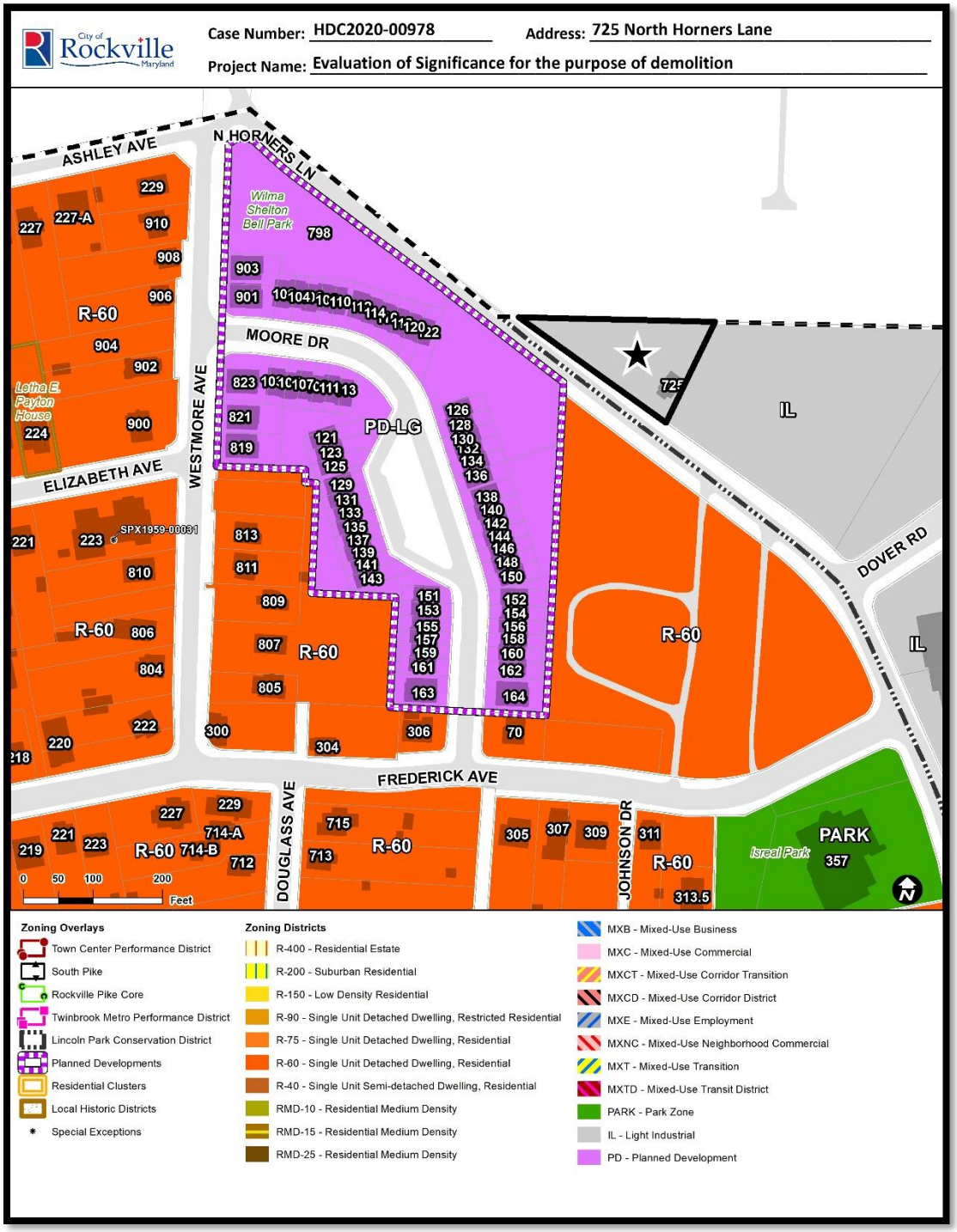
e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

Attachment A

AERIAL MAP

ZONING MAP

Attachment B



V. DISCUSSION

A. Old Business: Updates

B. New Business

VI. ADOJOURN