

HISTORIC RESOURCES MANAGEMENT PLAN

Introduction and 10-Year Action Plan

CITY OF ROCKVILLE, MARYLAND



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Introduction

This is an update to the 1986, City of Rockville, Historic Resources Management Plan (HRMP). This update is multi-faceted, addressing the needs of the City including:

- Updating historic contexts, themes, and buildings types in Rockville;
- Compiling a compendium of existing designated resources and relevant data;
- Creating newly defined historic contexts, including 1931-1945 and 1945-current;
- Identifying potential new and/or expanded historic districts for local designation;
- Identifying needs for new or updated Design Guidelines;
- Proposing strategies for infill and non-contributing structures within historic districts;
- Proposing strategies for managing commercial resources within the historic district;
- Providing a general overview of potential significant archaeological resources, if any, and a suggested scope for future study; and
- Recommending an Action Plan for the next 10 years.

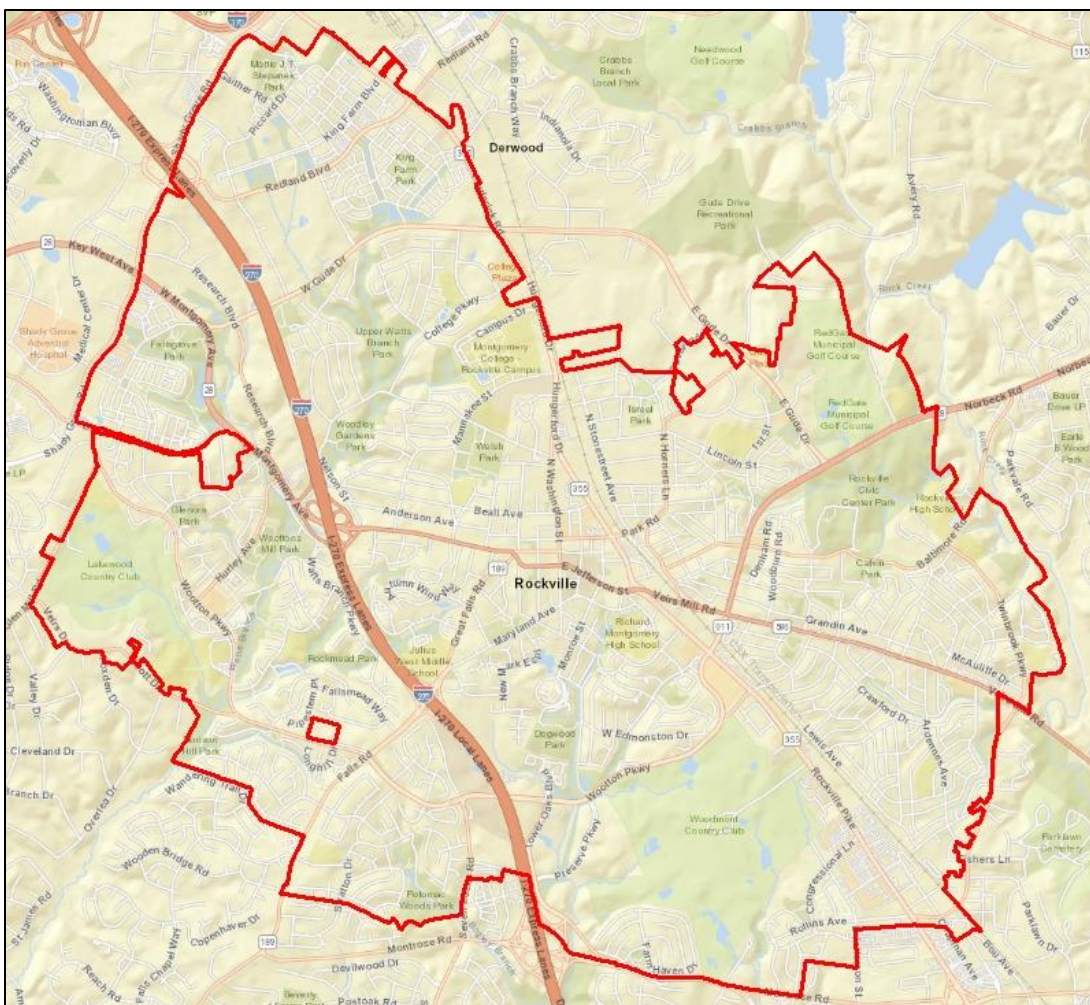


Figure 1: Map of Rockville

Historic Preservation in Rockville¹

History

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

The newly established HDC outlined its first historic district in March 1967 that extended along West Montgomery and Forest Avenues, and North Adams and South Van Buren Streets. Six individual structures also were recommended: the Bingham/Brewer House (1821) on Great Falls Road, Wire Hardware Store (1890), Christ Episcopal Church (1880-84), St. Mary's Catholic Church (1817), Rockville Academy (1890), and B & O Railroad Station (1873).

Three years later in January 1971, the Mayor and Council authorized the preparation of an ordinance to formally recognize and designate the recommended districts and structures. The ordinance, however, was postponed so that more research could be conducted. In October 1972, the Historic District Commission was reorganized and granted the authority stated in Article 66B of the Annotated Code of Maryland to oversee the established historic districts. The Planning and Zoning Ordinance became the local enabling legislation by which the Commission was to exercise its authority. In March 1973, Warren J. Cox, architect and partner of Hartman-Cox, Architects of Washington was retained as a consultant to study the earlier recommendations and to verify their historic context.

Through the work of Mr. Cox, three areas were proposed for historic district designation: West Montgomery Avenue (as recommended in 1967), South Washington Street, and the B & O Railroad Station. On April 15, 1974, the Mayor and Council unanimously designated these districts through Sectional Zoning Map Amendments (Ordinances No. 12-74 and 13-74). In December 1974, however, the Mayor and Council revised the Zoning and Planning Ordinance and altered the West Montgomery Avenue and B & O Station Historic District boundaries. The 1891 Courthouse and a house located at 541 Beall Avenue were added as single-site historic districts at the same time. In addition, the Mayor and Council reduced the Historic District Commission to five members and stipulated that the chair would be appointed to one-year, non-succeeding terms by the Mayor and council.

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

In 1984, the City's Planning Department contracted with Dr. Richard Longstreth, Director of the graduate program in Historic Preservation at George Washington University, to increase the City's inventory of

¹ Sources: 1986 Historic Resources Management Plan and the 2016 Historic Preservation Report

historic properties initiated previously by Dr. Senkevitch, and to assist the HDC in organizing a preservation program to be funded by the Maryland Historical Trust as part of the Certified Local Government program. A three-year Historic Preservation Action Program resulted, authorized by the Mayor and Council in 1985, and a preservation planner was hired on contract to implement the Action Program.

The 1986 Historic Resources Management Plan was the key product of this Action Program. It was adopted as an operational plan to guide future activities of the Historic District Commission and provide the framework for the City's historic contexts or themes. Today, the HDC continues to use the Management Plan, in addition to other reference documents such as the 2016 Historic Preservation Report and the Rockville Historic Buildings Catalog.

Today

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

The HDC provides an evaluation of the historic significance of properties proposed for historic designation and sends a recommendation to the Mayor and Council. The HDC also reviews and approves proposed exterior changes to properties that are designated with the historic district overlay zone as a Certificate of Approval (CoA). The CoA review is intended to ensure that additions or exterior alterations comply with the adopted design guidelines and the Secretary of Interior Standards.

The five-member HDC is supported by staff in the Department of Planning and Development Services. Education and outreach are also components of the historic preservation program. The City has supported information programs, as well as the publication of brochures and books over the years, including the *Historic Buildings Catalog*.

The City's local historic districts have regulatory review by the HDC under the authority of the Zoning Ordinance. In addition, the City also has National Register Historic Districts that are implemented through its partners: the National Park Service and the Maryland Historical Trust (MHT).

The HDC and staff also provide:

- Staff-level consultation on proposed Certificates of Approval projects
- HDC Courtesy Reviews on proposed Certificate of Approval projects
- HDC Review and action on proposed Certificate of Approval projects
- Guidance on tax credit applications to Montgomery County, the State of Maryland and/or federal programs
- Consultation on renovation projects
- Technical guidance on aspects of rehabilitation and maintenance of older buildings

Purpose of the HRMP

Goals and objectives

The purpose of this document is to update the current Historic Resources Management Plan (HRMP or Management Plan) which was adopted in 1986. The goals of the 1986 HRMP were to identify the historic resources in the City of Rockville, to present recommendations and implementation steps to protect and preserve historic resources, and to coordinate the management of the City's historic resources through the Rockville Historic District Commission.

In 2014, a study was conducted which reviewed all the documents related to the City's Historic Preservation program. The study noted that a revised HRMP should be prepared to establish and describe the historic periods, contexts and building types for Rockville, as well as provide detailed policies and implementation steps for historic preservation, including such areas as historic districts, incentives, easements, education, and survey needs. In 2016, the City staff prepared and issued the "Historic Preservation Report" which provides the most current and detailed overview and status of the City's preservation program.

This management plan was developed after extensive outreach and public engagement processes to seek community and stakeholder input on policies and goals. It builds on the 1986 HRMP and the 2016 Historic Preservation Report and will direct implementation of the City's Historic Preservation program over the course of the next decade. The 1986 HRMP established contexts, themes and building types for Rockville, and detailed implementation steps for each Planning Area. This document utilizes the relevant parts of the existing document and revises them, as needed, and includes:

- a compendium of existing designated resources and relevant data,
- descriptions of new contexts, specifically for the 1931-1945 and 1945-1995 periods,
- identification of potential new and/or expanded districts for local designation,
- identification of needs for new or updated design guidelines,
- strategies for infill and non-contributing structures within historic districts,
- strategies for commercial resources, and
- a recommended program for a 10-year period.

The HRMP is a practical plan which addresses the management of the City's historic resources, through implementation of the Comprehensive Plan. The update process for this plan occurred while the City was also updating its 2002 Comprehensive Master Plan. Updated content was coordinated between the two documents to ensure consistency across plans. It is expected that the Historic Preservation Element of the Comprehensive Plan will provide for the continued identification, protection, enhancement, use, and celebration of Rockville's historic resources; provide direction for the regulations that are used to evaluate and preserve historic significance, character, and integrity; and guide the City's historic preservation programmatic and capital investments.

Relationship of HRMP to Other Documents

As noted in the 2016 Historic Preservation Report:

“there is overlap, inconsistency, and lack of discreet content and functional separation among the City’s historic preservation documents. It recommended that there be a hierarchy of documents to clarify the function of each (i.e., Citywide policy vs. regulatory standards v. district design guidelines). Documents also lack clarity regarding the criteria and standards considered by the HDC, the factors considered by the Mayor and Council, and the role of the Planning Commission in the designation process. Regulations and standards for historic designation and Certificates of Approval for exterior work done in historic districts appear in multiple documents and overlap; some contain inconsistent information.”

This overlap and inconsistency requires a better understanding of what the existing documents are, their purpose(s) and their relationship to one another and this updated Historic Resources Management Plan. In an effort to clarify the relationship between documents, they have been broken up into one of the following categories: educational, guidelines and standards or reference. Additionally, the intended audience for each document has been identified.

EDUCATIONAL

Historic Preservation Report (2016)

Purpose:

The Historic Preservation Report provides background information on Rockville’s historic preservation program and identifies issues addressed by the Historic Preservation Element for the updated Comprehensive Plan. This report provides the key information that, when combined with community priorities and values, served as the basis for Rockville to develop policies and goals during the comprehensive planning update process.

Report topics were chosen to align with required or optional Comprehensive Plan Elements established in the State of Maryland Land Use Article, which is the portion of the state code where Maryland local government rights and requirements, with respect to master plans, are defined.

Intended Audience: Municipality

Rockville Historic Buildings Catalog (2011)

Purpose:

The 2011 Historic Buildings Catalog is an update of the 1989 Historic Buildings Catalog. The catalog provides a snapshot of Rockville’s history as illustrated by select historic buildings. It also serves as an informal cultural resources inventory, a planning tool that provided notice to owners, and potential owners, of the historic character of the properties included in the catalog. The catalog is designed to support the development of Rockville as an attraction for heritage travelers.

Intended Audience: Public & Municipality

STANDARDS & GUIDELINES

Chapter 25 of the Rockville City Code establishing the Historic District Commission

Purpose:

Section 25.04.04 of the Zoning Ordinance of the City of Rockville established the Rockville Historic District Commission. It defines the powers and duties of the Commission as well as the membership regulations, and appeals.

Intended Audience: Public & Municipality

Secretary of Interior Standards for the Treatment of Historic Properties (formally adopted by Rockville in 2004)

Purpose:

The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. These Standards and Guidelines provide a critical part of the framework of the national preservation program. They are widely used at the federal, state, and local levels to guide work on historic buildings, and they also have been adopted by Certified Local Governments and historic preservation commissions across the nation.

Intended Audience: Public & Municipality

Rockville Technical Guides for Exterior Alterations (14 separate documents, 2004 and subsequent)

Purpose:

These are designed to provide summary information on rehabilitation and maintenance work most commonly needed for designated historic properties. The information may also be useful to owners of older homes who wish to restore and retain the historic significance of their properties, even if they do not currently intend to seek historic designation.

Each guide covers a specific topic so they can be read individually as specific issues arise. The guides are not intended to be comprehensive and detailed explanations but are designed to serve as a starting point in planning work at one of Rockville's historic properties.

Intended Audience: Public

Architectural Design Guidelines for the Exterior Rehabilitation of buildings in Rockville's Historic Districts (1977)

Purpose:

In the design review process, owners of locally designated landmarks or properties located within historic districts must get approval from the Rockville Historic District Commission for major exterior alterations, additions, and new construction. Commission approval is in the form of a "certificate of approval." To be approved, an application for must meet the design review criteria within the zoning ordinance.

While the ordinance is a law and the design review criteria are part of the law, design guidelines are not, in and of themselves, mandatory like the ordinance and should not be confused with the ordinance. Guidelines are helpful, interpretive, explanatory recommendations consisting of written and graphic information in a printed, book format, they are key support materials for administering

design review and may be used to advantage by commissions, boards, and applicants alike in the review process.

Intended Audience: Public & Municipality

REFERENCE

Rockville Comprehensive Master Plan (2002); Rockville 2040 Comprehensive Plan Update (in process as of December 2020)

Purpose:

The Comprehensive Plan describes the broad vision for the City's future and is a compilation of goals, policies and recommendations for each of the subject areas it covers. It is the core philosophy that directs all development activities in Rockville. It guides where and in what form development occurs in the community and frames the city's capital improvement program. It is used to guide the appropriateness of both public and private development proposals. During the life of the plan, decisions will be made on land use issues and budget priorities. These decisions will be judged by the extent to which they correspond with the Comprehensive Plan.

Intended Audience: Public & Municipality

Relationship of HRMP to State and Federal Preservation Programs

National Historic Preservation Act of 1966

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

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

Maryland Historical Trust

The Maryland Historical Trust (MHT) is an agency of the Maryland Department of Planning and has served as the State Historic Preservation Office (SHPO) since 1967, pursuant to NHPA. MHT was created to assist and encourage preservation activities throughout the state. For more information, see the Maryland Historical Trust Web site at:

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

Maryland Code

Section 8-104 of the Land Use Article of Maryland Code establishes the reasons for the regulation of sites and structures within the state. The purposes of a local law adopted under this section are: Per the state's Land Use Article (Section 8-104), the five purposes are:

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

Certified Local Government Program

To be a Certified Local Government (CLG), a governmental entity must adopt an ordinance that establishes a qualified historic preservation commission, outlines the duties of the commission, provides for historic resource surveys to be conducted, and maintains records of historic resources. Commission members participating in the CLG Program must be qualified by a demonstrated special interest, knowledge, or training in such fields as history, architecture, preservation, or urban design as set out in the Land Use Article of the Annotated Code of Maryland. A professionally qualified staff is also required. Commission activities are monitored by the State Historic Preservation Office through annual reports. CLG status provides access to expert technical advice, a portion of the federal funds allotted to the SHPO, and partnerships with national preservation organizations. Rockville was granted CLG status in 1985 and was the second CLG designated in Maryland.

Historic Contexts Overview

According to the Maryland Historical Trust's *Standards and Guidelines for Architectural and Historical Investigations in Maryland*:

A historic context is a format or method of organizing information about related historic properties into manageable units based on a theme, geographical limits, or chronological period. Establishing a historic context increases the reliability of decisions made concerning the identification, evaluation, registration, and treatment of historic properties. In many cases not all significant historic properties will have been identified at the beginning of the preservation planning process. Therefore, investigators should not only use all available existing data, but should also continually develop and broaden historic contexts to form a framework upon which preservation planning can build.

A historic context might encompass the development of an area, taking into account its history, architecture, archeology, engineering, and culture. It also might identify the significant patterns that individual properties represent within that context. One example is Scientific Farming in Montgomery County between 1790 and 1860. The study offers one theoretical construct of the effect of a particular movement or advance upon the history of agriculture. It establishes a time frame and geographical area from which discernible patterns in the county's historical and architectural development emerge. A set of such historic contexts can create a truly comprehensive view of an area's history, thus providing a broad definition that is useful to preservation planners and surveyors. As a result, researchers are able to anticipate, identify, and evaluate specific property types. The investigator should develop several levels of information that can be used in local, state, and regional planning. This ensures that the survey includes a range of properties representing all aspects of an area's history rather than a small, biased sample. One or more well-developed historic contexts for a geographical area can guide identification activities and assist in estimating the level of effort and methodology required by large-scale surveys (14).

The organization of the historic contexts in the 1986 Historic Resources Management Plan was taken directly from the Maryland Historical Trust's document, Maryland Comprehensive Historic Preservation Plan. It included the following seven historic contexts:

- Context #1: Paleo-Indian, Archaic, Early to Middle Woodland: 13,000 BC - 900 AD,
- Context #2: Late Woodland: 900 - 1600 AD
- Context #3: Contact and Settlement: 1600 - 1750 AD
- Context #4: Rural Community Formation and Identity: 1750 - 1825 AD
- Context #5: Development as Montgomery County Seat: 1825 - 1873 AD
- Context #6: Maturation and Expansion of the County Seat: 1873 - 1931 AD
- Context #7: County Seat to Satellite City of the Nation's Capital: 1931 - Present

Each of these contexts begins with an introduction to and an analysis of the period within three geographical divisions: State of Maryland, Piedmont Region and the City of Rockville. Additionally, the five later contexts were further divided into eight themes established in the MHT Plan: Agriculture;

Architecture, Landscape Architecture, Community Planning; Economics; Government and Law; Military; Religion; Social, Educational, Cultural; and Transportation.

For this updated Management Plan, these existing contexts were heavily utilized. Contexts one through five remain unchanged while the time period for six and seven have been altered. Additionally, an eighth context was added to adequately discuss post-World War II to current events. The updated contexts are as follows:

- Context #1: Paleo-Indian, Archaic, Early to Middle Woodland (1300BC-900AD)
- Context #2: Late Woodland (900-1600AD)
- Context #3: Contact & Settlement (1600-1750)
- Context #4: Rural Community Formation & Identity (1750-1825)
- Context #5: Development as Montgomery County Seat (1825-1873)
- Context #6: Maturation and Expansion of the County Seat (1873-1900)
- Context #7: World War and Great Depression (1900-1946)
- Context #8: Post War to Today (1946-Present)

Each context remains broken down by the previously identified three geographic regions. For each context, however, not all eight themes are discussed based on their prevalence during the time.

Rockville Historic Districts

Existing Local Districts

Rockville has two types of local historic districts: multi-site (Table 1 & Figure 1) and single-site districts (Table 2). Multi-site districts consist of more than one property or resource that contributes to the overall character and history to be preserved. Single-site districts include only one property, with all associated buildings on that property.

Rockville Multi-Site Local Historic Districts	
District Name	Year Designated
B&O Railroad Historic District	1974
South Washington Street Historic District	1974
West Montgomery Avenue Historic District	1974
Courthouse Square Historic District	1979
Dawson Farmhouses Historic District	1983
Rose Hill Farm Historic District	2000/2003
King Farm Farmstead Park Historic District	2006
Glenview Historic District	2007
Rockville Heights Historic District	2008

Table 1. Rockville Multi-Site Local Historic Districts

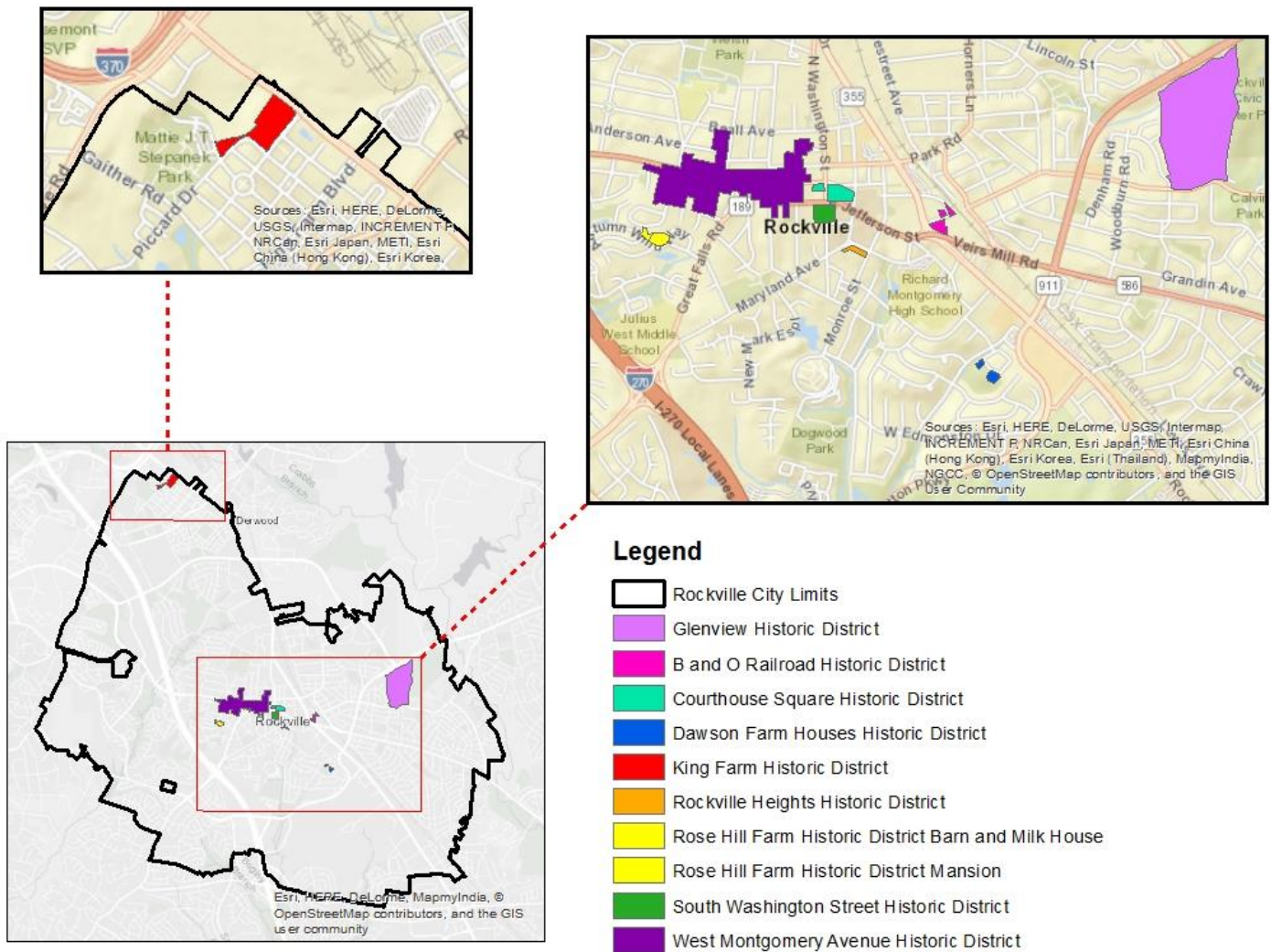


Figure 2. Map of Rockville Multi-Site Local Historic Districts

Rockville Single-Site Historic Districts			
District Name	Address	MHT Inventory	Year Designated
Allnutt House	541 Beall Avenue	M: 26/07/01	1974
Lincoln High School	595 N. Stonestreet Avenue	M: 26/15/03	1989
Flint Hill Farm/Hurley-Carter House	411 Feather Rock Court	M: 26/3	2000
Wootton's Mill Park	Aintree Drive & Watts Branch Parkway	M: 26/04	2000
Wootton's Mill Miller's House	8 Camden Court	M: 26/5	2000
Carey and Hattie Kingdon House	300 Reading Avenue	M: 26/13/15	2002
Carver High School	850 Hungerford Drive	M: 26/44	2002
Evans Summer House	117 S. Van Buren Street	M: 26/42	2002
Haiti Cemetery	205 Martins Lane	M: 26/16/05	2002
Hipsley-Thompson House	701 Grandin Avenue	M: 26/13/13	2002
Homewood	550 Reading Avenue	M: 26/13/17	2002
Judge Delashmutt House	119 Forest Avenue	M: 26/43	2002
Mrs. Rickett's Cottage	710 W. Montgomery Ave.	M: 26/10/77	2002
Rockville Cemetery	1350 Baltimore Road	M: 26/18/01	2002
Reuben Hill House	305 Lincoln Avenue	M: 26/15/4	2002
Brewer Summer Residence	315 Great Falls Road	M: 26/41	2003
Corrick-Robertson House	709 Grandin Avenue	M: 26/13/14	2003
Ross-Powell-Crutchfield House	22 Martins Lane	M: 26/16/1	2003
Spates Bungalow	115 Park Avenue	M: 26-12-5	2003
Steinberg House	110 S. Adams Street	M: 26/10/82	2003
Fred and Mary Nellinger House	419 Reading Avenue	M: 26/13/16	2004
Pump House	401 South Horner's Lane	M: 26/14	2005
Rabbitt-Ray House	315 Baltimore Road	M: 26/13/12	2005
Cook-Waters-Lewis House	302 Lincoln Avenue	M: 26/15/2	2006
Edmonds Family House	702 Maple Avenue	M: 26/13/18	2007
Howes-Grossman House	104 Lynch Street	M: 26/7/9	2007
Tyler House	149 S. Adams Street	M: 26/22/2	2007

Wilt-Barnsley House	100 Lynch Street	M: 26/7/8	2007
1971 Rockville Library [demolished 2009]	99 Maryland Avenue	M: 26-47	2008
Thompson-Ray House	503 Baltimore Road	M: 26-48	2008
Letha E. Payton House	224 Elizabeth Avenue		2009
Bessie Hill House	602 Great Falls Road	M: 26/24/2	2010
Howland House	540 Beall Ave.		2011
Kelley House	628 Great Falls Road		2013
Hebron House	17 Martin's Lane		2015
Americana Centre	Monroe Street		2017
Cooper House	214 Frederick Avenue		2018
Wells House	102 Aberdeen Road		2020

Table 2. Rockville Single-Site Historic Districts

Existing National Register Districts and Landmarks

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

National Register Listed Districts		
Name	NR Information System ID	Date Listed
Montgomery County Courthouse District	#86003352	September 2, 1986
New Mark Commons	#16000869	August 1, 2017
Rockville Park Historic District	#11000962	December 30, 2011
Rockville Railroad Station	#74000961	July 18, 1974
Third Addition to Rockville & Old St. Mary's Church and Cemetery	#78001476	November 20, 1978
West Montgomery Avenue Historic District	#75000915	May 29, 1975

Table 3. National Register Listed Districts

National Register Single-Site Districts		
Name	NR Information System ID	Date Listed
Beall Dawson House	#73000933	March 30, 1973
Bingham-Brewer House	#80001828	November 24, 1980
Dawson Farm	#85000060	January 11, 1985
Glenview Farm	#07001073	October 10, 2007

Table 4. National Register Listed Buildings

10-Year Action Plan

Through public meetings and interviews with City staff, a 10-year action plan was developed to assist the Department of Planning and Development Services, residents, and other historic preservation partners with promoting preservation in Rockville. The intent of the Plan is to drive preservation actions over the next 10 years. This is a flexible, “living” list of action items which may evolve and change as different circumstances dictate. This list should be updated once or twice a year to reflect items that have been completed or new issues that arise.

The following action items have been divided into two groups: Public Participation and Interaction and Municipal Documentation and Planning. Public Participation and Interaction contains action items focused on engaging and learning with the residents of Rockville and Montgomery County. Municipal Documentation and Planning action items are related to the technical side of the work to ensure an efficient and thorough preservation process in Rockville. Within each group, action items are prioritized based on ease of completion, existing and potential future resources, and end benefit; however, as mentioned above, this is a flexible plan and may be updated to accommodate changing conditions and priorities. At the end of this section is a summary table of the action items including timeframes and potential partners for each of the items.

Public Participation and Interaction

A. Work with the City’s Communications Team to maintain an updated and interactive webpage for Historic Preservation.

Providing timely, accurate and updated content on the Historic Preservation webpage is key to keeping the community informed about programming, standards and procedures, proposed developments or rehabilitations, reference materials, and program applications. The updated webpage is a work-in-progress, with the goal to establish a more user-friendly, intuitive site at which information may be easily accessed. Significant format revisions and content updates have occurred, and will continue over the course of the next year, however, the following items, in addition to the standard regular updates, should be added in the short-term:

- Information about the historic designation process, including a link to the application for designation
- FAQs about the rules and restrictions for historically designated properties
- A link to the historic designation nomination form
- A list of preservation funding opportunities including updated Tax Credits, the Preservation Maryland Heritage Fund and various Heritage Montgomery Grants
- A link to maps of historic markers, Historic walking tours, and historic districts in the City

B. Create a series of public educational workshops and community involvement activities.

Preservation can be a complex topic for those who are unfamiliar with its technical aspects. Providing a series of workshop topics can greatly benefit the community as well as the strengthen the historic preservation program. These workshops can be held in person, virtually or created as a series of videos, and are excellent ways to engage the community and promote involvement in preservation efforts.

Maintaining strong relationships with various entities also provides opportunities to educate the public and create valuable partnerships. Additionally, being active on social media and teaming up with partners for events or projects not only heightens the mission of preservation and history in Rockville but educates a wide swath of the population. Partners include, but are not limited to, Neighborhood Civic and Homeowners Associations, Peerless Rockville, the Lincoln Park Historical Foundation, Maryland Historic Trust (MHT), Maryland Association of Historic District Commissions (MAHDC), Heritage Montgomery, Montgomery County Historic Preservation, Gaithersburg Historic District Commission, Preservation Maryland, Montgomery County Historical Society, and Montgomery County Remembrance and Reconciliation Commission.

At minimum, two workshops or activities should be planned per year, working in coordination with the HDC to brainstorm events and timing. Promoting activities in May, during Preservation month, would be an opportunity to shine a spotlight on historic preservation issues and programs throughout the city and county. Topics and activities may include, but are not limited to:

- Historic Tax Credits (This could become a standing workshop.)
- Caring for your Historic House
- Preservation and Architecture in Rockville
- HDC training, speakers, or recognition activity for historic preservation month in May
- African American Heritage Walking Tours
- Benevolent Societies--Cemeteries Hold Clues to Locations of Early Black Communities in Montgomery County
- How Redlining Shaped Rockville's Historic Neighborhoods
- Neighborhood Histories
- LGBTQIA and Preservation
- Montgomery County and the Underground Railroad
- Quarterly Speaker Series
- Post WWII development/recent past resources

Municipal Documentation and Planning

C. Update the 2018 final consultant draft of the HRMP, with emphasis on the historic context in Rockville since the 1980s.

The 2018 consultant draft of the HRMP lacked a comprehensive update to Rockville's historic context from the point where the 1986 HRMP left off. Rockville, in many areas, has changed significantly since the 1980s, including the development of Town Center and various mixed-use developments around the Metro stations. Contexts between the 1930s and 1970s should also be further reviewed and updated to incorporate changes in certain areas and perspectives since the 1986 HRMP.

Actions should include:

- Review the document for general edits and updates to ensure accurate and timely information
- Update the 2018 draft to include a comprehensive historic context from 1980 to present
- Review the draft context for the periods between the 1930s and 1970s and make any necessary revisions

D. Determine whether any new Technical Guides are needed and draft them for internal, HDC and Mayor and Council approval.

In 2004, the Mayor and Council adopted a resolution to establish the Technical Guides for Exterior Alterations as Appendix D of the 1986 Historic Resources Management Plan. These sixteen documents provide background, technical information, and guidance to the public on the appropriate treatment of historic buildings. The last document was approved in 2006.

Options to consider for new Technical Guides include:

- Historic Properties as they relate to the Americans with Disabilities Act (ADA)
- Historic Properties and Sustainability and Resilience Guidelines

E. Update the Historic Preservation Ordinance by Zoning Text Amendment (ZTA).

In 2014, the consulting firm Environmental Resources Management (ERM) was hired to analyze and provide recommendations to the City's historic preservation documents. ERM determined that the documents required updating, particularly the Historic Preservation Ordinance. The recommendation was that the Historic Preservation Ordinance should be amended to add information that could only be found in other Historic Preservation documents (HRMP, Design Guidelines, Rules of Procedure, etc.) and to clarify various processes, such as the roles of the Mayor and Council and the Planning Commission in the designation of historic districts. The need to establish designation criteria and review process language for new historic districts was also noted as well as the need for provisions from the Maryland State Land Use Code and additional definitions. The suggestion was also made by ERM to specify the HDC's advisory role to include the review of properties adjacent to designated resources and subdivision/site plans, for historic districts or National Register properties.

Amendments should include, but are not limited to:

- Adding the official set of designation criteria and removing any variations from other locations (website, etc.)
- Consolidating the historic preservation regulations from various locations in the code (Articles 4, 7 and 14) into a single article
- Strengthening regulations against demolition by neglect
- Incorporating additional changes recommended by ERM, as needed

F. Streamline the Evaluation of Significance process for demolition permits (as part of FAST).

The Evaluation of Significance (EOS) is a review of a property to determine if it has any historic significance. The review can be triggered by the submission of a demolition application or by the submission of an application for designation. The EOS process requires detailed research on the property's history to determine if it meets one or more of the nine criteria to be eligible for designation. To determine the property's eligibility for historic designation, all previous property deeds must be researched to find information on the previous owners and/or residents, the architect and/or builder, the building design, and more. An EOS report, which can take several weeks to prepare, must currently be completed for the HDC's review and recommendation for all properties proposed for demolition, regardless of circumstance, including the total loss of a property due to fire or other natural disaster. Over the years, discussion has ensued about whether it should be required that the HDC review all EOS applications, given certain circumstances.

Possibilities for streamlining this process include:

- Allowing severely fire damaged or destroyed properties to be review and processed at the staff level for demolition, without HDC review
- Requiring review only for buildings/sites that are included in the *Historic Buildings Catalog* (2011); *Rockville's Recent Past* (2012); or identified in the *Historic Preservation Trends Report* as "Potential Study Areas" (2016)
- Using a checklist for properties that are deemed not likely to be historic by the staff. Allow the HDC to determine if they need more information before making a recommendation

G. Explore and promote Heritage Tourism.

Rockville's Historic Preservation Program should support heritage tourism and contribute to the City's economic development goals by promoting Rockville as a dynamic and attractive place to live, work, and visit. The Maryland State Heritage Areas Authority was established in 1996 to realize the economic potential for localities through the heritage tourism industry. Rockville's central location strengthens connections to County greenways and heritage themes and offers significant tourism amenities such as rail transportation, hotels and restaurants, and recreation opportunities. Rockville has a robust walking tours program and historic signage to assist in educating the public about the role Rockville's rich history has played in the development of Montgomery County.

Actions should include:

- Review Rockville's Amendment to the Montgomery County Heritage Area Management Plan: Proposed Projects. Prioritize those projects included within the Plan
- Plan a special walking tour after new historic interpretive signs are all installed
- Update the website to match new interpretive signs
- Support heritage tourism and contribute to the City's economic development goals by promoting Rockville as a dynamic and attractive place to live, work, and visit
- Take advantage of any State sponsored program to encourage heritage tourism in Rockville

H. Update the Historic District Design Guidelines.

Rockville's current Historic District Design Guidelines, "Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts" were created in 1977 and were based on the West Montgomery Avenue Historic District. The existing guidelines do not address the unique characteristics of individual historic districts and single-site resources that have been designated since then. Updating these guidelines will assist the property owner in proposing appropriate alterations for their historic property and educate the public on the different characteristics of each district. The updated guidelines will highlight not only the similarities, but the differences of historic sites and districts that are representative of the growth of Rockville, and the various periods of architecture that the City has to offer. Additionally, the updated guidelines will help to make the preservation process more transparent by clarifying what is expected from the City and the historic property owner alike.

Actions should include:

- Replace the existing Design Guidelines document with a revised document that includes:
 - The Secretary of the Interior Standards
 - Relevant content from the HRMP and 1977 Guidelines
- Tailor guidelines to specifically address characteristics from various historic resources and districts
- Add Language from neighborhood plans, as applicable

- Incorporate existing (1977 West Montgomery, Rockville Cemetery, Chestnut Lodge, Glenview Mansion) and the proposed new individual guidelines into a new, consolidated guidelines document
- Refer to the design guidelines in the zoning ordinance as a required reference for the HDC

I. Prioritize Areas of the City for Future Survey.

Given the age of certain surveys and changes that have occurred since that time, existing districts should be resurveyed, and areas not included in past surveys should be surveyed for the first time to determine an updated list of risk areas and/or structures. A proactive city-wide survey will provide a clear understanding of all its historic resources and aid in planning and managing future development.

In addition to a city-wide survey, future surveys have been suggested for the following neighborhoods and individual sites:

- The Blandford Street neighborhood was reportedly built as affordable housing after WWII, similar to Twinbrook. It is still intact, and there is interest in understanding the connection of the Blandford and Casey families and the development of the neighborhood.
- Sections of the Twinbrook neighborhood.
- The Hebron House, 11 Wood Lane. This location served as a print shop.
- 203 Forest Avenue, built in 1913 by renowned local builder, Frank Karn. The house is listed in the Historic Building Catalogue as a significant example of a bungalow-style house.

J. Explore updating the Neighborhood Conservation District Ordinance and/or merging the program with the newly created Design Guidelines Ordinance.

The existing Neighborhood Conservation District (NCD) Ordinance requires that 85% of the neighborhood agree to create a new district. The Lincoln Park NCD, adopted in 2007, is currently the City's only NCD. In 2019, the Lincoln Park Civic Association requested input from staff about the effectiveness of the regulations and whether the NCD remains the most appropriate tool for the neighborhood. In 2020, the Mayor and Council considered its first set of Design Guidelines to address the scale and mass of new detached residential construction in the East Rockville neighborhood. Although this program does not fall directly under the purview of Historic Preservation, HP staff should work with zoning and comprehensive planning staff to coordinate any process moving forward.

Actions should include:

- Work with the Lincoln Park community and zoning and comprehensive planning staff to determine whether the NCD needs amending or entirely new guidelines. If so, continue to work with the neighborhood on the amendment or guideline process.

K. Explore creating a municipal tax credit or abatement program to promote preservation.

Currently, the only local historic preservation tax credit program is offered by Montgomery County. To establish a new funding source, a request would need to be submitted by staff to the Mayor and Council for their consideration and approval.

Actions Should include:

- Research sources and mechanisms to create a fund for additional financial assistance
- Initiate discussions with the Mayor and Council about potentially creating a new funding source

L. Develop a stronger focus and awareness of the role of archaeology in historic preservation.

In Accordance with the *Secretary of Interiors Standards for Rehabilitation, Standard number 8, "Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."* When an archeological discovery is made during rehabilitation, a trained archeologist should be called in to evaluate the findings. Significant archeological resources should be protected and preserved in place. If this is not possible, the archeological material should be documented and recovered according to accepted practices. If human remains are uncovered, state law requires that the work must be stopped immediately, and the appropriate state and local officials must be contacted.

Actions should include:

- Explore how archaeology can be woven into the discussion of land use, development, parks, etc.
- Consider the potential that sites are present throughout Rockville
- Educate the public on what may be learned about Rockville's early history
- Strategize on how to plan moving forward
- Work In concert with the County when required

M. Support the long-term protection and sustainability of key historic properties in Rockville.

The city is home to several significant historic sites, both city and non-city owned. The city's active involvement, in partnership with other agencies and individuals, with the future planning of these sites is important to their preservation and future viability as resources.

Key properties include, but are not limited to:

- King Farm Farmstead
- Lincoln High School
- Red Brick Courthouse
- Rockville Academy

10-Year Action Plan Summary Table

Action Item	Action Steps/Tasks	Target Date	Partners
<p>A) Work with the City's Communications Team to maintain an updated and interactive webpage for Historic Preservation.</p>	<p>Items to add to the Historic Preservation webpages:</p> <ul style="list-style-type: none"> - A link to directly email a staff member with questions and comments - Pages w/ pertinent attachment links: <ul style="list-style-type: none"> • Historic Designation • Designation Process Flowchart • Historic District Commission • Historic Districts • Historic Property Alterations - The new Historic Districts on the maps with historic information - Links to the historic markers, walking tours, and historic districts maps: <ul style="list-style-type: none"> • African American Heritage Walking tour • Historic Buildings Tour • Historic Rockville Walking Tour • Local Historic Districts and National Register Sites - List of preservation funding opportunities with links: <ul style="list-style-type: none"> • MoCo Historic Tax Credits • Maryland State Tax Credits • Preservation MD Heritage Fund • Heritage Montgomery Grants - FAQs: Rules and restrictions and other useful and easy-to-find information. - Move all HP items to the same section on the City website 	<p>Spring 2021</p>	<p>HP Staff, Communications Staff, HDC</p>
<p>B) Create a series of public educational and informational workshops, and community involvement activities.</p>	<ul style="list-style-type: none"> - Seek ideas and event support from HDC commissioners, Peerless Rockville and other agency partners and individuals with expertise in the community. - Promote Historic Preservation Month in May. <p>Potential Topics:</p> <ul style="list-style-type: none"> - Historic Tax credits (standing workshop) - Caring for Your Historic House - City's Preservation & Architecture - Benevolent Societies, Cemeteries Hold Clues to Locations of Early Black 	<p>2-4 per fiscal year</p>	<p>HP Staff, HDC, HP Partner Agencies, Residents, Real Estate Agents, Peerless Rockville, Rockville 11</p>

	<p>Communities in Montgomery County (Montgomery County Planning)</p> <ul style="list-style-type: none"> - African American Heritage Walking Tours - How Redlining Shaped Rockville's Historic Neighborhoods - Neighborhood Histories - LGBTQIA and Preservation - Montgomery County Underground Railroad - Quarterly Speaker Series - HDC training, speakers, or recognition activity for HP month in May. - Post WWII development/recent past resources 		
C) Update the 2018 final consultant draft of the HRMP, with emphasis on the historic context in Rockville since the 1980s.	<ul style="list-style-type: none"> - Review the document for general edits and updates to ensure accurate and timely information. - Update the 2018 draft to include a comprehensive historic context from 1980 to present. - Review the context for periods between the 1930s and 1970s and make any necessary revisions. 	FY2022	HP Staff, HDC, Peerless Rockville, Interns, HP University Students
D) Determine if new Technical Guides are needed and draft them for internal staff, HDC, and M&C approval.	<p>Options Include:</p> <ul style="list-style-type: none"> - Historic Properties as they relate to the Americans with Disabilities Act (ADA). - Historic Properties and Sustainability and Resilience Guidelines. 	FY2022 and on-going	HP, HDC, Zoning and Development Review Staff; City Attorney's Office
E) Update the Historic Preservation Ordinance by Zoning Text Amendment (ZTA)	<ul style="list-style-type: none"> - Include the official set of designation criteria and remove any variations from other locations (Web site, etc.). - Consolidation of historic preservation regulations (from Articles 4, 7 and 14) into a single article. - Research, review and consider model ordinances from around the country for the removal of a locally listed building or site, without encouraging demolition by neglect. Consider using the same criteria for designating a resource. - Add language to strengthen regulations against demolition by neglect. - Other changes as needed. 	FY2022	HP, HDC, Zoning and Development Review Staff; City Attorney's Office

F) Streamline the Evaluation of Significance process for demolition permits (as part of FAST).	<p>Possibilities Include:</p> <ul style="list-style-type: none"> - Allowing severely fire damaged or destroyed properties to be reviewed and processed at the staff level for demolition, without HDC review - Requiring review only for buildings/sites that are in the <i>Historic Buildings Catalog</i> (2011); <i>Rockville's Recent Past</i> (2012); or identified in the <i>Historic Preservation Trends Report</i> as "Potential Study Areas" (2016) 	FY2022	HP and Development Review Staff, HDC, City Attorney's Office
G) Explore and promote Heritage Tourism	<ul style="list-style-type: none"> - Review Rockville's Amendment to the Montgomery County Heritage Area Management Plan: Proposed Projects. Prioritize projects included within the Plan. - Apply for state assistance through the Heritage program for top priority projects - Hold a special walking tour when Explore Rockville signs are all installed. - Update the Explore Rockville Tour brochure to match new interpretive signs. Design for Web. 	FY2022- FY2027	HP Staff, HDC, Peerless Rockville, Montgomery County
H) Update the Historic District Design Guidelines	<ul style="list-style-type: none"> - Thoroughly review the documents to determine if updates are warranted. If so, prioritize updates. - Revise the document to include: <ul style="list-style-type: none"> • The Sect. of the Interior Standards • Relevant content from the HRMP and 1977 Guidelines - Tailor the guidelines to specifically address characteristics of various historic resources and districts - Incorporate applicable language from neighborhood plans - Consolidate existing individual guidelines into one document <ul style="list-style-type: none"> • 1977 West Montgomery Ave. • Chestnut Lodge (Revised) • Rockville Cemetery • Glenview Mansion 	FY2023- FY2025	HP Staff, HDC, Peerless Rockville, Possible Consultant
I) Prioritize Areas and Sites for Future Survey	<p>Potential Considerations:</p> <ul style="list-style-type: none"> - Resurvey existing historic districts - Citywide survey - The Blandford Street Neighborhood - The Hebron House, 11 Wood Lane - 203 Forest Avenue 	FY2021- FY2030	HP, HDC, Peerless Rockville, Civic Associations,

	<ul style="list-style-type: none"> - Sections of Twinbrook - Reach out to neighborhoods for discussions on their interest in having their neighborhood surveyed 		
J) Explore updating the Neighborhood Conservation District Ordinance and/or merging the program with the Design Guidelines Ordinance	<ul style="list-style-type: none"> - Coordinate with the neighborhood and with zoning and legal staff to determine whether updates to the NCD are warranted or whether design guidelines would better address neighborhood concerns. 	FY2022-FY2023	HP Staff, HDC City Attorney's Office, Lincoln Park Civic Association
K) Explore creating a municipal tax credit or abatement program to promote preservation	<ul style="list-style-type: none"> - Research sources and mechanisms to create a fund for additional financial assistance - Initiate discussions with the Mayor and Council about the potential for creating a new funding source 	FY2023	HP Staff, HDC, Finance Dept, City Attorney's Office, Mayor & Council
L) Develop a stronger focus and awareness of the role of archaeology in historic preservation	<ul style="list-style-type: none"> - Research how archaeology is applied in relation to historic preservation in other areas - Educate the public on what may be learned about Rockville's early history through archaeology - Strategize on how to incorporate archaeology going forward - Work with the County when required 	FY2023-FY2030	HP Staff, HDC, Montgomery County
M) Support the long-term protection and sustainably of key historic properties in Rockville	<p>Key properties include, but are not limited to:</p> <ul style="list-style-type: none"> - King Farm Farmstead - Lincoln High School - Red Brick Courthouse - Rockville Academy 	On-going	HP Staff, HDC, Mayor & Council, Peerless Rockville