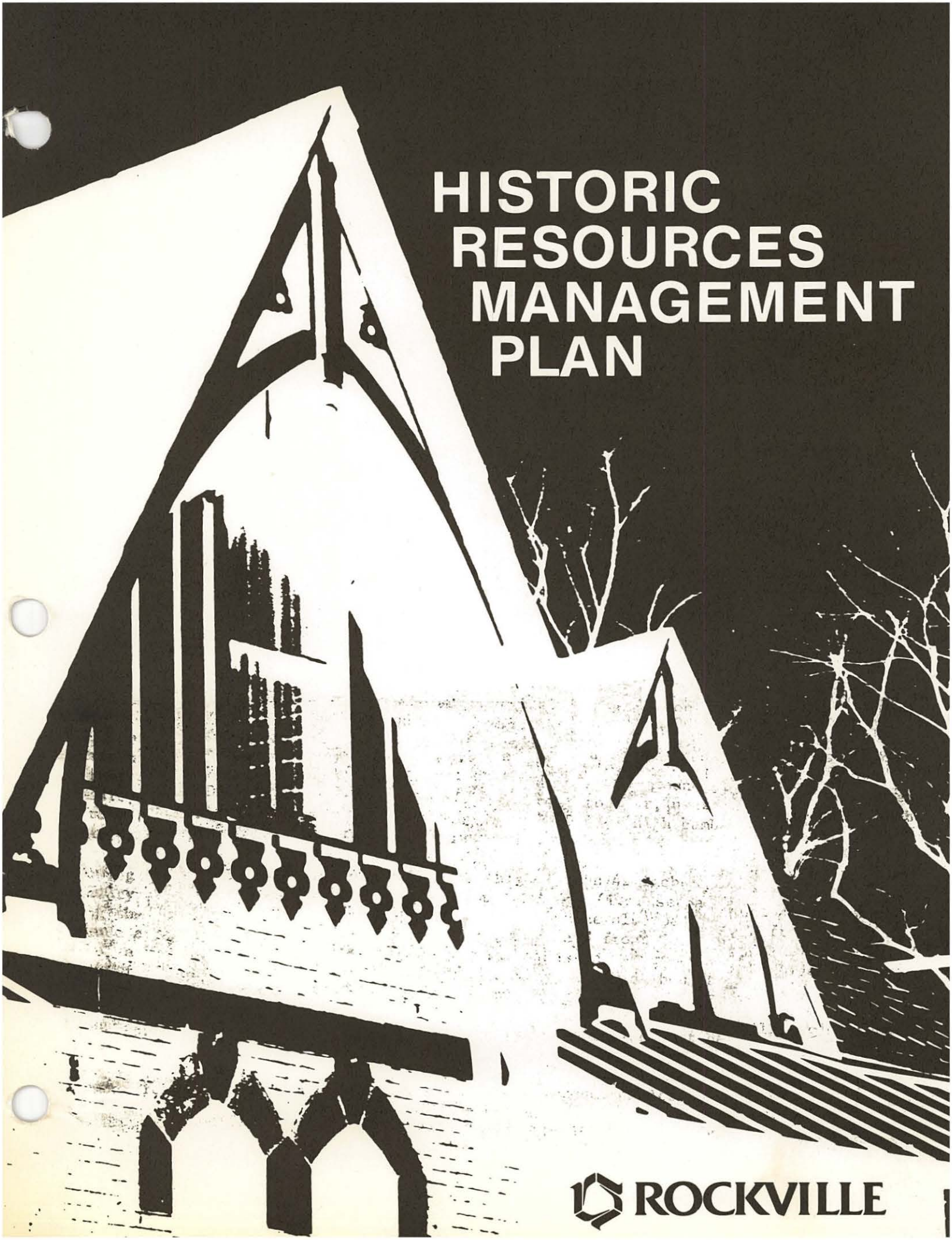
HISTORIC RESOURCES MANAGEMENT PLAN



ROCKVILLE

Abstract

TITLE:	Historic Resources Management Plan
AUTHOR:	Department of Planning
SUBJECT:	This plan addresses the management priorities of the historic resources in the City of Rockville.
DATE:	November 1986
PLANNING AGENCY:	Department of Planning, City of Rockville
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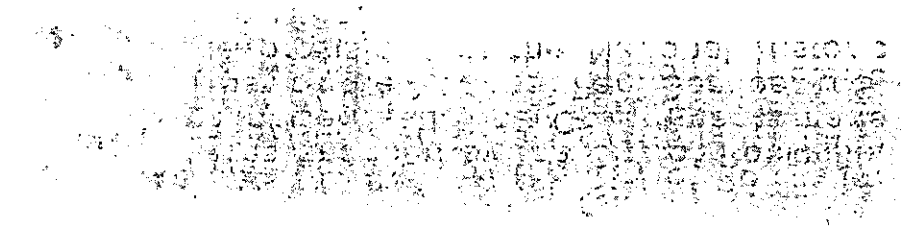
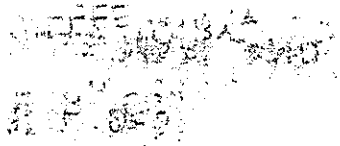
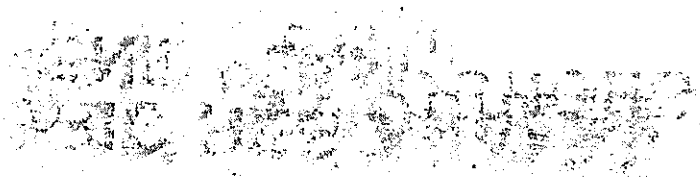
ABSTRACT:

This plan follows the Resource Protection Planning Process (RP3) devised by the National Park Service, U.S. Department of the Interior designed to facilitate the management of historic resources. The model consists of three parts: historic contexts, operating plans, and management plans. Additional guidance was given by the Maryland Historical Trust's statewide "Comprehensive Historic Preservation Plan", to be published in 1986

This document has four chapters. The first consists of an introduction and discussion of Rockville's physical and cultural setting. The second contains goals and objectives. The third chapter is divided into seven historic contexts (two prehistoric and five historic) with the historic periods subdivided into eight thematic units with accompanying operating plans. The operating plans consist of six parts: identification, documentation/research gaps, registration, stresses, recommendations for protection, and implementation steps by 2-3 and 5-10 year intervals. The fourth chapter contains management plans keyed to the City's Planning Areas which consider stresses and assets and highlights oportunities. A summary of implementation measures by implementing body, historic context, and planning area is included. Appendices include the Secretary of Interior's Archeology and Historic Preservation Guidelines, Maryland Historical Trust Historic Context Outline, Definition and Criteria for historic resources, Rockville HDC Rules of Procedure, Proposed Technical Briefs, Tax Incentives for Historic Properties, Article 66B of the Maryland Annotated Code, Bibliography, and an Index of the historic contexts.







PROPOSED HISTORIC RESOURCES MANAGEMENT PLAN

NOVEMBER 1986

CITY OF ROCKVILLE, MARYLAND

ROCKVILLE

Preparation and printing of this plan was financed by the City of Rockville, Maryland and the grants-in-aid program for Certified Local Governments made available to the Maryland Historical Trust by the National Park Service, U.S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966, as amended in 1980.

CITY OF ROCKVILLE, MARYLAND

HISTORIC DISTRICT COMMISSION

Michael B. Patterson
Chairman

J. Bryan Blundell
Commissioner

Elizabeth Muth
Commissioner

Alice Kelly
Commissioner

Susan Velasquez
Commissioner

Richard V. Robinson
City Manager

James M. Davis
Director of Planning

*A. Howard Metro
*Charles S. Rand
*Virgina Calantonio

* Served as Commissioners during the preparation of this document.

Resolution 1-86

Resolution: To adopt the Historic Resources Management Plan as an operational plan of the Historic District Commission to guide future activities of the Commission relative to historic preservation.

WHEREAS, the Mayor & Council sitting as the Certified Local Government did authorize the City Historic District Commission to proceed with the preparation of a Historic Resources Management Plan for the City of Rockville in May 1985; and

WHEREAS, the City of Rockville did execute an agreement in April 1985 with the Maryland Historic Trust of the State Department of Economic Development to jointly sponsor and fund the preparation of said plan; and

WHEREAS, the City Department of Planning did provide the staff resources and support services to the Historic District Commission in the development of said plan; and

WHEREAS, the Commission working with an appointed citizens advisory committee consisting of representatives from the community at large, historic preservation interest groups, professionals in the field of preservation and the Maryland Historic Trust did cause to have prepared an Historic Resource Management Plan; and

WHEREAS, said plan outlines ideal preservation strategies, identifies potential and existing threats to resources, and sets up a hierarchy of preservation priorities for the future in direct response to the agreement between the City of Rockville and the Maryland Historic Trust; and

WHEREAS, the Historic District Commission has duly reviewed said Historic Resources Management Plan in the context of its operational responsibilities as the lead, citizen appointed advisory body to the Mayor and Council of Rockville operating under Article 66B of the Annotated Code of Maryland;

NOW, THEREFORE, BE IT RESOLVED that the City of Rockville Historic District Commission does hereby adopt the Historic Resources Management Plan as its operating agenda and action program;

BE IT FURTHER RESOLVED, that the Historic District Commission hereby forwards this Historic Resources Management Plan to the Mayor and Council for its review and certification as an operational and management plan for historic/cultural resources within the City of Rockville, Maryland.

****

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Historic District Commission at its meeting of July 15, 1986.

Director of Planning

Preservation Advisory Committee

Michael B. Patterson Historic District Commissioner	Gail Rothrock Preservation Planner
J. Bryan Blundell Historic District Commissioner	Ben Fischler Archeologist
Genevieve Wimsatt Peerless Rockville Representative	Richard Wagner Architect/Design Advisor
Jayne Greene Citizen-at-large	Eileen McGuckian Local Historian
Patricia Woodward West End Citizen's Association Representative	Mark Edwards Deputy SHPO Maryland Historical Trust

Peggy Bruns Weissman
Preservation Planner
Maryland Historical Trust

Special thanks to Nina Clarke for reviewing the historic contexts on Rockville's black history and Anne Cissel for reviewing the early historic contexts.

The Preservation Advisory Committee (PAC) was an ad hoc committee of the Historic District Commission appointed to oversee the preparation of a comprehensive historic resources management plan for the City of Rockville. Five citizens and seven professionals involved in historic preservation comprised the PAC. The citizens included two Historic District Commissioners, representatives of Peerless Rockville and the West End Citizens Association, and an at-large member. The professionals were an architect, archeologist, local historian, and preservation planner. In addition, two representatives of the Maryland Historical Trust served as advisors.

Between April 1985 and February 1986, the PAC met six times to review drafts of the management plan. An emphasis was placed on the historic contexts to accurately reflect Rockville's development and coverage of possible resources. In the final meeting the format and focus of the plan was discussed. The comments and direction of the PAC are reflected in this document.

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Chapter I
Introduction

HISTORIC PRESERVATION IN ROCKVILLE

Initial Preservation Efforts: 1965-1974

In June 1965 the Mayor and Council endorsed the creation of the Rockville Historic District Commission. One year later, Ordinance No. 28-66 established a seven-member commission and authorized it to recommend historic districts. The Commission outlined a 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 earlier), South Washington Street, and 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 Planning and Zoning 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-unit historic districts at the same time. In addition, the Mayor and Council reduced the Historic District Commission to five and stipulated that the chair would be appointed to one-year, non-succeeding terms by the Mayor.

Renewed Initiatives in Preservation: 1976-1983

In August 1976, the Planning Department, with Mayor and Council approval, contracted with Dr. Anatole Senkevitch, a professor of architecture and history from the University of Maryland, to develop a preliminary historic preservation plan and architectural guidelines for existing historic districts. Students from the University of Maryland were hired on a part-time basis to survey, research, and analyze five pre-selected project areas. The first area included the existing historic districts of West Montgomery Avenue, South Washington Street, and the Courthouse. The four remaining areas included Baltimore Road east of the B & O Railroad Station, Park Avenue south of Jefferson Street, "Haiti" on Martin's Lane and North Street, and Lincoln Park. Over three hundred structures and environmental

amenities were surveyed. These became the basis for the City's initial inventory of historic properties. Dr. Senkevitch also prepared, with the Planning Department, a Rockville Historic Districts Preliminary Preservation Plan that introduced the concept of five levels of buffer or transitional zones; Design Guidelines for the Exterior Rehabilitation of Structures in Rockville's Historic Districts were prepared at the same time and subsequently adopted by the Historic District Commission as standards to guide in the administration of HDC Certificates of Approval.

The Historic District Commission submitted to the Planning Commission in 1980 the first "Historic Preservation Action Program." This resulted in revisions to the 1970 Master Plan by the addition of a chapter on historic preservation. In January 1983 the Historic District Commission released an updated "Action Program" recommending five items:

(1) Alterations to the boundaries of the existing historic districts and addition of the Dawson Farm Historic District;

(2) Sidewalk improvements in the historic districts;

(3) Design recommendations for the B & O Railroad Station Historic District;

(4) Continuing historical research; and,

(5) A tax credit program for improvements in historic districts.

These items have been used to informally guide the Historic District Commission work program since 1983.

Recent Efforts in Preservation: 1984-Present

In 1984 the Planning Department contacted Dr. Richard Longstreth, Director of the Graduate Program in Historic Preservation at George Washington University, to establish a cooperative program. The purpose was to improve the City's inventory of historic properties begun by Dr. Senkevitch and assist the Commission in organizing a preservation program to be funded by the Maryland Historical Trust. The resultant three-year Historic Preservation Action Program 1985 was authorized by the Mayor and Council and jointly funded by the City and the Maryland Historical Trust as part of the Certified Local Goverment (CLG) program.

A preservation planner was hired on contract in February 1985 to develop and implement the 1985 Program. This included research on historic properties, with assistance from Peerless Rockville and George Washington University graduate students, preparation of a historic resources management plan with an ad hoc Preservation Advisory Committee, and development of several public education items. The management plan, the major part of the 1985 Program, is to be used to give direction to the Commission and serve as a catalyst for expanding historic preservation interests in the City. The plan provides the framework for the city's historic contexts, which will continue to be developed in line with

Maryland Historical Trust/ National Park Service Standards, as statistical analysis, research, and survey work progresses.

Goals of the Planning Process

The goals of this study are to identify the historic resources in the City of Rockville, to present recommendations and implementation steps to protect and preserve the historic resources, and to coordinate the management of the City's historic resources through the Rockville Historic District Commission.

The Planning Model

The Resource Protection Planning Process (RP3), devised by the National Park Service of the U.S. Department of the Interior in 1980 and codified in 1983 in the Secretary of the Interior's Standards for Preservation Planning (See Appendix H), is the model used in this study. The planning process is designed to advance historic preservation interests by integrating preservation planning with comprehensive and land use planning processes. RP3 consists of three parts: historic contexts, an operating plan, and a management plan.

> A historic context is a synopsis of the development of a geographic area in a period of time. When the historic contexts are combined, they form a chronological sequence that shows broad patterns of local, regional, and state development.
>
> An operating plan evaluates each historic resource identified in the historic contexts. It emphasizes the temporal setting and presents recommendations for the enhancement of the context through preserving the associated resources.
>
> A management plan sets priorities for the historic resources in a geographic context by using the planning areas developed for local land use decision-making. It examines the stresses on these resources, collectively or individually, and highlights the assets and liabilities of the planning areas in regard to the resources.

The RP3 model emphasizes the management of historic resources and broad-based citizen participation. The planning process is strengthened by the involvement of archeologists, architectural historians, architects, historians, folklorists, and planners with an interest in historic preservation. These individuals help to ensure broad coverage of the historic resources and recommend management techniques.

RP3 leads to a flexible plan that allows adjustments and additions to be made after the initial planning exercise is completed. New information or changes in the status of historic resources may be incorporated without outdating the plan. Future context development will provide statistical analysis of property types and further analysis of data gaps and stresses. Priorities will then be determined by the urgency of stresses and need to fill data gaps.

Principal Users

The principal user of this historic resources management plan is the Historic District Commission. Other potential users are the Mayor and Council, Planning Commission, Cultural Arts Commission, Planning Department, local non-profit historical and preservation organizations, civic and business associations, and citizens.

State Preservation Plan and CLG Program

In 1983 the Maryland Historical Trust (MHT) of the Department of Economic and Community Development began a statewide preservation planning process using the RP3 model. The "Maryland Comprehensive Historic Preservation Plan" was the result. The Maryland Plan includes state historic contexts, historic preservation statistics and data, and information on the preservation programs of the Maryland Historical Trust and others.

Parallel to the preservation planning exercise, the Trust received approval in 1985 for its Certified Local Government (CLG) procedures from the National Park Service as outlined by the 1980 amendments to the National Historic Preservation Act of 1966. The MHT now passes through at least 10% of the state's federal preservation funding to Certified Local Governments. In order for a CLG to receive funds, it must propose a qualified project and fund one-half of the project costs.

The Mayor and Council, with the Historic District Commission as the qualified representative body, was the second CLG designated in Maryland. If this historic resources managment plan is approved, Rockville will be the first CLG preservation program produced in coordination with the Maryland Historical Trust preservation plan. This introduces a new phase of local and state partnership in historic preservation.

PHYSICAL AND CULTURAL SETTING OF ROCKVILLE

The physical and cultural environment of the City of Rockville today results from the gradual transformation of the natural landscape existing in prehistoric times into a cultural cityscape reflecting modern urban life. Scattered remnants of the past remind us of the transformation and will continue to do so in the future, if preserved. These visible and tangible remnants are resources for creating a special community identity recalling a former time and place that is now our heritage.

Physical Setting

Maryland's Piedmont Region

Maryland is divided into three geographical divisions: the Tidewater or Coastal Plains in the east, the Piedmont in the center, and the Appalachian region in the west. (Figure 1) Bounded by the "fall line" on the east and the Catoctin Mountains on the west, the Piedmont region extends north into Pennsylvania and south into Virginia. The "fall line" marks the point where the streams flowing from the northwest cross crystalline rocks to cover the loose sedimented streambeds of the Coastal Plains. Lowland areas

align the streambeds with alluvial loams and sandy floodplains; the upland areas consist of rolling fields of fertile soils.

Maryland's Piedmont region consists of Baltimore, Carroll, Frederick, Harford, Howard, and Montgomery Counties and Baltimore City.

Montgomery County

Montgomery County is bounded on the southwest by the Potomac River, the southeast by the "fall line" beginning at Great Falls, the northeast by the Patuxent River, and the northwest by surveyed diagonal from near Mt. Airy to the Potomac River above Dickerson. Parr's Ridge, at 880 feet above sea level, divides Montgomery County so that the eastern streams flow in the direction of the Chesapeake Bay and the western ones to the Potomac River. This ridge begins at its lowest elevation of 52 feet above sea level where the Potomac River enters the District of Columbia near Georgetown, formerly part of Montgomery County, and gradually rises to an elevation of over 800 feet at the northwest corner of the County. The land above the ridge is typical of the rolling uplands of the Piedmont; the land below flanks the streams with mostly sloping lowlands similar to other areas of the Piedmont.

FIGURE 1

PHYSICAL SETTING

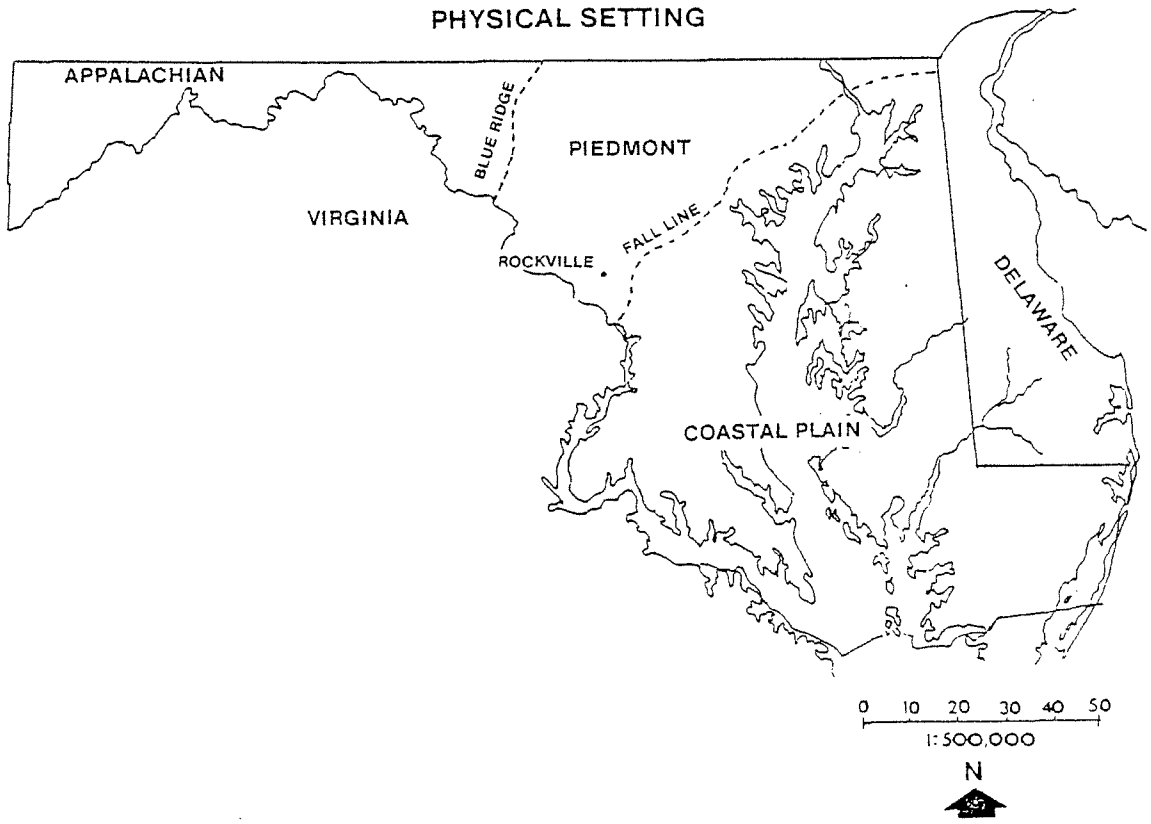
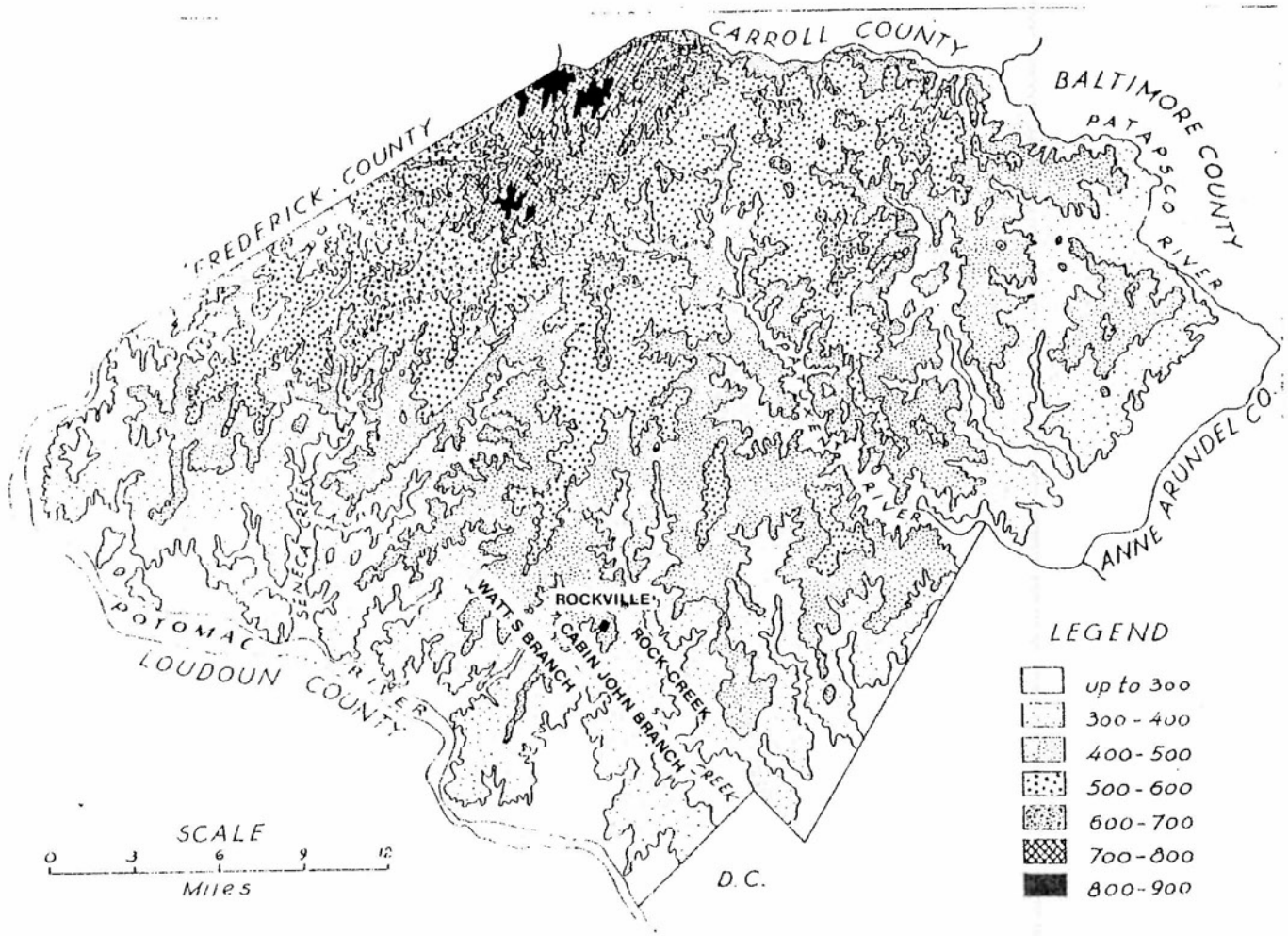


FIGURE 2

TOPOGRAPHY OF MONTGOMERY & HOWARD COUNTIES



FROM: CLARK, GEOGRAPHY OF MARYLAND, 1918, P. 8

Rockville

Rockville lies in the center of Montgomery County in central Maryland's Piedmont region. (Figure 1) The downtown is situated on a southeast point of Parr's Ridge some 450 feet above sea level. Because of this location, the present-day City contains both lowland and upland Piedmont areas in its approximately twelve square miles. Lowland areas include the linear tracts along Rock Creek, Cabin John, and Watts Branch; upland areas include the rolling terrain to the north of the downtown. (Figure 2)

These physiographic characteristics constitute a diverse physical setting that attracted prehistoric inhabitants and continued to shape more recent history. Therefore, the City boundaries encompass prehistoric sites, usually found in lowland tracts, and historic sites, generally in upland areas.

Cultural Setting

Before the arrival of Europeans, central Maryland was the base for a complex of Indians located there since the late prehistoric eras. Known today as the "Montgomery Complex", this alliance formed when migrating Indians from the west and northeast met. Their combined cultural forces introduced customs and settlement to a largely uninhabitated territory.

During the 16th century, these Indians made contact with the first Europeans, primarily English. This began the first of a series of foreign influences. Although the degree of interaction remains a mystery, as the European settlements multiplied and expanded territorial control, the earlier culture appears to have become introverted. The complex eventually relocated to the east, near Piscataway, Maryland, retrenching from prolonged European contact and seeking isolation.

New cultural forces appeared in the 17th and 18th centuries when the Pennsylvania Germans settled along the Monocacy River. Their settlement, although west of Montgomery County, had a widespread influence on the Piedmont by introducing a new form of house construction and folkways that had originated in Germany. This group gradually integrated with the Maryland Tidewater English, Scottish, and Welsh settlers as they moved west in the 18th century. The Tidewater settlers too had distinctive houses and customs that reflected their heritage.

By the late 18th century, Montgomery County's cultural setting consisted of an assortment of European traditions. The small crossroads settlement that was to become Rockville served as the nucleus of the County and spread its cultural influence accordingly. The local cultural hearth was diversified by visits from travelers along the Frederick to Georgetown Road providing new stimulants. Adding to this largely European mix was the introduction of the African traditions of the slaves.

In the 19th century, Rockville began to spread its influence to an increasingly large area of the County. Typical of much of Maryland, this was a European population having traditional folkways that evolved in Europe. The conservative mindset placed emphasis on agriculture, land, and religion. The minority black population remained a shadow of the white one as it practiced white traditions modified with an African influence.

The late 19th and early 20th centuries brought a new cultural awareness. Transportation and commuter lines linked Rockville to the Washington metropolitan area, and expanded communication systems erased the miles between cities. At this time, the small town began to detach itself from the established agrarian-based European culture of Maryland and absorb new residents overflowing Washington's northwestern boundary.

The trend has continued to the present, creating a more sophisticated, urban, and international flavor as Rockville has increasingly aligned itself with the professional tempos and mixture of international cultures of the nation's capital, rather than clinging to the rural European heritage of old Maryland. With participation of such a diverse population, Rockville citizens bring a progressive approach to the City and government. Rockville is often referred to as a "balanced community and a model government." It has been given the All-America City Award four times in the past thirty years, the only city in the country to have been so awarded.

Chapter II
Goals and Objectives

GOALS AND OBJECTIVES

The Goals of this study are to identify the historic resources in the City of Rockville and to present recommendations and implementation steps to protect and preserve the historic resources through the Rockville Historic District Commission. Three broad long term Historic Preservation Goals together with implementation steps have become evident through this process.

I. Identify and protect the Historic Resources as visual and physical reminders of the themes and periods in the city's development.

II. Preserve and maintain the integrity of the designated historic resources in the City of Rockville.

III. Promote the City's Historic Resources to a wider audience and develop a deeper appreciation of Rockville's History.

As in any planning procedure, GOALS, are abstract, broad, long range accomplishments. To achieve these, short-term goals or OBJECTIVES are used to build a foundation for success. Objectives are successfully achieved through the setting of POLICIES which define the means and method, and STRATEGIES, immediate specific tasks which offer maximum support to the adopted policies. On the following pages, general implementation steps are given for each goal. Resource specific preservation recommendations follow each historic context theme in Chapter III, and preservation threats and pressures which directly affect historic resources are discussed with recomendations and implementation plans in Chapter IV. The Appendix contains a summary Schedule of Implementation, including identification of implementing body and possible funding sources.

GOAL I: IDENTIFY AND PROTECT THE HISTORIC RESOURCES OF THE CITY AS VISUAL AND PHYSICAL REMINDERS OF THE THEMES AND PERIODS IN THE CITY'S DEVELOPMENT.

Objective #1: Research historic resources and recommend designation of local historic districts and sites when these are determined to be of significance.

Policy #1: Encourage the designation of local or National Register historic districts and sites.

Strategies:

1. Continue to fully develop historic contexts according to MHT/NPS Standards. Those properties under greatest stress or with the most serious data gaps shall be given highest priority.

2. Conduct surveys of potential significant sites or areas.

Establish priority by urgency of identified stresses and importance of data gaps.

3. Document properties or natural features that appear to be of significant architectural, archeological, or historical value.

4. Prepare nomination forms for eligible properties.

Objective #2: Seek the protection of fragile historic resources or representatives of thematic units or historic contexts that are poorly represented.

Policy #2: Implement program for protecting fragile or under-represented historic resources.

Strategies:

1. Based on the needs and priorities identified in this plan, and guided by the strategies in Objective 1, prepare a list of critical resources that might be fragile, underrepresented, or especially threatened.

2. Annually review the list for new or intensified threats and timely preservation measures that might be taken.

3. Seek to determine significant archeological resources and natural features.

4. Document significant resources or natural features.

5. Prepare nomination forms for eligible properties.

Objective #3: Examine the City's policies and ordinances affecting historic resources.

Policy #3: Insure that appropriate policies and ordinances exist that respect historic resources.

Strategies:

1. Review the City's zoning ordinance to insure that its provisions serve to maintain and promote a stable historic community.

2. Review use permits and accompanying parking requirements that have an effect on the historic resources.

3. Review the requirements for storm water management with the Department of Public Works to insure that the process does not cause negative effects on historic resources.

4. Review the current codes for restoration or rehabilitation of older existing properties with the Department of Licenses and Inspection to insure that the process does not cause undue negative effects on historic resources.

5. Encourage the designation of conservation districts to assist property owners with maintenance and preservation of old buildings.

Objective #4: To find compatible reuses for underutilized or vacant historic resources.

Policy #4: Seek means to encourage sensitive and economical reuse of historic resources.

Strategies:

1. Develop financial incentives program for encouraging good adaptive use, particularly tax incentives.

2. Review zoning ordinance for possible disincentives for reuse of historic resources and suggest corrective amendments.

GOAL II: PRESERVE AND MAINTAIN THE INTEGRITY OF THE DESIGNATED HISTORIC RESOURCES IN THE CITY OF ROCKVILLE.

Objective #1: Implement a design review process following published and distributed guidelines.

Policy #1: Practice design review through the Certificate of Approval administrative process and monthly Historic District Commission meetings.

Strategies:

1. Update and refine architectural guidelines.

2. Prepare informational briefs on selected aspects of architectural guidelines.

3. Coordinate inspection and follow-up of Certificates of Approval.

4. Provide assistance and reference material to citizens.

5. Institute a financial incentive program that offers tax credits to property owners for approved restoration or rehabilitation work.

6. Conduct a survey of the condition of historic resources within the historic districts.

7. Implement uniform and consistent design review.

Objective #2: Educate property owners of historic resources on the history, significance, and preservation strategies related to their property.

Policy #2: Establish an educational program directed to property owners.

Strategies:

1. Initiate an annual informational program on custodial care and upkeep of historic resources for property owners.

2. Encourage public library acquisition of publications on restoration and rehabilitation of older structures.

3. Organize community workshops on cyclical maintenance, replacement materials, suppliers, and local service and craftspeople targeting specific groups of resources from the late 19th-early 20th centuries.

Objective #3: Enhance the environmental setting of the historic resources in the City.

Policy #3: Research means and methods of encouraging the preservation and conservation of the environmental settings of resources.

Strategies:

1. Conduct a survey of the trees, streetscapes, natural features, accessory buildings, and related features that contribute to the environmental settings of the historic districts.

2. Conduct a survey of the environmental settings of the historic resources.

3. Strengthen the architectural guidelines to respect the environmental settings in the review of Certificates of Approval.

GOAL III: PROMOTE THE CITY'S HISTORIC RESOURCES TO A WIDER AUDIENCE AND DEVELOP A DEEPER APPRECIATION OF ROCKVILLE'S HISTORY.

Objective #1: Expand the interpretation of the historic resources.

Policy #1: Emphasize the interpretive value that historic resources offer to understanding the City's development through a program placing plaques and markers on significant historic resources.

Strategies:

1. Initiate a program to place plaques on selected historic resources.
2. Coordinate with City departments a program for erecting historical markers at selected historic resources/sites.
3. Arrange guided interpretive walks of the historic resources and districts.
4. Organize a local archeology program for excavating sites on City property and in the rear yards of selected houses.

Objective #2: Expand the economic benefits of the City's historic resources by developing a tourism program.

Policy #2: Establish a core of historic resources that can be promoted and maintained as the basis of a City tourism program.

Strategies:

1. Seek linkage among the historic districts along West Montgomery Avenue, Jefferson Street, and Church Street.
2. Establish pedestrian and vehicular right-of-ways that facilitate the determined linkage.
3. Prepare walking and driving tours of the historic resources and districts.
4. Distribute tourism information at local hotels.

Objective #3: Develop a public education program for historic resources.

Policy #3: Develop a public education program that reaches a range of age levels, citizens, and areas of the City.

Strategies:

1. Prepare a slide-tape program.

2. Distribute the slide-tape program to schools, civic groups, and citizen associations.

3. Prepare a year-long calendar for showing the City's slide/tape program.

4. Publish an inventory catalog with photograph and brief historical summary of each historical resource for public distribution.

5. Publish a historic resources locator map of Rockville keyed to the inventory catalog.

6. Encourage maintenance of resources that may be highlighted in the public education program.

Chapter III
Historic Contexts

OVERVIEW OF HISTORIC CONTEXTS AND OPERATING PLANS

Historic Contexts

Definition: The historic context is a synopsis of the development of a geographical area in a period of time. When the historic contexts are combined, they form a chronological sequence that shows broad patterns of local, regional, and state development.

Purposes: A context allows a historic resource to be evaluated for local, regional, or state significance by comparing it to similar resources from the same time period and geographic area.

The context provides a basis for identifying the possible resources in a geographical area and initiating a resource-based survey and inventory program. These may result in a recommendation to register at the local or state level, nominate to the National Register, or recognize selected resources with an historical marker.

Organization: The organization and definition of Rockville's Historic Contexts has been taken directly from the Maryland Historical Trust's document, Maryland Comprehensive Historic Preservation Plan. The MHT Plan for historic context organization is organized by three geographic divisions: State of Maryland, regional (Eastern Shore, Western Shore, Piedmont, or Western Maryland) , and local jurisdiction. Each of the geographic regions are then divided into 12 chronological/developmental periods, or contexts which are further subdivided into themes applicable to either pre-historic or historic periods. (See Appendix G)

The State of Maryland historical context descriptions are taken from the Maryland Historical Trust's statewide Maryland Comphrehensive Historic Preservation Plan. The Piedmont Region description was prepared by the MHT from the "Piedmont Overview" section of the M/DOT Archeological Resources Survey, Volume 3:Piedmont by the Maryland Historical Trust.

Generally, the State of Maryland time periods were used to organize the seven Rockville contexts, but some adjustments were necessary. For example, the first six State prehistoric periods are combined into the first Rockville prehistoric context due to the limited data available to construct an accurate picture of these periods, and the similarity of the Indian hunting and gathering economies. The second Rockville prehistory context, Late Woodland, is the first one with clear evidence of an Indian presence in the Rockville area. All of the contexts begin with an introduction to and an analysis of the period, but the five contexts of the historic period are further divided into the eight themes established in the MHT Plan: Agriculture; Architecture, Landscape Architecture, Community Planning; Economics; Government and Law; Military; Religion; Social, Educational, Cultural; Transportation.

Rockville Organization: Seven historic contexts represent the development of Rockville, two prehistoric and five historic periods. Each historic context is divided into three geographical divisions following the MHT Plan:

State of Maryland

Piedmont Region

City of Rockville

City of Rockville Historic Contexts

Historic Context 1: Paleo-Indian, Archaic, Early to Middle Woodland
13,000 BC - 900 AD

Historic Context 2: Late Woodland
900 - 1600 AD

Historic Context 3: Contact and Settlement
1600 - 1750 AD

Historic Context 4: Rural Community Formation and Identity
1750 - 1825 AD

Historic Context 5: Development as Montgomery County Seat
1825 - 1873 AD

Historic Context 6: Maturation and Expansion of the County Seat
1873 - 1931 AD

Historic Context 7: County Seat to Satellite City of the Nation's Capital
1931 - present

Operating Plans

Definition: An operating plan evaluates each historic resource identified in the historic contexts. It emphasizes themes and presents recommendations for the enhancement of the theme and context through the preservation of resources.

Purpose: These plans focus on the preservation of resources by emphasizing themes in each context. Direct action steps for preservation are more easily developed through this approach.

Within each of the historic contexts, excluding the two prehistoric periods, there are eight themes and an accompanying operating plan.

Organization: These operating plans are organized in a general outline of a historic preservation planning program including identification, documentation, registration, stresses, recommendations for protection of historic resources, and implementation:

Identification: The historic contexts determined the number of possible resource types and characteristics. These types are then compared to the currently identified above-ground alnd archeological resources that are listed by the City's Planning Areas. The resources are shown on an accompanying map.

Documentation: Data gaps uncovered in the preparation of the historic contexts are listed and may be addressed over time to help identify resources or improve the data available on a context.

Registration: There are several forms of registering a community's historic resources: local designation, listing on a state register, or the National Register of Historic Places. Rockville now has the authority to locally designate or to nominate for listing on the National Register of Historic Places. Both have been used in the City. Each level of registration is given for the identified historic resources.

Stresses and Assessts: In order to determine priorities for future work, especially for protection recommendations, the cultural and natural stresses which threaten the survival of historic properties must be evaluated, both by property type and by planning area. The positive factors assisting in the preservation of resources should also be addressed.

Recommendations for Protection: There are many means available to protect resources including registration, design/architectural review by a local public commission, acquisition, taxation or assessments, and public education. Appropriate protective means are recommended for each theme.

Implementation: The final step in a preservation program is implementation. Each operating plan concludes with implementation steps divided into 2-3 year and 5-10 year intervals.

This context contains the following prehistoric periods:

MARYLAND
PALEO-INDIAN
13,000 - 7,500 B.C.

Evidence indicates that territorial semi-nomadic bands, dependent primarily on hunting but also utilizing a variety of other resources, exploited a much colder, late glacial environment in which big game animals such as mastodon and mammoth roamed extensive grasslands.

EARLY ARCHAIC
7,500 - 6,000 B.C.

General social organization remained much the same as the band-level societies of the Paleo-Indian period. However, a warming climate with an attendant replacement of grassland areas and associated big game animals with boreal forests and smaller animals such as deer, resulted in gradual cultural change.

MIDDLE ARCHAIC
6,000 - 4,000 B.C.

More modern environmental conditions led to a probable rise in population due to more available food resources. Increasing emphasis was placed on exploiting a diversity of varied resources.

LATE ARCHAIC
4,000 - 2,000 B.C.

Increased sedentism arises by the end of this period. Although the social system is still at a band level, seasonal population aggregation is occurring at larger camps where seasonally available food resources such as nuts and fish are harvested.

EARLY WOODLAND/ARCHAIC
2,000 - 500 B.C.

Increasingly sedentary lifestyle. Wide-ranging trade networks established. Ceramics appear. Increasingly complex social systems.

MIDDLE WOODLAND
500 B.C. - 900 A.D.

Continued increase in social system complexity with bands organized into hamlets. Probably first beginnings of horticulture but still main emphasis on hunting and gathering. Continued trade networks.

PIEDMONT
PALEO-INDIAN, ARCHAIC, EARLY TO MIDDLE WOODLAND
3,000 B.C. - 900 A.D.

The Piedmont area of central Maryland, Pennsylvania, and Virginia fell below the glacial line leaving a fertile strip of land in which a variety of plant and animal life flourished in the Paleo-Indian period. As nomadic hunters and gatherers, these Indians roamed as far west as the Blue Ridge in search of food sources and raw materials. The "fall line" provided natural crossings across the major rivers, e.g. Great Falls on the Potomac, to allow passage during certain seasons and coverage of a larger and geologically more diverse territory.(Humphrey, p.10)

A warmer climatic trend over 10,000 years ago caused the glaciers to the north to melt, creating more streams, rivers, and tributaries of the Chesapeake Bay and eventually raising the water level of the tributaries and sea. Climatic changes, such as this one, added to the social and cultural changes.

During these periods, the many different Indian groups roaming the area evolved from nomadic hunters and gatherers to semi-permanent agriculturists. They were few in number and covered large areas in seasonal searches for food. Climatic and environmental variations influenced their migration and ability to sustain life.

ROCKVILLE
PALEO-INDIAN, ARCHAIC, EARLY TO MIDDLE WOODLAND
13,000 B.C.- 900 A.D.

Although to date few artifacts have been discovered within the City limits, the potential for discovery is present. The lowland areas straddling Watts Branch, Rock Creek, and Cabin John are possible sites for artifacts from early Indian encampments. Other areas of the City not graded by modern development also are possible sites. For example, a hilltop within the right-of-way of Ritchie Parkway yielded artifacts from the Late Archaic period.(Curry 1984)

Analysis

Most of the archeological research on the Piedmont has focused on large, well-preserved sites along the major rivers. The small Indian occupation sites, like those in Rockville, have remained unresearched until recently and are poorly understood. (Fischler, 1985) However, these small sites are important parts of prehistory and when studied as a whole may provide useful information on Indian life in the upland Piedmont. Before this can occur, many more sites and artifacts like those at Ritchie Parkway must be uncovered. American University, under contract with the Maryland Historical Trust, is preparing a reexamination of the prehistoric artifact collections from the Piedmont. This study should provide a better understanding of prehistoric Montgomery County and thus Rockville.

I. Identification

A. Characteristics:

All resources of this period are archeological. Few artifacts have been unearthed to date, but excavations and findings indicate that small Indian encampments were common throughout what is now Rockville.

B. Identified Resources

Selected areas along Watts Branch, Cabin John, and Rock Creek.

C. Planning Areas Expected To Be Represented

Planning Area 5, but also undeveloped land in all planning areas.

II. Documentation

A. Data gaps:

1. Synthesis of prehistoric sites and artifact data from Central Maryland that might contribute to the prehistory of Rockville.

2. Culture changes during this period.

3. Exchange networks during this period.

4. Migration and displacement of the population.

5. Changes and advancements in prehistoric skills,tools/weapons.

6. Relation of historically identified Indian groups with groups identified in the archeological record.

7. Horticulture and culture changes.

8. Interrelation of settlements/sites in central Maryland.

9. Selected undisturbed sites within the City limits.

III. Registration

A. None registered

B. Registration possible for excavated sites suitable for interpretive history.

IV. Stresses

Development poses the greatest threat to archeological sites. Possible resources would be expected near streams, creeks, springs or other water sources. Those that have been identified are in areas unsuitable for major excavation, such as public rights of way. Many

watershed areas are dedicated to public recreational use and are protected from major development.

V. Recommendations for Protection

A. Identification of sites.

B. Excavation of selected sites and analysis of artifacts.

VI. Implementation

A. 2-3 Year Implementation

1. Data Gaps should be researched by priority and the context further developed.

2. Identify sites of high probability.

3. Evaluate stresses and threats to identified sites.

3. Excavation, under qualified supervision, of those sites most threatened.

B. 5-10 Year Implementation

1. Consider placing interpretive markers on excavated archeological sites.

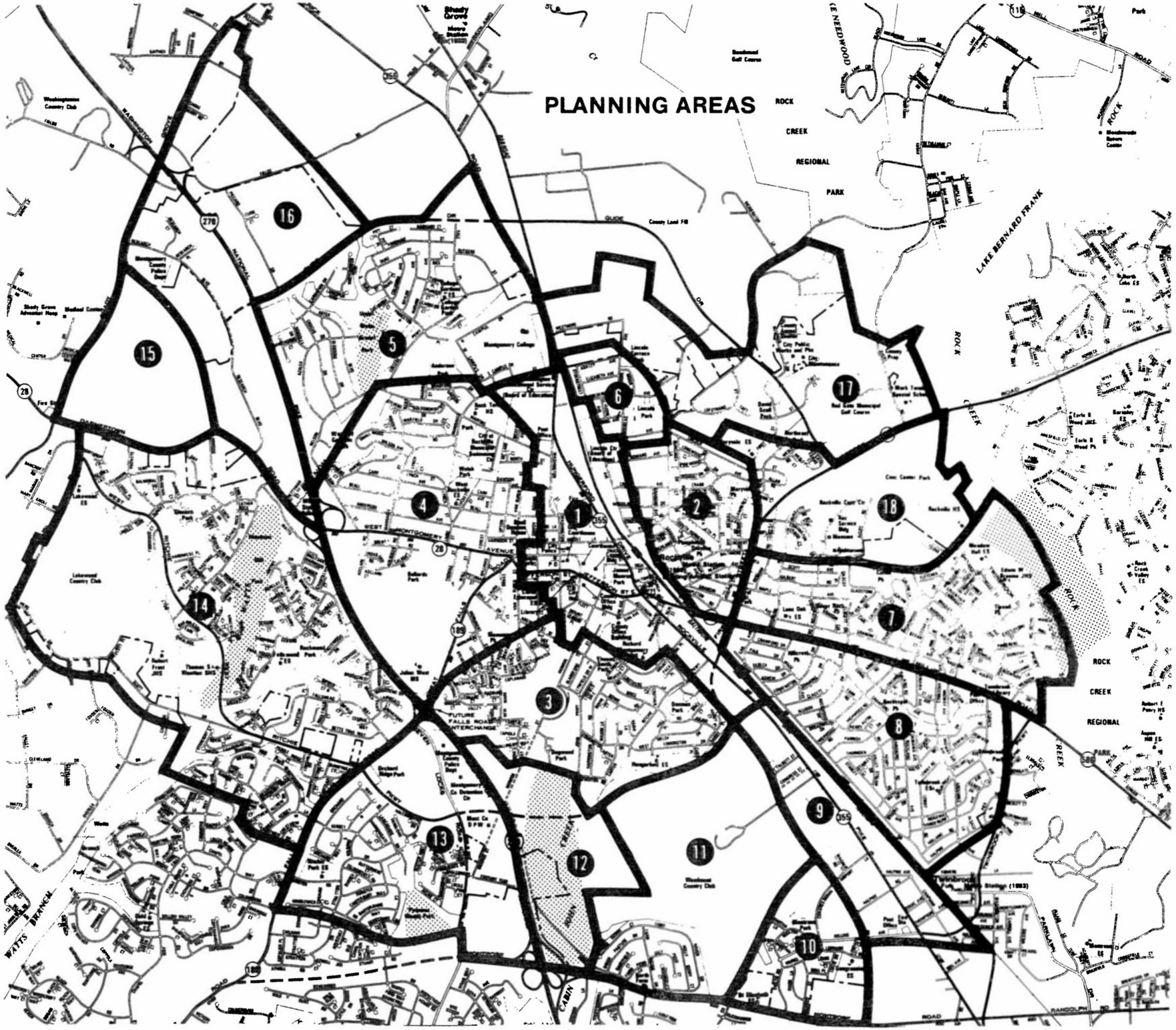


FIGURE 3

HISTORIC CONTEXT #1

PALEO-INDIAN, ARCHAIC, EARLY TO MIDDLE WOODLAND
13,000 B.C.-900 A.D.

Currently Identified Resources:

Selected areas along Watts Branch, Cabin John, and Rock Creek

HISTORIC CONTEXT #2

LATE WOODLAND ERAS
900-1600 A.D.

Currently Identified Resources:

Archeological site (18 MO 179) in Upper Watts Branch Park

POTENTIAL ARCHEOLOGICAL SITES

MARYLAND
LATE WOODLAND
900 - 1600 A.D.

Tribal level societies emerge, dependent on agriculture for main source of food. Hostility increased between groups as evidenced by fortified villages. The groups formed during this period formed the basis for the tribes encountered by Europeans when first settled.

PIEDMONT
LATE WOODLAND ERAS
900 - 1600 A.D.

After 900 A.D. Indians recognized by archeologists as the Montgomery Complex occupied an area extending from the Shennandoah Valley to the Blue Ridge and from the Rappannock to the Monocacy and Susquehanna Rivers in the Piedmont. Situated on rivers and streams, the Indians built small villages of wigwams creating sedentary communities sustained by horticulture (corn, beans, squash) and hunting (sometimes intentionally burning areas). They established trade routes and trails north-south along the "fall line" and east-west through mountains gaps. Beginning around 1200 A.D., these Indians began to move to eastern and southern Maryland.

By 1300 A.D. members of the Montgomery Complex had resettled in lower Maryland and begun to develop the Potomac Creek complex. Similar to the earlier culture, this complex flourished for several centuries and became the Piscataway or Conoy Chiefdom. The Piscataways found themselves between the aggressive Powhatan Chiefdom south of the Potomac and the Susquehannocks and Iroquois to the north. Gradually, by the end of the 16th century, the complex was restricted to the middle and upper sections of the Potomac River's north shore east of the fall line, primarily in present Prince George's County east of the Anacostia River.(Clark, p. 8-9)

After 1300 A.D., people of the Mason Island and Monongahela complexes built villages along the Potomac River in Montgomery County. These Indians established similar communities discernible to archeologists by their artifacts.

ROCKVILLE
LATE WOODLAND ERAS
900 - 1600 A.D.

One site of the Montgomery Complex has been located in Upper Watts Branch Park. Until excavations are carried out little is known about this site.

Analysis

Without widespread collection of data and careful analysis, this exact sequence of events is debatable. Nevertheless, the presence of Woodland Indians in the County and in the area of Rockville is certain. Some early settlers report signs of Indians, such as intentially burned forests. This unusual method of hunting game and clearing land was practiced extensively in the upland Piedmont area. However, as stated in the earlier prehistoric context, much research remains to be done before a clear picture is developed.

I. Identification

A. Characteristics:

Resources of this period are archeological and would likely include evidence of complex Indian settlements, including small villages and agricultural lands.

B. Identified Resources

Archeological site (18 MO 179) in Upper Watts Branch Park.

C. Planning Areas Expected To Be Represented

Planning Area 5, but also undeveloped land in all planning areas.

II. Documentation

A. Data gaps:

1. Synthesis of prehistoric sites and artifact data from central Maryland that might contribute to the prehistory of Rockville.
2. Culture changes during this period.
3. Exchange networks during this period.
4. Migration and displacement of the population.
5. Changes and advancements in prehistoric skills and tools/weapons.
6. Relation of historically identified Indian groups with groups identified in the archeological record.
7. Horticulture and culture changes.
8. Interrelation of settlements/sites in central Maryland.
9. Selected undisturbed sites within the City limits.

III. Registration

A. None registered.

B. Registration possible for site suitable for interpretive history.

IV. Stresses

Development poses the greatest threat. Possible resource sites are unidentified, but would be expected near water sources. Those that have been identified are in areas unsuitable for major excavation, such as public rights of way. Many potential sites are now dedicated to public parkland, preserving them from major development.

V. Recommendations for Protection

A. Identification of sites.

B. Excavation of selected sites and analysis of artifacts.

VI. Implementation

A. 2-3 Year Implementation

1. Data gaps should be researched by priority to expand context.

2. Identify sites of high probability.

3. Excavation, under qualified supervision, of sites most threatened.

B. 5-10 Year Implementation

1. Consider placing interpretive markers on excavated archeological sites.

MARYLAND
CONTACT AND SETTLEMENT PERIOD
1570 - 1750 A.D.

This phase is first characterized by contact between the native Indian tribes and the newly arrived Europeans, and includes the interplay between the two cultures and the development of trading posts, missions, forts and Indian reservations. During the period, the native tribes were gradually replaced by European settlers who established capitals at St. Mary's City and Annapolis, and established an economy based on tobacco production in the Chesapeake region. Settlement occurred first near the Chesapeake, expanding along the bay and rivers, and gradually moving into western lands as road networks were established.

PIEDMONT
CONTACT AND SETTLEMENT PERIOD
1570-1750 A.D.

The earliest recorded visit by a European to the Piedmont region was by Captain John Smith in 1608. At that time he travelled to the head of the Chesapeake Bay, explored the lower reaches of the Susquehanna River, and established relations with the largest and most powerful Indian tribe in the area - the Susquehannocks. He also visited Piscataway Indian villages at Little Falls and Anacostia.

Permanent settlement in the region first occurred in the 1650s in an area included in present-day Harford County. By circa 1660, much of the Coastal Plain area of present-day Baltimore and Harford Counties was occupied, and Baltimore County was created in that year. Herrman's map of 1670 shows settlement all along the Western Bay shore from the mouth of the Susquehannah river to the Patapsco River. Concentrations of population appear along the Bush, Gunpowder, and Patapsco Rivers.

By circa 1700, virtually all of the Coastal Plain from the Susquehanna to the Patapsco was occupied and settlement had spread inland along the various stream valleys. By that year, settlers had penetrated up the Patapsco to just below the convergence of that river's north and south branches. The primary economic activities were tobacco cultivation and fur trade with the Indian tribes. There were few roads, and travel was principally via the region's waterways. There were few settlements or communities, and land was usually held in small parcels rather than in a manorial system (which had failed in Southern Maryland). In order to encourage the growth of communities, there was legislation to create port towns in the 1680s; Baltimore was in existence as early as 1670.

From circa 1700 to 1733, the Piedmont area experienced rapid population growth and expansion into the interior lands, continuing along the Coastal Plain and spreading up the river valleys. By circa 1710, lands near the confluence of the Potomac and Anacostia Rivers were heavily occupied. Throughout the period, movement up the Patapsco and Patuxuent Rivers was rapid. Another set of port towns was legislated during 1706-1708; of these, only Baltimore developed into an important trading center.

ROCKVILLE
CONTACT AND SETTLEMENT PERIOD
1600-1750 A.D.

During this period, most of the present-day City of Rockville was covered in mature hardwood forests and "barrens." (The Maryland barrens were largely mature trees with little undergrowth. [Mayne, p.138]) These barrens provided hunting grounds for the Piscataway Indians living in villages along the Potomac River and the Susquehannock and Iroquois to the north and northwest along the Monocacy and Susquehanna Rivers. A network of established trade routes continued to connect the villages by a north-south route along the "fall line" and an east-west route through the mountains.

Explorers, trappers, and traders entered the area either by Indian trails or from the Potomac River below Little Falls. The first European contact with the Indians occurred in 1608 when John Smith explored two villages - one at Little Falls and the other at Anacostia - of the Algonquin-speaking Piscataway. Another possible contact occurred when Henry Fleet sailed up the Potomac to Little Falls in 1625.(GR, pp.3-4)

Actual settlement began to occur much later in the 17th century instigated by the first land grants. The increasing number of land claims by the Europeans pushed the Indians out of the area leaving a great deal of "sapling land" caused by intentional burning of the forest by the Indians (Mayne,p.140). By the early 18th century, few Indians remained. Those that did were largely contained east of the "fall line" or farther west by the close surveillance of rangers patrolling as far north as Sugarloaf Mountain. (Virta,p.28)

Analysis

As Maryland's westernmost territory, settlers moving into the area to become Montgomery County relied heavily on natural features and steady hard work in the fields and homes. The settlers facing these challenges were motivated by two overriding factors: the desire for land as an asset, and the need for land to grow tobacco. These factors were the basis of an economy founded on the medium of exchange, tobacco. The dependency on the tobacco economy explains in large part the general pattern of settlement that transformed the landscape of the area during this period. Some aspects of these settlement patterns are listed below:

* Preferred developable sites were along creeks and transportation routes, ridge roads, to facilitate transporting the packed tobacco casks.

* Settlement usually occurred in 100-to 200-acre tracts of cleared woodlands or meadows. This small acreage was a manageable family farm because clearing land was labor intensive and labor was in short supply.

* Distance between settlements necessitated the practice of folkways, belief systems, and traditions in near

isolation. This cultural background, in turn, affected the construction, design, and arrangement of the farmsteads.

* Small chapels, or chapels-of-ease, were erected as settlement increased to bring isolated families together.

* Narrow, winding paths became routes through the wilderness to important places of contact such as churches, county courts, and tobacco inspection warehouses.

* Increased settlement led to increased use of the paths that became the earliest farm-to-market roads.

The guiding economic needs of the settlers led to short-lived settlements. Houses were constructed of materials that decayed; tobacco raising led to depleted soils and thus the necessity to move to undeveloped land; roads were easily eroded; local governments were subject to relocation as new counties were established; and, distinctive cultural folkways, traditions, and belief systems were integrated with others over time. Therefore, few resources remain from this period to preserve so that the life of these early settlers may be interpreted fully.

Theme 1: Agriculture

Unlike the Coastal Plains to the east, the area around Rockville and Montgomery County is rolling Piedmont uplands. The upland areas were the first occupied because of the ease in clearing small patches of "saplingland" or second growth land cleared by the Indians, for cropland.(Mayne,p.139, Bullock, p. 86) The early pioneers usually purchased or leased small farms of 100 to 200 acres from absentee owners. Lowland areas, particularly along Rock Creek, also were sought. The rich alluvial loams and sandy floodplains found here offered narrow, but productive, land. These areas were close to running water and springs, but were subject to poor drainage and floods.(Bullock, p. 86)

These two classes of farmland provided adequate soils for growing tobacco, but corn, wheat , and fruit also were known to be raised. Although the full extent of these early plantings is unknown, it is fairly certain that tobacco, the legal tender of exchange, was the most prevalent crop. (Gutheim, Mo. Co. Plan, p.46)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Farm complex	0	0	0	X
fruit grove/orchard	0	0	0	X
early cropland	0	0	0	X

B. Characteristics:

Agricultural resources of this period would be primarily small, self-sufficient farm complexes consisting of one-or-two-room log dwelling house and outbuildings. Likely outbuildings would include detached kitchen, tobacco barns, smokehouse, spring house, privy, wood shed, animal pens and barns. Most of these structures would be constructed of materials found near the site and would consist of fieldstone, logs, pit-sawn boards and rough-hewn beams.

C. Planning Areas Expected To Be Represented

All, but especially Planning Areas with undeveloped land including Planning Areas 4,11, 12, 14, 15, 16, 17, or 18.

II. Documentation

A. Data gaps:

1. Tobacco production on early farms.

2. Agricultural production, other than tobacco, on early farms.

3. Location of earliest farms around present-day Rockville.

III. Registration

No sites identified for registration

IV. Stresses

No remaining above-ground resources exist. Possible archeological resources have not been identified, but are stressed by past and future development. Major redevelopment projects along Rockville Pike, the principal period route, have excavated to bedrock in many locations, destroying any remaining artifacts. Minor development such as housing, covers the bulk of the area. Only five major parcels in the City remain undeveloped.

V. Recommendations for Protection

No sites identified for protection

VI. Implementation

A. 5-10 Year Implementation

1. Data gap #3 should be researched because it may affect land use decision-making.

2. Remaining data gaps should be researched as time and funding permit.

Theme 2: Architecture, Landscape Architecture, Community Planning

Yeoman farmers who moved into the territory slowly transformed the landscape. Settlement occurred in the clearing of small farms, probably of 100 to 200 acres; their living quarters reflected the diminutive size of these holdings. (Gutheim, Mo.Co. Plan, p.46)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Natural feature:				
tree(s)	0	X	NA	NA
spring	0	X	NA	NA
creek	3	X	NA	NA
elevation	1	X	NA	NA
Settlement site	0	0	0	X
Farm house	0	0	0	X

B. Characteristics:

Earthfast building was the predominant building technology for this area and period. Most buildings had no foundation, rather they were held upright by heavy poles running directly into the ground. While the earliest examples were set right onto the ground with tamped dirt floors, later examples had sills, plank floors and were supported by wooden blocks. Earliest chimneys were clay-parged timbers, later with a fieldstone hearth, or all fieldstone. Even so, these buildings were extremely vulnerable to the elements and did not last beyond a few years without extensive repair. Most houses were built in the Tidewater Vernacular style: a one-or-two-room end-gabled dwelling with loft and extended front porch.

Rockville lies in the central piedmont of Maryland, situated on a southeast point of Parr's Ridge, 450 feet above sea level. Lowland areas are located near the three creeks that feed the area: Rock Creek, Cabin John and Watt's Branch. Mature hardwood forests interspersed by recovering burned areas, or "saplingland" originally covered much of present day Rockville.

C. Currently Identified Resources and Planning Areas

(1) Watts Branch and feeders (Planning Areas 4, 5, &14)
(2) Rock Creek and feeders (Planning Areas 7 & 18)

(3) Captain John Run (Cabin John Creek) and feeders (Planning Areas 12 & 13)
(4) Town Center elevation (Planning Area 1)

D. Planning Areas Expected To Be Represented

Planning Areas with undeveloped land including Planning Areas 1,4, 5, 7, 11, 12, 13, 14, 15, 16, 17, or 18.

II. Documentation

A. Data gaps:

1. Information on significant trees, creeks, springs, and other natural features that may have been important in early settlement.

2. Information on number and types of farm dwellings, outbuildings and fencing.

3. Architectural descriptions of earliest farm dwellings.

4. Land surveys plotted on present-day City of Rockville map.

III. Registration

No resources or sites identified for registration.

IV. Stresses

Identified natural features, such as Cabin John Run, are located in areas undergoing rapid development. If development proceeds without regard to these natural resources, i.e. by undergrounding streambeds and regrading, their physical appearance, accompanying vegetation, and wildlife will be lost. Intensive high-rise development of the Town Center may eliminate the human scale and obscure the original elevation.

V. Recommendations for Protection

A. Identified natural features may be designated as historic sites.

B. Protective measures should be taken by the City to maintain threatened significant natural features. Tree diseases, excessive run-off, pollution, development are possible stresses.

C. The appropriate City departments and programs should be informed of significant sites/resources.

D. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of natural features, especially trees and springs, in the City that may be significant to the City's development or 100 or more years old. The City forester may be helpful in this project. Encourage the use of historical photographs and documentation to enhance this survey.

B. 5-10 Year Implementation

1. Data gaps 2 and 4 should be researched to because they may affect land use decision-making.

2. Watts Branch, Captain (Cabin) John and Rock Creeks, and their feeders should be designated as historic features influential in early development. Markers may be considered.

3. Remaining data gaps should be researched as time and funding permit.

Theme 3: Economics

In 1632, Lord Baltimore received all the land and waters within the boundaries of the Province. Land ownership, and thus land title, originated with him from that date. Initially, he gave land to interested settlers; however, after 1683, prospective land owners paid a purchase price in an annual quit-rent (a form of payment from tenant to landlord that includes rent and obligations of feudal services). The purchased property was then surveyed and a patent or deed prepared. (Gutheim, Mo. Co. Plan, p.46)

Beginning in 1675, the first land sales or grants occurred in the Montgomery County area: first along the banks of Rock Creek up to Rockville, then to the west of Rock Creek along the Potomac, and then north and east of present-day Rockville. Today the City lies on three original land grants: Exchange, New Exchange Enlarged (1735), and Valentine's Garden Enlarged (1722). The former two consisted of 1620 acres purchased by Arthur Nelson. The latter included 950 acres mostly northeast of the present-day B&O Railroad station. These early patents continued to be subdivided through the late 18th century with the purchase and resale of land. Such land speculation was common in the pioneer economy that offered few alternative forms of investments, other than slaves and silver.

I. Identification

A. Resource Types

None in Rockville. Land Grant documents and Patents are deposited in the Maryland Hall of Records, Annapolis, Maryland.

II. Documentation

A. Data gaps:

1. Maps of early land grants plotted on present-day City maps.

III. Registration

No resources identified for registration.

IV. Stresses

None.

V. Recommendations for Protection

No resources recommended for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Encourage research on the identified data gaps.

Theme 4: Government/Law

As settlers moved west and increased in number, the state set up new counties and local self-governing bodies were formed. A system of hundreds or tax districts were delineated within each county, but the main local authority lay with the county and its county court. (GR, pp 21-23) In 1696, Prince George's County was established and included the western territories now encompassing Rockville, and the area covered by the later Montgomery, Frederick, and western counties. Fifty years later in 1748, Prince George's County was divided and Frederick County established with Fredericktown as the county seat of an area which now comprises Frederick, Montgomery and Washington Counties. (GR, p.13) In 1751, Georgetown was established next to a tobacco inspection warehouse as the port city for Frederick County. This made it the first city in what was to become Montgomery County in 1776. (GR, p.14)

I. Identification

A. Resource Types

None

II. Documentation

A. Data gaps:

1. European settlement and contact with Indians in Rockville area.

III. Registration

No resources identified for registration.

IV. Stresses

None identified.

V. Recommendations for Protection

No resources recommended for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Encourage research on the identified data gaps.

Theme 5: Religion

The Catholic Church dominated the Maryland colony until the Church of England was declared the state church in 1692 by Lionel Copley, first royal governor of Maryland. (Virta, p.30) The westernmost parish at that time was St. John's, extending from Prince George's County westward into the wilderness. As new areas were settled, small chapels or chapels-of-ease were established for the rector to hold services every few weeks as he traveled to those parishoners unable to reach the main church regularly. When a significant number of settlers were amassed, a new parish was requested from the Maryland Assembly. By 1726, the western region was too large for one minister, so Prince George's Parish was created which encompassed the present counties of Montgomery, Frederick, Washington, Garrett, Allegheny, and the District of Columbia. It was some ninety miles long with approximately 2400 inhabitants. (GR,pp. 23-24.)

To accommodate the westernmost settlers of Prince George's Parish, a chapel-of-ease was constructed in 1739 on two acres donated by Thomas Williams on part of "Mill Land." This Chapel-of-Ease, known as Rock Creek Chapel, has been tentatively placed near the grave of Upton Beall (1770-1827) in the present-day Rockville Cemetery. It eventually became the parish church of Prince George's parish and was the predecessor to Christ Episcopal Church of Rockville. (Betts, Piscataway to P.G. Parish, p.7-8, and MHT:26/11/11, Christ Episcopal Church, 1985.)

I. Identification

A. Resource Types

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Chapel-of-Ease	0	0	0	X

B. Characteristics:

The Chapel-of-Ease, Rockville's only known religious building of the period, was probably a small, one room structure, built of logs or rough-hewn beams and sheathed in weatherboards. Church records show that repairs were made to the Chapel five years after its construction perhaps indicating that it was constructed without a foundation similar to the houses of this period.

C. Planning Areas Expected To Be Represented

Planning Area 18

II. Documentation

A. Data gaps:

1. Positive identification of Chapel-of-Ease in Rockville Cemtery.

2. Folkways practiced; folk medicine, social, cultural activities.

3. Belief systems and traditions.

III. Registration

No resources identified for registration.

IV. Stresses

No above-ground resources remain. The site is now a cemetery, therefore, archeological resources are not subject to redevelopment stress.

V. Recommendations for Protection

No resources recommended for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Data gap #1 should be researched. The site of the chapel-of-ease should be located through land records and research that would facilitate a possible archeological excavation.

2. Encourage research on data gaps #2 and #3.

Theme 6: Transportation

The remote outposts of western Maryland were for centuries only accessible by Indian trails. Later, these trails became the pathways for the European settlers with hatch marks guiding travelers through the forests. Very early, these paths were improved so that tobacco hogsheads, with saplings attached at each end, could be rolled along the path to the port. It extended from the tobacco inspection warehouse near Georgetown to Fredericktown. During the westward migration, this gateway passage to the continental plains was known as the "Great Western Road' or "Great Road". The road followed the general alignment of Old Georgetown Road, Rockville Pike and Md. Route 355 to Frederick. (Figure 4) This road was not the responsibility of the government until late in this period. In 1720, no public roads were west of Rock Creek and the Eastern Branch.

I. Identification

A. Resource Types

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Road	X	X	NA	NA

B. Characteristics:

Roads were primarily wide unpaved footpaths. The Georgetown-Frederickstown Road (Maryland Route 355) generally follows Parr's Ridge. The natural stone and clay base and largely well-drained elevation made it sound for foot and horse use.

C. Currently Identified Resources

(5) Rolling Road. (Maryland Route 355, general alignment of Rockville Pike, Old Georgetown Road.)

D. Planning Areas Expected to Be Represented

Planning areas 1,6,9

II. Documentation

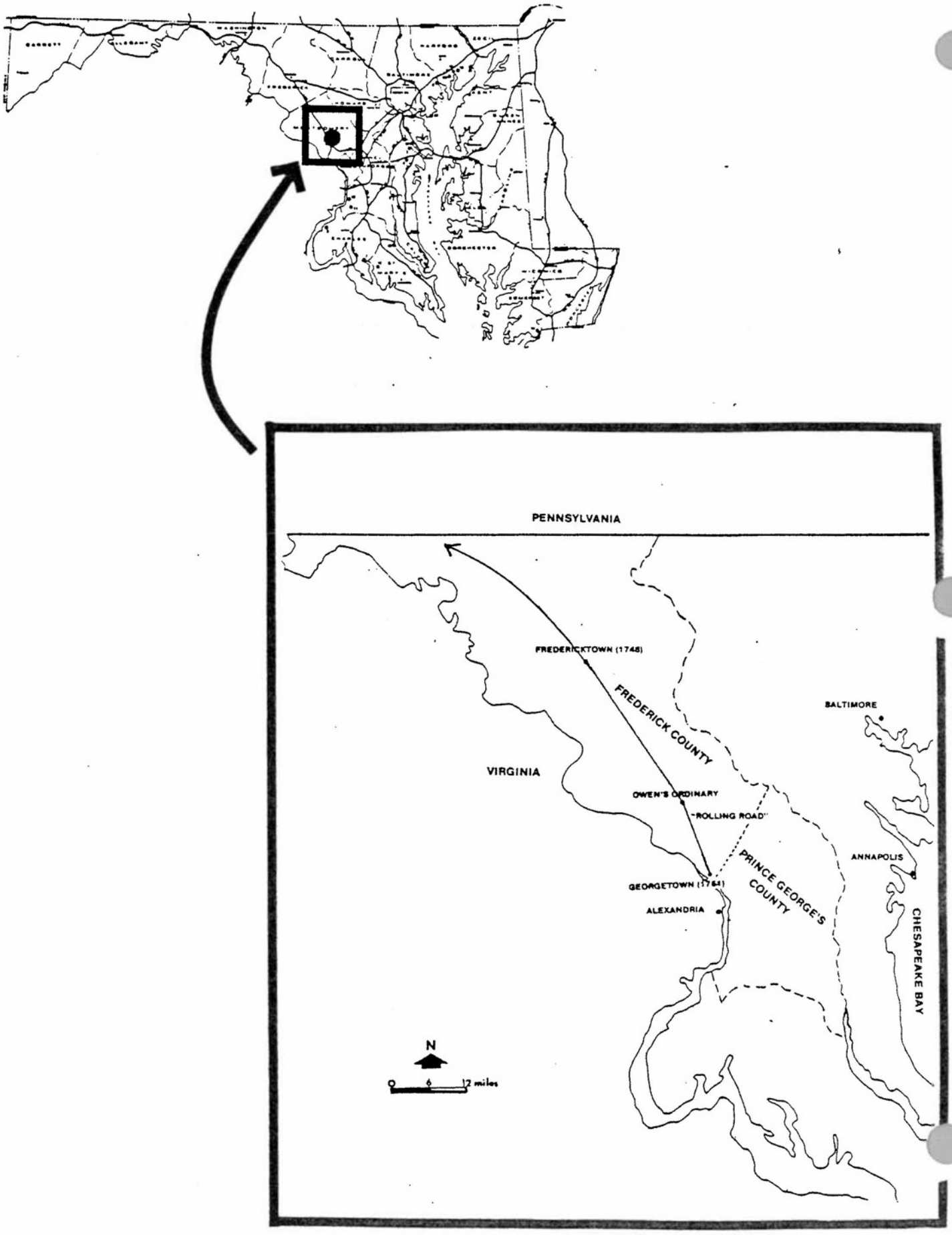
A. Data gaps:

1. Map of Indian trails and earliest routes as named and used by settlers overlaid on present day map.

III. Registration

FIGURE 4

ROCKVILLE AREA CIRCA 1750



None registered or recommended.

IV. Stresses

The precise alignment of the original Indian path is now lost, the road having been improved numerous times over the years. Modern development continues to force realignments and upgrading of capacity with corresponding name changes. The road is fragmented by name in the County (Wisconsin Avenue, Old Georgetown Road, Rockville Pike, Md.Rt. 355) and in Rockville (Rockville Pike, Montgomery Avenue, Commerce Lane, Washington Street, Md. Rt. 355) and part of the old Rockville roadbed has been taken by urban renewal. The connecting threads of the early development are gradually being obscured.

V. Recommendations for Protection

None recommended.

VI. Implementation

A. 5-10 Year Implementation

1. Encourage research on the identified data gaps.

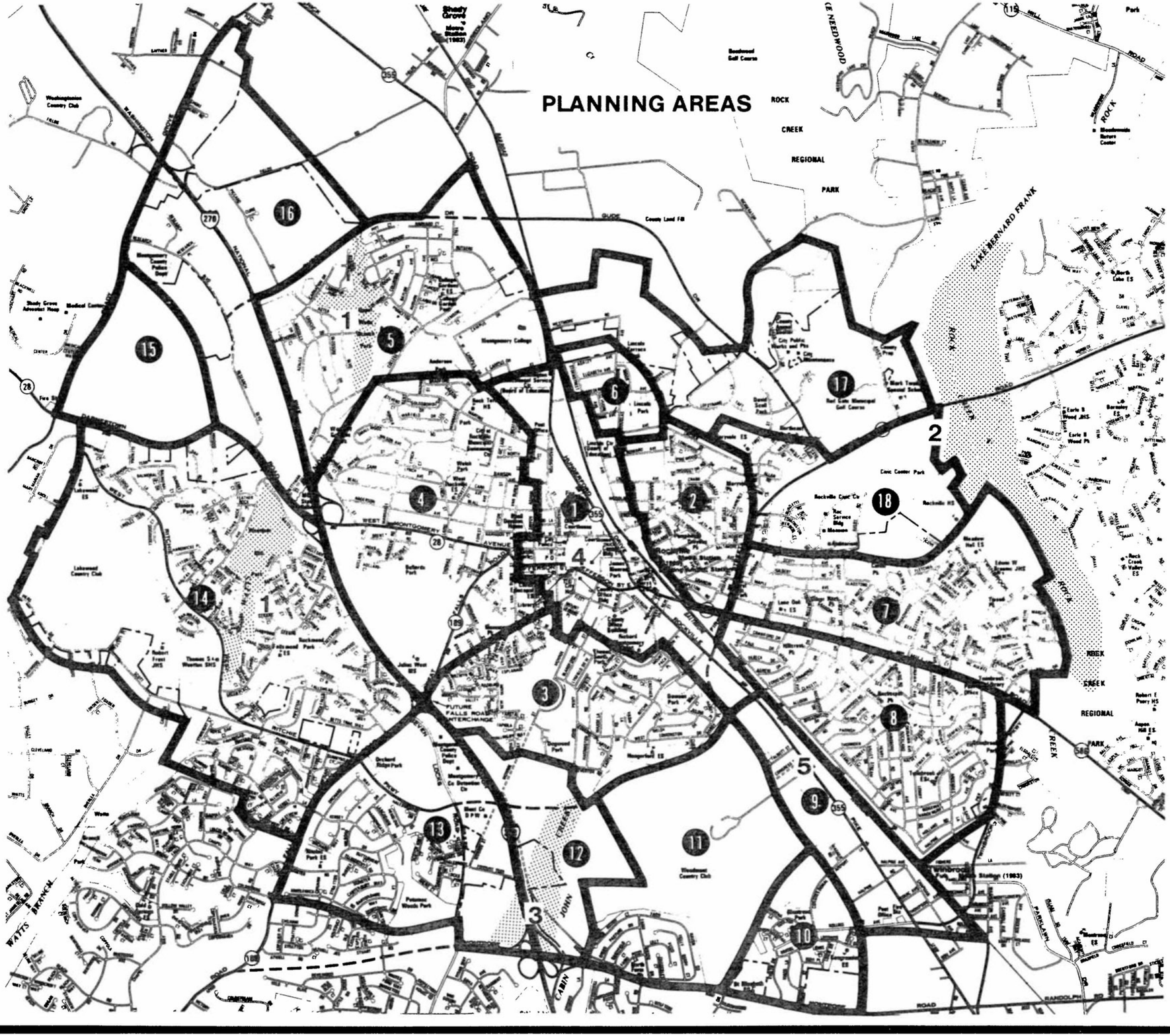


FIGURE 5

HISTORIC CONTEXT #3

CONTACT AND SETTLEMENT PERIOD
1600-1750 A.D.

Currently Identified Historic Resources:

(1) Watts Branch and Feeders (PA 4, 5, & 14)
(2) Rock Creek and Feeders (PA 7 and 18)
(3) Captain John Run (PA 12 & 13)
(4) Town Center Elevation (PA 1)
(5) Rolling Road (PA 9)

POTENTIAL ARCHEOLOGICAL SITES

MARYLAND
RURAL AGRARIAN INTENSIFICATION
1680 - 1815 A.D.

This period saw the lessening of frontier conditions in most parts of the state, and the establishment of a stable agricultural society, with tobacco replaced by agricultural diversity. Increased trade and shipping led to the founding of port towns and trading centers. Expansion into central and western Maryland was virtually completed, and the arrival of German settlers from Pennsylvania created a distinct cultural region. Several changes in the system of government occurred, from propietary to provincial to state government. Religious, social, cultural, and educational institutions were established in most of the state, and small local industries began to appear.

PIEDMONT
RURAL AGRARIAN INTENSIFICATION
1680-1815 A.D.

By Circa 1700, virtually all of the Coastal Plain from the Susquehanna to the Patapsco was occupied and settlement had spread inland along the various stream valleys. By that year, settlers had penetrated up the Patapsco to just below the convergence of that river's north and south branches.

During the period, the primary economic activities were tobacco cultivation and fur trade with the Indian tribes. There were few roads, and travel was principally via the region's waterways. There were few settlements or communities, and land was usually held in small parcels rather than in a manorial system (which had failed in Southern Maryland). In order to encourage the growth of communities, there was legislation to create port towns in the 1680's; Baltimore was in existence as early as 1670.

From circa 1700 to 1733, the Piedmont area experienced rapid population growth and expansion into the interior lands, continuing along the Coastal Plain and spreading up the river valleys. By circa 1710, lands near the confluence of the Potomac and Anacostia Rivers were heavily occupied. Throughout the period, movement up the Patapsco and Patuxent Rivers was rapid. Another set of port towns was legislated during 1706-1708; of these, only Baltimore developed into a large community, becoming an important trading center by 1760.

By the 1740s, inland stream valleys, land between streams, and upland areas were being settled with a population large enough to require creation of Frederick County. The County experienced rapid growth during 1750-1760, with formation of sizable communities. Frederick county contained all land in Maryland west of Baltimore City until 1776 when Montgomery and Washington Counties were formed. By 1780, complete settlement east of

Catoctin Mountain had occurred. A road network had developed, with Baltimore at the hub and Frederick Towne an important transportation center.

Especially in the Western Piedmont, German immigration from Pennsylvania was a important influence. In this predominantly agricultural region, German farmers raised grain and livestock while British settlers cultivated tobacco and more often relied on slave labor. Tobacco began to diminish the soils of the area and to decline in importance. Throughout the region, industries were started, with many saw and grist mills, iron forges, and furnances established. Baltimore and the surrounding area became a center for manufacturing and trade.

ROCKVILLE
RURAL COMMUNITY FORMATION AND IDENTITY
1750-1825 A.D.

By the mid-1700s, the settlement that was to become Rockville was a hamlet surrounded by outlying farmsteads. It was quickly evolving into a thriving crossroads community some sixteen miles from the Potomac River port of Georgetown. This distance made for a convenient resting point for travelers along the Georgetown to Fredericktown Road. Consequently, taverns, inns, and supporting enterprises were started to provide travelers with accommodations. The community gained more momentum for growth when designated the county seat of Montgomery County in 1777 and chartered in 1801. By 1825, Rockville was well established with two churches, an academy, a courthouse, and a number of fine houses and prosperous businesses.

Analysis

This period illustrates Rockville's change from a rural crossroads community into an independent and recognizable small town. This was evident in the following ways:

* Although surrounded by farmland with no physical barriers, a functional, grid-patterned town plan was prepared and surveyed twice.

* With the plan in place, development occurred randomly with many lots undeveloped and held for speculation.

* Although established quite early as the local seat of government, no provision was made for a county court in the town plan. This required the local commissioners to purchase land adjoining the town on which to build a courthouse.

* The erection and placement of the courthouse seems to have informally guided the development of the town and to have roughly segregated land uses, i.e. commercial establishments, law offices, and hotels were built around the courthouse while residences were constructed to the south and west of the courthouse.

* Although most residences were frame and log, some began to be constructed in brick and to reflect simple stylistic influences. This is seen in the 1815 Beall-Dawson house that was constructed in the Federal style similar to residences being built in Washington at approximately the same time. Such interest in popular styles indicates a broader awareness and sophistication than may have existed before this period.

* Roads established earlier were upgraded and improved. The importance of the roads through Rockville was recognized by the Maryland Assembly for the first time, and they were considered equal in value to those in other parts of the state.

* For the first time there is some diversity in the religious denominations represented in Rockville. The growth and importance of churches and religion in the lives of residents was reflected in the use of brick in the construction of a church building. This was in contrast to the more prevalent use of wood as a building material for residences and commercial buildings.

* The social and cultural life of most residents began to be centered around local community activities. While recreation was not part of everyday life, social events that provided interaction with residents were important for establishing the community identity.

* The growth of Montgomery County and its county seat, Rockville, attracted the attention of the state legislators. This gave a degree of status or importance to the town that brought even more residents and attention to the community.

* The change from a temporary, makeshift courthouse to the purchase of a site for erection of a permanent courthouse signaled a commitment to local government involvement in the residents'lives. This set the groundwork for a continued commitment well into the future.

Theme 1: Agriculture

Small farms, also known as plantations, surrounded the crossroads community, probably located near major roads or along creeks. These farms were separated by stretches of wooded land making them remote and isolated. Some were operated by tenant farmers for absentee land speculators in Annapolis or southern Maryland; others were owned by Rockville area families such as the West, Andersons, O'Neales, Wootons and Crabbs. Others were owner-occupied by pioneers. Farmers raised livestock and planted fruits and vegetables for their own needs, but tobacco remained the principal cash crop. As the soils were depleted in southern Maryland, the land around Rockville and in Montgomery County became more desirable for growing tobacco. The proximity of Georgetown's port and tobacco warehouses added to the value of the land. Around 1800, the market for tobacco declined. After an all time low in 1819, farmers began to shift the agricultural emphasis to crops such as wheat and corn. However, many farmers continued to focus on labor intensive products using the growing pool of slave labor.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Farm Complex:				
house	0	0	0	X
barn	0	0	0	X
outbuildings:	0	0	0	X
kitchen				
slave house				
privy				
shed				
granary				
meat/smoke house				
tobacco barn				
dairy or spring house				
corn crib				
stable				
poultry house				
woodshed				
root cellar				
animal pens				
Well/ Windmill	0	0	0	X
Fence	0	0	0	X
Earthworks	0	0	0	X

B. Characteristics

Agricultural resources of this period were primarily small, self-sufficent farm complexes, including dwelling house and outbuildings. Likely outbuildings would be detached kitchen, privy, spring or well house, dairy or spring houses, woodshed, animal pens and barns, chicken coop, and granaries. Most of these structures would be constructed by the landowner with local help using materials available near the site, including stone, logs, pit-sawn and pegged boards and hand-hewn and dressed timbers. Through the 17th Century, earthfast construction was probably the predominant form of farm dwellings and outbuildings. By the mid-18th Century, more permanent means of construction were used. Tidewater Vernacular houses remained the common type: an end-gabled one-or-two-room structure with loft and extended front porch.

C. Planning Areas Expected To Be Represented

Planning Areas with undeveloped land including Planning Areas 4, 5, 7, 11, 12, 13, 14, 15, 16, 17, or 18.

II. Documentation

A. Data gaps:

1. Information on agricultural crops and practices in the Rockville area.

2. Land owners, their property, and location of property with improvements.

3. Range of agricultural products, the amount of production, and markets.

4. Sawmills operating in or near Rockville.

III. Registration

No sites or resources identified for registration.

IV. Stresses

All potential resources are unidentified archeological sites. Development on the five remaining open parcels in the City, and intense redevelopment along major routes threatens remaining undiscovered artifacts.

V. Recommendations for Protection

A. Identified archeological sites may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct research on data gaps to determine high probability areas for resources.

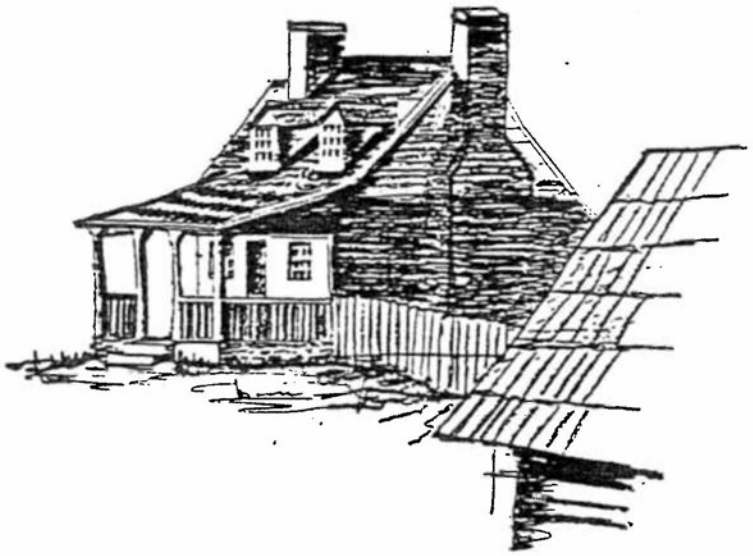
B. 5-10 Year Implementation

1. Continue research on data gaps.

Theme 2: Architecture, Landscape Architecture, Community Planning

The core of the burgeoning hamlet lay on two hundred acres called Young Man's Delight. Subdivided from the land grants, Exchange and New Exchange Enlarged, this acreage changed titles three times before being owned by "Captain" William Williams in 1766. Upon his death three years later, his son, William Prather Williams inherited the property. In 1784, he subdivided approximately forty-five acres into a town and named it Williamsburg. (Poole,"Background") Surveyed by Colonel Archibald Orme, the lots were sold for residences and commercial structures. In 1788, two and 7/8 acres to the east of the planned town were acquired for a courthouse.(MHT M:26/11/1,"Courthouse District") The 1798 tax assessment indicated that twenty-nine lots were improved, fifteen with houses, thirty-eight lots were held by the Williams Family and twenty were sold with no improvements.

Many of the early residences on the surveyed lots were small dwellings reminiscent of early Maryland Tidewater houses with projecting dormers, exterior gable chimneys, and sweeping, overhanging roofs covering full-width front proches. Construction was usually of logs, sometimes covered in clapboards, either earthfast or set on local fieldstone or brick foundations. The logs were pit-sawn from nearby available wood. An assortment of detached domestic dependencies, outbuildings, and privies were built as part of the living complex. As building techniques improved, construction changed to a lighter framing method using circular sawn lumber from sawmills. The newer methods were first adopted for houses built in towns and gradually spread to farmhouses.



In 1787, Philip Jenkins purchased Lot 24 and built one of the earliest structures in the town. He purchased a nearby lot to the west, Lot 76, in 1792. One year later Lot 76 had one improvement, probably the two-room structure with loft and lean-to at the northwest section of the house that now is 5 North Adams Street. Jenkins moved to Kentucky in 1824, selling his house and lot to John Braddock. (MHT M:26/10/16, 5 N. Adams)
In 1793, Adam Robb, a Scotsman, rented a building on Lot 5 near the court-

house. Robb became a prosperous local businessman and purchased Lots 78 and 79 in 1798. A house, which remains as part of (now) 101 North Adams Street, and outbuilding were constructed on Lot 78 by 1799. Robb also owned Lot 4, one of the possible sites of his tavern operated until the 1820s. In 1811, Benjamin Latrobe made an ink and wash drawing of a view of early Rockville, "Out of Robb's Window, Montgomerry Court House", but the exact vantage point has not been identified. After 1820, Robb turned his attention to amassing an estate of over eight hundred acres of farmland around Rockville. (Cissel,"Adam Robb" and MHT#M:26/10/14, 101 N. Adams St.)

ROBB/HIGGINS/WARD HOUSE, 101 NORTH ADAMS

BEFORE 1873

1986

Robb's daughter, Jane Neale Robb, married Upton Beall in 1810. Beall was Clerk of the Circuit Court for Montgomery Couty and a prominent individual. They constructed the handsome brick Federal-style house on Lot 59 as their residence. (MHT M:26/10/1, Beall-Dawson House) The simple facade resembled the Federal-style houses owned by their peers in other parts of the County. This house served as the principal structure of his approximately sixty-seven acres to the west and northwest. The land provided space for orchards, gardens, and slave quarters for his household slaves. (Cissel, "Notes", 1985)

Julius and Charlotte Bingham built another brick house on Great Falls Road in 1821.(MHT M:26/9, 307 Great Falls Road) Bingham was editor of the second Rockville newspaper,True American and Farmer Register. These two houses were among the earliest brick residences in the town.

One of the earliest merchants and investors active in Williamsburg was Honore Martin, a Frenchman from the West Indies. He operated "Martin's Store", became active in local affairs, and was Judge of the Orphans Court, at the same time buying and selling many town lots.

BEALL-DAWSON HOUSE, 103 WEST MONTGOMERY

Several free blacks lived in the area around Rockville in the 1820s. At least two of them owned lots within the town limits; Samuel Martin owned Lot #32 and eight acres north of the town limits - the area which was later known as Martin's Lane. James Jones, a free black, owned Lots 52-56. (Cissel, "Samuel Martin and Martin's Lane")

The imprecision of Williams' survey and lack of title documents led to disputes over boundaries. Therefore, in 1803, the town was resurveyed by William Smith, County Surveyor, into eighty-five narrow, rectangular 1/2-acre lots. It is believed that this survey work followed the 1784 town plan, but established boundaries starting at the "Beginning of Rockville" or "B.R." stone at a southeast point or Lot 1 from which all future measurements proceeded. (Mo. Co. Land Records, L/188 , See Figure 6)

I. Identification

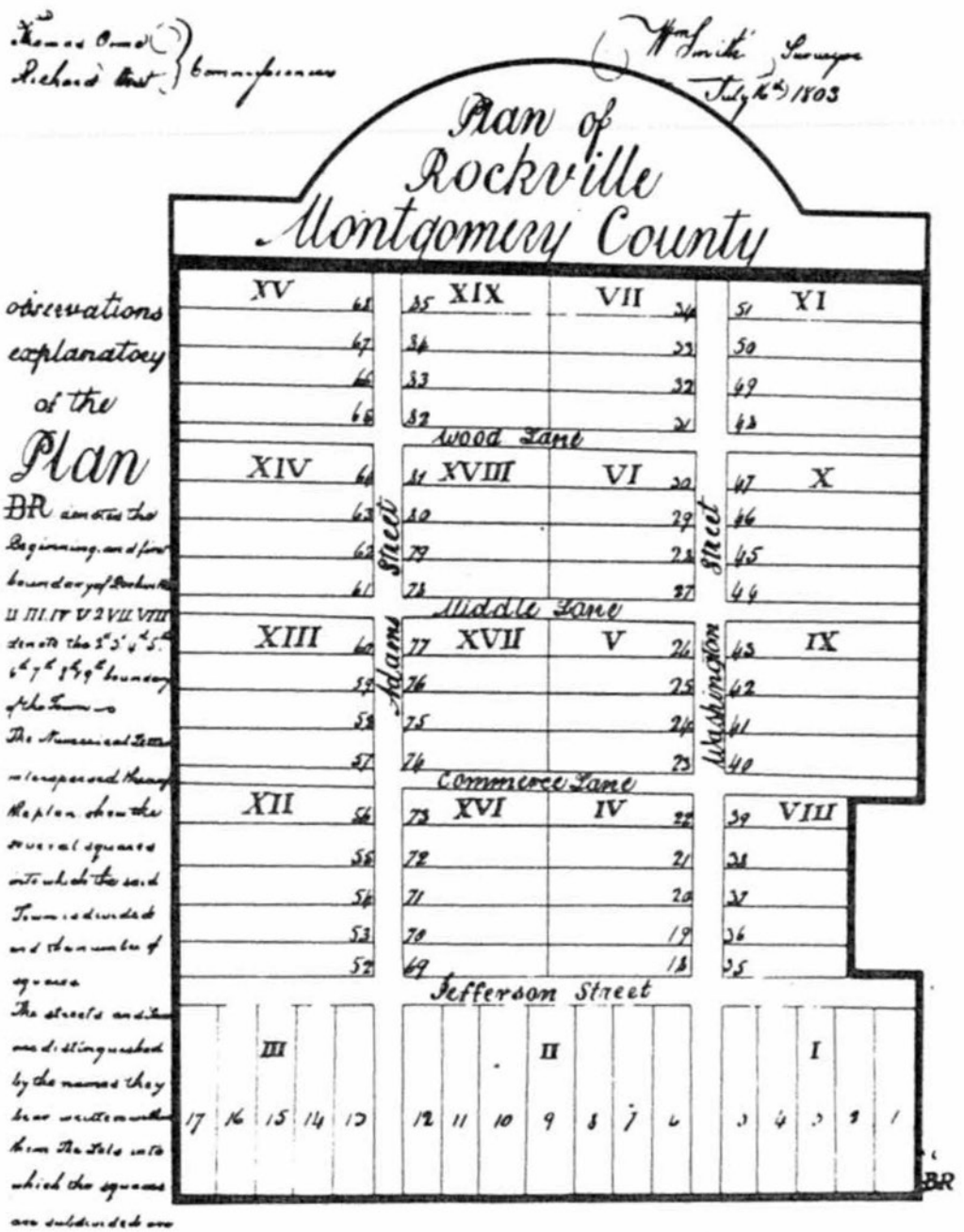
"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Town plan	1	2	NA	NA
Boundary marker	2	4	NA	NA
Vernacular house	2	2	0	X
High-style house	2	2	0	0

FIGURE 6

ORIGINAL TOWN PLAN OF ROCKVILLE 1803



Possible	Above Ground Identified	Above Ground Expected	Archeological Identified	Archeological Expected
Outbuildings:	0	0	X	X
slave/servant house				
privy				
meat/smokehouse				
detached kitchen				
root cellar				
wash house				
poultry house				
dairy, spring, or well house				
storage shed				
woodshed				
barn/stable				

B. Characteristics

The 1803 resurvey,"Plan of Rockville" of the 1784 "Williamsburg" subdivision established a 15 block grid of lots separated by two major north-south streets, Adams and Washington, one major east-west street, Jefferson, and three east-west lanes. The streets connected to the larger county network whereas the lanes were local streets.

While earthfast tidewater vernacular dwellings remained typical of farmsteads, more sophisticated construction techniques were being used to build structures in town. These structures were more substantial with foundations and lightweight framing of sawmill lumber joined by nails, enabling two-story houses to be built with local labor and carpenters. Brick was used for two-story vernacular federal houses by 1815. The use of large windows indicate that building materials and household items not locally obtainable were purchased and transported to Rockville. Gardens and outbuildings such as detached kitchens, wells and well houses, privies, and chicken coops were common, while slave or servant houses, stables and barns were present on larger more prosperous holdings.

C. Currently Identified Resources and Planning Areas

(1) Early town plan (1803) Mont. Co Land Records, Liber L/188 (Planning Areas 1 and 4)
(2) B.R. markers, Maryland at Vinson, others (Planning Areas 1 and 4)
(3) Beall-Dawson House, 103 West Montgomery Avenue (Planning Area 1)
(4) Bingham/Brewer House, 307 Great Falls Road (Planning Area 4)
(5) Jenkins/Miller/McFarland House, 5 North Adams (Planning Area 1)
(6) Robb/Higgins/Ward House,101 North Adams (Planning Area 1)

D. Planning Areas Expected To Be Represented

Planning Areas 1 and 4.

II. Documentation

A. Data gaps:

1. Information on Williams' plan.

2. Land surveys plotted on present-day City of Rockville map.

3. Site plan for Upton Beall's property showing location of outbuildings and slave households.

4. 1803 Rockville town plan showing earliest structures.

5. Description and architecture of dwellings, taverns, outbuildings.

6. Honore' Martin's background, land ownership, and contribution.

7. Samuel Martin's background, land ownership and contribution.

8. Compilation of land owned by free blacks of this period.

9. Rockville area black history of this period.

III. Registration

Resource	Local	State #	National Register Listed
(1) Early town plan	Hist.Dist.	M: 26/10	West Mont./Courthouse
(2) B.R. markers	None	M: 26/11/6	
(3) Beall-Dawson House	Hist.Dist.	M: 26/10/1	West Mont.Ave.H.D.
(4) Bingham/Brewer House	None	M: 26/9	Individual Listing
(5) Jenkins/Miller/McFarland House	Hist.Dist.	M: 26/10/16	West Mont.Ave.H.D.
(6) Robb/Higgins/Ward House	Hist.Dist.	M: 26/10/14	West Mont.Ave.H.D.

IV. Stresses

Urban renewal has eliminated or rerouted the lanes east of Washington Street. Those west of Washington are protected by Historic District designation.

The proximity of transitional-office and office development zones of some of these structures increases the likelihood of pressure to convert to office uses. Office use modifications, such as parking, expanded ingress and egress, upgraded utilities, and screening requirements alter the historic environment. Landscaping in both residential and office zones is often not consistent with the historic character.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites.

B. Every effort should be made to protect these resources through the Certificate of Approval application process to avoid substantial alterations and compromised integrity.

C. The appropriate City departments and programs should be informed of significant sites/resources.

D. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation of Bingham/Brewer House for single-unit historic district.

2. Encourage local archeology organization, under qualified supervision, to conduct testing for potential sites at 5 North Adams, 101 North Adams, 307 Great Falls Road, and 103 West Montgomery Avenue.

3. Conduct inspection and prepare condition report on resources from this period.

B. 5-10 Year Implementation

1. Data gaps 2, 3, and 4 should be researched because they may affect land use decision-making.

2. Remaining data gaps should be researched.

3. Consider expansion of Montgomery County Courthouse Historic District to include the eastern limits of the original town plan. This would include the B.R. stone at Vinson and Maryland Avenues.

Theme 3: Economics

There is evidence that at least two taverns existed through the late 18th century in what is now Rockville. Owen's Ordinary was operating as a tavern in 1755 when General Braddock passed through the area. This ordinary was located on Valentine's Garden Enlarged either at the immediate east side of the Courthouse or farther north on the Georgetown-Frederick Road. (Poole, "Taverns")

Hungerford's Tavern, operated by Charles Hungerford, was probably on Exchange and New Exchange in Rockville. The first Montgomery County Elections were held at Hungerford 's in March of 1777; however, shortly after, in May of 1777, Montgomery County Court was to be held at "the House of Leonard Davis." Historians believe that Davis took over Hungerford's tavern business and building in the interim, citing a license issued to Davis with Hungerford acting as bond, and other evidence. The site of this tavern is believed to be the later Lot 19 fronting Washington Street, north of Jefferson, and near the 18th-century junction of the road to Monocacy River and the Georgetown-Fredericktown Road.(Poole, "Taverns")(Figure 7)

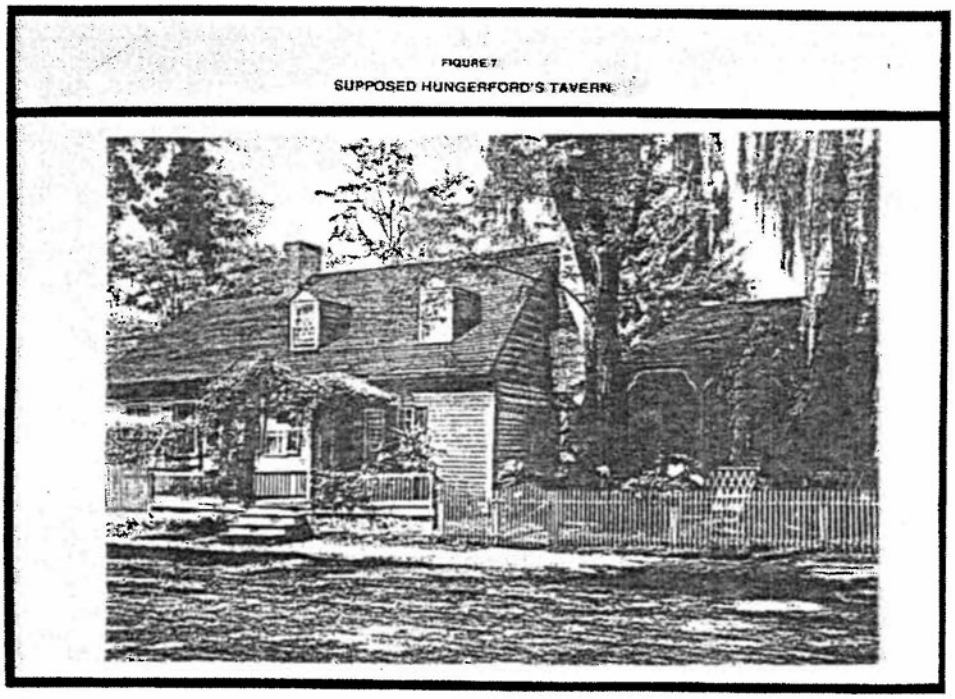


FIGURE 7
SUPPOSED HUNGERFORD'S TAVERN

By 1800, the cash crop, tobacco, was replaced in Montgomery County by wheat and grains, because of the falling tobacco prices and exhaustion of the soil.

The rise of wheat and corn production led to the construction of grist mills on local streams. These mills included Veirs' Mill, east of the town, and Wootton's Mill, west of town.

Contemporary to the grist mills were sawmills that took advantage of the abundance of hardwood and the clear-cutting of mature forest for farm use. These mills were to produce most of the building material for construction in the early 19th century.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Tavern	0	0	0	X
Shop	0	0	0	X
Mill complex	1	X	0	X
grist mill	1	1	0	0
sawmill	0	0	0	X
miller's house	1	1	0	0
outbuildings	0	0	0	X

B. Characteristics

As settlement grew, opportunities for local cash crop farming increased. Processing and trading structures, such as mills and taverns were built. Mills, located near water, were constructed primarily out of native stone and timber. Tidewater vernacular house structures were used for all purposes: many combined dwelling and commercial use. Some few had a designated commercial use such as store-house or taverns. Taverns were also inns with stables, detached kitchens, wells and outbuildings to house and feed teams of horses or oxen as well as travelers. Craftsmen such as tanners, sadlers, shoemakers, blacksmiths, wheelwrights, tinners and tinkers generally made and sold their wares from their dwelling or from an accessory building on the homesite. These accessories were wood, either log, or wood framing with clapboard siding. Medical and legal professions were also commonly practiced from the dwelling.

C. Currently Identified Resources and Planning Areas

(7) Wootton's Mill Ruins (Planning Area 14)
(8) Wootton's Mill Miller's House, 1050 W. Montgomery Avenue (1790s) (Planning Area 14)

D. Planning Areas Expected To Be Represented

Planning Areas 1, 7, 11, 12, 14, 17, or 18.

II. Documentation

A. Data gaps:

1. Location of Hungerford's Tavern and Owen's Ordinary.

2. Other businesses or establishments in Rockville.

III. Registration

None

IV. Stresses

The few possible historic dwelling/commercial resources which remain from this period may be adversely affected by development. The two remaining structures on North Adams (5, 101) are in a designated historic district. The mill sites are now surrounded by housing development. The privately held accessory structure, the Wootton's Mill Miller's House, may suffer encroachment by housing in the future, altering the relationship of the house and the mill site itself, on public parkland.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Locate and encourage local archeological organization, under qualified supervision, to excavate mill sites.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. Interpretative markers should be considered for Wootton's Mill and miller's house in the adjacent City parks.

Theme 4: Government/Law

The Rockville crossroads was a convenient gathering place for the isolated residents of lower Frederick County. On Saturday, June 11, 1774, the settlers of this area met at Charles Hungerford's Tavern to respond to the British Parliament's Boston Port Bill which closed the port of Boston. Those gathered approved a response to the Bill, later to be known as "The Hungerford Resolves." This action made the residents of Frederick County part of the growing revolutionary cause in the colonies. (Maryland Journal , 6/18/1774)

Two years later, the Maryland Constitutional Convention passed a bill to divide Frederick County into three counties. The current Montgomery County, which had earlier been known as the "Lower District of Frederick County," was at that time created; it was named after the Revolutionary War veteran, General Richard Montgomery.

After the establishment of the new County, voters selected a county seat. Hungerford's Tavern, for years the local polling site, taken over by Davis in spring of 1777, became the location for the new County seat. Therefore, the area around the tavern was referred to as "Montgomery Court House" and continued to be called such for some fifty years afterwards.(Figure 8)

Court sessions were held at Leonard Davis' tavern until the County Commissioners agreed to renovate a tavern owned by Thomas O. Williams in 1779. It was described as:

> one fireplace above and one below stairs, two rooms above stairs to be seated for jurys; Tables and benches to hold court; The present Gaol (jail) to be filled in and made secure with a Stove at the Seasons of the year when required; the whole to be completed by November Court next and received as approved of by the Court for three years Rent Free.

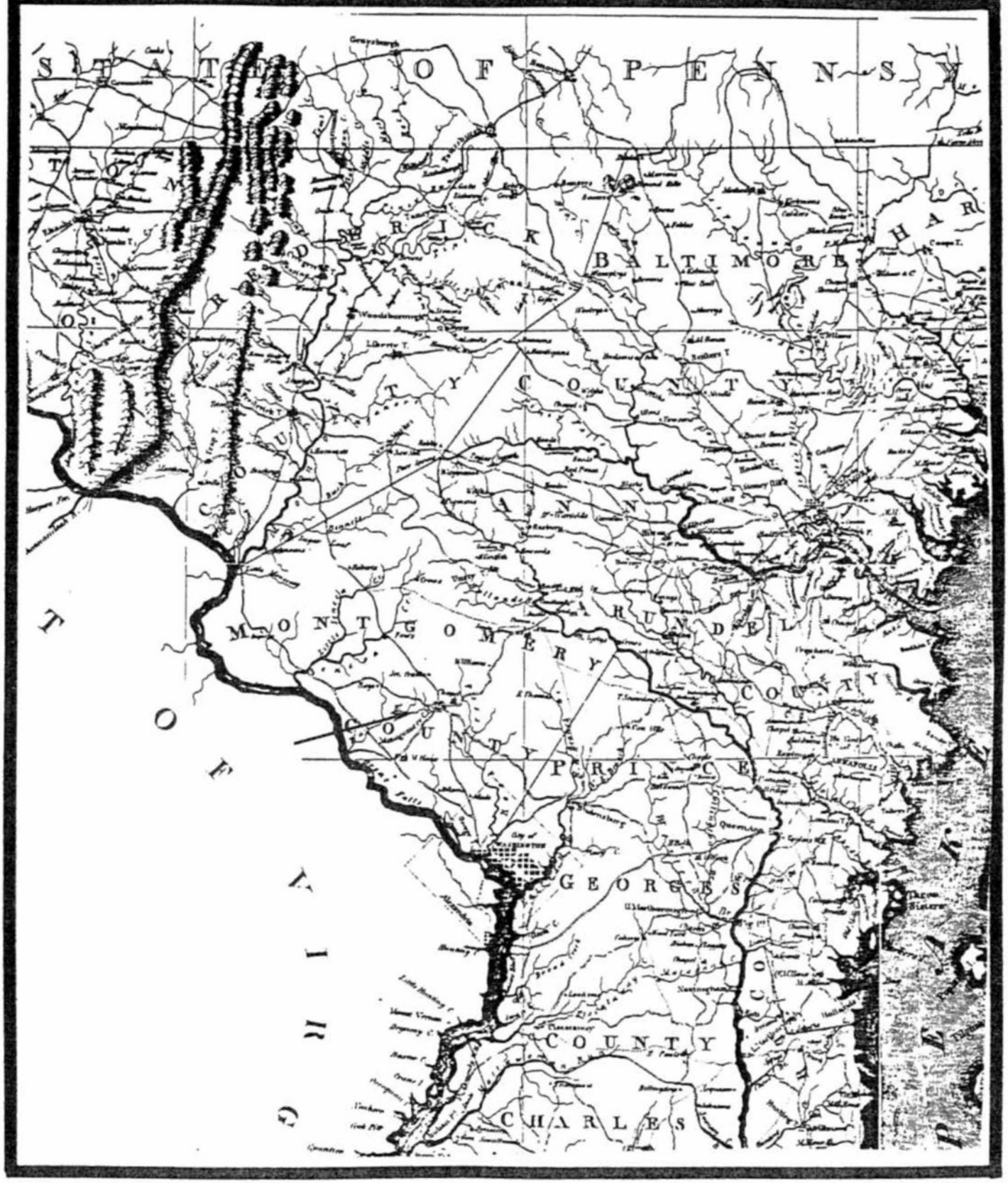
The new county retained seven "hundreds," or tax districts, from eleven in the former Frederick County. Rockville was contained in the Middle Potomac Hundred. At the same time, five new election and tax districts were created. Rockville was in the 4th District. (Scharf, "Western" Vol. I, p. 655, 657.)

The designation of a county seat and courthouse made the hamlet more permanent and fostered the growth of the town that was chartered in 1801 and officially named Rockville, after Rock Creek, in 1803.

The first County jail separate from the courthouse was established after 1786 when a house was built on Lot 6 as office and gaol for William Robertson, Sheriff of Montgomery County. (Mo. Co. Land Record D/666.)

FIGURE 8

DENNIS GRIFFITHS MAP OF MARYLAND 1794



I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Jail	0	0	0	0
Tavern/Courthouse	0	0	0	0

B. Characteristics

County government business, which was conducted on a periodic basis, was initially held in various Rockville taverns as a convenient public place. Eventually one tavern was leased for court and county business only. The taverns were tidewater vernacular structures as discussed in theme 3.

The original jail-house was a one-story log structure, probably in tidewater vernacular form. Later a two-story, end-gabled fieldstone building was constructed.

C. Planning Areas Expected To Be Represented

Planning Area 1.

II. Documentation

A. Data gaps:

1. Documentation of jail and tavern sites (see Economics data gap #1).

III. Registration

No resources identified for registration.

IV. Stresses

The early privately owned tavern sites may yield valuble artifacts if privies, offal or refuse sites have escaped excavation. There is slight chance that substantial archeological evidence remains from the later jail and courthouses as all have been succeeded by later county buildings which required substantial excavation. Town Center redevelopment remains the greatest threat.

V. Recommendations for Protection

A. Identified properties may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 5-10 Year Implementation

1. Data gap should be researched.

2. Locate and encourage local archeological organization, under qualified supervision, to conduct testing and/or excavate these sites.

Theme 5: Military

From 1754 to 1763, the French and Indian War in western Maryland and Pennsylvania made the area of Montgomery County a natural throughfare for British troops. The road from Georgetown to Fredericktown was used by Major General Edward Braddock for his northern trek to Fort Duquesne in Pennsylvania. On April 20, 1755, he camped along the road near Owen's Ordinary, the site of present-day Rockville, for one night.

Rockville saw no battles during the war of 1812, but "Montgomery Court House" served as a regrouping area for the defeated American troops retreating from the Battle of Bladensburg on August 24, 1814, a retreat which left Washington defenseless against British destruction. (Marine, 1812, p.95)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Campsite	0	0	0	X
Staging/regrouping site	0	0	0	X

B. Characteristcs

These campsites were likely located near roads and sources of water at creek branches or wells. Tents provided the only shelter in the encampment.

C. Currently Identified Resources and Planning Areas

(9) DAR Marker on Courthouse Square representative of General Braddock's Encampment (Planning Area 1)

D. Planning Areas Expected To Be Represented

Planning Area 1

II. Documentation

A. Data gaps:

1. Site of General Braddock's encampment.

2. Site of American Army regrouping, care of wounded, feeding and supplying in 1814.

III. Registration

Resource	Local	State #	National Register Listed
(9) DAR Marker	Hist. Dist.	None	Mo. Co. Courthouse H.D.

IV. Stresses

These encampments, roughly located in the courthouse and adjacent area, offer little potential for artifact recovery, due to their original temporary nature and the intervening layers of development on the sites.

V. Recommendations for Protection

A. Identified archeological sites may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites/resources and representations.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

2. Consider interpretative markers if archeological sites are identified.

Theme 6: Religion

Episcopal

The first Episcopal structure in Rockville, the clapboard and log chapel-of-ease, was replaced by a brick chapel in 1808. Bishop Thomas John Clagett consecrated it as Christ Church. There is evidence that by 1815 the brick chapel was inadequate and a committee was formed to consider a move into town. In 1822 it was dismanteled and moved to a new site in Rockville southwest of the courthouse, now on South Washington Street, given to Christ Church by Solomon Holland. Here a rectangular brick church was erected for the congregation. (MHT M:26/11/11, Christ Episcopal Church,1985.) The site of the Chapel-of-Ease became Union Cemetery for Christ Episcopal Church at this time.

Baptist

Other protestant denominations were developing around Rockville, such as the Baptist Church at Seneca (1798) and Captain John Meetinghouse (1765). The Rockville Baptist Church (first named Bethel Baptist Church) broke from the Seneca Baptist Church in 1821. By 1823, a church with an adjacent cemetery had been built on the western limit of the town later to be accessed by Jefferson Street. (MHT M:10/25, Old Baptist Cemetery.)

St. Mary's Church

Presbyterian

An offshoot of the Captain John Presbyterian Meetinghouse, the Rockville Presbyterians attended Captain John or Bethesda Meeting-house but held prayer meetings at member's homes and at the Rockville Academy until construction of their own building in 1832. That building stood at the northwest corner of the intersection of Jefferson and Adams Streets.

Catholic

In 1813, Father James Redmond, the first pastor of Saint Mary's parish performed a number of baptisms in Rockville. This began the small Catholic congregation, at that time holding services in area homes. St. Mary's Catholic Church, one of the first brick churches in Montgomery County, was erected in 1817 on four acres purchased the year before on Rockville Pike. (Historic St. Mary's, pp.1-5)

Christian

The congregation of the Disciples of Christ was formed around 1820, largely organized by Elder William McClenahan, head of the English faculty of the Rockville Academy. (MHT #M:26/10/22 Rockville Christian Church.)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Church	1	1	0	X
Meetinghouse	0	0	0	0
Cemetery	3	3	0	0

B. Characteristics

Church buildings of this period were small, using frame dwelling construction techniques. Only one, St. Mary's, of the two brick churches of this period remains and likely reflects the typical form, a simple, symmetrical, front-gabled main block, with limited decoration and stained glass. The more stringent Protestant (Baptist, Methodist and Presbyterian) sects of the period built utilitarian meetinghouses.

C. Currently Identified Resources and Planning Areas

(10) Baptist Cemetery, Jefferson and Van Buren Streets (Planning Area 1)
(11) Union/Rockville Cemetery, Viers Mill Road (Planning Area 18)
(12) St. Mary's Church (1817), 920 Veirs Mill Road (Planning Area 1)
(13) St. Mary's Cemetery, 920 Veirs Mill Road (Planning Area 1)

D. Planning Areas Expected To Be Represented

Planning Areas 1 and 18.

II. Documentation

A. Data gaps:

1. Information on the development of the Rockville Methodist Church.

2. Proceedings of Christ Episcopal Church, Rockville Baptist Church, Rockville Presbyterian Church, St. Mary's Roman Catholic Church, and Disciples of Christ Church.

3. Information on Union/Rockville Cemetery.

III. Registration

Resource	Local	State #	National Register Listed
(10) Baptist Cemetery	Hist.Dist.	M: 26/10/25	West Mont. Ave. H.D.
(11) Union/Rockville Cemetery	None		
(12) St. Mary's Church (1817)	Hist.Dist.	M: 26/12	Third Add/St.Mary's HD
(13) St. Mary's Cemetery	Hist.Dist.	M: 26/12	Third Add/St.Mary's HD

IV. Stresses

The one remaining brick church is protected by historic designation. Archeological sites for this period are in the Town Center area and may be already destroyed or endangered by development.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct inspection and prepare a condition report on resources from this period.

B. 5-10 Year Implementation

1. After inspection of resources, implement program for preservation and protection that may include stablization of ruins/sites or protective devices against pedestrians, vehicles, arson, vandals, or neglect.

Theme 7: Social, Educational, Cultural

Social/Cultural

Rockville's population remained quite small during this period. Its social and cultural life centered largely around the court proceedings, church activities, and informal gatherings. Newspapers and documents are unavailable on most of these early activities.

Slaves and a few free blacks were present in Rockville at this time from evidence in marriage and birth records. However, supporting sources are unavailable to document the social and cultural life of the black community.

In the 1760s, land records indicated that a race track was located in the boundaries of present-day Rockville. The exact location is unknown. (Cissel,"Notes" 1985)

In 1789 approximately one hundred acres southeast of the town were deeded to the County "trustees of the poor." These trustees were responsible for management of the land and employing the poor. This action set up the County Almshouse and farm that provided housing, work, and a burial plot for the County's poor residents. (Sentinel, June 30, 1977)

Education

In 1805, the Maryland General Assembly gave approval for a lottery to be held to finance a school in Rockville. Four years later, Rockville Academy was incorporated. John Brackenridge of Pennsylvania, a Presbyterian minister, become the first principal in 1811. In the same year, the Assembly allocated eight hundred dollars to be paid to the trustees annually for the education of eight indigent students free of charge. The Rockville Academy was the second offering education in the classics to be set up in Montgomery County. (Scharf,"Western, I" p.753., MHT M:29/10/2 Rockville Academy.)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Poor/alms house Complex:				
house	0	0	0	X
privy	0	0	0	X
wash house	0	0	0	X
storage shed	0	0	0	X
well	0	0	0	X
orchard	0	0	0	X
garden	0	0	0	X

fence	0	0	0	X
cemetery	1	0	0	0
School	0	0	0	X

B. Characteristics

Institutional buildings of this period were generally multistory, of brick or wood frame construction. Rockville Academy was a five-bay rectangular two-story end-gabled brick federal building.

C. Currently Identified Resources and Planning Areas

(14) Archeological Site of the County Almshouse and Cemetery (Planning Area 12)

D. Planning Areas Expected To Be Represented

Planning Areas 1 and 12.

II. Documentation

A. Data gaps:

1. Information on blacks during this period.

2. Location and extent of use of race track.

3. Information on the role of Rockville residents in local, County, and State politics and society.

4. Information on social and cultural organizations.

5. Information on informal education contrasted to formal education at Rockville Academy.

6. Information on the establishment of the County Almshouse.

III. Registration

No resources identified for registration.

IV. Stresses

All resources represented in this theme are archeological and located in areas undergoing development. Development pressure may endanger the identification and excavation of potential sites.

V. Recommendations for Protection

A. Identified archeological sites may be recognized with markers.

B. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Oversee archeological work (above/below ground) at Poor Farm/Almshouse Cemetery.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. Interpretive markers should be placed at the Poor Farm.

Theme 8: Transportation

The major communication line was the "rolling road" stretching from Georgetown to Fredericktown . As settlement increased in the area, new roads were designated. The need for reliable passable roads was so important that in 1777 the Maryland Assembly officially brought the roads of Montgomery County under its purview. The official endorsement brought the appointment of thirty-six overseers to inspect and keep operable their assigned sections. (Scharf, "Western" I, pp.696,697.) Rockville's streets which were also State or County roads were assigned to supervisors. The residential lanes were not.

In addition to the Georgetown-Fredericktown road, the Assembly in 1790 authorized a road from the mouth of the Monocacy to Montgomery Courthouse. A road from Great Falls on the Potomac to Montgomery Courthouse probably predated even that one, as did one from the mouth of Watts Branch to Montgomery Courthouse approved in 1784 by the Assembly. The former was called Captain John Road because it led to the Captain John Meetinghouse located there. (Scharf, "Western", I, p.697.)

In 1805, the Washington Turnpike Company received the first charter in Montgomery County from the Assembly to improve, or "pike" with stone, the "Great Road" from the District line through Rockville to Clarksburg. This became known as Rockville Pike. (GR, pp.106,107.)(Figure 9)

Public transportation was established along the Georgetown-Frederick Road. In 1819, the Frederick Mail-Stage started from Washington three days a week at 2 a.m. making three passenger pick-ups and "breakfasted at Mr. Campbell's, in Rockville." The stage returned the following day. Fare was four dollars. (Scharf, "Western" I, p.698.)

The town plan devised in 1803-1804 designated public right-of-ways and gave them names different from those in Williams' 1784 plan. The three principal streets were named after presidents: Washington and Adams, north to south, and Jefferson east to west. Cross streets were given common names such as Wood, Middle and Commerce. The purchase of the courthouse lot required another name, so Commerce at that point became Montgomery Avenue.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Road	4	4	0	0
Street	7	7	0	0

FIGURE 9

TRANSPORTATION NETWORK

FROM: DENNIS GRIFFITH'S MAP OF MARYLAND 1794

B. Characteristics

Roads of this period were still basically wide unimproved footpaths through forest broken by widely-spaced farmstead lanes in rural areas. Village roads, such as Rockville's, differed primarily in their higher concentration of buildings, generally complexes of one-to-two-story structures and outbuildings, animal pens and barns, dung and offal heaps, randomly set back and spaced. The north-south Georgetown-Frederick road is now accessed by several east and west routes. Road maintenance consisted primarily of filling major ruts and holes.

C. Currently Identified Resources and Planning Areas

(15) Georgetown to Fredericktown Road (Rockville Pike taking Old Georgetown Road in this era.) (Planning Areas 1 and 9)
(16) Monocacy River to Montgomery Courthouse Road (Planning Areas 4 and 14)
(17) Great Falls to Montgomery Courthouse Road (Captain John Road) (Planning Areas 4 and 13)
(18) Watts Branch to Montgomery Courthouse Road (Planning Area 14)
(19) Adams, Washington, Jefferson Streets (Planning Area 1 and 4)
(20) Middle, Wood, and Commerce Streets (Planning Area 1 and 4)
(21) Montgomery Avenue (Planning Area 1 and 4)

II. Documentation

A. Data gaps:

1. Information on road construction and completed roads during this period.

2. Stage lines, message, and freight service to Rockville.

III. Registration

Resource	Local	State #	National Register Listed
(15) Georgetown/Fredericktown Road	None		
(16) Monocacy to Montgomery Courthouse Road	None		
(17) Great Falls to Montgomery Courthouse Road	None		
(18) Watts Branch to Montgomery Courthouse Road	None		
(19) Adams, Washington, Jefferson Streets	Hist.Dist.	M: 26/10	West Mont. Ave. H.D.
(20) Middle, Wood, and Commerce Streets	Hist.Dist.	M: 26/10	West Mont. Ave. H.D.
(21) Montgomery Avenue	Hist.Dist.	M: 26/10	West Mont. Ave. H.D.

IV. Stresses

Many resources are located in areas undergoing rapid development. The original roadbeds and alignments are not recognized as historic resources and have been lost, resulting in the loss of map and locational points.

V. Recommendations for Protection

A. Recognition of transportation routes as significant resources.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

2. Consider designation and/or markers for major transportation routes of this period.

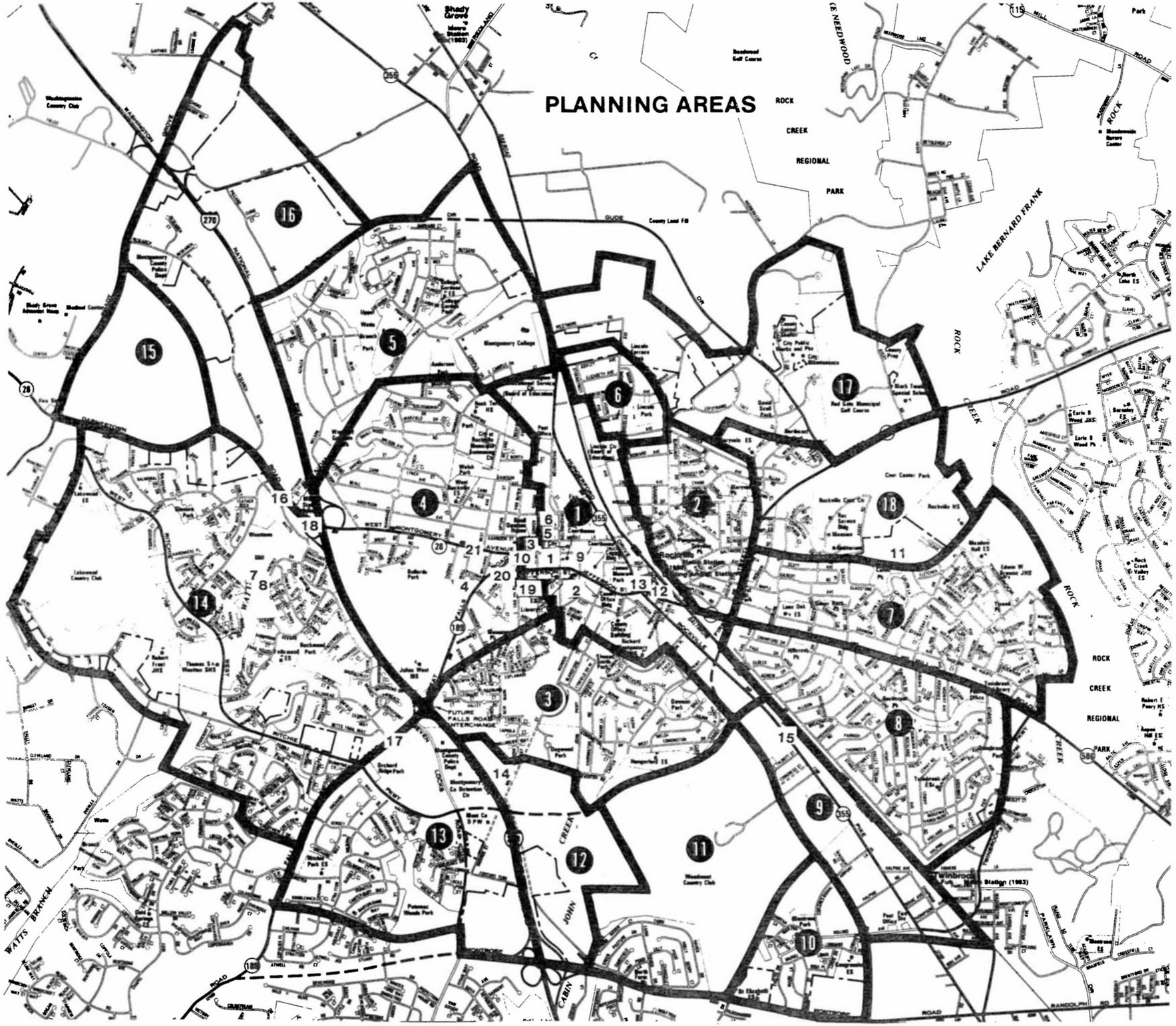


FIGURE 10

HISTORIC CONTEXT #4

RURAL COMMUNITY FORMATION AND IDENTITY
1750-1825 A.D.

Currently Identified Resources:

(1) Early Town Plan (PA 1 and 4)
(2) B.R. Markers (PA 1 & 4)
(3) Beall-Dawson House (PA 1)
(4) Bingham/Brewer House (PA 4)
(5) Jenkins/Miller/McFarland House (PA 1)
(6) Robb/Higgins/Ward House (PA 1)
(7) Wootton's Mill Ruins (PA 14)
(8) Wootton's Mill Miller's House (PA 14)
(9) DAR Marker (PA 1)
(10) Baptist Cemetery PA 1)
(11) Union/Rockville Cemetery (PA 18)
(12) St. Mary's Church (PA 1)
(13) St. Mary's Cemetery (PA 1)
(14) Archeological Site of County Almshouse/Cemetery (PA 12)
(15) Georgetown-Fredericktown Road (PA 1 and 9)
(16) Monocacy to Montgomery Courthouse (PA 4 and 14)
(17) Great Falls to Montgomery Courthouse Road (PA 4 and 13)
(18) Watts Branch to Montgomery Courthouse Road (PA 14)
(19) Adams, Washington, Jefferson Streets (PA 1 and 4)
(20) Middle, Wood, and Commerce Streets (PA 1 and 4)
(21) Montgomery Avenue (PA 1 and 4)

MARYLAND
AGRICULTURAL - INDUSTRIAL TRANSITION
1815-1870

During the period following the War of 1812, commerce and industry became increasingly important in the state's economy, until development in these fields was interrupted by the Civil War. The impacts of the Industrial Revolution were seen, such as the growth of manufacturing technology and radical innovations in transportation systems (canals, railroads, turnpikes). These improved transportation techniques led to the development of western Maryland and aided in the growth of the mining industry in that region. At the same time, Baltimore City became a major port and industrial and cultural center.

PIEDMONT
AGRICULTURAL - INDUSTRIAL TRANSITION
1815-1870

During this period, Baltimore continued to grow as a manufacturing center, dominating the state in industry, trade, and many social and cultural activites. Except for Baltimore City, the region was still primarily agricultural and dominated by grain production; by 1860, tobacco had drastically reduced the fertility of land in the Piedmont.

Also during these years, there was a revolution in transportation as well as industry, with new technological developments which made possible the steamboat, railroads, canals, and the expansion of the turnpike systems.

During the Civil War, the region witnessed a number of military operations and troop movements passing between Pennsylvania and Virginia. While there were few major battles, there were more often skirmishes and raids on supply routes, especially in the central and Western Piedmont counties of Frederick, Montgomery, and Carroll Counties.

ROCKVILLE
DEVELOPMENT AS MONTGOMERY COUNTY SEAT
1825-1873

By the early 19th century a number of families, either from in town or nearby farms, had established themselves as community leaders. The Bealls, Andersons, Woottons, O'Neals, Robbs, and Wests were among them. Many of the descendants of these early families were to contribute to the development of the young town of Rockville and Montgomery County. Some were lawyers and doctors; a few were merchants and tavern or hotel keepers. A number of residents continued to own and operate working farms with slaves supplying most of the labor. However, an increasing number of free blacks were beginning to own land and work in either domestic positions or as tenant farmers. The county seat of rural Montgomery County grew over these five decades from forty-five acres with a population of around three hundred to over one hundred acres with approximately 660 residents in 1870. In 1860, Rockville became an incorporated municipality. Its most significant growth and expansion occurred in the following decade, between

1860 - 1870, probably immediately following the Civil War. However, on the arrival of the railroad in 1873, the Town of Rockville still appeared and functioned as a village in spite of its growing importance as a center of government.

Analysis

Although established as a crossroads community in an earlier period, Rockville now began to expand beyond its county seat functions and build a larger, more permanent community. As the county seat, a number of activities occurred in Rockville out of necessity, e.g. County Court, registration of deeds, etc. This course of business drew a large number of regular visitors, stimulating economic activity and attracting professionals in law and medicine. A smaller number of potentially permanent residents followed.

These everyday activities, however, were not the only features of the City that began to attract newcomers. Rockville's location and its growing presence as an economic, social, eductional, and religious center for Montgomery County also brought a share of new residents. Population statistics indicate a slow growth rate in real numbers of residents. This suggests that while the population base was increasing there was limited retention of residents above young adult ages. If such had existed, then the population would have multiplied in larger increments over five decades. The relatively steady attrition rate is evidence that there also was encouragement to migrate to western settlements or to larger cities beginning pre-industrial activities. For the more permanent community residents, Rockville became more sophisticated and developed a more positive identity. The following illustrate Rockville's character as the County seat during this period:

* Rockville area farmers began to establish communication networks through agricultural societies. This included initiating educational efforts to emphasize productivity, conservation of land, and innovative farming practices. Such activities encouraged residents to remain, unlike previous periods where there were incentives to continue moving west as farmland was depleted.

* Domestic architecture improved in quality with more construction in brick. The number of residences also increased, especially on the original town lots.

* The town continued its expansion to the east surrounding the courthouse. This contributed to the formation of a linear main street running in an east-west direction and an odd-shaped courthouse square.

* Tenant farming and limited middle-class housing became more prevalent.

* Free black communities developed.

* Cemeteries for blacks were established by private individuals and social organizations.

* Commercial enterprises became more diverse and established hotels and support service operations.

* Rockville began to be a center of political activism that set trends and provided political support that extended to many parts of Maryland. But it still served as the core of local government administration that affected the County. Growth of the local bureaucracy required that a new courthouse be built in 1891.

* Local denominations became more entrenched among the permanent residents, but there was little growth. The diversity of denominations represented also did not change indicating that few newcomers of different denominations were settling in the area.

* Independent and separate black churches began to be formed as offshoots of the long-standing white churches. This set the foundation for a minority black community that would coexist with the majority white community and spread to other thematic areas, e.g. education.

* Publishing newspapers became a popular form of communication for the community. The rapid rate at which these were set up and discontinued suggests a volatile and limited learned readership. It also indicates a strong link to politics because the most successful newspaper supported the largest political party.

* Education became more of a public concern than a private one. There was an interest in providing all white residents with a basic education. This began to challenge the educational institutions offering a private education. Early public schools were set up in the City.

* There was continued interest in the development of the transportation network. The reliance on roads for communication remained, but new transportation modes were being explored to open up the western areas, e.g. Chesapeake and Ohio Canal and the railways. Rockville's location placed it in the center of transportation activity.

Theme 1: Agriculture

In southern and eastern Maryland, the soils, depleted by years of tobacco growing, were beginning to show signs of low productivity. This forced some eastern Maryland farmers to move west in search of better land. During the 1820s and 1830s, significant population increases occurred in Montgomery County and Rockville as a result of the migration. Some of these newcomers leased or purchased farmland around the young community. Most were small farms of less than 100 acres; however, a few were much larger. Of the latter group, the Lawrence Dawson farm, Rose Hill, and Judge Bowie's farm were among the largest.

The decline of the agricultural economy in the 19th century stimulated the conservation of farmland and use of farming practices to improve yield. Agricultural societies were formed to provide a clearinghouse of information on innovative farming activities, introduce technology, and offer general agricultural education. As early as 1818, a statewide agricultural society had been formed in Maryland. Rockville had its first local cattle show coordinated with the statewide society in the 1822.

Local farmers welcomed new practices introduced by the agricultural societies. The use of guano for fertilizer was one well-received practice. This led to experimentation with other fertilizers and emphasized the value of agricultural societies, especially at the local level. Thus, in 1846, the Montgomery County Agricultural Society was formed. Shortly thereafter, the first County Fair was held in Rockville with a focus on livestock, farm implements, and innovative farming practices. (Scharf, Vol I, p. 673.)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Farm Complex:	1	X	0	X
house	0	0	1	X
barn	1	X	0	X
outbuildings	0	X	0	X
slave/servant house				
kitchen				
woodshed				
privy				
storage shed				
tobacco house				
granary				
smokehouse				
root cellar				
stable				
corn house/crib				

poultry house
dairy/spring/well house
pigsty, farrowing sheds
greenhouse
ice house

Fence	0	0	0	X
Earthworks	0	0	0	X
Well/windmill	0	0	0	X

B. Characteristic

Increasingly specialized cash crop farmsteads were typical of this period. The main house was likely to be a larger, 2-1/2 story house of more permanent construction. Accessory buildings for food storage and preparation and other household functions such as privy, detached kitchen, smokehouse, root cellar, dairy or spring house, root cellar, laundry, and ice house, continued. Accessory housing in the form of small utilitarian one or two-room and loft vernacular houses were built for slaves before the Civil War, and farm laborer families postwar. Domestic help was often housed in the attic and bachelor farm workers lived in rooms above carriage houses or other outbuildings. Farm outbuildings departed from earlier periods as grain replaced tobacco as the primary cash crop. Outbuildings now typically included granaries and corn cribs. As the science of animal husbandry was advanced through agricultural societies, cattle, horse, and swine complexes, including barns, stables, and farrowing sheds were built and fencing enclosed pastures.

C. Currently Identified Resources and Planning Areas

(1) Dawson Farm Grounds (Planning Area 3)
(2) Ruins of Dairy Barn at Dawson Farm (Planning Area 3)
(3) Site of 1852 Dawson Farmhouse, 1080 Copperstone Court (Planning Area 3)

D. Planning Areas Expected To Be Represented

Planning Areas 3, 4, 5, 11, or 18.

II. Documentation

A. Data gaps:

1. Information on agricultural crops and practices, farmsteads-location/ownership.

2. Information on the location and ownership of grist mills.

3. History of the Montgomery County Agricultural Society.

4. History of the Montgomery County Fairs/fairgrounds.

5. Site of the first Montgomery County Fair.

III. Registration

Resource	Local	State #	National Register Listed
(1) Dawson Farm Grounds	None	M: 26/19	Dawson Farm Hist. Dist.
(2) Ruins of Dairy Barn	None	M: 26/19	Dawson Farm Hist. Dist.
(3) Site of 1852 Dawson Farmhouse	Hist.Dist.	M: 26/19	Dawson Farm Hist. Dist.

IV. Stresses

Most of the rural character of this period has been lost due to recent development. Archeological remains have been disturbed or destoyed and future redevelopment will continue to deplete these resources.

V. Recommendations for Protection

A. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

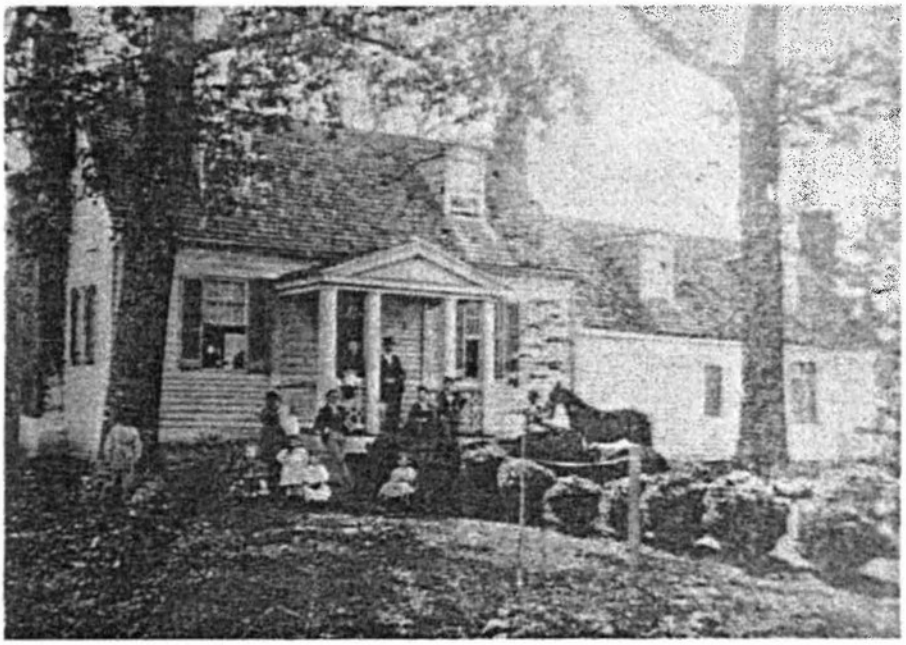
1. Encourage local archeology organization, under qualified super vision, to conduct testing for potential archeological sites.

B. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 2 :Architecture, Landscape Architecture, Community Planning

As the population grew around Rockville, new houses were constructed on farms and in the town. Most of these were simple, one-story frame vernacular dwellings similar to those built earlier in the 19th century. Others were two-story, one- or two-room-deep houses with side-gabled roofs. Construction was usually in a balloon frame, covered in clapboards, set on fieldstone or brick foundation. Unadorned Federal or Georgian styles were prevalent. Near the middle of the century, Greek Revival elements were sometimes applied to otherwise typical Georgian-plan houses. Domestic dependencies and outbuildings found near early 19th-century houses continued to be built. The house constructed on Lots 63 and 64 of North Adams Street by Joseph Jones, pastor of the Bethel Baptist Church, around 1825 was similar to the latter type. (MHT #M:26/10/13 , 106 North Adams St.) The Prettyman house, constructed by Captain Zachariah and Anne Johnston ca. 1841 near the western town limits also was similar.(MHT # M:26/10/3, 104 Jefferson St.)



c.1870s, 104 WEST JEFFERSON, PRETTYMAN HOUSE

An increasing number of houses, however, were being constructed of brick. Besides the Upton Beall's and George Bingham's built in the early 19th century, a house was constructed by Lewis Beall's widow on Great Falls Road around 1830 known as Rose Hill, (MHT#M:26/8, Falls Road) and one by James and Harriet Lyddane on Rockville Pike sometime after 1858. (MHT #M:26/20, 1201 Rockville Pike)

In addition to these, less costly houses were built for tenant farmers, farm workers, free black workers, and others, such as the two-story mid-19th century four room house located on Capt.Johnston's Great Falls Road property,(MHT#26/10/68, 236 Falls Rd.) and the 1-1/2 story house located in the free black settlement on Martin's Lane.(MHT#26/16/1, 22 Martin's Lane.)

Martin's Lane, later known as "Haiti" (pronounced Hay-Tie), by 1831 consisted of eight acres owned by a free black, Samuel Martin. This area lay just outside the northern limits of the town near the slave housing for the Beall family, providing a close enclave for the free black community. A contemporary enclave developed outside the southwestern limits of the town on Great Falls Road. Both communities had a few frame houses scattered over a small acreage accessed by narrow dirt roads and paths.

Further growth was evident in the annexation of three additions to the early Rockville boundaries: one in 1828 to the east, one in 1865 still farther east, and "Brewer's Third Addition" in 1872. (Figure 11)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
House	10	X	0	X
Black Settlements:				
slave community	0	0	0	X
free-black community	2	X	0	X

B. Characteristics

Most houses built during this period were simple vernacular houses like those built earlier. By this time, however, fashionable 2 or 2-1/2 story balloon frames covered with wood sidings with a field-stone or brick foundation began to replace the earlier tidewater houses, although the old vernacular form persisted through the early portion of this era. The earliest types were unadorned Georgian or Federal houses with fireplaces for heat and cooking. Greek Revival ornamentation became common later. Brick and stone houses were built by those with means. Small inexpensive heating stoves and frame construction techniques made picturesque 2-1/2 houses with radiating wings practical at the end of the period. These typically had large high-ceilinged discrete rooms with doors to prevent heat loss in the winter, opening to exterior verandahs in summer. Utilities continued to be housed in small outbuildings near the house.

Modest one to four room houses were still common in the black settlements. These were typically folk buildings, built with older traditional building techniques, often reusing materials from earlier structures.

C. Currently Identified Resources and Planning Areas

(4) Prettyman House, 104 W. Jefferson (Planning Area 1)
(5) Muth House, 106 North Adams (Planning Area 1)
(6) Judge Bowie's House (Civic Center Mansion) (Planning Area 18)
(7) Lyddane/Bradley House, 1201 Rockville Pike (Planning Area 11)

(8) Rose Hill, Great Falls Road (Planning Area 4)
(9) Hurley/Carter House, 411 Feather Rock Road (1870) (Planning Area 14)
(10) England's Cottage, 15 West Montgomery Avenue (1872) (Planning Area 1)
(11) Williams' Farmhouse, 222 West Montgomery Avenue (mid-19th & 1909)(Planning Area 4)
(12) Magruder Sister's House, 236 Great Falls Road (mid-19th) (Planning Area 4)

Black Settlements:
(13) Haiti and Cemetery (Martin's Lane) (Planning Area 4)
(14) Ross/Powell House, 22 Martin's Lane (mid-19th)(Planning Area 4)
(15) Great Falls Road (Planning Area 4)

D. Planning Areas Expected To Be Represented

Planning Areas 1, 4, or 17.

II. Documentation

A. Data gaps:

1. History of black communities.

2. Architecture and location of tenant farm and black houses.

3. Significant outbuildings, domestic dependencies, etc. with the houses of this period.

4. Procurement and use of materials for local buildings.

III. Registration

Resource	Local	State #	National Register Listed
(4) Prettyman House	Hist.Dist.	M: 26/10/3	West Mont.Ave. H.D.
(5) Muth House	Hist.Dist.	M: 26/10/13	West Mont.Ave. H.D.
(6) Judge Bowie's House	None		
(7) Lyddane/Bradley House	None	M: 26/20	
(8) Rose Hill	None	M: 26/8	
(9) Hurley/Carter House	None	M: 26/3	
(10) England's Cottage	None	M: 26/10/18	
(11) Williams' Farmhouse	Hist.Dist.	M: 26/10/37	West Mont.Ave. H.D.
(12) Magruder Sister's House	None	M: 26/10/68	
Black Settlements:			
(13) Haiti and Cemetery	None		
(14) Ross/Powell House	None	M: 26/16/1	
(15) Great Falls Road	None		

IV. Stresses

Many historic resources of this period are in areas that are undergoing redevelopment. Most of the significant high-style houses have

protection in designated historic districts. Undesignated resources in the black communities, such as Martin's Lane, are particularly vulnerable since these modest structures are not perceived as significant resources. Vernacular houses, structures and outbuildings which lack a specific architectural style are often evaluated as "blight", not as historic structures deserving financial incentives and protection. Rezoning to higher densities and uses on surrounding lands have made subdivisions with large lots future targets for redevelopment.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites/districts.

B. Every effort should be made to identify, designate, and protect resources from this theme.

C. The area around the immediate town center should be carefully researched, e.g. Martin's Lane/Great Falls, to reflect the development history of Rockville.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation or National Register nomination of Judge Bowie's House (Civic Center Mansion) and Lyddane/Bradley farm.

2. Survey, document, and consider for local designation or part of thematic National Register nomination Haiti, Haiti cemetery, and Great Falls Road black settlements.

3. Encourage a local archeology organization, under qualified supervision, to conduct testing for potential sites at selected resources.

4. Conduct inspection and prepare a report on the condition of resources from this theme.

5. Conduct a survey of outbuildings, domestic dependencies, etc. associated with the resources identified in this theme.

B. 5-10 Year Implementation

1. Complete documentation and research on the data gaps.

2. Encourage further archeological testing at selected sites.

3. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins/sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

Theme 3: Economics

During this period, Rockville's businesses provided basic goods and services to local and County residents. This developing economy depended on the exchange of these goods and services for money received either from primary cash crops or professional services. As of 1865, the local businesses consisted of a general store, wheelwright, saloon, blacksmith, two carpenters and four hotels; two lawyers and four doctors provided professional assistance and care. These businesses were located primarily around the courthouse. (Martinet & Bond, 1865 map.)

The taverns so popular in the early town began to disappear. In their place, hotels were built for those with overnight business in Rockville, and consequently the economic base expanded. However, the town's economy, as the County's, remained heavily dependent on agricultural production, which strengthened as nearby farmers began carrying their produce to Washington.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Store	0	0	0	X
Shop	0	0	0	X
Hotel	0	0	0	X
Office	1	0	0	X

B. Characteristics

Local businesses, including general stores, doctor's offices, hotels and others replaced the all-purpose taverns of the past. Most were one or two-story wooden frame buildings located near the courthouse, forming the beginnings of a commercial core. Old dwellings continue to be adapted to commercial or mixed residential/commercial buildings.

C. Currently Identified Resources and Planning Areas

(16) Dr. Stonestreet's Office, Beall-Dawson House grounds (Planning Area 1)

II. Documentation

A. Data gaps:

1. Compilation of location and ownership of early businesses.

III. Registration

Resource	Local	State #	National Register Listed
(16) Dr. Stonestreet's Office	Hist.Dist.		West Mont.Ave. H.D.

IV. Stresses

All of these structures with the exception of Dr. Stonestreet's office, have been lost, either by fire, replacement through the years, or through urban renewal. Development in the Town Center threatens any remaining unidentified archeological resources.

V. Recommendations for Protection

A. Maintenance of identified resources through public assistance and protective measures.

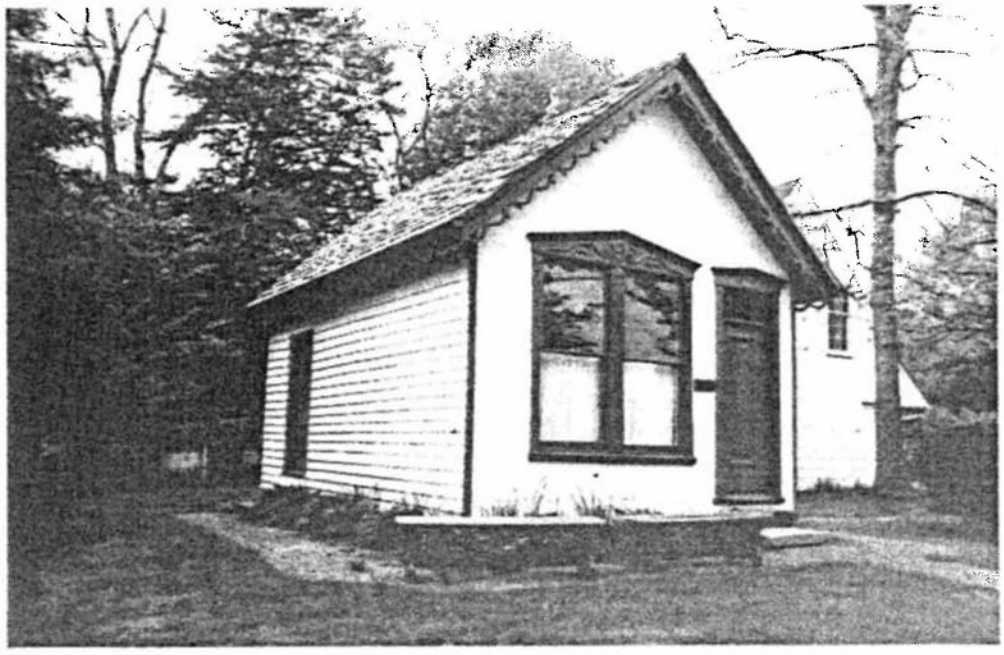
B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.



DR. STONESTREET'S OFFICE, 103 WEST MONTGOMERY

Theme 4: Government/Law

As the County population grew, most rapidly between 1820-1830, the County government also grew. In 1832 the General Assembly allowed County residents to elect their own commissioners. These commissioners needed better facilities and thus decided to erect a new courthouse that was completed in 1840. The recently established elected positions for the County government gave birth to local alignment with political parties. In the 1840s, the Whigs became the predominant party. Rockville was the center of much of the Whig activity for the County. Consequently, The Farmer's Friend, a Whig campaign paper, was published locally and widely distributed around Rockville.

This political activism continued, spawning an increasing number of slavery and secession debates in the mid-19th century. The majority of Rockville citizens supported the institution of slavery but disliked secession as the solution. This strengthened the local Union Party which usually outvoted both the Democrats and the few Republicans. (Cissel,"Notes",1985.) By 1860, this national controversy resulted in wartime activity of which Rockville was a part.

Amidst this turmoil, but spurred by the plans for a railroad line nearby, Rockville asked to be recognized as a legally incorporated municipality in 1860. In that year, by act of the Maryland General Assembly, Rockville was incorporated; enabling the citizens to collect and disburse funds for improvement of the common good, to regulate growth, legislate to maintain order, and giving the town certain rights and privileges in its dealings with the State and County governments. It also added 73 acres for a total of 133. Therefore, this small, centrally located, crossroads community was prepared to act on the opportunities following the Civil War such as population growth and the railroad, and to exercise power as an independent town.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Courthouse	0	0	0	X

B. Characteristics

The converted eighteenth century tidewater tavern courthouse was replaced as population and government demands increased. The 1840 courthouse appears to have been a subtantial Greek or classically detailed permanent building consisting of a brick, two-story, end-gabled main block and two one-story side wings. In 1872, one additional story was added to each of the wings.

II. Documentation

A. Data gaps:

1. Development of local government through proceedings and records.

2. Sites of important governmental events or places associated with government leaders.

III. Registration

No resources identified for registration.

IV. Stresses

The 1840 building was demolished and replaced by the 1891 Courthouse. Development in this area has eliminated the possibility of archeological remains.

V. Recommendations for Protection

No identified resources for protection.

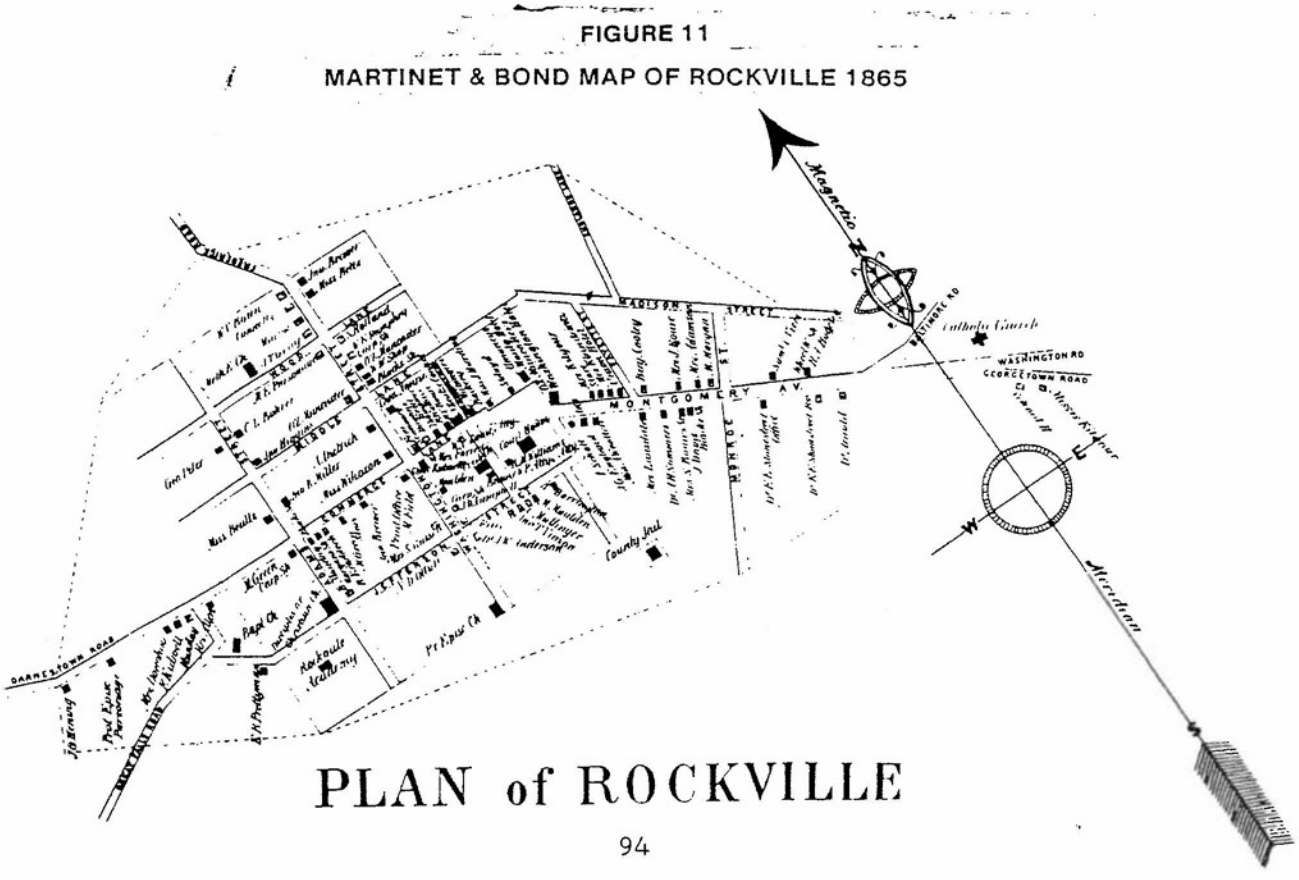
VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

FIGURE 11

MARTINET & BOND MAP OF ROCKVILLE 1865



Theme 5: Military

The moderate political climate in Rockville discouraged most citizens from siding with either the Confederates or the Union. Its proximity to Washington, however, made it a major thoroughfare for both armies marching to nearby battles. In 1861, the Union Commander General Charles P. Stone led the first northern army through the City, stopping only briefly. The following year brought another Union army through, led by General McClellan on his way to fight General Lee; Rockville became a temporary headquarters for him. Later, large and bloody battles brought the casualties and dead to Rockville; for a short time they were housed in a makeshift hospital in the courthouse. In 1863, the Confederates entered Rockville under the command of General J.E.B. Stuart. Stuart rounded up some of the most prominent Unionists including Judge Bowie and John Higgins whose home sheltered a wounded Union soldier. These prisoners were forced to accompany the Confederates north before they were released within a day or two.

Although Rockville was never the focus of any major Civil War battle, it was the site of encampments on a number of occasions. Farms, like the Dawson's, the Montgomery County fairgrounds, and areas near creeks, like Watt's Branch, were known sites of encampments.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Campsite	0	0	0	X
Travel route	0	0	0	X
Field hospital	0	0	0	X

B. Characteristics

The Confederate encampment was likely located near the 1840 courthouse, since it was used as a hospital. Tents would have provided the only other shelter. "Camp Lincoln", the Union encampment was located on the fairgrounds.

C. Identified Resources

(17) Representation of J.E.B. Stuart March (Plaque on Rockville Pike) (Planning Area 1)

D. Planning Areas Expected To Be Represented

Planning Areas 3, 4, 5, 11, 12, 13, or 14.

II. Documentation

A. Data gaps:

1. Location of Civil War encampments researched through documents.

2. History of Civil War activities. (Starting points: letters from Judge Bowie, Sophia Higgins, Robert Burke Farquhar (MCHS).

III. Registration

Resource	Local	State #	National Register Listed
(17) J.E.B. Stuart Plaque	None		

IV. Stresses

The original temporary nature of the camps and the substantial redevelopment of the courthouse and fairground areas has eliminated the possibility of significant archeological remains.

V. Recommendations for Protection

A. Identified archeological resources may be designated as historic sites.

B. The appropriate City departments and programs should be informed of significant sites or resources.

C. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 5-10 Year Implementation

1. Encourage archeological testing for Civil War encampments in high probability areas, e.g. along creeks, Montgomery County fairgrounds.

Theme 6: Religion

Episcopal

Christ Episcopal Church parishioners continued to worship in their building on South Washington Street during this period. A reduced membership (thirty-nine in 1861) and financial problems threatened the Church's stability. The records indicate, however, that two parsonages were built during these volatile decades. (MHT M:26/11/11, Christ Episcopal Church.)

Baptist

The Rockville Bethel Baptist Church was accepted into the Baltimore Association in 1822 with eighteen members and Reverend Joseph H. Jones as the first pastor. Jones served as pastor for twenty-four years at the brick church during which the congregation grew to over fifty. After his resignation in 1845, the church had no pastor for six years. In 1849, the church joined the Maryland Baptist Union Association. A steady growth in membership followed, so that by 1859 there were sixty-six members. The church was renovated and enlarged shortly afterward at a cost of $3,000. (Weishampel, p.69-73)

Presbyterian

In 1832, Lot 52 in Rockville was purchased for the erection of a small meeting house. Through most of this period, Dr. Mines served as minister of the church. He lived at Rose Hill, just outside Rockville, until his death in 1849. The congregation continued to meet in the small meeting house until a lot was purchased on Court Street near the courthouse in 1858 and a frame church constructed. This building burned in 1873 and was rebuilt in the same year.

Catholic

St. Mary's Catholic Church remained active, but the core congregation still was small throughout most of the 19th century. The construction of the C&O Canal, however, increased the Catholic population of the County served by the priest at St. Mary's as a circuit rider. Between 1828-1830, Irish immigrant workers with their families came into the County to work on the canal. Local legends say that these deceased workers were buried in the old St. Mary's Cemetery in unmarked graves. By 1850, the St. Mary's congregation had its ninth priest. In the next few years the church was improved and a rectory constructed. In 1860 the young priest at St. Mary's, Father Dougherty, assisted by women of the church, sponsored a fundraising Strawberry Festival at the Fair Grounds. This became an annual event. (Historic St. Mary's p.6-13.)

Christian

Between 1835-1858 the small informal congregation of Disciples of Christ met in the parishioner's homes or at the Rockville Academy. In 1858 the congregation occupied the vacated Rockville Presbyterian Church building at Jefferson and Adams; however, they did not receive title until 1866. This church and congregation became the Rockville Christian Church. (MHT#M:26/10/22,101 West Jefferson St.)

Methodist (black and white)

In 1835 the Rockville Methodist Church was organized, but had no church building until the late 1850s. The church served both black and white Methodists although the two had separate seating areas, (the balcony was the black section), Sunday School classes, and meetings.

JERUSALEM M.E. CHURCH, 21 WOOD LANE

A difference developed in the Methodist Church in 1845 over slavery which eventually led to a schism and division of Methodism in 1861. Some members of the Rockville Methodist Church followed the slaveholders and joined the Methodist Episcopal Church, South. The Southern Methodists left the Wood Lane church in 1863 and built a new church on Montgomery Avenue after losing a court battle over possession of the Wood Lane building. The remaining Wood Lane Methodists, North, were largely a black congregation which renamed the church and congregation Jerusalem Methodist Church in 1881. It then joined the Washington Mission Conference, an arm of the Methodist Conference for Negroes. (Clarke, p.176-177) (MHT#M:26/10/39 Jerusalem M.E. Church, 21 Wood Lane.)

In 1867 a group of former slaves withdrew from the Rockville Methodist Episcopal Church to form the African Methodist Episcopal Zion (or A.M.E.Zion) Church, called the Clinton Chapel of Rockville. They met in a small log cabin at Wood Lane and Washington Street. They subsequently moved to several temporary locations. (Clarke, p.176-177) (MHT#M:26/10/39 Jerusalem M.E. Church, 21 Wood Lane.)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Church	3	3	0	0
Parsonage	1	1	0	0
Cemetery	3	3	0	0

B. Characteristics

Two types of church architecture are found in this period: simple church or meeting-houses and masonry or wood churches inspired by English parish church models.

Early small congregations met in houses, schools, or in commercial structures. As the church grew, small frame church/meeting-houses were constructed. These single-purpose buildings were commonly 1-1/2 story wooden structures consisting of an entry or narthex area with cloak room, an open congregational area, and a sanctuary or pulpit area. Ornamental details, window and door forms were usually ecclesiastical Gothic revival.

Larger churches were erected later, generally following the English Gothic Parish church model, established in Rockville as the site of the eighteenth century Episcopal Chapel-of-Ease. Windows and doors were commonly lancet, or Gothic arch forms. Stained glass and other ornamental details, as well as more elaborate church furniture, were added. Bell towers, often serving as an entry, and steeples were common. At the end of this period, Sunday School rooms, pastoral libraries, studies, and vestries were included in the plans, rather than one room serving all needs.

C. Currently Identified Resources and Planning Areas

(18) Rockville Christian Church, 101 West Jefferson (Planning Area 1)
(19) Rockville Methodist Church/Jerusalem M.E. Church, 21 Wood Lane (Planning Area 1)
(20) Methodist Church (1868),110 West Montgomery (Planning Area 1)
(21) Parsonage (1869), West 111 Jefferson (Planning Area 1)
(22) Baptist Cemetery (Planning Area 1)
(23) Rockville Cemetery (Planning Area 18)
(24) St. Mary's Cemetery (Planning Area 1)

II. Documentation

A. Data gaps:

1. Information and history of Rockville Presbyterian Church.

2. Information and history of Rockville Methodist Church.

3. Irish workers buried at St. Mary's Cemetery.

4. Black congregations of St. Mary's, Rockville Christian, Rockville Presbyterian, and Christ Episcopal.

5. Blacks buried at St. Mary's Cemetery, Rockville Cemetery.

III. Registration

Resource	Local	State #	National Register Listed
(18) Rockville Christian Church	Hist.Dist.	M: 26/10/22	West Mont.Ave. H.D.
(19) Rockville Methodist/ Jerusalem M.E. Church	Hist.Dist.	M: 26/10/39	West Mont.Ave. H.D.
(20) Methodist Church	Hist.Dist.		West Mont.Ave. H.D.
(21) Parsonage	Hist.Dist.	M: 26/10/24	West Mont.Ave. H.D.
(22) Baptist Cemetery	Hist.Dist.	M: 26/10/25	West Mont.Ave. H.D.
(23) Rockville Cemetery	None		
(24) St. Mary's Cemetery	Hist.Dist.	M: 26/12	3rd Add./St. Mary's

IV. Stresses

No churches from this era have remained intact. As congregation increases demanded larger, newer quarters, some early church-houses were demolished and rebuilt on the same site. Some were sold to smaller sects or converted to domestic uses. The Rockville United Methodist Church has incorporated a substantial part of the original 1869 building. Several others have reused parts of older structures in new buildings. The others have been replaced by commercial, government, or other religious structures over the years, obliterating any archeological sites. Cemeteries remain but are vulnerable to vandalism, deterioration of stone, and neglect.

V. Recommendations for Protection

A. Maintenance of identified resources through public assistance and protective measures.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct inspection and prepare a report on the condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. After resource inspection, implement program for preservation including stabilization and measures against vandals or neglect.

Theme 7: Social, Educational, Cultural

Social/Cultural

Local activity in politics encouraged the establishment of newspapers, most lasting only a few years. During this period the following were started and discontinued: (dates unavailable)

The Maryland Register and Montgomery Advertiser
Rockville Journal
The Rockville Courier
Sentinel of Freedom
The Rockville True American,(1820 by Julius Bingham)
Rockville American and Farmer's Journal (1824)
The Maryland Journal
The Maryland Free Press
Farmer's Friend
Weekly Reporter
The Rockville Journal
Montgomery County Advocate

The Montgomery County Sentinel was founded in 1855, by Matthew Fields, who later became sheriff. It is the only newspaper started in this period that continues to be published.

In 1869 the first Masonic Lodge, Mizpah Lodge, No. 144. A.F.and A.M., was established. (Scharf, "Western"I, p.742)

The Agricultural Society held the first Montgomery County Fair in 1846 with the many events staged on the streets and the exhibitions held at the courthouse. By 1856, however, Samuel Stonestreet's woodlot adjacent St. Mary's Church had become the permanent location of the fairgrounds. The fair became an annual event, with speeches, musical programs, races, plowing contests, and exhibitions including jellies, jams, vegetables, and animals.(McGuckian, Gazette, 8/21/85; Diamond Jubilee Anniversary program)

Educational

The earliest efforts to educate residents locally began with the Rockville Academy. It continued to provide a private education to many longtime and prominent male citizens. (MHT#M:26/10/2, 103 S. Adams) In 1858, two local women, Misses Dugan and Walley, began a private school for girls. This school became Misses Dugan and Walley's Seminary for Young Ladies and established an association with St. Mary's Catholic Church. A statewide interest in public education began around 1830 that led to the division of each county into districts directed by a commissison. By 1839, the Montgomery County Commission of primary educators met and divided the County into school districts, each with a manager. Rockville was in the sixth district. Although a public school structure was in place, it was 1866 before the present free system was operating. Shortly afterwards, in 1869, St. Mary's Institute for girls started as a successor to the Dugan and Walley school.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Lodge Hall	0	0	0	X
Fairground	0	0	1	X
School	0	0	0	X
House used as school	0	0	0	0

B. Characteristics

By 1872, the fairgrounds included 16 acres of land, with a one-third mile track, stables for 50 horses, a two-story frame building for exhibitions, a speakers' stand and pens for livestock.

Early school-houses were small one-room, one-story log or frame structures with cloak room and outdoor privies. Later frame structures had at least two rooms, one for the "infants" (1-4), and another for older students (5-8), and at least one in Rockville had a second story. High schools continued to be privately operated. The private institutions of this period, other than the earlier Rockville Academy, probably occupied one or two room school-houses or were conducted in the teacher's house.

C. Currently Identified Resources and Planning Areas

(25) Site of Montgomery County Fairgrounds (Planning Area 1)

II. Documentation

A. Data gaps:

1. Information and history of public education in Rockville.

2. Information and history of Rockville Academy and Misses Dugan and Walley's Seminary for Young Ladies.

3. Location of newspaper archives, publishers, locations and histories of local newspapers.

4. History of Mizpah Lodge and other fraternal organizations.

5. Social and cultural organizations in Rockville.

6. Black life, social and cultural activities.

III. Registration

No resources identified for registration.

IV. Stresses

No structures remain from this period. The potential for significant archeological sites is small as sites are located in the most rapidly growing area of the city and have already experienced several development periods.

V. Recommendations for Protection

A. The appropriate City and County departments and programs should be informed of significant sites or resources.

B. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 8: Transportation

Better transportation routes to Rockville, the County seat, became an early priority. Rockville Pike, promoted by the Washington Turnpike Company since 1805, was completed and paying dividends in 1828. In 1818, four incorporated turnpike companies were authorized by the Assembly to connect the other turnpikes in the County and Rockville. One was to be built from Rockville to Williamsport; another was to link that turnpike with ones to Harper's Ferry and Frederick. After the opening of Rockville Pike, the Washington Turnpike sought support to extend the Pike to Frederick in an effort to improve the poor roads in the western part of the County. A bill to support this turnpike was introduced twice to Congress; neither one cleared Congress and the President. This early road construction was short-lived because the "piked" gravel and stone roads usually were not well maintained. Alternative maintenance measures were often initiated. For example in 1853, an effort to put planks over the ruts on Rockville Pike was dropped because of the lack of capital. (GR, p.106-108)

The development of the Chesapeake and Ohio Canal Company opened the way for a new mode of transportation. Although initially quite popular and useful to the County, it had little direct influence on Rockville. On the other hand, the Baltimore and Ohio Railroad Company, organized in 1827, was to have a direct influence on the City. In 1865, this company chartered its Metropolitan Branch to run through Rockville, completing the line planned before the Civil War. It was in operation by 1873. (GR p.210-213.)

By 1870, the City had seen the growth of its own internal transportation network. Commerce Lane extended east to Court Street and west to Great Falls Road. Montgomery Avenue continued farther east to Rockville Pike from Court Street completing the transportation link to downtown.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Turnpike	1	X	NA	NA
Road	6	X	NA	NA
Street	1	X	NA	NA

B. Characteristics

Rockville remained the hub of the lower county road system with more cross-county roads added during this period. Roads still followed the existing terrain, the path of least resistance, and were lined with trees and forests broken by widely spaced farms in rural

areas. Few roads other than major highways were surfaced, either piked with stone or planked, and these only at mud holes, low areas with poor drainages and deep ruts. In Rockville, the approximately four blocks of major through streets would have consisted of rows of mixed one-to-two-story residences and commercial buildings developed over time, randomly spaced and set back with accompanying clusters of outbuildings, animal pens, corn cribs, dungheaps, and barns. The Metropolitan line of the Baltimore and Ohio Railroad connected Rockville to Washington D.C. and points west in 1873. It was originally a single track with sidings. The brick 1-1/2 story station was polychrome Late Gothic in design, and had two waiting rooms, separated by gender. A brick freight shed was near the station.

C. Currently Identified Resources and Planning Areas

(26) Rockville Pike (Planning Areas 1 and 9)
(27 Frederick Road (Planning Areas 1 and 5)
(28) Darnestown Road (Planning Areas 4 and 14)
(29) Great Falls Road (Planning Areas 4 and 13)
(30) Seven Locks Road (Planning Area 13)
(31) Baltimore Road (Planning Area 1,2,18)
(32) Veir's Mill Road (Planning Areas 1 and 7)
(33) Montgomery Avenue (Planning Areas 1 and 4)

II. Documentation

A. Data gaps:

1. Development of roads and road construction in this period.

2. Internal development of and changes to streets and roads.

III. Registration

Resource	Local	State #	National Register Listed
(26) Rockville Pike	None		
(27) Frederick Road	None		
(28) Darnestown Road	None		
(29) Great Falls Road	None		
(30) Seven Locks Road	None		
(31) Baltimore Road	None (except B&O District)		
(32) Veir's Mill Road	None		
(33) Montgomery Avenue	Hist.Dist.	M: 26/10	West Mont.Ave. H.D.

IV. Stresses

Development has outstripped the transportation network, forcing the establishment of new roads and the expansion of old. Most of the major cross-country roads have been widened, grades eliminated or reduced, and shoulders established. Modern building codes have standarized setback and regulated types and placement of accessory buildings. Very few County roads have retained the character of this

era. No town roads, and only rural Avery Road on the Civic Center property recalls this era in Rockville.

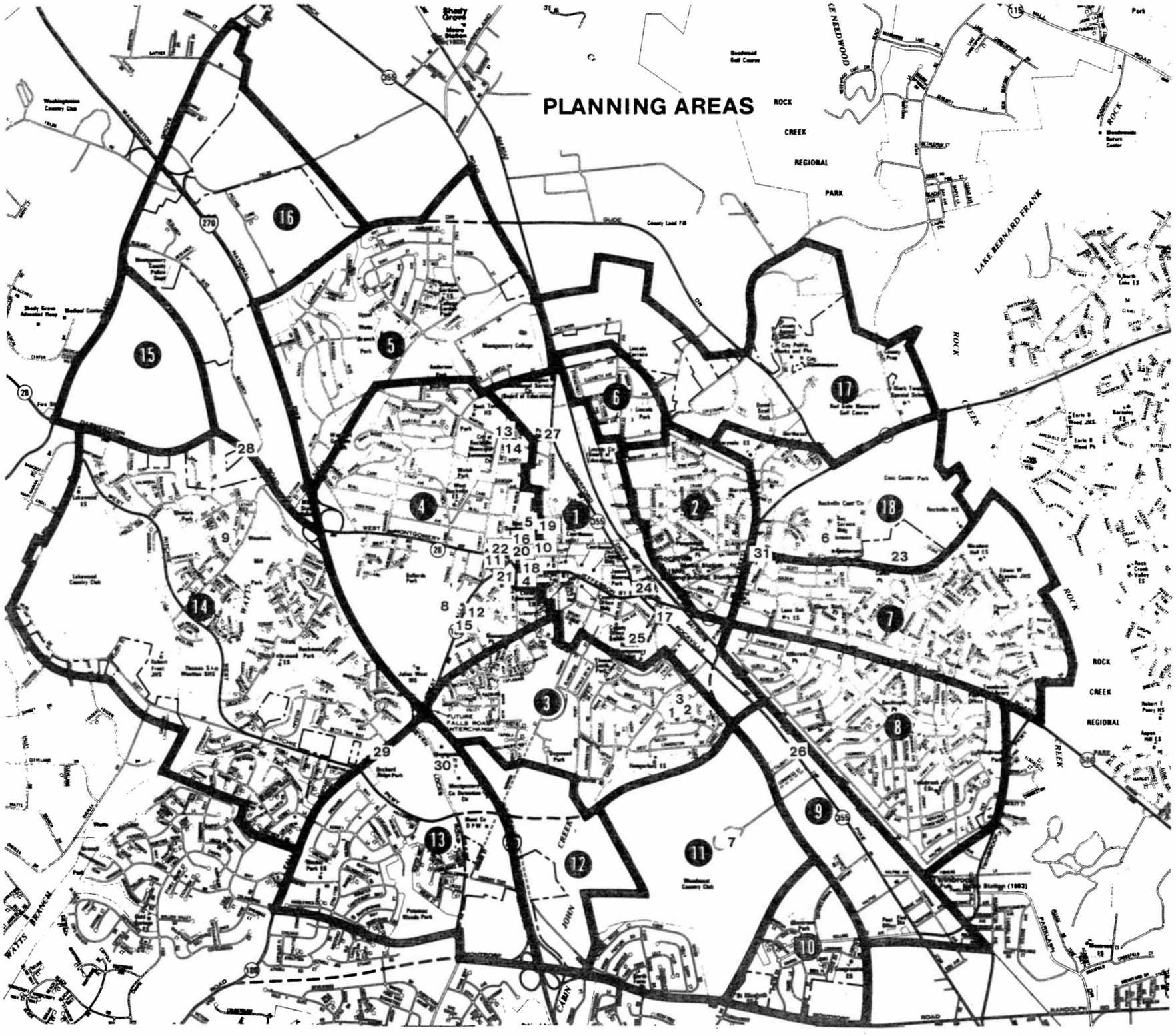
IV. Recommendations for Protection

A. The appropriate City, County, and State departments and programs should be informed of these resources.

V. Implementation

A. 5-10 Year Implementation

1. Consider markers for resources that are not designated, but are significant in local history.


PLANNING AREAS
ROCK CREEK REGIONAL PARK
LAKE BERNARD FRANK
ROCK CREEK
ROCK CREEK
ROCK CREEK
WATTS BRANCH
JOHN CABIN CREEK
CE NEEDWOOD
Park
ROAD
Rockville Pike
Frederick Road
Great Falls Road
Darnestown Road
Seven Locks Road
Baltimore Road
Rockville Cemetery
Civic Center Park
Rockville Christian Church
Rockville Methodist Church/ Jerusalem M.E. Church
Methodist Church
Parsonage
Baptist Cemetery
St. Mary's Cemetery
Site of Montgomery County Fairgrounds
Representation of J. E. B. Stuart March
Dr. Stonestreet's Office
Ross/Powell House
Haiti and Cemetery
Great Falls Road
Rose Hill
Hurley/Carter House
England's Cottage
Williams' Farmhouse
Magruder Sister's House
Dawson Farm Grounds
Ruins of Dairy Barn at Dawson Farm
Site of 1852 Dawson Farmhouse
Prettyman House
Muth House
Judge Bowie's House
Lyddane/Bradley House
Darnestown Road
Great Falls Road
Seven Locks Road
Baltimore Road
Rockville Pike
Frederick Road
Great Falls Road
Rockville Cemetery

MARYLAND
INDUSTRIAL /URBAN DOMINANCE
1870 - 1930

In Maryland, the period following the Civil War saw a shift from a primarily agricultural economy to one which was dominated by industry and commerce. This trend was accompanied by the increasing dominance of towns and cities over rural areas, and the growing separation of urban and rural culture. Cities such as Baltimore, Cumberland, and Hagerstown experienced great growth, partly due to the arrival of many immigrants. The state became part of national economic and transportation networks, and with World War I, entered the international scene. Planned communities and suburban developments began to surround the major cities, which were becoming metropolitan centers.

PIEDMONT
INDUSTRIAL/URBAN DOMINANCE
1870-1930

The growth of industry and commerce, combined with increased immigration, led to rapid population growth in and around the region's major cities. Baltimore and Washington D.C. expanded into large metropolitan centers with new suburban communities. These new urban centers created changing social and economic conditions and urban culture and an increasingly strong influence on the entire region. There was a decline in agricultural land and farm size in the areas of Montgomery and Baltimore Counties which were undergoing suburban development. In the other counties of the Piedmont, agriculture continued to dominate and rural culture was still strong, with much slower population growth. Manufacturing contined to decline everywhere in the region except in Baltimore City and County, where industry became more concentrated. Transportation systems became more established, and railroads and highways the major means of transportation linking population centers and rural areas.

ROCKVILLE
MATURATION AND EXPANSION OF THE COUNTY SEAT
1873 - 1931

The arrival of the Metropolitan Branch of the Baltimore and Ohio Railroad stimulated the growth of Rockville from the small county seat of Montgomery County to a larger, more sophisticated one. A healthy climate, attractive setting, and short distance from Washington brought speculative development on the outskirts of the small town. The increasing presence and permanence of the federal government work force, induced by the Civil Service Act of 1883, further stimulated Rockville's change into a home town for commuters. Improved roads and streetcar systems added to the residents' ability to reach a broad metropolitan area. A decade after World War I, Rockville was connected culturally and economically to the City of Washington much as it was to Montgomery County.

Analysis

During this period, Rockville experienced more rapid change than in all the preceeding periods combined. Most of this was stimulated by external forces, either from Washington, D.C, or the State of Maryland. But underlying, and somewhat facilitating, this change was an internal force that had developed over the preceding century.

Rockville residents had established a social and economic order that placed a few well-to-do, white landowners and professionals at the top and many poorer, white and black tenants and workers at the bottom. There were few who were considered "middle class." The local order or hierarchy was manifested in a physical manner with the segregation of communities to different areas in and around the City, and in an economic manner with a few "land poor" residents and a rather stagnant local economy. The arrival of the railway brought an opportunity for the landowners in Rockville to increase their personal wealth, thereby facilitating change, by selling and subdividing their holdings into building lots for new houses. By doing this, the landowners provided the vehicle for the rise of a sizeable middle-class resident population consisting mostly of newcomers who linked the segregated communities and stimulated the local economy.

The side-effect of introducing the middle classes required accommodation among the long-term residents of Rockville of all forms of broad-based social, governmental, educational, and cultural adjustments. However, the more obvious side-effect came in a physical form that permeated every corner of the City.

Following are some of the effects or changes evident in this period:

* A shift in agricultural production from tobacco to wheat and other grain was completed.

* Farmers surrounding the City continued to search for farm technology that supported small-scale farming in light of quickly deminishing farmland.

* The houses constructed at this time are grouped into three general categories:

  (1) Use of high-style architectural patterns such as Gothic Revival, Second Empire, Italianate, Italianate Villa, or Queen Anne for a multi-room, two- to three-story, house on a large lot with accompanying outbuildings including carriage houses, privies, and domestic dependencies;

  (2) Use of the same architectural patterns, but in a two-story, small-scaled house on a long, narrow lot with fewer outbuildings, except for a privy; and,

  (3) Use of folk housing forms (two-story, one-room-deep houses, two-thirds Georgian or side-hall plans, or full Georgian plans) with applied architectural details similar to high-styles on a large lot with a few outbuildings such as stables and a privy. These were common forms and structures for farmhouses.

* Land speculation boomed, but almost exclusively for housing developments. The first major public offering to the metropolitan area was Henry Copp's venture with West End Park.

* The building lots in town or subdivisions were a contrast to the earlier building sites and farmsteads by having strict demarcated lots that in turn prevented a rambling arrangement of associated outbuildings and limited building capacity.

* An emphasis was placed on community assets and landscaping that are attractive and pleasing for residents.

* Black communities develop both formally in platted subdivisions and informally in small clusters. These were almost all separate from white residential areas and were mostly located to the north of the City limits.

* Decline resulted in the agricultural economy as the base for the City.

* A full range of goods and services basic to the local economy and residents now was offered.

* The building boom was financed in part by local capital, but large sums also are found outside the community.

* The main street-- Montgomery Avenue/Commerce -- was essentially complete in its development and diversity of businesses and storefronts.

* The City began to develop an infrastructure separate from, but tangentially linked, to the County.

* A new courthouse symbolized the prosperity of the local economy.

* The number of churches and denominations increased because of racial splits and intra-denominational disagreements.

* The long-time denominations and church congregations were strengthened and increase in membership.

* A broad-based, nostalgic feeling surfaces for the Montgomery County Centennial that unites and recognizes the long-time residents. This was against a background of large numbers of newcomers arriving.

* There was an increasing diversity and importance of social clubs. that draw the residents together and were dependent on the newcomers for membership.

* An increasing number of professional entertainers appeared locally in concert with the increasing availability of leisure time.

* Educational facilities and levels expanded. There was more sophistication in education than previously found.

* Black schools and educational programs were initiated, largely at the demand of black residents.

* New modes of transportation appeared and were used locally.

* Roads were improved to provide valuable link to the metropolitan area and attract newcomers. This increased the number of opportunities for local development.

Theme 1:Agriculture

Although Rockville continued to serve as the county seat, it physically covered only a small area and was surrounded by farmland and occasional farmsteads.

The County's agricultural base completed its shift from the land-exhaustive, labor-intensive tobacco industry to grain production after 1860. By the early 20th century, Montgomery County harvested a significant part of the national wheat crop. Other crops included corn, hay, and oats.

Dairying and raising livestock also increased in significance. With the arrival of the Metropolitan Branch, the Washington, D.C., market became even more accessible than had been possible using the C&O Canal. In response, County farmers brought their produce, dairy, and poultry products to the Rockville depot to ship to Washington markets, wholesalers, and processors. With the arrival of automobiles and trucks, truck farming became popular with Rockville area farmers who now could take more direct advantage of the Washington markets.(GR, p.239)

Advanced farm technology began to be used locally in the 1870s. Although popular in other parts of the country, especially on the large farms of the Midwest, the technology failed to be as economical on the County's small farms. Consequently, much of the farm work was done by hired labor or tenant farmers, black and white.

One of the earliest agricultural advancements, the use of guano as fertilizer, virtually disappeared as a practice by the 1880s. Its decline resulted from the impractibility of shipping it from South America for local consumption and the access to and use of substitute fertilizers shipped to town by the new railroad.

Revitalized by the new technology and fertilizers, the agricultural economy entered a phase of new prosperity. Many farmhouses, some still log structures, were enlarged and modified with new siding and roofs. Some farmsteads around Rockville grew in the number of outbuildings and showed more specialization, e.g. dairy barns and livestock pens. The remaining outbuildings and the fences and lawns of the farms also reflected the prosperity with better maintenance. A few farmers built new houses in popular architectural styles similar to those used in town. These new houses were usually located on sites that took advantage of the open countryside by setting aside generous yards with ample native trees, groves, vegetable gardens, and fruit orchards surrounding them. Often these farmhouses were reached by long, unpaved lanes and were hidden from the view of travelers along the country roads.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Farm complex:	2	X	0	X
house	4	X	1	X
tenant house	1	X	0	X
barn(s)	2	X	0	X
outbuildings:				
summer kitchen	1	X	0	X
privy	0	X	0	X
wash house	2	X	0	X
storage shed	0	X	0	X
spring house	0	X	0	X
smokehouse	0	X	0	X
dairy	0	X	0	X
corn crib/house	0	X	0	X
stable	0	X	0	X
poultry house	0	X	0	X
root cellar	0	X	0	X
greenhouse	0	X	0	X
ice house	1	X	0	X
blacksmith shop	1	X	0	X
equipment shed	1	X	0	X
farrowing shed	0	X	0	X
wood shed	0	X	0	X
fences	0	X	0	X
pens/corrals	2	X	0	X

B. Characteristics

Farms of this period include both small and large-scale farms with specialization primarily in grain, dairy products and fresh market vegetables. However, farms were still largely self-sufficient small enterprises in personal food production, building, repair and maintenance of buildings and equipment. Main houses were large and comfortable and the distinction between stylish town houses and rural farmhouses lessens with prosperous second and third generation farm families access to better roads and rail service for marketing and purchasing goods. Tenant and laborer houses are found on larger farms. The number of general purpose outbuildings was reduced but specialty structures, such as dairy barns and equipment sheds, grew in number and size during this period. The design of major farm buildings was influenced by mass production and popular design publications, but small outbuildings, designed and built by the farmer, continued old traditions. The layout of farm complexes changed to accomodate new agricultural practices. Few new farms were established, instead, existing farms were expanded or incorporated into larger ones and farm buildings were remodeled or replaced.

C. Currently Identified Resources and Planning Areas

(1) C.C. Veirs Farm Complex, 1401 Aintree Drive (Planning Area 14)
(2) C.C. Veirs House (Planning Area 14)
(3) C.C. Veirs Blacksmith Shop (Planning Area 14)
(4) T.M. Veirs House,"Glen Haven," 9400 Darnestown Road (Planning Area 14)
(5) Lyddane/Bradley Farm Complex (Woodmont Country Club)(Planning Area 3)
(6) Dawson Farmhouse Addition (1874),1080 Copperstone Court (Planning Area 3)
(7) Dawson Farmhouse (1912), 1070 Copperstone Court (Planning Area 3)
(8) Dawson Farm, Foundations for Black Tenant House (Planning Area 3)

D. Planning Areas Expected To Be Represented

Planning Areas 3, 4, 11, 14, 15, or 18.

II. Documentation

A. Data gaps:

1. Information on changing agriculture practices and mechanization.

III. Registration

Resource	Local	State #	National Register Listed
(1) C.C. Veirs Farm Complex	None	M: 26/4	
(2) House	None	M: 26/4	
(3) Blacksmith Shop	None	M: 26/4	
(4) T.M. Veirs House	None	M: 26/1	
(5) Lyddane/Bradley Farm Complex	None	M: 26/20	
(6) Dawson Farmhouse Addition (1874)	Hist.Dist.	M: 26/19	Dawson Farm H.D.
(7) Dawson Farmhouse (1912)	Hist.Dist.	M: 26/19	Dawson Farm H.D.
(8) Black Tenant House Foundations	None	M: 26/19	Dawson Farm H.D.

IV. Stresses

Only two farm complexes remain in Rockville. Because of the loss of outbuildings and surrounding farm land, the Dawson Farm can no longer be considered a complex. Because of the high market value and pressure to locate housing and employment centers near existing public transportation, the primary stress to the remaining farm complexes is development. The Lyddane/Bradley Farm (Woodmont Country Club) is the least threatened because of its current use as a golf course. As Rockville continues its rapid development, however, development pressure may become more of a factor in the future of the property.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites.

B. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation or National Register nomination of the agricultural resources.

2. Conduct inspection and prepare a report on the condition of resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. Consider archeological testing around Dawson Farm complex in high probability areas, e.g. around tenant house foundations.

3. Set up annual review process of condition of resources.

Theme 2: Architecture, Landscape Architecture, Community Planning

1873-1893 Building Phase

During the two decades following the arrival of the railroad in 1873, Rockville annexed approximately 88 acres to its existing 140 making a City of 228 acres. This annexed acreage and the subdivisions platted around the City occurred on two levels: on small, family-owned acreage within the City limits as adopted in 1860 and on large acreages of farmland adjacent to the City limits, primarily subdivided by entrepreneurs/developers. In addition, while the earlier developments had been largely to the east in the direction of the railroad, they now were found to the west and south of the City or on the remaining undeveloped lots within the City limits.

The annexations and subdivisions changed the physical form and appearance of the City. With more than a decade of rail service into Montgomery County and the promotional efforts of a few developers, weekend visitors and prospective homeowners were considering Rockville an attractive alternative to the City of Washington, which was noted for its often unhealthy environment. Consequently, building lots near and in Rockville were selling rapidly with new houses being constructed just as quickly. In the spring of 1887, the Montgomery County Sentinel reported eleven cottages and residences under construction. (Sentinel,MHT M:26/10/56,720 W. Mont. Form) The new homeowners and developers were both local residents and wealthy Washington entreprenuers. The following provide descriptions of some of the major areas of development and subdivisions before 1893 (Figure 13):

Darnestown and Great Falls Roads Intersection

A few houses and small shops stood near this intersection in the middle of the 19th century, but several new houses were constructed on lots carved out of the Williams' family farm during the 1870s. These included the Judge Henderson and Speare houses, both built by local lawyers, on adjoining lots. These houses were located on the south side of the road that was later to become West Montgomery Avenue.(MHT M:26/10/43, 212 W. Mont.)

In the late 1880s and early 1890s, several other houses were under construction near this intersection. Van Buren Street, the former stable lane for the Prettyman house on Jefferson Street, had several undeveloped lots. These lots, near two major entryways into the City and across from the Baptist Cemetery, provided adequate lots for the construction of large houses similar to those being built in Margaret Beall's Subdivision. Development on these lots connected the Darnestown Road/Commerce Lane houses and the older houses on the original town lots.

Margaret Beall's Subdivision

Margaret Beall, daughter of Upton Beall, was the largest single landowner in Rockville in the late 19th century and the first to develop private land after the arrival of the railroad. She subdivided her 67-acre estate west of the Beall mansion in 1875 and deeded several of the building lots to her relatives. Between 1879 and 1888, the fourteen lots fronting on Commerce

Lane (now West Montgomery Avenue) were sold and large houses built. Many of the other lots, however, remained undeveloped until several decades into the 20th century.(MHT M:26/10/60, 215 Harrison and MHT M:26/10/31,227 W. Mont.)

South Washington Street

The 1803 plan for Rockville included a row of narrow lots running in an east-west direction along Jefferson Street with Lots 5 and 6 separated by South Washington Street. Although earlier houses existed on the corner parcels of South Washington and Jefferson, there were no structures between the houses and Christ Episcopal Church until the 1880s. At that time, members of the Stonestreet and Anderson families began to construct dwellings on both sides of the street. South Washington Street was considered part of the original corporate limits established in 1860.(MHT M:26/11/9 ,104 S. Wash., and M: 26/11 Courthouse District, S.Wash.)

Undeveloped Town Lots in 1803 Plan

Many of the lots delineated in the 1803 plan remained undeveloped for several decades; most were held by speculators. During the period of rapid development in the City, some of the lots were purchased for the construction of houses. This infill development mostly occurred on the western edge of the City. Lots and parts of lots often were combined to form larger ones suitable for construction. In some cases, a group of houses was financed by one individual and retained as rental housing. One such development was on South Adams Street on several lots in an area known as "Quality Hill." (M:2610/69, 10 S. Adams)

Higginsville

Sophia Higgins, a widow and heir of S.D. Higgins & Son mercantile business in 1871, owned a thirteen-acre estate on Great Falls Road. Between 1873 and 1890, she constructed a house for herself on this property and deeded a one-half acre lot to each of her sons. They soon followed the construction of Sophia's house with their own. These three dwellings were grouped together to the southwest of Rockville and became known as "Higginsville." All of them faced Great Falls Road, and with the existing houses to the north and southwest, a small community began to develop near the western limits of Rockville separated by only a few acres of farmland. Within a few years, however, new houses were built that bridged Higginsville with the western expansion of Rockville.(M:26/10/66, 300, and M:26/10/67, 301 Great Falls Rd.)

The Park

William Veirs Bouic, Sr., active in local government and judge of the Circuit Court in 1867, owned over a thousand acres around Rockville. In 1888 he platted twenty-five lots on three streets near the southeast City limits adjacent the Agricultural Society Fair Grounds. A number of houses were constructed shortly afterwards including one for William Veirs Bouic, Jr. called "Bouicilla." Some of the lots, however, remained undeveloped for several decades. Breaks between construction periods in the area resulted in a variety of housing styles.(M:26/12/5,115 Park)

Rebecca T. Veirs Addition

In 1882 a fifty-eight-acre farm immediately to the southwest of the city limits belonged to the widow and children of local attorney, Richard M. Williams. It, however, was for sale by trustees appointed by the Equity Court. Rebecca Thomas Veirs purchased eleven acres and subdivided it into twenty lots of varying sizes. She recorded her plat as "R. T. Veirs Addition to Rockville" in 1887-88; it was annexed in 1888.(Figure 14) The Veirs subdivision was popular because of its access to Darnestown Road by way of Thomas and Wall Streets, and it was near the soon-to-be-completed Woodlawn Hotel on Darnestown Road. Within the year of the recorded plat most of the lots had been sold. Two of the larger ones, Lots 10 and 11, were eventually acquired by local real estate agent and developer, Cooke Luckett, who in 1889 further subdivided them into three lots. Over the next decade five houses were constructed, most of them built by local contractor Edwin West. (M:26/10/33, 25 Wall; M:26/10/6, 16 Wall;M:26/10/63, 19 Wall; M:26/10/34, 26 Wall; M:26/10/51, 400 W. Mont; M:26/10/49, 314 W.Mo; M:26/10/50, 318 W. Mont.)

Outer Darnestown Road

The widowed Mrs. Richard M. Williams continued to sell parcels of the Williams farm along Darnestown Road west of town. John Mulfinger, son of the local grocer, purchased twenty-nine acres adjacent the Wootton farm and then in turn sold four acres to Ulysses Ricketts in 1887. Soon afterwards, Ricketts built a summer cottage on part of the acreage. This building trend extended the development even farther west of town.(M:26/10/56,720 W. Mont.)

Rockville Heights

The land immediately south of the Rockville Academy and southwest of the City limits remained part of the Robert W. Carter farm through most of the 19th century. The heir to the land, Mrs. J. Maury Dove, and her husband subdivided the 260-acre farm into Rockville Heights in 1889-1890. The plan, similar in scope to the West End Park development, included wide boulevards, lakes, parks, and circles.(Figure 15) Ensuing litigation that followed the platting of Rockville Heights prevented all but a few houses from being built before 1900.(M:26/22/1, 18 Md; M:26/22/2, 149 S. Adams; M:26/22/3, 140 S. Adams.)

Sarah West McCahill's Addition

The Julius West farm, located northwest of Rockville and adjacent the property of Margaret Beall, was part of a large tract owned by the West family. When Julius West died in 1859, his widow, Sarah West, retained five acres out of the farm before conveying title to the Rockville Academy as requested by West. This acreage was located between the West End Park development and Margaret Beall's subdivision along what was to become Forest Avenue north of Darnestown Road. McCahill subdivided the five acres selling three-and-one-half acres to a three-man syndicate and the remaining to H.W. Talbott and the Smith family in 1890. There were two subsequent subdivisions within the McCahill addition before it was developed. (M:26/10/31, 100 Forest)

West End Park

Henry Copp, the developer of Garrett Park near Bethesda, was one Washington developer investing around Rockville. In 1889 he purchased 183 acres, the site of the old Julius West farm, from the Trustees of the Rockville Academy, owners of the farm through West's bequest. Additional lands were bought from John Vinson (the old Anderson Farm) to total a 520 acre development which he platted as West End Park. His development offered attractive spacious lots (50 by 175 feet), tree-lined streets, and sites designated for parks, schools, and churches for those who could move to what the promotors called "Peerless Rockville." A number of houses were built around 1890, but by 1892 Copp's ambitious venture and a controversy over title of the land led him into bankruptcy. Part of the West End subdivision was annexed in 1896.(Figure 16)(M:26/7/4, 605 Anderson and M:26/10/1, Sante House. See also Cissel, "Early House in West End...")

Lincoln Park

In 1891, William Wallace Welsh, a former Union soldier and owner of the store near the depot, purchased eight acres northeast of town that were subdivided into thirty-one 50' X 200' lots each selling for $80. Another seven acres were added in 1892 as the "First Addition to Lincoln Park" for a total of fifty-three lots. Two-thirds of the lots were sold by 1904, but less than thirty houses had been constructed by 1920. An active community of black families developed in Lincoln Park through the early 20th century. The area was extended in 1906 and again in 1926 to almost double its original size. This final expansion established the present boundaries. (McGuckian,"Lincoln Park")(M:26/15/1)

Reading's First Addition

The local newspaper in 1884 noted that wealthy Washington timber merchant, William Reading, purchased land from Dr. E.E. Stonestreet and surveyed fifty-six lots on two streets to the northeast of the City limits. He named the development "Readington." The plat, however, was not recorded until 1888. In 1890, the land was sold to Washington Danenhower who in turn surveyed smaller lots and renamed the subdivison "Rockville Park." (M:26/13/1, 207 Balto. Rd; M:26/13/2, 401 Balto. Rd.)

Rockville Park

Salvaged from Reading's First Addition or Readington, Rockville Park had smaller lots that appealed to those with more modest incomes than the residents of the West End. This development was popular, but few houses were constructed before the end of the 1890s.(Figure 17)(M:26/13/1, 207 Balto.Rd. and M:26/13/2, 401 Balto. Rd.)

Other subdivisions platted between 1873 and 1893 include:

Janeta (1887)
Halpin (1889)
Autry Heights (1890)
Burgundy Park (1891)
Autre Park (1893)

FIGURE 13

MAJOR PLATTED SUBDIVISIONS OF ROCKVILLE, DEVELOPING AREAS, AND BLACK SETTLEMENTS 1873-1931

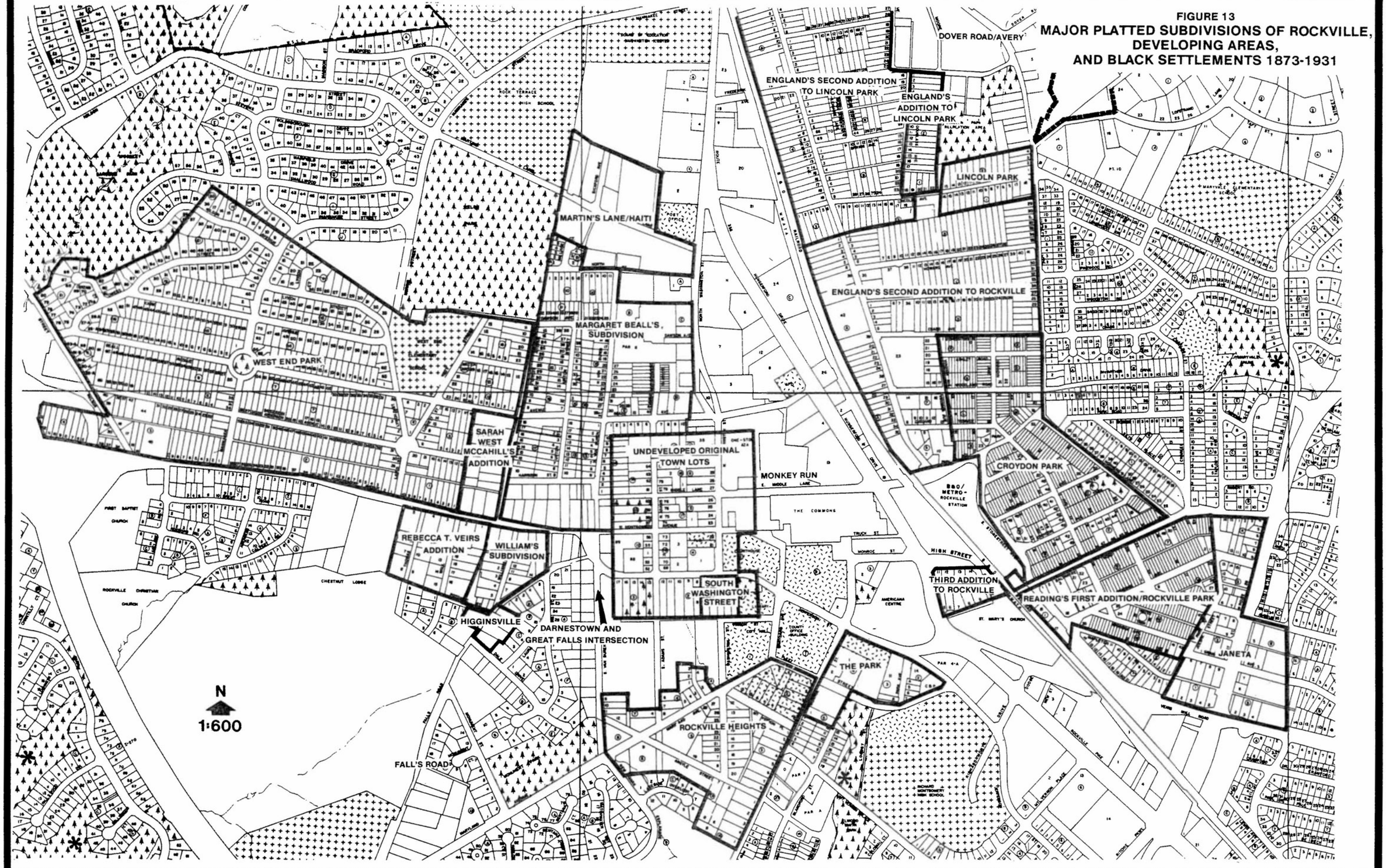


FIGURE 15
WEST END PARK

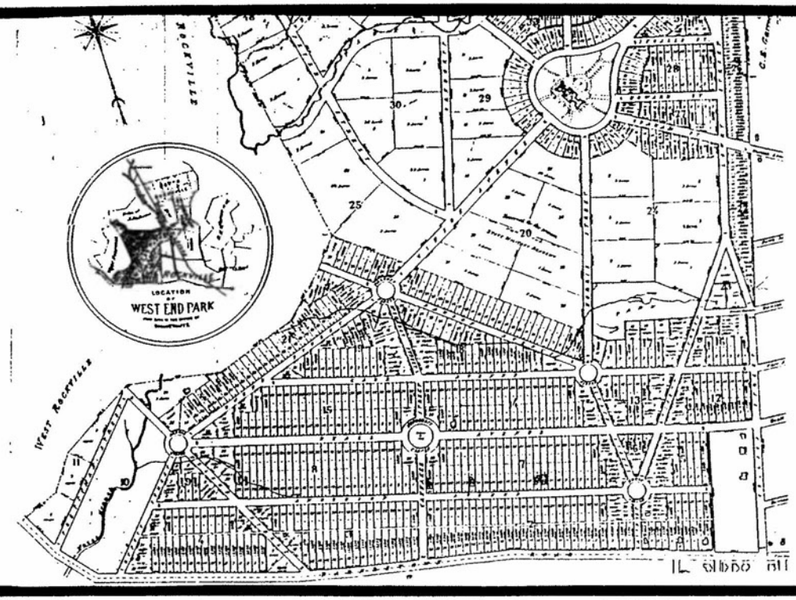


FIGURE 16
ROCKVILLE PARK

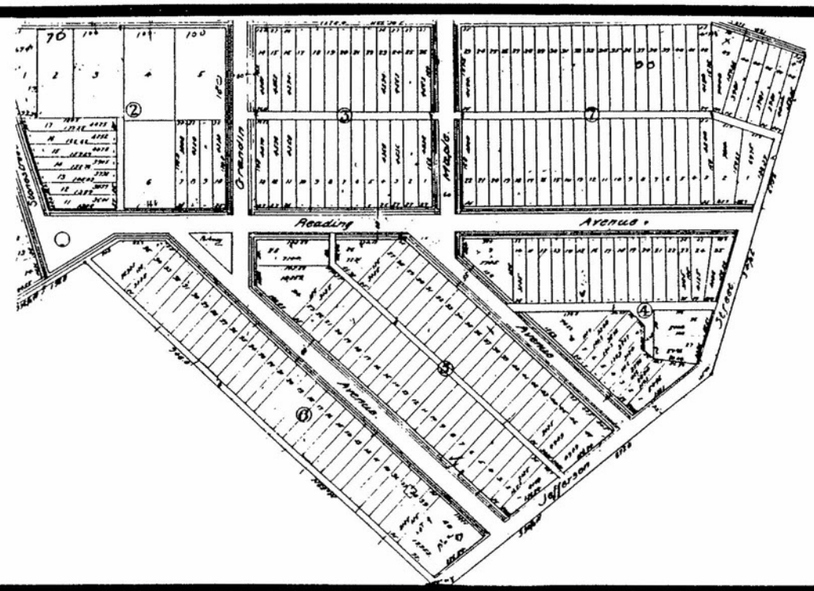
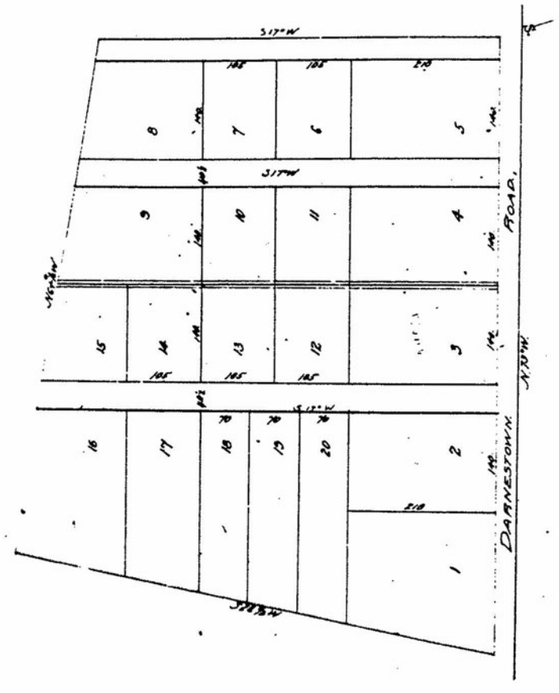


FIGURE 14
REBECCA T. VEIRS ADDITION



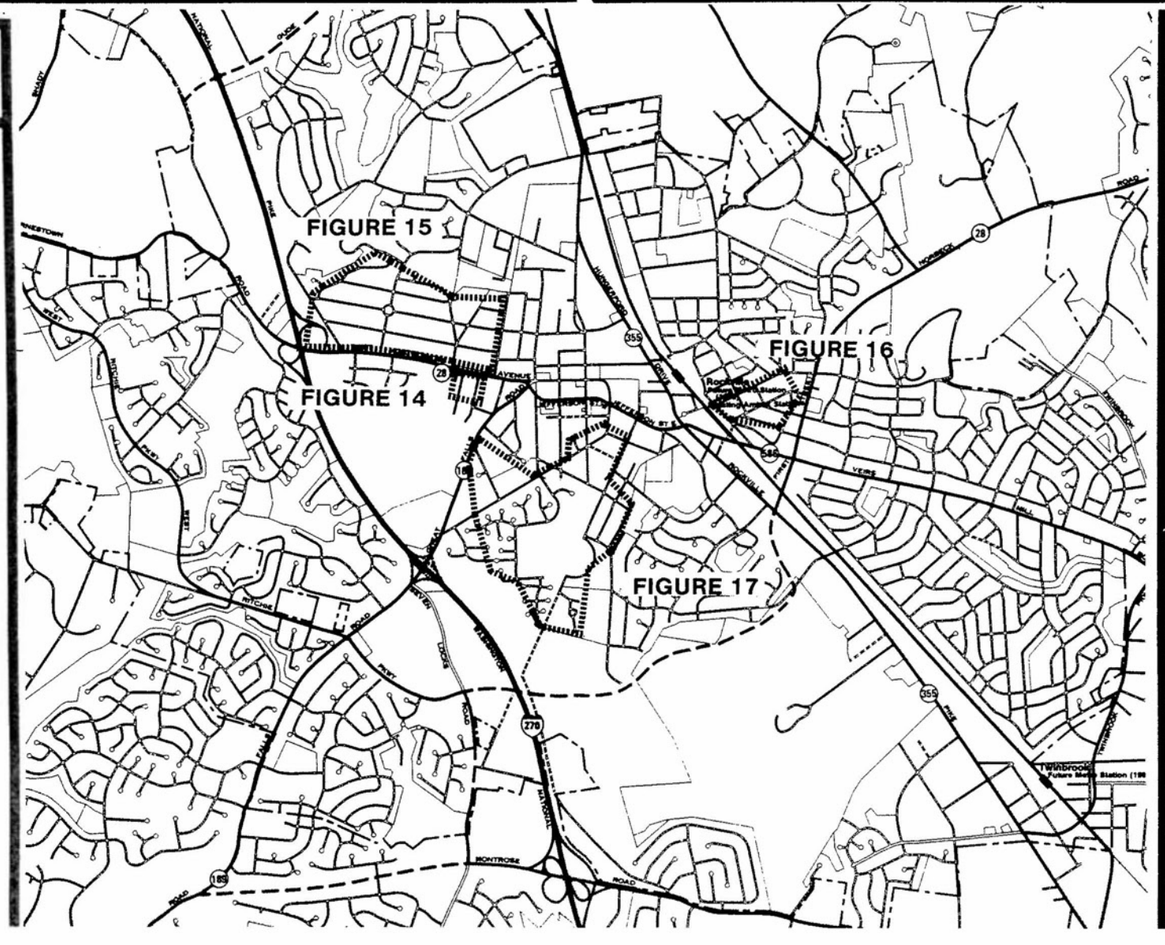
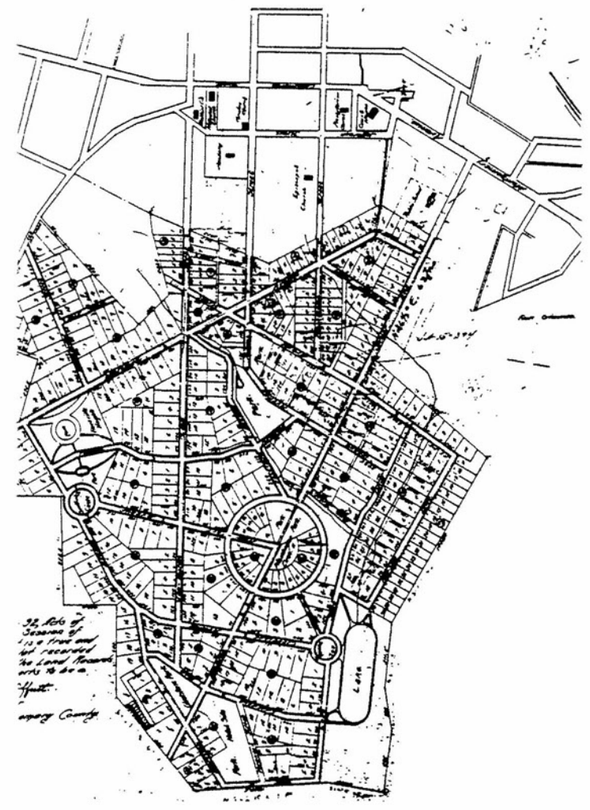


FIGURE 17
ROCKVILLE HEIGHTS



Architecture

As this building phase came to an end in the early 1890s, a significant change in the architecture of Rockville was evident. The previous emphasis in domestic architecture on traditional Maryland Tidewater and Georgian and Federal styles had changed to using architectural revival and Victorian styles popular across the country. The most common styles included:

Stylistic Revivals	Victorian
Greek Revival	Stick
Gothic Revival	Queen Anne
Italianate	Second Empire
Romanesque	

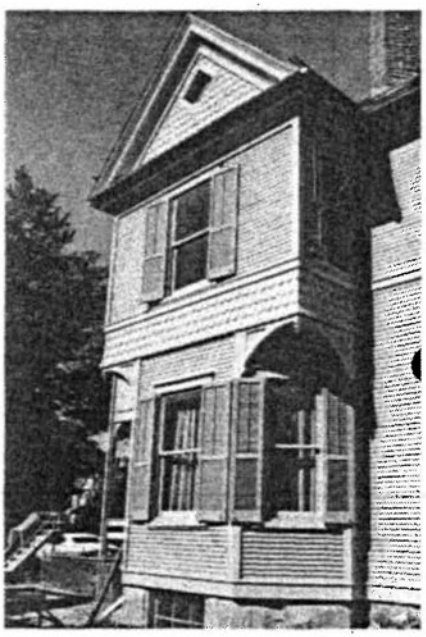
The houses from West End Park to Rockville Park represented a diversity of styles that, almost without exception, showed a degree of interpretation by local builders of the pattern books popular at the time. This created a collection of complementary houses spread across the City with somewhat similar components, e.g. front center gables, bay windows, fishscale shingles, jig-sawn brackets, or even floor plans. This same diversity and flair was seldom represented in the more conservative non-residential architecture.

SANTE-ALLNUTT HOUSE, 541 BEALL

701 GRANDIN

The building techniques also had changed to balloon frame construction using light two-by-four inch studs that allowed more flexiblity and height. The trends in commercial, ecclesiastical, and institutional architecture reflected a similar change, but usually were under two stories and of masonry construction.

Several local builders were responsible for both the non-residential and residential construction during this period. The quantity and similarity of work gave them the flexibility to repeat distinctive elements on different structures. One example of this is the repetition of a pattern for a bay window, sometimes called the "Rockville Bay", that appears on a number of houses built by Edwin West.



ROCKVILLE BAY

DAISY MAGRUDER HOUSE, 114 WEST MONTGOMERY AVENUE

Almost all of the houses constructed in Rockville during this period included kitchens and, in some cases, water closets. Outbuildings, however, still were common and covered a range of uses including carriage houses, stables, storage sheds, and privies. These rear-yard structures sometimes showed modified stylistic trends that complemented the main house.

Black Communities and Housing

Within two decades after the Civil War, five black communities had developed around Rockville: on Great Falls Road, in Lincoln Park, along Dover Road or in Avery, along Martin's Lane or Haiti, and near the center of town in an area called "Monkey Run." (Figure 13) Many of the black residents owned their houses in these areas, but some of the property and houses still were owned by local white families that were leased to blacks.

Margaret Beall continued to sell small parcels to the north end of the Beall estate along Martin's Lane to the family's former slaves and servants. By the late 1880s several houses had been constructed there. A few were former tenant houses on the Beall estate that now received improvements. These houses followed traditional housing forms similar to those constructed by middle-class white families, except on an even smaller scale and with little decorative detailing. They, however, were surrounded by lots large enough to allow for gardens and small fruit orchards. There was little attention paid to site orientation, which resulted in a scattered collection of houses connected by dirt paths and accessed by narrow roads and driveways. This area was locally called "Haiti".

Monkey Run, located a few blocks to the southeast of Haiti, was a distinct contrast in living conditions for black families. This area had scattered frame shanties or tenements sited around a stream marked "Frog Run" on an 1892 Sanborn map, probably the same as "Monkey Run." These dwellings were simple structures providing substandard housing for the residents.

1893-1931 Building Phase

After the depression of 1893 slowed the building boom in Rockville, almost a decade passed before more development occurred. A few new subdivisions were platted, but the majority of construction was on resubdivided properties and on lots already part of platted subdivisions. The following are the recorded plats for this period:

Higgins Estate near Montrose (1902)
Williams Subdivision (1914)
Halpine Park (1920)
H.L. England's Addition (1922)
Croydon Park (1924)
Charles A. Viett's Addition (1924)
Subdivision of Part of Beall's Subivision (1926)
H.L. England's Second Addition (1926)
H.L. England's Second Addition to Lincoln Park (1926)
Estate of Addison Jackson (1930)

Architecture

New construction at the turn of the century began to change in architectural style. Although some of the earlier Victorian features continued to be used, several new architectural styles were came into vogue. Colonial Revival and Georgian Revival styles were two of the most common. These were especially popular for the larger houses built or remodeled on the western side of the City and for non-residential buildings. Several social and design movements also influenced the domestic architecture in the early 20th century. Art Nouveau and Frank Lloyd Wright's prairie architecture were two such movements. Another, the Arts and Crafts movement, influenced house design. This movement emphasized, through published design books, small-scale residential structures with a cottage appearance. It contributed to, both locally and nationally, a style that featured overhanging eaves, exposed rafters, and square, tapered columns. This became known as the "bungalow" with its architectural elements borrowed and applied to many small houses.

SPATES BUNGALOW, 115 PARK AVENUE

There are few examples in Rockville of any pure styles from this period, for as in the earlier building phase, local builders borrowed from the popular designs to construct a dwelling according to the owner's taste and budget. Most of the owners bought lots and erected houses in this phase that were in the new subdivisions; but, a few purchased vacant lots and filled in the developed areas. This added another layer of architecture to the eclectic collection of houses built earlier.

Outbuildings also began to change in use and design. The transportation needs that made horses and carriages/buggies obsolete and automobiles a necessity instigated the construction of garages. In some cases, outdated carriage houses sufficed for the new use, but a growing number of residences added one-story, gable-roofed garages with wide, single doors. These became the termination point for driveways and alleys to the side and rear of the houses.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
House:				
1 1/2 story,L-shaped	1	X	NA	NA
2 story, Square	3	X	NA	NA
2 story, Rectangular	3	X	NA	NA
2 1/2 story,L-shaped	17	X	NA	NA
2 1/2 story,Z-shaped	4	X	NA	NA
2 1/2 story,T-shaped	1	X	NA	NA
2 1/2 story,I-shaped	1	X	NA	NA
2 1/2 story,Rectangular	12	X	NA	NA
2 1/2 story,Square	16	X	NA	NA
2 1/2 story,Center-Hall	1	X	NA	NA
3 story,Square	1	X	NA	NA
3 story,Center-Hall	1	X	NA	NA
Housing Subdivision	9	X	NA	NA
Outbuildings:	0	X	0	X
privy				
kitchen				
garage				
carriage house				
wash house				
storage shed				
well				
Black Settlement	2	X	NA	NA

B. Characteristics

There were three general housing categories in this period: high style architecture, more modest stylish houses, and folk or vernacular buildings. High Style houses such as Gothic or Colonial Revival, Second Empire, and others were large 2-1/2 to 3-story houses of a definitive style adapted from pattern books by a builder or architect and were generally built on multiple lot estates with lawns, orchards, gardens, chicken coops, and other outbuildings. Stylish houses were smaller, generally built as 2 to 2-1/2 story dwellings on only one lot with a garden and fewer outbuildings. They may have been designed by an architect but often were built from purchased plans or ordered from mail-order houses complete. Cottages and foursquares with various trims, craftsman and bungalow types, as well as traditional forms are typically of this class. Vernacular or folk housing was often owner-designed and built using traditional building methods and materials, but were also professionally built as tenant or laborer houses. These were small, utilitarian buildings with little ornamentation or luxuries.

Traditional and primitive housing forms from previous eras survived in the black community. One or two-room "Negro Shanties" are shown on maps of downtown Rockville until well after 1900. These shanties were a primitive form of shelter. Few, if any, were earthfast, but raised on blocks or a rudimentary stone foundation. The oldest were probably log, the later frame construction. The shed-roofed or end-gabled one-story structures had few windows and were built with rough-sawn lumber, exterior and interior. Walls were rarely plastered and a small stove provided both heating and cooking with no water or sanitary facilities. More sophisticated folk vernacular houses were built through owner initiative. Many, but not all, of these structures were designed and built by the owner with limited resources, often using salvaged materials and traditional building techniques. They featured decorative trims, water and sanitary facilities of the day, and were finished exterior and interior. Stylish cottages and foursquare houses were also professionally constructed with the usual complement of gardens, orchards, and outbuildings.

The shape of houses of this period differed from earlier examples. The defined rooms of the Queen Anne gave way to the compact, centrally-heated American Foursquare, a product of both central utility systems and the decline of availabile hired help. Interest revived in colonial and neoclassic house types. Traditional tidewater vernacular and two-over-two traditional houses continued to be built.

Privies, spring houses, windmills, chicken coops, carriage houses and stables declined in number as modern utilities and automobiles took over. Garages became the predominant, and quite often the only, outbuilding of this period.

The coming of the railroad, combined with trolley and automobiles, precipitated tremendous subdivision growth. In general, these were fairly small, compact residential grids laid over land formerly used

for farming. Vier's Addition and West End Park are examples. The most successful early subdivisions were located near the train station east of Rockville. Early black subdivisions rose out of freed slave holdings that were divided on need and were haphazardly built. Later, planned and platted black subdivisions were developed.

C. Currently Identified Resources and Planning Areas

West Montgomery Avenue Historic District (Planning Area 4)

(9) Pumphrey Funeral Home, 300 West Montgomery (1900)
(10) 307 West Montgomery
(11) Rosenberger House, 310 West Montgomery (1887)
(12) 311 West Montgomery

Darnestown and Great Falls Roads Intersection (Planning Area 4)

(13) Speare House, 208 West Montgomery Avenue
(14) Henderson or Judge's Chambers House, 212 West Montgomery (1878)
(15) Owens' House, 218 West Montgomery (1890)
(16) Gelin House, 105 South Van Buren
(17) Cooke Luckett House, 107 West Jefferson (1881)
(18) Sophia Higgins House, 200 West Jefferson (1892)

Margaret Beall's Subdivision (Planning Area 4)

(19) Stokes House, 115 West Montgomery (1888-89)
(20) Lowry Villa, 117 West Montgomery (1889)
(21) Wagner House, 201 West Montgomery (1895)
(22) Wagman House, 203 West Montgomery (1884-86)
(23) King House, 217 West Montgomery (1886)
(24) Morrow House, 227 West Montgomery (1888)
(25) Miss Lucy Simpson's House, 229 West Montgomery (1879)
(26) Dawson/Nicewarner House, 215 Harrison (1889), moved (1930)

South Washington Street Historic District (part of National Register Montgomery County Courthouse Historic District) (Planning Area 1)

(27) Porter Ward House, 100 South Washington (1893)
(28) Lamar House, 101 South Washington (1884)
(29) Anderson House, 104 South Washington (1884)
(30) Greene House, 105 South Washington (1887)
(31) Abert House, 107 South Washington (1905)
(32) Linthicum House, 110 South Washington (1903)

Undeveloped Town Lots in 1803 Plan

(33) Cottage at Quality Hill,10 South Adams (1870s)(Planning Area 1)
(34) Jerkinhead Cottage, 12 South Adams (1889)(Planning Area 1)
(35) Bessie Lyddane House, 14 South Adams (1889-90)(Planning Area 1)
(36) 102 North Adams (Planning Area 4)
(37) Grahame House, 107 North Adams (Planning Area 1)
(38) House at Wood Lane, 108 North Adams (1914-28)(Planning Area 4)

(39) Darby House, 109 North Adams (Planning Area 1)
(40) Judge Anderson's House,39 West Montgomery(1881)(Planning Area 1)
(41) Rebecca Veirs House, 100 West Montgomery (1888)(Planning Area 1)
(42) Edwin West House, 114 West Montgomery (1889)(Planning Area 1)

Brewer's Third Addition To Rockville (Planning Area 1)

(43) Brewer/Offutt/Winx, 8 Baltimore Road (1878)

Higginsville (Planning Area 4)

(44) John Higgins House, 300 Great Falls Road (1889)
(45) Frank Higgins House, 304 Great Falls Road (1886-88)
(46) Stone/Goodson House, 301 Great Falls Road (1899)

The Park (Planning Area 1)

(47) 108 Park Avenue
(48) Spates Bungalow, 115 Park Avenue (1923)

Rebecca T. Veirs Addition (Planning Area 4)

(49) 8 Thomas (c. 1905-10)
(50) Dr. Willson Cottage, 10 Thomas (1890)
(51) Craig House, 16 Thomas
(52) 12 Wall
(53) 15 Wall (1892)
(54) Gude House, 16 Wall (1891)
(55) Garrett Cottage, 19 Wall (1891)
(56) Green, Headley, Lai House, 21 Wall (1892)
(57) 22 Wall
(58) Kilgour House, 25 Wall (1892)
(59) Yearley House, 26 Wall (1892)
(60) 314 West Montgomery Avenue
(61) Allen House, 318 West Montgomery Avenue, (1887-88)
(62) 400 West Montgomery Avenue
(63) 402 West Montgomery Avenue
(64) 309 Potomac

Outer Darnestown Road (Planning Area 4)

(65) Reiche Cottage, 720 West Montgomery Avenue (1887)

Rockville Heights

(66) Chambers House, 140 South Adams (1906)(Planning Area 4)
(67) Frank Tyler House, 149 South Adams (1931)(Planning Area 4)
(68) Hunter/Hyatt House, 18 Maryland Avenue (1904)(Planning Area 3)

Sarah West McCahill's Addition (Planning Area 4)

(69) 14 Forest Avenue
(70) 18 Forest Avenue
(71) Talbott/Abbe House, 100 Forest Avenue (1891)
(72) Smith House, 108 Forest Avenue (1890)

(73) Welsh's Folly, 301 West Montgomery (1913)
(74) Johnston House, 307 West Montgomery (1913-14)

West End Park and Plan (Planning Area 4)

(75) Jones/Kelly House, 401 West Montgomery (1890)
(76) Veirs/England Villa, 409 West Montgomery (1890)
(77) Braunberg House, 419 West Montgomery (1889)
(78) Greene House, 11 Laird (1891)
(79) Sante-Allnutt House, 541 Beall (1890)
(80) Fisher/Winner House, 605 Anderson (1892)
(81) McDonald/Gilchrist House, 405 West Montgomery (1909)
(82) Conklin House, 411 West Montgomery (1924)
(83) 415 West Montgomery

Reading's First Addition (Planning Area 2)

(84) Warfield House, 207 Baltimore Road (1890s)

Rockville Park (Planning Area 2)

(85) Riggs House, 401 Baltimore Road (1905-06)

Lincoln Park and Cemetery (Planning Area 6)

(86) Cooke House, 302 Lincoln (1895)
(87) Cemetery, Frederick and Horner's Aves

Haiti and Cemetery (Planning Area 4)

(88) Old Carroll House, 206 Martin's Lane (1887)
(89) Cemetery, Martin's Lane

D. Planning Areas Expected To Be Represented

Planning Areas 1, 2, 4, 5, 6, or 7.

II. Documentation

A. Data gaps:

1. Lincoln Park Cemetery founding.

2. Location and background on subdivisions listed in 1873-1893 and 1893-1931.

3. Development of black communities.

4. Properties not inventoried in subdivisions of Reading's Addition, Rockville Park, Lincoln Park, Croydon Park, Rockville Heights.

5. List of major builders and associated buildings.

6. List of significant outbuildings remaining from houses built in

this period.

7. Properties on in-town lots and outer Darnestown Road not inventoried.

8. Detailed sale of William's farmland and others around the City.

III. Registration

Resource	Local	State #	National Register Listed
West Montgomery Avenue Historic District			
(9) Pumphrey Funeral Home	Hist.Dist.	M:26/10/35	West Mont.Ave. H.D.
(10) 307 West Montgomery	Hist.Dist.		West Mont.Ave. H.D.
(11) Rosenberger House	Hist.Dist.	M: 26/10/48	West Mont.Ave. H.D.
(12) 311 West Montgomery	Hist.Dist.		West Mont.Ave. H.D.
Darnestown and Great Falls Roads Intersection			
(13) Speare House	Hist.Dist.	M: 26/10/6	West Mont.Ave. H.D.
(14) Henderson/Judge's Chambers House	Hist.Dist.	M: 26/10/43	West Mont.Ave. H.D.
(15) Owens' House	Hist.Dist.	M: 26/10/5	West Mont.Ave. H.D.
(16) Almoney House	Hist.Dist.	M: 26/10/9	West Mont.Ave. H.D.
(17) Cooke-Luckett House	Hist.Dist.	M: 26/10/23	West Mont.Ave. H.D.
(18) Sophia Higgins House	Hist.Dist.	M: 26/10/38	West Mont.Ave. H.D.
Margaret Beall's Subdivision			
(19) Stokes House	Hist.Dist.	M: 26/10/26	West Mont.Ave. H.D.
(20) Lowry Villa	Hist.Dist.	M: 26/10/27	West Mont.Ave. H.D.
(21) Wagner House	Hist.Dist.	M: 26/10/41	West Mont.Ave. H.D.
(22) Wagman House	Hist.Dist.	M: 26/10/29	West Mont.Ave. H.D.
(23) King House	Hist.Dist.	M: 26/10/44	West Mont.Ave. H.D.
(24) Morrow House	Hist.Dist.	M: 26/10/30	West Mont.Ave. H.D.
(25) Miss Lucy Simpson's House	Hist.Dist.	M: 26/10/46	West Mont.Ave. H.D.
(26) Dawson/Nicewarner House	None	M: 26/10/60	
South Washington Street			
(27) Porter Ward House	Hist.Dist.	M: 26/11/3	Mont.Co.Crthse. H.D.
(28) Lamar House	Hist.Dist.	M: 26/11/5	Mont.Co.Crthse. H.D.
(29) Anderson House	Hist.Dist.	M: 26/11/9	Mont.Co.Crthse. H.D.
(30) Greene House	Hist.Dist.	M: 26/11/8	Mont.Co.Crthse. H.D.
(31) Abert House	Hist.Dist.	M: 26/11/7	Mont.Co.Crthse. H.D.
(32) Linthicum House	Hist.Dist.	M: 26/11/4	Mont.Co.Crthse. H.D.
Undeveloped Town Lots in 1803 Plan			
(33) Cottage Quality Hill	Hist.Dist.	M: 26/10/69	West Mont.Ave. H.D.

(34) Jerkinhead Cottage	Hist.Dist.	M: 26/10/21	West Mont.Ave. H.D.
(35) Bessie Lyddane House	Hist.Dist.	M: 26/10/20	West Mont.Ave. H.D.
(36) 102 North Adams	Hist.Dist.		West Mont.Ave. H.D.
(37) Grahame House	Hist.Dist.	M: 26/10/10	West Mont.Ave. H.D.
(38) House at Wood Lane	Hist.Dist.	M: 26/10/12	West Mont.Ave. H.D.
(39) Darby House	Hist.Dist.	M: 26/10/11	West Mont.Ave. H.D.
(40) Judge Anderson's House	Hist.Dist.	M: 26/10/17	West Mont.Ave. H.D.
(41) Rebecca Veirs House	Hist.Dist.	M: 26/10/19	West Mont.Ave. H.D.
(42) Edwin West House	Hist.Dist.	M: 26/10/8	West Mont.Ave. H.D.

Brewer's Third Addition To Rockville

(43) Brewer/Offutt/WINX	Hist.Dist.	M: 26/12/4	B&O RR/3rdAdd./St.M.H.D.

Higginsville

(44) John Higgins House	None	M: 26/10/66
(45) Frank Higgins House	None	M: 26/10/7
(46) Stone/Goodson House	None	M: 26/10/67

The Park

(47) 108 Park Avenue	None	
(48) Spates Bungalow	None	M: 26/12/5

Rebecca T. Veirs Addition

(49) 8 Thomas	Hist.Dist.		West Mont.Ave. H.D.
(50) Dr. Willson Cottage	Hist.Dist.	M: 26/10/61	West Mont.Ave. H.D.
(51) Craig House	Hist.Dist.	M: 26/10/32	West Mont.Ave. H.D.
(52) 12 Wall	Hist.Dist.		West Mont.Ave. H.D.
(53) 15 Wall	Hist.Dist.		West Mont.Ave. H.D.
(54) Gude House	Hist.Dist.	M: 26/10/62	West Mont.Ave. H.D.
(55) Garrett Cottage	Hist.Dist.	M: 26/10/63	West Mont.Ave. H.D.
(56) Green/Headley/Lai House	Hist.Dist.	M: 26/10/64	West Mont.Ave. H.D.
(57) 22 Wall	Hist.Dist.		West Mont.Ave. H.D.
(58) Kilgour House	Hist.Dist.	M: 26/10/33	West Mont.Ave. H.D.
(59) Yearley House	Hist.Dist.	M: 26/10/34	West Mont.Ave. H.D.
(60) 314 West Montgomery Ave	Hist.Dist.		West Mont.Ave. H.D.
(61) Allen House	Hist.Dist.		West Mont.Ave. H.D.
(62) 400 West Montgomery Ave	Hist.Dist.		West Mont.Ave. H.D.
(63) 402 West Montgomery Ave	Hist.Dist.		West Mont.Ave. H.D.
(64) 309 Potomac	Hist.Dist.		West Mont.Ave. H.D.

Outer Darnestown Road

(65) Reiche Cottage	None	M: 26/10/56

Rockville Heights

(66) Chambers House	None	M: 26/22/3
(67) Frank Tyler House	None	M: 26/22/2
(68) Hunter/Hyatt House	None	M: 26/22/1

Sarah West McCahill's Addition

(69) 14 Forest Avenue	Hist.Dist.		West Mont.Ave. H.D.
(70) 18 Forest Avenue	Hist.Dist.		West Mont.Ave. H.D.
(71) Talbott/Abbe House	Hist.Dist.	M: 26/10/31	West Mont.Ave. H.D.
(72) Smith House	Hist.Dist.	M: 26/10/57	West Mont.Ave. H.D.
(73) Welsh's Folly	Hist.Dist.	M: 26/10/47	West Mont.Ave. H.D.
(74) Johnston House	Hist.Dist.		West Mont.Ave. H.D.

West End Park and Plan

(75) Jones/Kelly House	Hist.Dist.	M: 26/10/52	West Mont.Ave. H.D.
(76) Veirs/England Villa	Hist.Dist.	M: 26/10/54	West Mont.Ave. H.D.
(77) Braunberg House	Hist.Dist.	M: 26/7/3	West Mont.Ave. H.D.
(78) Greene House	Hist.Dist.	M: 26/7/2	West Mont.Ave. H.D.
(79) Sante-Allnutt House	Hist.Dist.	M: 26/7/1	
(80) Fisher/Winner House	None	M: 26/7/4	
(81) McDonald/Gilchrist Hse	Hist.Dist.	M: 26/10/53	West Mont.Ave. H.D.
(82) Conklin House	Hist.Dist.	M: 26/10/55	West Mont.Ave. H.D.
(83) 415 West Montgomery	Hist.Dist.		West Mont.Ave. H.D.

Reading's First Addition

(84) Warfield House	None	M: 26/13/1

Rockville Park

(85) Riggs House	None	M: 26/13/2

Lincoln Park and Cemetery

(86) Cooke House	None	M: 26/15/2
(87) Cemetery	None	

Haiti and Cemetery

(88) Old Carroll House	None	M: 26/16/2
(89) Cemetery, Martin's Lane		

IV. Stresses

A large portion of the housing resources of this period are in designated historic districts. Therefore, primary protection has been established and the major stress is pressure for adaptive reuse requiring parking lots, access, screening, and upgraded modern utilties, which conflict with the residential character of the area. Old outbuildings and period landscaping have not been well preserved as they are not considered an important part of the historic site.

The subdivision of original lots, brought about by decreased minimum lot size, is another stress. Subdivision interrupts the established rhythm and streetscape and may interject uncharacteristic housing types into an established historic

character. Widening of roads and intersection improvement is also a stress as it upsets the balance of house mass to lawn, thus diminishing the original setting.

Folk vernacular houses and housing built in the first quarter of the 20th century is not fully appreciated as having significance. Folk vernacular is unappreciated because it lacks distinctive style, was not built by skilled craftsmen, and is not valued as a continuation of earlier building traditions now largely lost. Twentieth century houses are often perceived as "mass produced" and, since they were built in living person's memory, not historic. This results in inappropriate replacement materials and modifications that alter the historic characteristics. The present emphasis on energy conservation also encourages the application of materials (siding, storm windows, solar collectors, and others) which adversely affect historic character. The lack of affordable maintenance and appropriate replacement parts such as windows, doors, and mouldings scaled to a typical facade also encourages inappropriate modification.

V. Recommendations for Protection

A. Complete the inventory of identified resources and initiate survey and documentation of areas remaining from this period and theme.

B. The identified resources from this theme should be reviewed for condition, integrity, and significance to the theme. This should become a part of the permanent inventory files.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation of significant resources.

2. Conduct an intensive survey of late-19th-century housing developments and follow up with inventory forms and computer analysis.

3. Consider extension of National Register district (West Montgomery Avenue Historic District) to include "Higginsville", Rockville Heights, The Park, and other period subdivisions.

4. Conduct a survey of condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. Set up annual review program of resources to check condition, maintenance, and integrity of resources.

Theme 3: Economics

During this period, Rockville's economy began to shift from one providing the basic home and farm necessities to one offering amenities and comforts beyond subsistence. The primary market was for agricultural supplies and services, dry goods, groceries, and household necessities and services. But, as new housing developments were initiated and the County government and County Court became more active, the City attracted a larger number of resident professionals and government workers. These citizens were better educated with higher expectations in their careers and surroundings. Therefore, Rockville's range of goods and services increased in number and quality. Builders, dressmakers, milliners, tailors, confectioners, druggists, and others joined the blacksmiths, harnessmakers, general store keepers, and other basic providers. Thus, the downtown, already clustering around the courthouse, continued to develop, slowly extending to the north and east in the direction of the railroad. (Figure 18)

The development of the commercial core coincided with the residential building boom of the 1880s and early 1890s. Several individuals led in the building program, either as investors and entreprenuers or as builders and suppliers of building material. William Brewer, for one, formed the Rockville Building Association to finance new housing and encourage private development. He had earlier subdivided the Third Addition to Rockville near the B & O Station. The Association continued to operate until 1891. Several individuals served as the builders for most of the houses and commercial buildings under construction. Edwin West, a former farmer and recent resident in Rockville, W. R. Pumphrey, a local cabinetmaker and undertaker, T.C. Groomes, and John Edmonston were among them.

WOODLAWN HOTEL/CHESTNUT LODGE, 500 WEST MONTGOMERY

Rockville's rapid growth and the promotional efforts that advertised the City as a resort town, brought a growing number of summer boarders to the cool healthy climate. The hotels already in business near the County Courthouse absorbed some of the guests, but they preferred to stay on the western edges of the City away from the congestion. Rooming houses were started in a few of the large houses on West Montgomery Avenue, and the Woodlawn Hotel (Now Chestnut Lodge), completed in 1890, was constructed specifically to serve summer visitors.

The surge of local development generated other economic spinoffs. In the 1880s, a private venture was launched to erect the Town Hall, a private assembly hall, on East Montgomery Avenue. This was to provide space for many of the town's activities. (Talbott, Star, 8/20/60) Rockville's first bank, a second venture, was completed in 1887 as the Montgomery County National Bank. This institution provided capital for many of the early building projects.

The depression of 1893 temporarily halted the flurry of economic activity that began after the arrival of the railroad. Although most local businesses continued to operate, it was a slow period and some ambitious investors from the preceding decade filed for bankruptcy.

The railroad, however, continued to provide a strong economic link to the City of Washington. This market stimulated agricultural production around Rockville and led to the establishment of several farm supply businesses selling farm implements, tractors, seed, grain and stock feed, fuels, and provisions. One new farmers' supply business was opened by William Wallace Welsh and his partner David Warfield near the railroad depot. Their store and a frame warehouse burned in 1895; a new store was built with a cast-iron front in 1897. This building and warehouse, now operating as Wire Hardware, remained in the Welsh family until 1923 at 22 Baltimore Road.

In 1900 the Farmer's Bank and Trust Company began financial operations. Their success provided the financial support for the erection of a new building and allowed them to pay dividends within one year.

WIRE HARDWARE, 20-22 BALTIMORE ROAD

The attached table is a comparison of businesses and professionals in Rockville in 1879 prepared from T.H.S. Boyd's The History of Montgomery County, Maryland and from the 1897 Sanborn Fire Insurance Map of Rockville.

Table 1

1879	1897
Insurance Agents (2)	
Railroad Agent	Telegraph Office
Attorneys at Law (4 firms)	Law Offices
Auctioneer	
Blacksmiths and Wheelwrights (6)	Blacksmith and Wheelwright (2)
Carpenters and Undertakers (4)	Carpenter and Undertaker (2)
Dentist	
Druggist	Druggist (2)
Harness Maker	Harness Maker
Hotels (2)	Hotels (3)
Livery Stables (2)	Livery Stables/Carriage Dealer
Mason	Marble Cutter
Merchants (8)	Merchants (10-12)
Millers (1 company)	
Millinery (3)	Milliner
Watches and Jewelry	Jeweler

FIGURE 18
HOPKINS MAP 1879

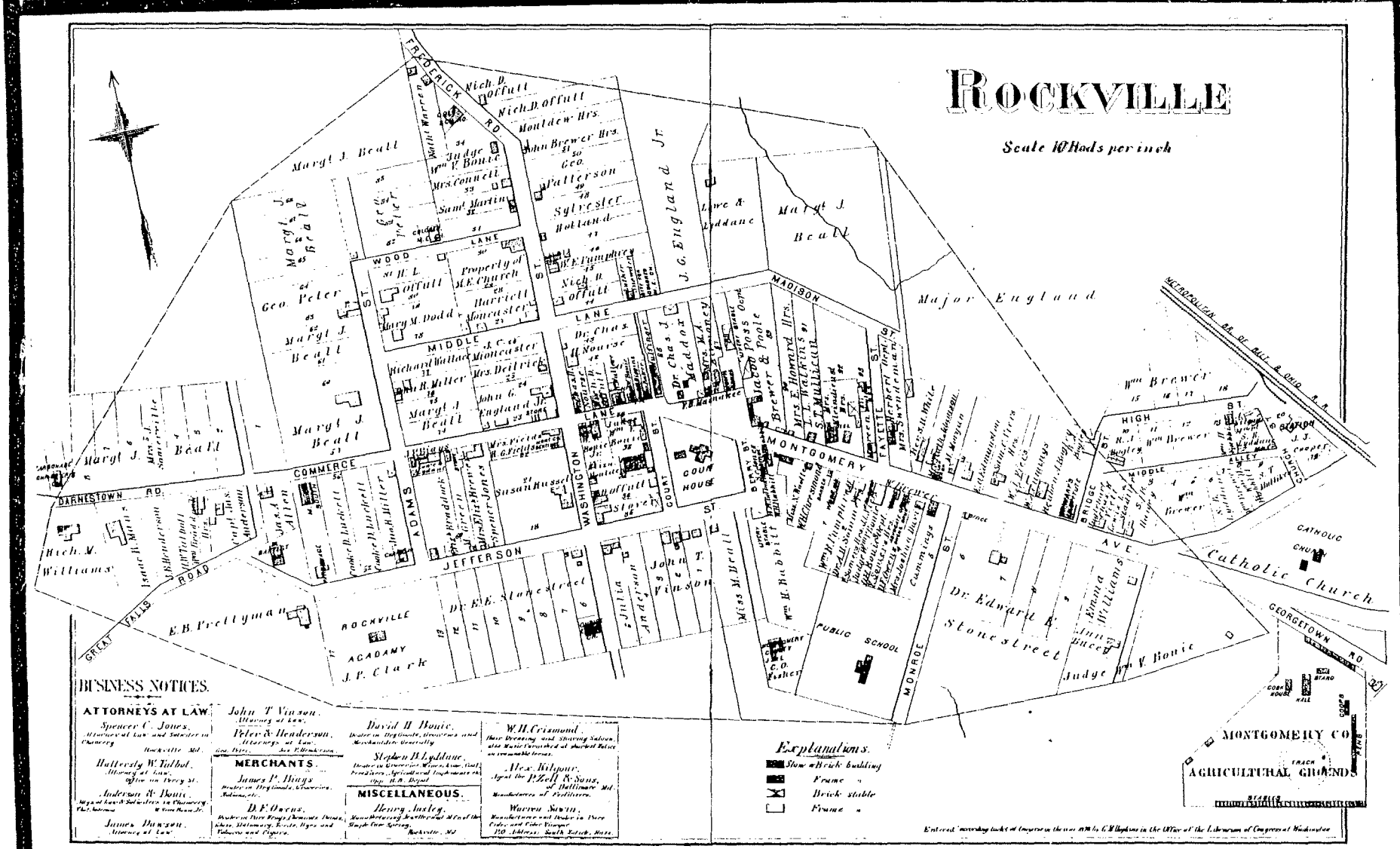
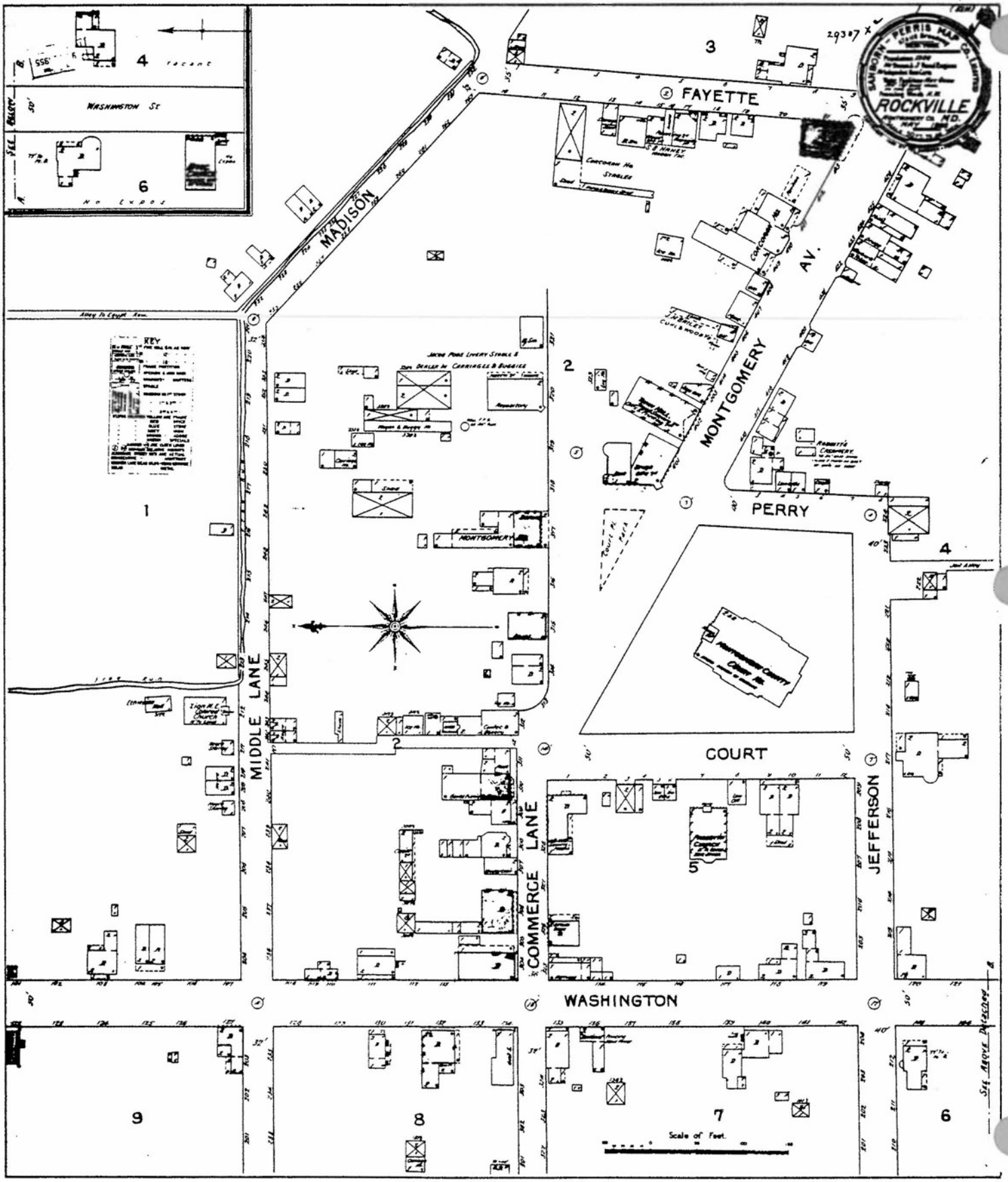


FIGURE 19

1892 SANBORN- PERRIS MAP OF ROCKVILLE



Wines and Liquors (3)
Physicians (3)
Shoemakers (3)
Tailor
Tinner
Farmers (53)

Physicians (2)
Cobblers (2)
Tailor
Tinners (2)

Plumbers (2)
Bakery and Confectionery
Ice House
Bank
Barber (1, black; 1, white)
Furniture/Cabinet Maker
Printer
Chinese Laundry

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Shop	1	1	0	0
Store	1	1	0	0
Bank	0	0	0	0
Office	0	0	0	0
Hotel	1	1	0	0
Boarding house	0	0	0	0

B. Characteristics

The small businesses clustered around the Courthouse continued to grow in number and by this period extended toward the railroad. These businesses were housed in one, two, or three story-frame or brick structures built in a variety of architectural styles or housed in adapted dwellings. Professions such as lawyers and doctors were often housed in one-story one- or two-room office buildings, but later occupied the second story of retail buildings. Many of these buildings were either high style or had stylish ornamentation. Rockville's first banks, for example, were masonry structures with Colonial Revival details. Many craftsmen and skilled mechanics continued to work out of shops located at their dwellings but increased building and convenient rail service produced lumber and building supply yards and small offices for related trades such as tinners and blacksmiths. A new industry was automobile sales and service. Early one-story garages with gas pump and service bay or shop resembled the

older generation blacksmith and wheelwright shops where parts were manufactured and repaired. These brick or frame buildings were utilitarian but often featured fine exterior masonry work detail.

Resort housing consisted of small private rooming houses, usually dwellings in Queen Anne or Stick Style, and public hotels. The hotels had large expanses of exterior porches and verandahs and ranged from frame two-story buildings of moderate size to brick Second Empire hotels such as the forty-room Woodlawn Hotel.

C. Currently Identified Resources and Planning Areas

(90) Wire Hardware and frame sheds, 20-22 Baltimore Road (Planning Area 1)
(91) Woodlawn Hotel/Chestnut Lodge, 500 West Montgomery Avenue (Planning Area 4)
(92) Burbank's Grill/Shoe Repair Shop, 18-20 West Montgomery Avenue (Planning Area 1)

II. Documentation

A. Data gaps

1. Information on specific businesses, banks, hotels, etc., i.e., dates established, founders, years of service.

2. Information on commercial structures extant from this period.

III. Registration

Resource	Local	State #	National Register Listed
(90) Wire Hardware/sheds	Hist.Dist.	M: 26/12/3	B&O RR/3RD Add/St.Mary H.D.
(91) Woodlawn Hotel/ Chestnut Lodge	None	M: 26/10/4	West Mont.Ave. H.D.
(92) Dawson Store/Burbanks	None		

IV. Stresses

Two of the remaining Rockville commercial structures have been designated historic sites and have protection. Redevelopment may pose a threat to the Dawson store in the Town Center, and to second generation commercial structures, such as Snowden's Funeral Home on North Washington Street.

V. Recommendations for Protection

Identified resources may be designated as historic sites.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of development areas for possibly overlooked resources.

2. Conduct a survey of condition of resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 4: Government/Law

The population of the County and Rockville grew significantly in the two decades following the arrival of the railroad. Table 2 shows the population and percentage of population change for each jurisdiction between 1870 and 1930.

Table 2

	Rockville		Montgomery County	
Year	Population	% Change	Population	% Change
1870	365	80.8%	20,563	12.2%
1880	688	4.2%	24,758	20.4%
1890	1,568	127.9%	27,185	9.8%
1900	1,110	-29.2%	30,447	12.0%
1910	1,181	6.4%	32,089	5.4%
1920	1,145	-3.1%	34,921	8.8%
1930	1,422	24.2%	49,206	40.0%

Source: For 1860-1930, U.S. Department of Commerce, Bureau of the Census.

To meet the demands on services brought by the growth, the County government increased the number of employees and set up more specialized departments. The County's governmental expansion eventually required more space than that available in the 1840 courthouse. In response, elected County officials organized a building committee to replace the old courthouse. Funded by bond issues authorized by the Maryland General Assembly, a courthouse was erected in 1891. This became the new center of the County government. It housed the County Commissioners, Circuit Court activities, Orphan's Court, other County agencies, and a regular Tuesday "Court Day." (M:26/11/1 "Montgomery County Courthouse Historic District")

1891 COURTHOUSE, COURTHOUSE SQUARE

The City government responded to the arrival of the railroad in 1872-73 with a score of public improvements. New streets, brick sidewalks in town, and plank sidewalks to the B & O Railroad Station were built. Shade trees were planted, and many old streets were paved. (Rockville Times, 3/24/50) The growth that occurred in the 1880s, however, brought other changes in Rockville's government. First, the Town Council form of government was changed by city charter to a Mayor and Council form of government. An improvement in city services followed. In 1888 Rockville purchased a fire hose, and in 1895 approved the organization of a fire department. The first fireman, George Mead, was a local black man who owned his own horse and

wagon for bringing buckets and supplies to fight fires. In 1896, a waterworks and electric plant were authorized; they were completed and operating by August 1897. The waterworks, based in the Pump House, was built on land purchased from Joseph Reading and covered a well over 224 feet deep that provided water for all the City residents. A fire in 1901 destroyed the power house of the electric plant, but it was restored to use in 1905. The electric plant was replaced in 1909 when the City granted PEPCO a franchise to provide electric power. (M:26/14, 401 Horners Lane)

The close proximity of the City and County governments led to some overlap of responsibility and sharing of facilities. As the County government began to expand out of its 1891 Courthouse, this sharing became more prevalent. For example, from 1922-26, the 1891 Courthouse held the City fire engine and siren. ("Courthouse Historic District")

In the early 20th century, the County government shifted part of its focus to special urban service districts. By acts of the Maryland Assembly, the Washington Suburban Sanitary Commission (WSSC) (1918) and the bi-county Maryland-National Capital Park and Planning Commission (M-NCPCP) (1927) were formed to build a regional planning approach. The creation of these agencies limited the development of new municipalities and excluded existing ones, including Rockville.

In 1927, the County government's growth had reached a record high level so that once again the County Commissioners appointed a committee to make recommendations for providing more space. Later, the Maryland Assembly approved the money to acquire the land between Court and Washington Streets, Montgomery Avenue, and Jefferson Street. A new courthouse connected to the 1891 one was constructed and opened in 1931. ("Courthouse Historic District")

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Courthouse	1	1	NA	NA
Pump house	1	1	NA	NA
Power house	0	0	NA	NA
Fire house	0	0	0	0

B. Characteristics

A new Romanesque courthouse built of brick with brownstone sills and lintels was built in 1891. A 96 ft. tower surmounts the mainblock of the structure. Utilities were housed in one story brick structures with fieldstone foundations.

C. Currently Identified Resources and Planning Areas

(93) Pump House/Power House, 401 South Horners Lane (Planning Area 2)
(94) 1891 Courthouse, Courthouse Square (Planning Area 1)

II. Documentation

A. Data gaps:

1. Sites associated with important government events or leaders.

2. Information on the Town Hall.

III. Registration

Resource	Local	State #	National Register Listed
(93) Pump/Power House	None	M: 26/14	
(94) 1891 Courthouse	Hist.Dist.	M: 26/11/1	Mo.Co.Crthse. H.D.

IV. Stresses

The 1891 Courthouse is a designated historic site and has primary protection. However, its visability and historical setting is increasingly compromised by taller buildings in the Town Center.

V. Recommendations for Protection

A. Identified resources may be designated historic sites.

B. Protective measures should be taken by the City and County to maintain the identified resources and keep in viable reuses.

C. The appropriate City and County departments and programs should be informed of significant sites/resources.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of these resources for condition and integrity.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. Set up annual review of these resources for proper maintenance, arson prevention, and vandalism, etc.

Theme 5: Military

At the advent of World War I, Rockville sent over 150 men to military service from its roughly 1200 residents. Locally, women volunteered for the Red Cross, and the citizens adjusted to the wartime shortages. (Dunham, p. 30.)

I. Identification
No resources identified.

II. Documentation

A. Data gaps:

1. Information on local involvement in Spanish-American War.

2. Comparison of Rockville contribution in WW I to other Maryland communities.

III. Registration
No resources identified for registration.

IV. Stresses
None.

V. Recommendations for Protection
No resources identified for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 6: Religion

Episcopal

The congregation of Christ Episcopal Church had began to recover by the 1880s from the declining membership it experienced through the mid-19th century. The larger congregation required more space so a new building was started in the Gothic Ecclesiastical style in 1884 and completed in 1887 on the same site as the 1822 church. Less than a decade later in 1896, a storm destroyed the steeple and damaged the east facade of the new building. It was repaired by T.C.Groomes, a local builder. The Church's congregation continued to grow after 1900 with new facilities added as needed. One of the new facilities was a parish hall, designed by T.C. Groomes, and built in 1926. This was the beginning of a church complex that developed from the original 1884-87 structure.(M:26/11/11, Christ Episcopal)

Margaret Beall donated Lot 10 of her new subdivision to Christ Episcopal Church for a rectory. Construction began in 1874 on a two-story, frame house with a detached kitchen. A two-story addition, stables, and a sixteen-foot-wide Rector's alley were built in 1887. Small additions and repairs continued to be made through the early 20th century while this house provided a home for the Church's many rectors.(M:26/10/45, 223 W. Mont.)

Baptist

In 1880, Reverend S.S. White, the pastor of the Rockville Baptist Church for twenty-one years, left to become Superintendent of Public Schools of Montgomery County. During the fall of that year, thirty-five members were approved to form a church at Mt. Zion. Their departure coincided with the Rockville congregation's increase in membership as the booming 19th-century residential development grew around it. In 1897 sixteen graves were moved from the adjoining cemetery to Rockville Cemetery because of street improvements on Jefferson. The Rockville Baptist Church continued at its present location until 1908 when a new building was constructed on the corner of Jefferson and Washington Streets. Spencer C. Jones, son of the first pastor, generously contributed funds for the new church building and to an adjacent parsonage built in 1914. In 1913, the old Rockville Baptist Church used for ninety years, was razed. (M:26/10/45, Baptist Cemetery)

The congregation of Rockville Baptist Church was given Lot 77 by Spencer C. Jones in 1884. Two years later, the church had completed the parsonage that was to house the pastors' families until 1907. A new parsonage then was constructed on a lot adjacent the new church building in 1914. (M:26/10/15, 9 N. Adams St.)

Baptist Church (Lincoln Park)

Around 1900 a group of nine residents formed the First Baptist Church in Lincoln Park. By 1902 a lot was purchased on the road known as Horner's Lane, which ran from Baltimore Road to the northwest. Established as the

First Colored Baptist Church of Rockville, the name was changed to Mt. Calvary Baptist Church in 1910. (Clarke, pp. 176-180)

Catholic

The congregation of St. Mary's Church grew in accordance with the population increases in and around Rockville, but the priests managed to travel around the County administering sacraments and conducting Mass for families living along the C&O Canal and in more remote areas. This itinerant pastoral care program continued for several decades as St. Mary's special ministry. Gradually, some of these isolated parishioners grew sufficiently in numbers to support their own churches. To accommodate the larger congregation, Dr. Maddox gave St. Mary's seven acres on Norbeck Pike for use as a second cemetery and improved its sanctuary. The annual Strawberry Festival, established earlier as a community fund-raiser, developed into a lawn party that still contributed to fund raising and the social life of the community. In 1917, a new parish rectory and hall were built.(Historic St. Mary's)

Christian

The Rockville Christian Church continued to occupy the former Presbyterian Meetinghouse until a new church was built in 1892 at the same location. Edwin West, a local builder, contracted with the Church Elders and Trustees for a distinctive institutional building (now used as law offices.) The Christian Church grew steadily in the early 20th century.(M:26/10/22, 101 W. Jefferson St.)

A.M.E. Zion Methodist

The Clinton Chapel of Rockville relocated several times during this period. In 1890, a frame church was built on Middle Lane. The congregation moved in 1903 to North Washington and was renamed the African Methodist Episcopal or A.M.E. Zion Church. (Clarke, pp. 176-180)

Jerusalem United Methodist

The Jerusalem United Methodist Church has remained at 21 Wood Lane since its founding. In 1892, the minister and congregation disassembled the church and then rebuilt a larger building using some of the old materials. This is the longest standing, permanent black church in Rockville. It has provided community outreach programs since its founding. In 1912, when Rockville Elementary School for Negroes burned, the Church was used temporarily to house the school. (Clarke, pp. 176-180)

The prosperity of the congregation allowed them to build a parsonage in 1912 on the lot adjacent to the church. This two-story house has provided a home for the minister and his family to the present. (M:26/10/40, 17 Wood Lane)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Church Complex:				
sanctuary	4	4	0	0
hall	2	2	0	0
classroom	0	0	0	0
quarters	0	0	0	0
Rectory	2	2	0	0
stables				
alley				
kitchen				
privy				
Parsonage	2	2	0	0
kitchen				
stables				
privy				
Cemetery	3	3	0	0

B. Characteristics

As population grew, many churches needed to expand their quarters and new churches were formed. Fire detroyed many of the old frame churches, perhaps encouraging the use of masonry. Rockville had two major church forms: The 1-1/2 story English Gothic Parish Church made of stone or brick in a Romanesque influenced style with buttresses, rose window and Gothic arched doors and windows, and Gothic-detailed frame 1-1/2 story rectangular or "L"-shaped churches and meetinghouses, simpler and sparsely decorated. Both forms had an entry area, central open congregational area, and sanctuary. Steeples or bell towers were common. Sunday School rooms and educational wings were frequent additions of this period, and churches became more complex, adding office space, choir rooms, vestries, meeting rooms, parish or fellowship halls, and at the end of this era, kitchens, restrooms, and parlor/dressing rooms were added for dinners and weddings. Parishioners were sufficient in number to support full-time ministers and provide parsonages or rectories in typical local dwelling styles.

C. Currently Identified Resources and Planning Areas

(95) Christ Episcopal Church Complex, 109 South Washington
(Planning Area 1)

Sanctuary (1884-87)
Parish Hall (1926)
(96) Old Episcopal Rectory, 223 West Montgomery (1874-75)(Planning Area 4)
(97) Former Rockville Christian Church, 101 West Jefferson Street (1892)(Planning Area 1)
(98) Presbyterian Manse, 112 Forest (Planning Area 4)
(99) St. Mary's Catholic Church (Planning Area 1)
(100) St. Mary's Cemetery, 920 Veirs Mill Road (Planning Area 1)
(101) St. Mary's Cemetery on Norbeck Road (Planning Area 7)
Rockville Baptist Church
(102) Baptist Cemetery, Jefferson and Van Buren (Planning Area 1)
(103) Baptist Parsonage, 9 North Adams (1886)(Planning Area 1)
(104) Mt. Calvary Baptist Church (Planning Area 6)
Church Building, North Horner's Lane
(105) Jerusalem M. E. Church (Planning Area 1)
Church Building, 21 Wood Lane (rebuilt in 1892)
(106) Parsonage, 17 Wood Lane (1912)(Planning Area 1)

II. Documentation

A. Data gaps:

1. Information on the Rockville Methodist Church

2. Information on Rockville Presbyterian Church

3. Information on Rockville Cemetery in this period.

III. Registration

Resource	Local	State #	National Register Listed
(95) Christ Episcopal Complex Sanctuary Parish Hall	Hist.Dist.	M: 26/11/11	Mont.Co.Crthse.H.D.
(96) Old Episcopal Rectory	Hist.Dist.	M: 26/10/45	West Mont. Ave. H.D.
(97) Former Rockville Christian Church	Hist.Dist.	M: 26/10/22	West Mont. Ave. H.D.
(98) Presbyterian Manse	Hist.Dist.	M: 26/10/58	West Mont. Ave. H.D.
(99) St. Mary's Catholic Church	Hist.Dist.	M: 26/12	B&O RR/3RD ADD/ H.D.
(100) St. Mary's Cemetery	Hist.Dist.	M: 26/12	B&O RR/3RD ADD/ H.D.
(101) St. Mary's Norbeck Rd	None		
(102) Rockville Baptist Cemetery	Hist.Dist.	M: 26/10/25	West Mont. Ave. H.D.
(103) Baptist Parsonage	Hist.Dist.	M: 26/10/15	West Mont. Ave. H.D.
(104) Mt. Calvary Baptist Church	None		
(105) Jerusalem M.E. Church	Hist.Dist.	M: 26/10/39	West Mont. Ave. H.D.
(106) Jerusalem M.E. Parsonage	None	M: 26/10/40	West Mont. Ave. H.D.

IV. Stresses

Many of these structures are in designated historic districts and have primary protection. However, The small size of many of these

buildings and the lack of expansion land for educational buildings and parking has forced some growing congregations to move to new buildings. The old structures have been adapted for reuse or demolished, and adjoining structures have been demolished or adapted for church uses. The constraints on facility and parking expansions will continue to stress congregations in historical buildings. Lack of appropriate maintenance, repairs, and replacement can become a problem. The non-profit status of the congregations make them ineligible for tax benefits although several Maryland Historical Trust financial grants and programs include non-profit organizations. However, proper maintenance of historical churches and accessory buildings may be perceived as a burden to the congregation, and one outside their stated mission. Cemeteries, especially those along major thoroughfares, have increasingly become targets for vandals.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites.

B. Maintenance of identified resources through public education, financial assistance and protective measures.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct inspection and prepare a report on the condition of resources for this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins/sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

Theme 7: Social, Educational, Cultural

Social

On September 6, 1876, the County and City celebrated the Montgomery County Centennial at the Fairgrounds at Rockville. A series of speeches by prominent citizens was delivered. Exhibition buildings housed relics of the past.

The Galilean Fisherman's Temple, Eureka Tabernacle, No.29, was formed in 1887. A lodge building stood at North Washington Street, north of Wood Lane.

In 1892, forty-five Confederate veterans organized the Ridgely Brown Camp. Each year these men met at the Montgomery House to reminisce, swap stories, and have dinner. By 1910, only twenty-eight of the original group remained with Colonel Spencer C. Jones the most prominent member.

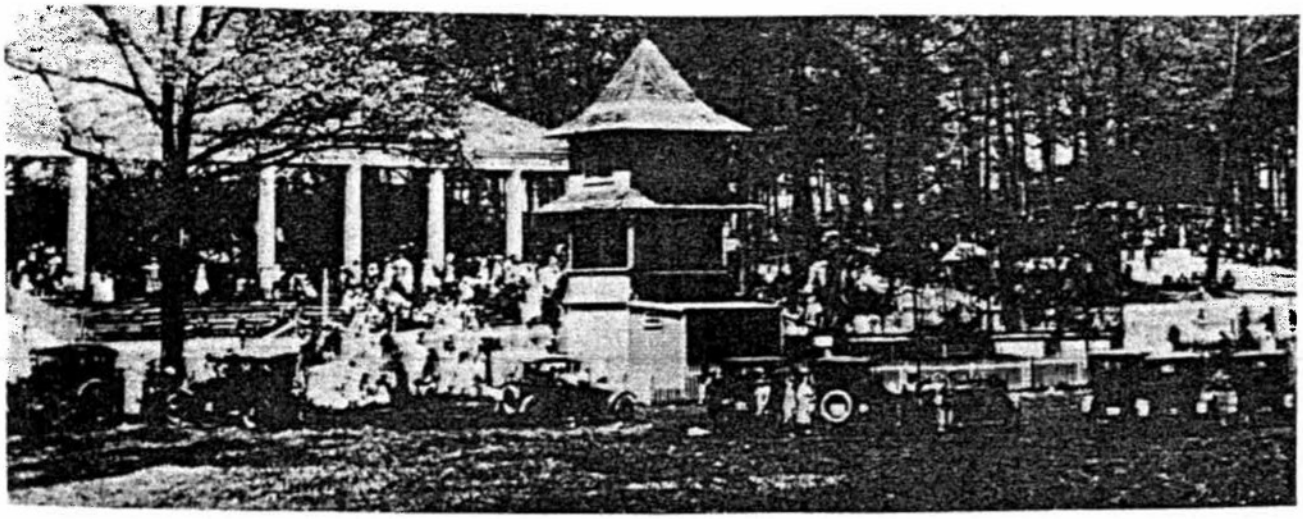
This group formed a committee in 1906 to erect a Confederate monument. For $3,600, a bronze statue of a young calvaryman was placed in front of the courthouse facing south on June 3, 1913. Colonel Jones gave the largest contribution and it is believed served as a model for the statue. The inscription reads," Dedicated to our Heroes of Montgomery County, Maryland. That We Through Life May Not Forget To Love The Thin Grey Line."

A number of clubs and social organizations formed during this period The following list includes the names, and approximate dates of formation:

Cinderella - 1880
Comus (Dramatics) - 1880
Thalia Club - 1882
Burden Bearer Circle of Kings Daughters - 1890
Rockville Dramatic Club - 1892
Montgomery Masonic Lodge of Rockville - 1893
Rockville Woman's Club - 1900 (Talbott, Star. 8/28/60)
Montgomery County Club - 1907
Rockville Inquiry Club - 1911
Rockville Community Garden Club - 1912
American Red Cross, Montgomery County Chapter - 1917
Homemaker's Club - 1917
Knights of Columbus - 1921
Rockville Rotary Club - 1929
Montgomery Chapter of Eastern Star - 1930
(Thompson, "Gateway")

The Rockville Fair provided an annual social event for the City and metropolitan area. After the Civil War, the Fairgrounds comprised sixteen acres including a race-track, stables, two-story frame exhibition buildings, speakers stand, and cattle and stock pens and stalls. In September 1872, a special train from Washington brought city residents to the fair resulting in the largest crowds ever experienced. This annual event consisted of agricultural exhibits, games, races, and family picnics.

The fair continued through the early years of the 20th century until heavy financial difficulties required it to be discontinued in 1931.(Crook, "Fair")



ROCKVILLE FAIRGROUNDS

In the first few years of the 20th century, Rockville began to develop the mechanisms to introduce new ideas to the residents and communicate with those outside the City. The Chautauqua was one means. It came annually to the City, usually at the Town Hall, with an assortment of lectures, concerts, and plays. This popular activity provided both an educational opportunity and a social outlet for residents. When the first telephone was installed in 1901-02, another communication line was opened with the opportunity for access to more information in a shorter period of time.

In spite of the modern conveniences that were available in Rockville at the turn of the century, City residents continued to use separate privies except for approximately twenty households with flush toilets and septic tanks. The sanitation problems that resulted from the lack of a sewage system became obvious after a typhoid epidemic erupted in 1913-14. A careful analysis of leakage from the privy of a house with a typhoid patient into the City's water system via Monkey Run determined the source of the disease. This led to the chlorination of the water system and to improvements in the disposal of sewage. (Progress, February 6, 1980)

Incorporated in 1907, the Montgomery Country Club was started with a membership that included some of the most prominent men in the County. This social organization offered lectures, regular meetings, and assorted social activities at its temporary clubhouse on Forest Avenue and 300 West Montgomery Avenue in Rockville. In 1915 the membership raised money to build a permanent clubhouse on two lots at the corner of Williams Street and Great Falls Road. This "bungalow-like" house provided space for the group until forced foreclosure in the early 1930s.(M:26/10/36, 16 Williams)

FORMER MONTGOMERY COUNTRY CLUB, 16 WILLIAMS STREET

Rockville's social life focused for many years on informal gatherings, clubs, fairs, and occasional traveling performances. But, by the late 1920s, motion pictures were introduced as a new form of social activity popular across the country and in Rockville. Movies played locally at the Town Hall and later SECO (Suburban Electric Company) theaters for the first time in the 1920s.(Lantz, Spirit, p. 185, 1929.)

Cultural

The Rockville Library Association formed in 1869 and reorganized in 1916. By 1921, the library was housed in the former one-room office of Dr. E.E. Stonestreet near the Montgomery County High School. Other cultural activities were provided by the several dramatic clubs formed during this period.The Rockville Opera House was a separate community group that was associated with the Chautauqua in the 1920s. (Dunham, "Rockville and People", Social.)

Educational

The public schools, first started in the late 1860s, gained in favor through the late 19th century. Rockville had one two-room primary school for whites by the 1870s. In 1876, a new primary school was built on Monroe Street with three classrooms and a hall above.(Jewell, "One Room")

It was another twenty years before public secondary education was available at Rockville High School. Completed in 1905, the building was located on Monroe Street and East Montgomery Avenue. T.C.Groomes was the architect. This high school served the entire County until additional ones were built in Gaithersburg and Poolesville. (Jewell, "R. Montgomery")

Although private basic education was available to blacks in the mid-19th century (the Sandy Spring, Sharp Street Industrial School was the first black school), black public education developed more slowly. In 1876, $600 was appropriated for a school in Rockville. This money purchased 10-1/2 square perches from W. Veirs Bouic on Frederick Road on which a school was built. The school offered a basic education but had a shorter school year and was often closed for lack of funds, epidemics, and low enrollment.(M:26/15/3, Lincoln High)

Later, black citizens from Rockville petitioned for a manual training school; authorization was received in 1901, and the program organized in 1903. This school was designed to emphasize trades and skills, a common curriculum among black schools that followed Booker T. Washington's educational philosphy developed at Tuskegee Institute.

In 1912, the Rockville Colored Elementary School burned. The school was then temporarily housed in Jerusalem Methodist Church on Wood Lane. Later the school moved to Fisherman's Hall on North Washington at Wood Lane where it remained for nine years. The trustees of the school requested the

purchase of a lot from the Fisherman's Organization for a new school in 1916. In 1920 the new school was approved.(M:26/15/3, Lincoln High School)

In 1908 a business school opened in Rockville using the Montgomery County High School building. Typewriters, business desks, and supplies were set up for this two-year program open to any County resident under twenty-one with a ninth grade education.

Private education for the most part declined as the public school system expanded. Rockville Academy struggled through the 1870s with approximately one-half its former enrollment of forty. By 1882, it had regained some of its prominence, largely because of the sale of the farmland bequeathed by Julius West. The sale gave the trustees the necessary funds to construct a new building.

FORMER ROCKVILLE ACADEMY, 103 SOUTH ADAMS

In pre-WWI years, the Academy struggled once again. During the War, it became Rockville Military Academy with uniformed boys and military drills. It later closed as a day school and reopened with evening commercial classes using the public high school. The building became the city library, a nursery school, was purchased by the Methodist Church, and then adapted for offices.

Other private schools, such as St. Mary's Institute, continued to operate. St. Mary's was relocated from Commerce and North Washington to East Montgomery Avenue and Bridge Street. It was later adapted for the Montgomery County School District administration offices.

During the late 19th century, John Surratt taught for a time at a Rockville school, occasionally discussing in public lectures his mother's and his own still-debated role in the Lincoln conspiracy.

I. Identification

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Lodge Hall	0	0	0	0
Statuary	1	1	0	0
Fair Grounds	1	1	0	1
Country Club	1	1	0	0
Community Center	0	0	0	0
Library	0	0	0	0
Schools:	0	0	0	0
primary				
secondary				
black				
white				
academy				

B. Characteristics

During this period the Fairgrounds continued to grow and the Georgetown and Tenallytown Railroad extended their streetcar line to the Fairgrounds. By 1902, there was a new one-half mile track for horse racing, additional stables and a Neoclassical Grandstand and a bandstand.

An extensive sewer system was laid down after the Typhoid outbreak of 1913-14. The system separated waste water from the underground streams and creeks that fed the city water system and included facilities for chlorinating the water.

School buildings during this period ranged from high-style, 2-1/2 story architect-designed structures such as the Romanesque revival Rockville Academy, to small one-room frame buildings.

Lodges and social clubs used the second floor of commercial buildings for their halls, though some, like the Masonic Temple built their own buildings. The Masonic Temple was a two-story square neo-classical brick building built in 1897. It had a corner entrance and large arched windows on the first floor. In 1930, the structure was remodeled, moving the entrance to the center front bay and adding federal-style details. The 1887 frame two-story Galilean Temple was sheathed in German siding with a fieldstone foundation. Houses were also used as meeting space, and one group, The Montgomery Country Club built a 1-1/2 story Clubhouse resembling a bungalow dwelling in a residential area.

Motion pictures were introduced to Rockville in the 1920s. The movies were first shown at the Town Hall, a substantial brick, two-story building which also served for opera house, stage plays and lectures and housed a print shop. An art deco movie house was built on West Montgomery Avenue in the late 1930s.

C. Currently Identified Resources and Planning Areas

Social

(107) Confederate Statue, Courthouse Square (Planning Area 1)
(108) Site of Rockville Fairgrounds (Planning Area 1)
(109) Typhoid Fever House (Planning Area 2)
(110) Montgomery Country Club, 16 Williams (1915)(Planning Area 4)

Educational

(111) Rockville Academy (1890)(Planning Area 1)
(112) Site of Montgomery County High School (1904)(Planning Area 1)
(113) Rockville Public School (1876)(Planning Area 1)
(114) Site of Rockville Colored School, North Washington Street (1876) (Planning Area 1)

II. Documentation

A. Data gaps

1. Black fraternal and social organizations.

2. Information on clubs and social organizations in Rockville at this time.

3. Information on cultural events.

4. Detailed history of Rockville Library Association.

III. Registration

Resource	Local	State #	National Register
Social			
(107) Confederate Statue	Hist. Dist.		Mo.Co. Crthse H.D.
(108) Site of Rockville Fairgrounds	None		
(109) Typhoid Fever House	None		
(110) Montgomery Country Club	None	M: 26/10/36	
Educational			
(111) Rockville Academy	Hist. Dist.	M: 26/10/2	West Mo. Ave. H.D.
(112) Site of Montgomery County H.S.	None		
(113) Rockville Public School	None		

(114) Site of Rockville
Colored School None

IV. Stresses

Many of the resources have been demolished and the property redeveloped. Rockville Academy is in a designated historic district and the property surrounding it is on the National Register. It is one of only two remaining public structures (Woodlawn/Chestnut Lodge is the other) with its original setting largely intact. The demand for convenient office space close to public transportation will continue interest in more intense use of this property in the future.

V. Recommendations for Protection

1. Maintenance of identified resources through public assistance and protective measures.

2. Conduct survey of condition of resources.

3. The appropriate City and County departments and programs should be informed of significant sites or resources.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct inspection and prepare report of the condition of resources from this theme.

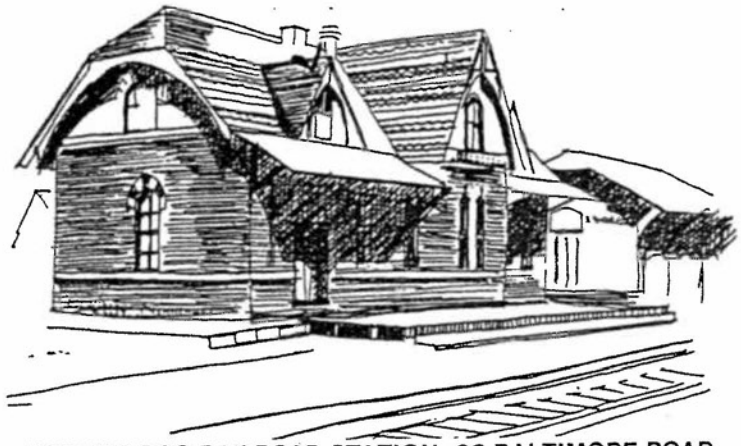
B. 5-10 Year Implementation

1. Data gaps should be researched.

2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins and sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

Theme 8: Transportation

The Metropolitan Branch of the Baltimore and Ohio Railroad reached Rockville in May 1873. This opened a transportation link to the greater metropolitan areas of Washington and Baltimore. Seven stops a day were made in Rockville with forty-five minutes an average time for the sixteen mile trip from Washington. The Rockville station also served as a transfer point for passengers to Sandy Spring, Olney, and Brookeville who then continued their journey via other modes of transportation.



FORMER B&O RAILROAD STATION, 98 BALTIMORE ROAD

By the late 19th century, rail transportation was not limited to the B&O. The Georgetown and Tenallytown Railway Company of the District of Columbia was chartered in 1888 and completed a trolley line as far as the District line by 1890. In that year the Tenallytown and Rockville Railroad Company was chartered to extend the trolley to Rockville. It was 1900, however, before the trolley reached the courthouse at Rockville under a new company, the Washington and Rockville Electric Railway Company. In 1904, the line was extended to the western limit of Rockville, the Woodlawn Hotel on West Montgomery Avenue.(Ellenberger, "Trolleys")

The construction and maintenance of roads remained a concern of state, county and local officials. In 1887 there was discussion of a new turnpike company that could improve Rockville Pike and link it with Wisconsin Avenue then being built by the federal government. Almost ten years later, Maryland state officals required macadamizing major roads. Rockville Pike was among the earliest County roads paved.

In the early 20th century, the automobile appeared and a new transportation mode became popular. The new roads that developed reduced dependency on the Metropolitan Branch. Consequently, motor trucks provided an additional means of reaching Washington and suburban markets for farmers, thereby

revitalizing the agricultural economy. Land values on paved roads rose, and suburban development was sustained.

A more rapid form of transportation was introduced in 1927 when Congressional Airport was set up on one hundred acres leased from the Wagner estate one mile from the City on Rockville Pike (now the location of Congressional Shopping Center.) (Thompson, p.80)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Trolley/Streetcar line	0	0	1	1
Turnpike	1	1	NA	NA
Airport	0	0	NA	NA
Road	7	7	NA	NA
Street	7	7	NA	NA
Railroad Station	1	1	0	0

B. Characteristic:

The Railroad connected Rockville with Washington City, other parts of Montgomery County, and points west. Originally a single track with a siding, double tracking was begun in 1888. Additional sidings and switches were built for private use and a turning wyes were constructed. Waiting sheds on brick-paved passenger platforms, switch houses, and freight sheds were part of the station yard. On-grade crossings were protected first by flagmen, then by gates lowered manually by the switchman, then automatically. The 1-1/2 story polychrome late Gothic Revival brick station with sandstone and granite trim has a patterned slate roof. Separate waiting rooms for men and ladies were at each end with the ticket office between. A brick freight house was near the station. The Georgetown and Tenallytown electric trolley service had a single track parallel to Rockville Pike and up Montgomery Avenue to (now) Chestnut Lodge with an overhead electric line providing electricity through the car's armature.

Rockville Pike, (East Montgomery, North Washington Streets) was one of the first paved State roads in the county. Many of Rockville's other main streets, (Great Falls and Darnestown Road [West Montgomery]) were also State roads and paved. Early paved roads were a scant two cars wide with dirt shoulders, if any. They were still lined with trees and often had deep drainage ditches on either side. In the 1920s, East Montgomery Avenue was widened and repaved, with curbs, gutters, and sidewalks, and marked for parallel parking. Infill between the old structures on East Montgomery, Washington, and

Commerce had produced a nearly solid row of structures in the heart of Rockville around the Courthouse, broken by an occasional vacant lot or alley. Other major streets were graded, oiled, and graveled. However, many residential side streets continued as tree-canopied dirt roads, maintained with occasional grading and fill.

C. Currently Identified Resources and Planning Areas

(115) B & O Railroad Station (Planning Area 1)
(116) Rockville Pike (Planning Areas 1 and 9)
(117) Frederick Road (Planning Areas 1 and 5)
(118) Darnestown Road (Planning Areas 4 and 14)
(119) Great Falls Road (Planning Areas 4 and 13)
(120) Seven Locks Road (Planning Area 13)
(121) Baltimore Road (Planning Areas 1,2, and 18)
(122) Veir's Mill Road (Planning Areas 1 and 7)
(123) Montgomery Avenue (Planning Areas 1 and 4)

Platted Roads:
(124) Horners Lane (Planning Area 2 and 6)
(125) Norbeck Road (Planning Area 7)
(126) Monroe Street (Planning Area 1)
(127) Extension of Commerce to Bridge Street (Planning Area 1)
(128) Frederick Avenue, Lincoln, Douglas in Lincoln Park (Planning Area 6)

D. Planning Areas Expected To Be Represented

Planning Areas 1 and 4.

II. Documentation

A. Data gaps:

1. Information on impact of automobiles/trucks and support services. e.g. dealerships, gasoline stations, etc.

2. Information on the roads platted in this period.

III. Registration

Resource	Local	State #	National Register
(115) B & O Railroad Station	Hist.Dist.	M: 29/12	B/O RR/3rdAdd/HD
(116) Rockville Pike	None		
(117) Frederick Road	None		
(118) Darnestown Road	None		
(119) Great Falls Road	None		
(120) Seven Locks Road	None		
(121) Baltimore Road	(None, exc B&O District)		
(122) Veir's Mill Road	None		
(123) Montgomery Avenue	Hist.Dist.	M: 29/10	West Mo. Ave. H.D.

Platted Roads:

(124) Horners Lane	None
(125) Norbeck Road	None
(126) Monroe Street	None
(127) Extension of Commerce to Bridge Street	None
(128) Frederick Avenue, Lincoln, Douglas in Lincoln Park	None

IV. Stresses

The need for faster and more efficient transportation has led to elimination of some systems and the advance of others. The electric trolley was thought to be a deterrant to automobile travel, considered to be the major future transportation, and the tracks and electric lines were removed or covered. Current transportation capability has lagged behind development which may result in pressure for quick remedies which may not respect existing structures, sidewalks, trees, and setbacks which constitute the historical streetscapes.

V. Recommendations for Protection

A. Identified resources may be designated as historic sites or recognized with markers.

B. The appropriate City, County, and State departments and programs should be informed of significant resources.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of the condition of identified resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.

2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins and sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

FIGURE 20

HISTORIC RESOURCES OF CONTEXT #6
WEST MONTGOMERY AVENUE HISTORIC DISTRICT

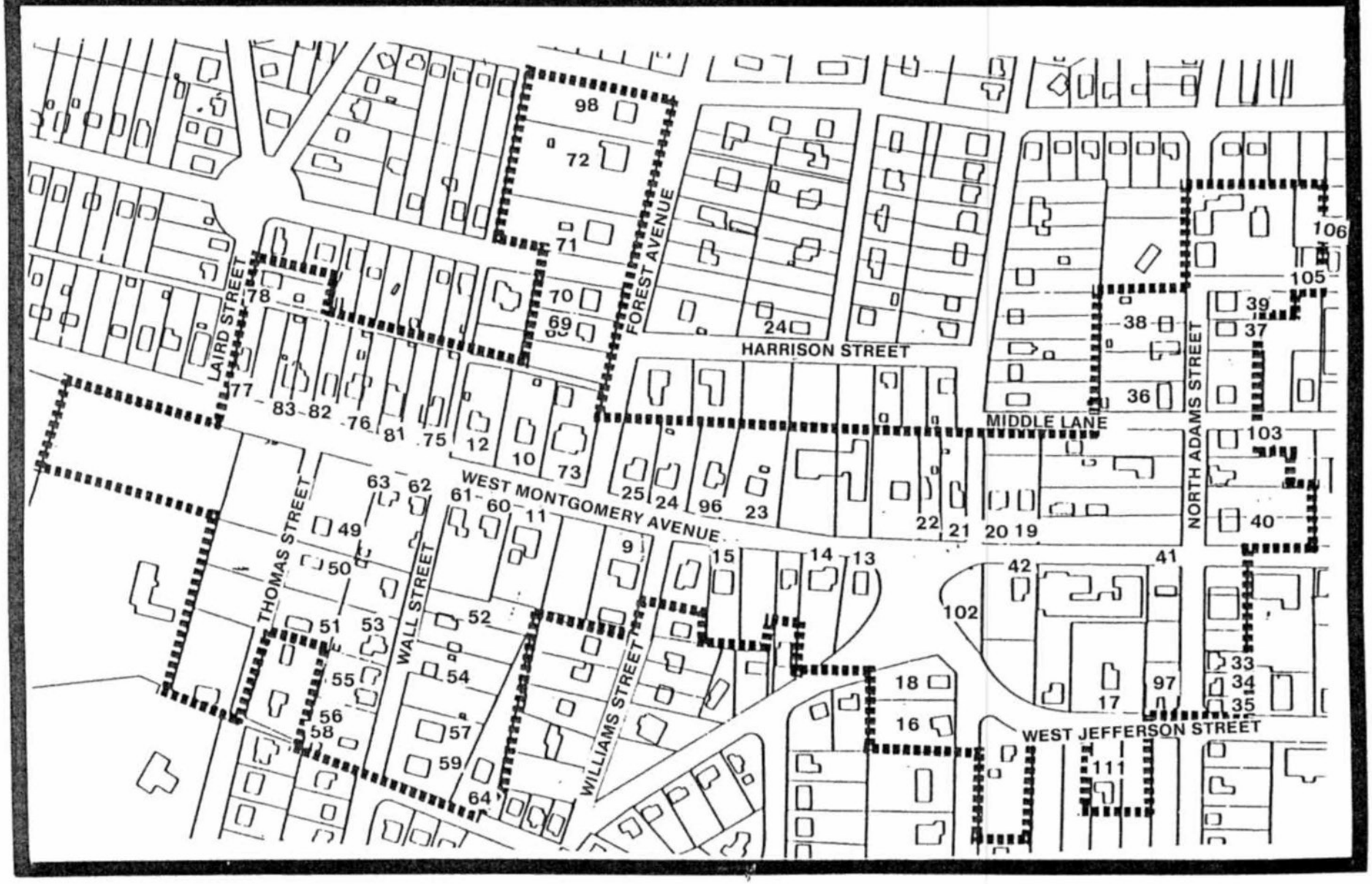


FIGURE 20

HISTORIC RESOURCES OF CONTEXT #6
WEST MONTGOMERY AVENUE HISTORIC DISTRICT

(9) Pumphrey Funeral Home
(PA 4)
(10) 307 West Montgomery
(PA 4)
(11) Rosenberger House
(PA 4)
(12) 311 West Montgomery
(PA 4)
(13) Speare House
(PA 4)
(14) Henderson or Judge's Chamber House
(PA 4)
(15) Owens's House
(PA 4)
(16) Gelin House
(PA 4)
(17) Cooke-Luckett House
(PA 4)
(18) Sophia Higgins House
(PA 4)
(19) Stokes House
(PA 4)
(20) Lowry Villa
(PA 4)
(21) Wagner House
(PA 4)
(22) Wagman House
(PA 4)
(23) King House
(PA 4)
(24) Morrow House
(PA 4)
(25) Miss Lucy Simpson's House
(PA 4)
(33) Cottage at Quality Hill
(PA 1)
(34) Jerkinhead Cottage
(PA 1)
(35) Bessie Lyddane House
(PA 1)
(36) 102 North Adams
(PA 4)
(37) Grahame House
(PA 1)
(38) House at Wood Lane
(PA 4)
(39) Darby House
(PA 1)
(40) Judge Anderson's House
(PA 1)
(41) Rebecca Veirs House
(PA 1)
(42) Edwin West House
(PA 1)
(49) 8 Thomas
(PA 4)
(50) Dr. Willson Cottage
(PA 4)
(51) Craig House
(PA 4)
(52) 12 Wall
(PA 4)
(53) 15 Wall
(PA 4)
(54) Gude House
(PA 4)
(55) Garrett Cottage
(PA 4)
(56) Green, Headley, Lai House
(PA 4)
(57) 22 Wall
(PA 4)
(58) Kilgour House
(PA 4)
(59) Yearley House
(PA 4)
(60) 314 W. Montgomery
(PA 4)
(61) Allen House
(PA 4)
(62) 400 W. Montgomery
(PA 4)
(63) 402 W. Montgomery
(PA 4)
(64) 309 Potomac
(PA 4)
(69) 14 Forest
(PA 4)
(70) 18 Forest
(PA 4)
(71) Talbott/Abbe House
(PA 4)
(72) Smith House
(PA 4)
(73) Welsh's Folly
(PA 4)
(74) Johnston House
(PA 4)
(75) Jones/Kelly House
(PA 4)
(76) Veirs/England
(PA 4)
(77) Braunberg House
(PA 4)
(78) Greene House
(PA 4)
(79) Sante-Allnutt House
(PA 4)
(80) Fisher/Winner House
(PA 4)
(81) McDonald/Gilchrist
(PA 4)
(82) Conklin House
(PA 4)
(83) 415 W. Montgomery
(PA 4)
(96) Old Episcopal Rectory
(PA 4)
(97) Former Rockville Christian Church
(PA 1)
(98) Presbyterian Manse
(PA 4)
(102) Baptist Cemetery
(PA 1)
(103) Baptist Parsonage
(PA 1)
(105) Jerusalem M.E. Church
(PA 1)
(106) Parsonage
(PA 1)
(111) Rockville Academy
(PA 1)

FIGURE 21
HISTORIC RESOURCES OF CONTEXT #6
COURTHOUSE SQUARE AND SOUTH WASHINGTON STREET
HISTORIC DISTRICT

(27) Porter Ward House (PA 1)
(28) Lamar House (PA 1)
(29) Anderson House (PA 1)
(30) Green House (PA 1)
(31) Abert House (PA 1)
(32) Linthicum House (PA 1)
(94) 1891 Courthouse (PA 1)
(95) Christ Episcopal (PA 1)
(107) Confederate Statue (PA 1)

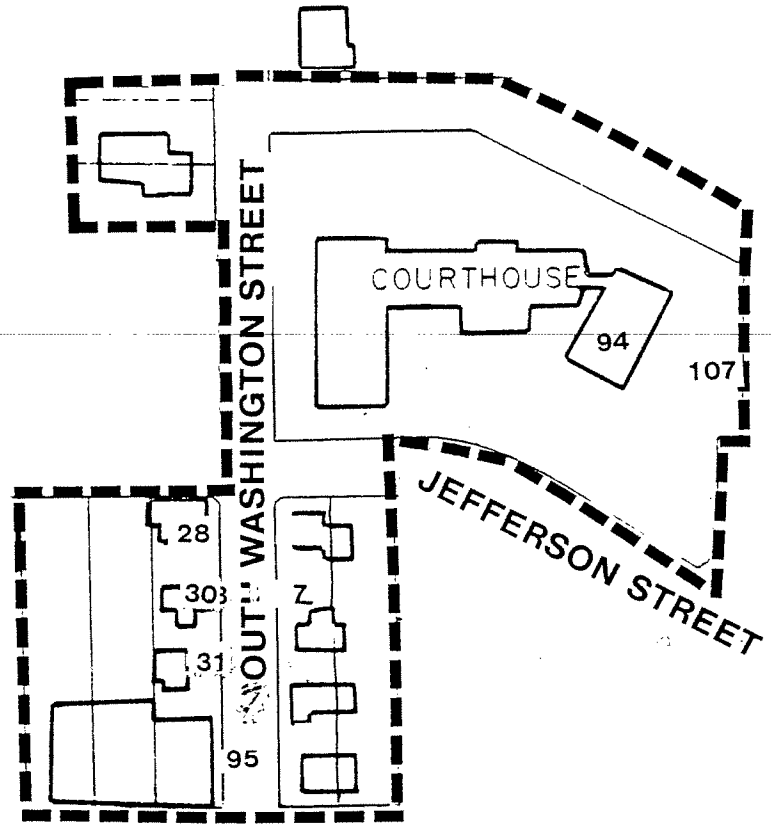
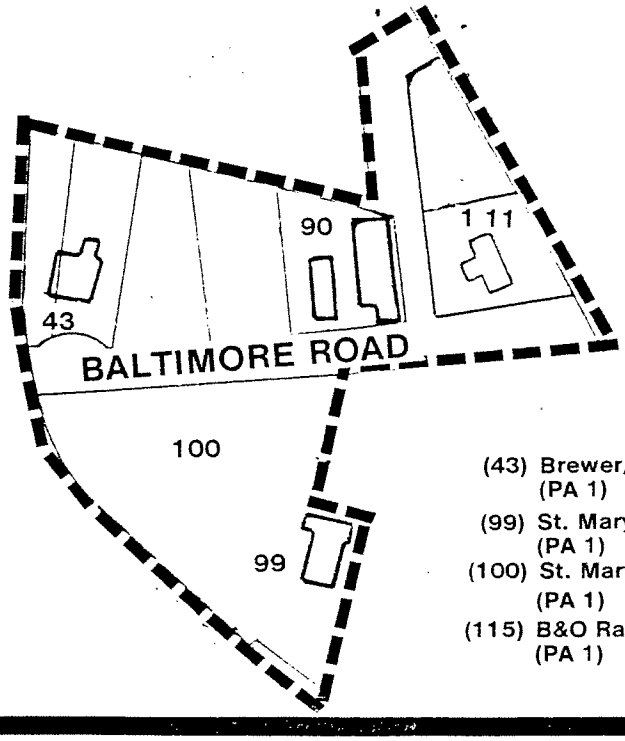


FIGURE 22
HISTORIC RESOURCES OF CONTEXT #6
BALTIMORE AND OHIO RAILROAD/THIRD ADDITION/ST. MARY'S
HISTORIC DISTRICT



(43) Brewer/Offutt/WINX (PA 1)
(99) St. Mary's Catholic Church (PA 1)
(100) St. Mary's Cemetery (Veirs Mill) (PA 1)
(115) B&O Railroad Station (PA 1)

MARYLAND
MODERN PERIOD
1930 - PRESENT

The effects of the Depression, and then the prosperity and growth after World War II, were seen in Maryland, as the state was increasingly influenced by national and international events, due to rapid advances in technology and mass communications. The dominance of urban and industrial culture became clearly established, although rural agricultural areas still comprised a large portion of the state. Baltimore and Washington, D.C, especially, were centers of commerce, industry, and culture, although later in the period these cities experienced a decline, reflecting a national trend. As many residents and businesses moved from the inner cities to the suburbs, suburban areas developed as a new center of influence in the state, with the greatest growth in the Baltimore-Washington-Annapolis area.

PIEDMONT
MODERN PERIOD
1930 - PRESENT

During this period many of the changes described above for Maryland as a whole were occuring most dramatically in the Piedmont. The events of the New Deal and World War II eras had important effects in the Washington metropolitan area in particular, as increases in government programs and returning verterans resulted in population growth and expanded suburban areas in adjacent counties, especially Montgomery County. Large Federal facilities in the Baltimore-Washington corridor helped new residential and commercial development in Montgomery, Howard, and Baltimore counties of the Piedmont. Development pressure in these counties and in Frederick and Carroll counties has continued, resulting in a decline in agricultural land. As new federal and state highways were built and expanded, workers were able to commute greater distances, thus expanding the existing suburbs. The I-270 corridor from the District of Columbia north to Frederick County has created anouther growth area, with important impacts for the City of Rockville.

During the period, the decline of inner cities in Baltimore and Washington, D.C., and the urban renewal movement of the 1950s and 60s (also seen in Rockville) were then followed in the 1970s and 80s by renewed interest in rebuilding cities. All during the period, much of the western and central Piedmont retained its agricultural character, with small towns continuing to serve these rural areas.

ROCKVILLE
COUNTY SEAT TO SATELLITE CITY OF THE NATION'S CAPITAL
1931 - PRESENT

The completion of the fourth and largest courthouse in Rockville in 1931 symbolized local growth during the early 20th century. It occurred,

however, almost simultaneously with the Great Depression of the 1930s that crippled the national economy. Following the election of Franklin Delano Roosevelt in 1932 and the enactment of the New Deal programs, the City's fortune began to change. World War II closely followed, adding further economic stimulus to improve. Through the 1940s, the physical setting, government, economy, and population of the City made dramatic adjustments. World War II veterans bought small tract houses in the adjacent area of Twinbrook. The initial annexation of Twinbrook and several other areas in 1949 increased the population from its 1930 figure of 1422 to 6934 in 1950. The land area of the City increased as well adding over two thousand acres to cover 2752 acres in 1950. Economic development in the form of small shopping centers followed housing development as did reform in City government in the 1950s. By 1960, the population had reached over 26,000 and was growing. The once small town of long-time family decendants became a satellite city of Washington with new families voicing demands for a progressive government and modern community services.

Analysis

The rapid population growth in Rockville following World War II accompanied by annexation of large tracts of land (Twinbrook, Hungerfords, etc.), required the City to rethink its position as the seat of government of a rural, agrarian based county to that of an emerging satellite city capable of providing urban services and amenities required by an increasingly sophisticated population.

Major community service problems arose in the 1950s, most notably the failure of the City wells to meet the increased demand for water. This focused attention on the inability of a rural based government to respond to urban growth and development pressures. Citizens for Good Government, a non-partisan political party was formed in response to the water supply crisis and was elected to govern the City during its most dramatic growth years. Emphasizing community and family life as the center of the City's growth and development objectives, the new government encouraged sound planning for the future. Strong neighborhoods, good schools, adequate parks and recreation facilities, churches, and convenience shopping became the backbone of the new Rockville. Local government initiatives from planning to public works stressed improvement in the quality of family life when outlining their future course and policies; policies which were adopted as the 1958 Master Plan of Highways, and the 1960 Master Plan, the first master plans for physical development of the City and the first municipal plan in the State.

By the late 1960s, however, this direction had begun to shift. Rockville was no longer merely one of many cities surrounding Washington that provided a family-based environment, but a community needing a broader and more self-sustaining tax base. The City's large stock of post WW-II and older housing needed stability and encouragement to remain vigorous while commercial and residential developers were competing for fewer and fewer developable sites in the City. Increased vehicular congestion and the rise of urban shopping malls with convenient access and parking contributed to the physical and economic decline of the old commercial downtown. The problems facing Rockville's old downtown, more than any other factor, changed the course of the City, resulting in an urban renewal program that

redeveloped the town center and brought the question of the City's future to the forefront.

In 1970 the Mayor and Council addressed local concerns about the City's future by updating and readopting the Master Plan to guide the City through the 1970's into the 1980s. The Plan focused on a number of issues: housing, transportation, land use, economic development, central business district improvement, and the family as the mainstay of the City.

By 1986 the City's built environment presents a clear impression of progress, stability, and wealth. Between 1975 and 1985 the City doubled its commercial base and the streets and highways envisioned in the 1960 and 1970 Master Plan came to fruition as the City matured and reached a state of near complete development. A redevelopment of the less successful portion of the Urban Renewal area has begun, designed to capitalize on its proximity to one of the City's two Metro stations. The Montgomery County government complex occupies a large portion of the old town center, with still more construction contemplated to house an expanded regional library. The old "red brick" courthouse is being renovated. Industrial areas along the City's northern borders are flourishing. New, modern buildings are appearing along Rockville Pike and Hungerford Drive. The City's research and development area on the I-270 corridor has reached a state of maturity as the last available parcel of land was committed to development in 1986. To date there exists approximately five million gross square feet of research and development space in the City with two million additional square feet approved for development. New or refurbished hotels attract guests and group activities. City Hall has been expanded in a unique wrap-around fashion and cable television and bi-weekly City newsletters bring Rockville government into residents' living rooms.

What remains of the past is mostly that which has been preserved by the efforts of citizens and government working together. Projects like the City-sponsored "Rockville: Identity in Change" are the mirrors in which the community can see its own changing face.

Theme 1: Agriculture

During the 1930s, Rockville remained a center for shipping locally grown agricultural products by rail to the Washington metropolitan area. Rockville's depot adequately served the largely rural-agricultural County until the demise of nearby farms caused by foreclosure in the 1930s and the increased use of trucks in the 1940s.

Small farms of 100 to 200 acres surrounded the City through the 1930s and most of the 1940s. Typical of the County's agricultural operations, these farms were used for raising corn, hay, and wheat, and dairying. Tenant farmers began to oversee some of these operations as the long-time owners were either too old to farm, lived elsewhere, or had their farms repossessed. Many, however, continued to be owned and operated by old Rockville residents such as the Veirs and Dawson families.

Economically crippled by the effects of the Depression, the farmers around the City searched for new markets in which to sell their produce or dairy products. An agricultural co-operative opened in Bethesda in 1933 and provided one market. Later, the arrival of the New Deal programs for agriculture were welcomed by the local farmers. The Montgomery County Wheat Allotment Association offered one outlet by granting financial payment to those farmers allowing a portion of their land to remain fallow. Another County program, approved in 1936, benefited local milk producers by setting milk prices and inspection standards for the Washington market.(GP,p.301)

By the late 1940s, the County began to experience pressures for land development. Many of the small farms around Rockville were sold to developers. As subdivisions were completed, they often were annexed. This trend continued through the 1970s with almost all of the nearby farmland being developed. The one exception near Rockville is the Thomas Farm on Route 28. Although Mrs. Thomas still resides on the farm, she leases the land for small-scale farming. Development around the farm has increased through the 1980s.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Farm Complex:	3	3	0	0
house	0	X	0	0
barn	0	X	0	0
outbuildings	0	X	0	0
privy				
storage shed				
granary				
smokehouse				

root cellar				
stable				
corn house/crib				
poultry house				
dairy				
greenhouse				
ice house				
Fence	0	X	0	0
Earthworks	0	X	0	0
Well/windmill	0	X	0	0

B. Characteristics

To be completed after inventory.

C. Currently Identified Resources and Planning Areas

(1) Dawson Farm (Planning Area 3)
(2) Thomas Farm (Planning Area 15)(included as a resource, but not annexed into the City as 5/86)
(3) Veirs Farm (Planning Area 14)

II. Documentation

A. Data gaps:

1. List of farms and owners surrounding Rockville in the 20th century.

III. Registration

Resource	Local	State #	National Register Listed
(1) Dawson Farm Grounds	None	M: 26/19	Dawson Farm Hist. Dist.
(2) Thomas Farm Grounds	(see above)		
(3) Veirs Farm Grounds	None		

IV. Stresses

Development remains the greatest threat to remaining farmland.

V. Recommendations for Protection

A. Encourage appreciation and preservation of agricultural land.

VI. Implementation

A. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Conduct research on each resource and survey sites.

3. Encourage research on data gap.

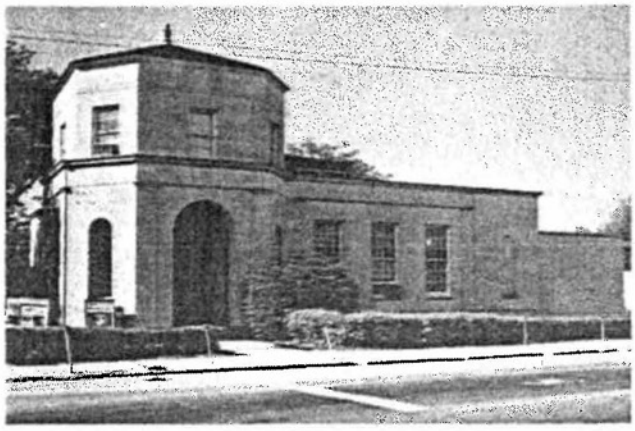
Theme 2: Architecture, Landscape Architecture, Community Planning

In 1931 the new "gray courthouse" was completed. Its imposing Neo-Classical style created a striking contrast to the neighboring 1891 Romanesque courthouse in both color and detail. Designed by Delos H. Smith and Thomas H. Edwards of Washington, the new courthouse was one of two buildings in the downtown business district built in this style. The other was the Maryland National Bank on the corner of East Montgomery Avenue and Perry Street.

FORMER FARMER'S BANK AND TRUST, COURTHOUSE SQUARE

Construction of the new Courthouse resulted in the razing of the Farmer's Banking and Trust Company building at Court Street and East Montgomery Avenue. Consequently, the Farmer's Bank purchased two lots on the north side of Commerce and commissioned Tilghman Moyer and Company of Allentown, Pennsylvania to design a building. The new bank overlooked the City's commercial district from this prominent location. Its popular Art Deco style was found on only a few buildings in the City, another being the Milo Theater.

By the mid-1930s, the need arose for a permanent post office for the City in a downtown location. A lot at the corner of Commerce Street (now Montgomery Avenue) and Washington Street was condemned for the new post office. This site contained a residence and a small frame building used by the Montgomery County Sentinel newspaper. Both were built by the Sentinel publisher Matthew Fields in 1855. The new post office was designed in an architectural style called English Georgian. Significant features include a WPA mural (see Theme 7: "Social, Educational, Cultural"), two-story hexagonal corner entrance tower and interior mezzanine overlooking the lobby and main workplace. The small size of the building indicates the small town needs of Rockville in 1939. The building was dedicated with a parade on July 22, 1939. ("Montgomery County Courthouse District")



OLD POST OFFICE

Rockville's business district by the 1940s stretched in an east-west direction for approximately eight blocks along East Montgomery Avenue and Commerce Lane extended. Typical of many small town main streets, a variety of architectural styles and uses were found there. These included two banks, institutional buildings, the Town Hall, Vinson's Drug Store, two late 19th-century hotels, a diner, pool halls, small restaurants, a variety of small stores and offices, and a theater. Some of these were typical brick commercial structures of the late 19th and early to mid-20th century; others were frame residences from the same period that were adapted for new uses. As a whole, the downtown area retained a scale and density of a small town county seat. ("Montgomery County Courthouse District")

A description of the downtown was given by Aulbert Footner in 1942:

> Rockville, the county seat,...Its long Main Street, lined on both sides with low buildings, no one of which has the slightest relation to its neighbors in size, design, material, or color, is an example of how far bad planning or lack of planning may go. In this respect it is very American. At any rate it has the merit of variety; it has so much variety that modern painter would find it an interesting subject for his brush.
>
> (Footner, Maryland Main and the Eastern Shore, p.134)

Prior to the 1940s, Rockville's housing matched the architectural variety of the turn-of-the-century downtown. It consisted of an assortment of types and styles from large late-19th-century and early-20th-century houses of popular styles located in the subdivisions to the west and south of the City to modest middle-class houses and small vernacular dwellings constructed in the same styles to the west, south, and east of the City. Generally, the large houses were owned by white families while the small dwellings were housing for many of the black and working-class white families.

An exception was the Lincoln Park development still growing from the late 19th century. By the late 1940s, Lincoln Park consisted of approximately 320 houses. Most of these were owner occupied and well maintained. In spite of the lack of a sewage system, Lincoln Park provided a home for many of the County's well-to-do blacks. This area was annexed into the City in 1949.

The area between Rockville Pike and Viers Mill Road was one of the most popular locations for development around Rockville. Miss Lillian M. Small owned a farm in this area; the other was the site of the former Selfridge Farm. Twinbrook, the first development, was planned by Joseph L. Geeraert et. al. Small houses were built ranging in price from $9250 to $11,500. This small city included roughly six-hundred houses and reflected the World War II influence with street names such as "Okinawa," "Midway," and "Coral Sea." (GR, pp 332-333)

By 1948-49 the first phase of Twinbrook was completed. The purchase of these houses had been assisted by the Federal Housing Administration and Veteran's Administration financing programs. This federal government

involvement left an impact on both the design of the houses and the types of families that purchased them. The popularity of the developments was evident and soon followed by the construction of nearby shopping centers along Rockville Pike and Veirs Mill Road. Congressional Plaza, completed in 1959 on the former Congressional Airport site, represented a new building phase for Rockville that was repeated numerous times within the City in the next two decades. (GR, p 356)

Such shopping centers began to compete with the downtown commercial core that had become congested and begun to show signs of poor maintenance and general disrepair. The City's urban renewal plan for the downtown was initiated after a number of alternatives were considered. Gradual compromises and planning efforts, however, resulted in a plan to clear forty-seven acres of the old downtown and replace it with high-rise housing, offices, and an enclosed mall. (See Theme 4: "Government/Law")

The urban renewal program and regional economies of the 1970s and 1980s stimulated changes in the City's built environment. In the downtown, the construction of Montgomery County Judicial and Office Center, Americana Apartments, and Rockville Mall established a new visual focal point for the eastern approach into the City. Around the Town Center, the designated historic districts began to have former large residences reused as offices. The South Washington Street Historic District is one example where most of the original houses are now used for law offices. West of I-270, a high technology research district developed with a mix of architecture and materials. New high-income neighborhoods were established as housing developments were built in this area. Rockville Pike and Hungerford Drive became a third location for development with low-scale commercial shopping centers and moderate-scale office buildings and hotels. These trends are expected to continue as the City establishes itself as a viable community to do business, work, and live.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Bank	1	1	0	0
Post office	1	1	0	0
Housing development	1	1	0	0
Shopping center	1	1	0	0

B. Characteristics

To be completed after inventory.

C. Currently Identified Resources and Planning Areas

(4) Former Farmer's Bank and Trust, First National of Maryland (Planning Area 1)
(5) 1939 Post Office, Washington Street (Planning Area 1)
(6) Twinbrook (Planning Area 8)
(7) Congressional Shopping Center (Planning Area 9)

II. Documentation

A. Data gaps:

1. Documented history of the urban renewal program in the town center.

2. Information on multi-family housing design and construction.

3. Information on recent buildings of architectural merit.

III. Registration

Resource	Local	State #	National Register Listed
(4) Former Farmer's Bank and Trust	None	M: 26/11	Mo. Co. Courthouse H.D.
(7) 1939 Post Office	None	M: 26/11/2	Mo. Co. Courthouse H.D.
(8) Twinbrook	None		
(9) Congressional Shopping Center	None		

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. The identified and designated resources should be reviewed for condition, integrity, and significance to the themes. This should become a part of the permanent inventory file.

B. Encourage maintenance through public education and assistance programs.

VI. Implementation

A. 2-3 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Conduct a survey of condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 3: Economics

In spite of the Depression, the local economy stumbled along as did much of the nation through the 1930s. The City's proximity to the nation's capital, however, buffered it from some of the economic hardships experienced by other cities. Likewise, it was one of the first areas to benefit from the growth of the federal government and implementation of the New Deal programs.

One important development during the 1950s was the formation of the Rockville Chamber of Commerce. This group of local business representatives met monthly and organized programs to benefit the citizens and businesses. They have remained an active organization.

A number of black owned and operated businesses thrived in Rockville during this period. These included the first taxi and hauling business started by the Meads family, a hauling business owned by James Johnson, and a garage in Lincoln Park owned by Jim Davis.

The population increases and housing boom in the County and around Rockville in the 1940s precipitated the increase of suburban commercial centers. These centers gradually supplanted many of the downtown businesses and service establishments providing more immediate and less congested shopping areas for the suburban and car-oriented shoppers. The following are some of the businesses affected by either urban renewal or private development during the 1960s.

Milo Theater:

This Art Deco-style theater opened in 1935 opposite the Courthouse. It was adjacent a Piggly Wiggly Food Store and Peoples Drug Store with second-floor offices. A 300-space parking lot was located behind the buildings.

The grand opening of the theater occurred in October with the production of " Anna Karenina" starring Greta Garbo and Frederick March. Admission was thirty cents for adults and twenty cents for children. During the next twenty years, the theater was renamed the Villa, eventually, the theater closed and was subsequently razed under urban renewal. ("Now Closed, Milo Theatre Opened to Plaudits of All of Rockville," Sentinel)

Corcoran Hotel or Montgomery House:

Located at 224 E. Montgomery Avenue, this hotel survived from the late 19th century in a modified form. A false front of brick and storefront glass covered the first floor. The second-story windows and third-floor mansard roof remained, but in poor condition. Earlier in the century the hotel had housed local visitors for the County court. It also had provided a gathering place for many Rockville organizations and groups. For long-time City residents, the Corcoran was a landmark in whatever condition.("It's Almost Check-out Time for Ancient Rockville Hotel," Sentinel)

Roy's Place and Dietle's:

These two neighborhood establishments on East Montgomery Avenue provided the downtown with a special sort of ambiance. At Roy's Place, which opened in the 1950s, an odd assortment of posters, photographs, and other memorabilia created an atmosphere popular with County and downtown office workers for over a decade. Displaced by the urban renewal program, it relocated to Gaithersburg when the building was razed in the mid-1960s. Dietle's changed names and location several times (Tagart's, Hash Brothers, Apollo) and is now located in a small shopping center on North Washington Street.

Mr. T's:

Located on North Washington Street, local black businessman, George Johnson or "Mr. T" operated a popular restaurant for local residents. This business continued for many years adjacent his home. It eventually was replaced by Hickman's on North Washington.

Vinson's Drugstore:

The corner drugstore was a popular gathering place since the late 19th century. The two-story brick building represented the progress of Rockville as the County seat around the turn of the century. For a number of decades, however, it functioned as a local meeting place for politicians and a drugstore with a rare collection of herbs and medicinals until replaced by a developer with a modern office building in 1962. President Woodrow Wilson is said to have driven out to Vinson's to buy his Wolfhound tablets. (Much Has Occurred on Rockville's Lot 89", Sentinel)

I. Identification

A. Resource Types

None inventoried

B. Characteristics

To be completed after inventory.

II. Documentation

A. Data gaps:

1. Data on Rockville's businesses (length of time, type, location(s))

2. History of Rockville's Chamber of Commerce.

III. Registration

No resources identified for registration.

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

No resources identified for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Data gaps should be researched.

Theme 4: Government/Law

Through the 1930s and mid-1940s, Rockville's government remained much the same as in the early 20th century. Members of prominent families continued to be elected to public office and manage the roughly three-hundred-fifty acres of the City and its 1,400 residents. The tax rate was set at ninety cents per $100 of assessed value. This picture of local government was similar to many small towns in Maryland.

In 1932, the Montgomery County Welfare Board met with Rockville's Mayor and Council to discuss the area of "Monkey Run." This deteriorated area to the north of downtown included the Acorn Apartments on East Middle Lane in which 80 tenants lived in poor conditions. Monkey Run was considered one of the most deteriorated living areas in the County. The serious condition provoked action for federal assistance. Such assistance failed to be used because of the controversy raised over the three sites suggested for the new housing project. (Chronological Record of Rockville's Development,(CRRD) typed manuscript, 5/1/68, MCHS)

County politics also changed during this period. The Montgomery County Fusion Ticket organized by F. Barnard Welsh, held a rally at the Rockville courthouse in March 1934. This group endorsed a slate of alternative candidates for County office that were more moderate than those controlled by the E. Brooke Lee political machine. The group essentially dissolved by 1940 but was instrumental in initiating the reform movement that in 1948 produced the charter changing to the Mayor-Council-Manager form of municipal government.(GR, pp. 306-309) Also in 1948, mass annexation of over two thousand acres or two-and one-half square miles began and continued into the next year.(CRRD, 5/1/68)

In 1948 and 1949, Lincoln Park and Twinbrook residents petitioned to be annexed into the City. Following approval by the Maryland State Assembly, the Mayor and City Council added the areas. The increased demand on public facilities led to the failure of the water supply in July 1953. This prompted the organization of Citizens for Good Government (CGG). The three-hundred-strong group called public meetings to address the need for change in the local leadership. A non-partisan election allowed federal employees to run for office for the first time. This election replaced all of the incumbent councilmen and mayor with candidates endorsed by the CGG.

Although this action divided the community, the new, more progressive leadership instituted substantive changes. Among them were the right for new residents to vote in City elections after one year rather than three, more water and sewage utilities, an annual audit, and reduced taxes. These changes and the high level of citizen participation were recognized in 1954 in a nation-wide competition for the All-America Cities sponsored by Look magazine, the first of four such awards.

During the 1950s, a major capital improvements program began. The first Capital Improvement Budget and five-year Capital Improvement Program were prepared. (CRRD, 5/1/68) One recipient was the recently annexed area of Lincoln Park. It received paved streets, curbs, and gutters and was attached for the first time to the City's water and sewage system. In 1956,

the City's Housing Authority began construction of its first housing project, Lincoln Terrace. Sixty-five public housing units were constructed in Lincoln Park. The blighted area of Monkey Run was razed. It was completed in 1958.(GR, p. 338)

GLENVIEW, CIVIC CENTER MANSION

Other changes in the City also occurred during the late 1950s. In 1957, after the passage of an advisory referendum, the City acquired Glenview and a 28-acre area around it for a park. This former estate of Judge Bowie provided a location for the City's Civic Center. The 1931 Zoning Ordinance was revised in the same year. In 1958 the City adopted Subdivision Regulations, and the Master Plan process was begun with financing from the federal and state governments. Four years after the water crisis, a new water filtration plant and Cabin John trunk sewer were completed. Social changes also were instituted with open occupancy and public accommodations laws. A sister city was adopted in Pinneburg, Germany in 1957 to foster international understanding, exchange students, and trade visits by City officials. Pinneburg was selected because of its similarities to Rockville: a satellite to a larger city, Hamburg, and population increases that doubled the number of residents in ten years. ("Pinneburg, Germany To Be Rockville Sister-City" Sentinel, April 11, 1957.)

The progressive City government of the 1950s continued to adopt new programs to improve the City. The federal government's urban renewal program, initiated in the Housing Act of 1949, offered hope to blighted, decaying parts of cities. It recommended the public purchase, clearance, and rebuilding of these problematic areas. By 1959, Rockville began to discuss the use of this program for the downtown area.

In 1959 Richard Montgomery High School won its first bicounty football championship. Coach Roy Leslie was given a key to the City by Mayor Alexander Greene.

In 1960 Rockville's population had reached approximately 26,042, covering 4,763 acres and had a tax rate of 72 cents for every $100 of assessed

value. The first Master Plan as completed with maximum expansion limits on the City's growth based on the availability of utilities.(CRRD, 5/1/68) A new form of progressive citizen government had developed over the last decade for which the City received its second All-America City award in 1961. (CRRD, 5/1/68)

Urban Renewal

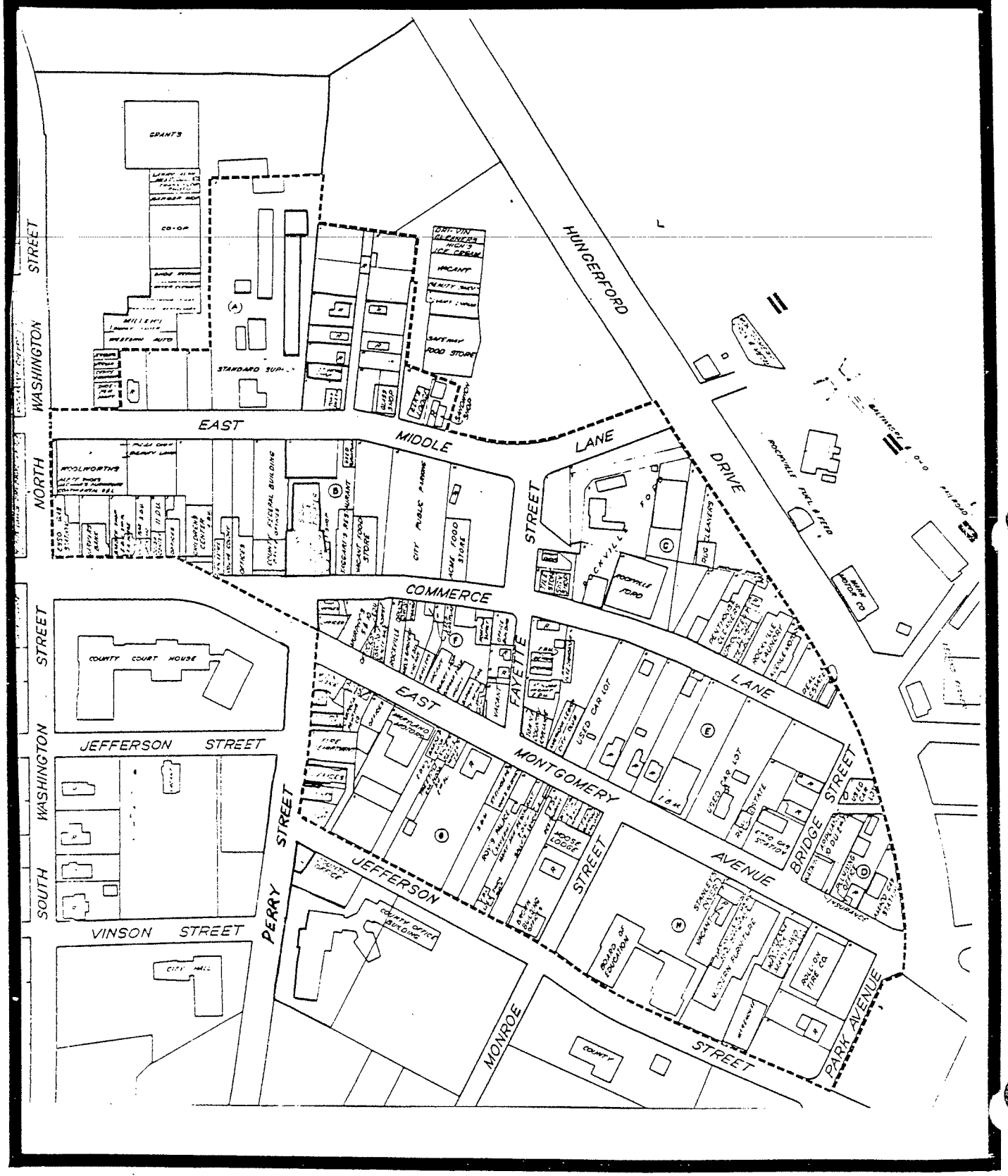
The proposal of the Mid-City Urban Renewal Project came as no surprise when it was initiated in 1961. An advisory committee, the Urban Renewal Advisory Council, was formed to oversee the downtown project for approximately 47 acres. The motto for the program became "Partnership for the Future." Throughout the 1960s, consultants and architects presented several designs for a new downtown. The Real Estate Research Corporation in 1962 conducted a "Land Utilization and Marketability Study" of the Urban Renewal area. The study stated that two options would be feasible: (1) retail facilities anchored by a major department store with office buildings and multi-family units; or, (2) retail facilties with no department store and a larger number of multi-family units, offices, and compatible non-residential uses. Further stated, however, was the opinion that if the department store in option one failed by not attracting shoppers, the entire complex would fail. (Department of Planning, Rockville, Maryland. Background and Report, Town Center, March, 1977.) In 1962, the first urban renewal project was planned and begun, following option one. This project was to have a number of setbacks and problems, but two years later, $2.7 million was received in federal aid and the project was well underway. The Urban Renewal program was halted in 1965 while a plan by Robert L. Geddes from Philadelphia was prepared. The Geddes plan received national attention and an award from the American Institute of Architects.(Figure 22)

Later the program was continued and approximately 120 buildings demolished. The first housing units and the enclosed mall opened in 1972. The Rockville Mall represented an alternative for small towns with increasing numbers of shopping centers on their periphery. In concept, the mall was to house two major department stores as anchors with smaller specialty stores and restaurants. Lansburgh's was the first of the two anchors to open; a number of small stores opened simultaneously or soon followed. The project was hailed as an innovation in design and concept.

By the early 1970s, it became clear that the shopping mall component of the urban renewal project would not live up to its expectations. A new program was launched by the mid-1970s that sought to up-grade the town center. The Town Center Urban Design Plan, completed and approved by the Mayor and Council in 1979, reflected the ideas of a combined citizens and business advisory committee, the Planning Commission, and the community at large. The Planning Department with the assistance of the architectural firm of Arthur Cotton Moore created a new image of the central business district that attempted to recapture some of the old and recast it in a vision of the future. It called for improved downtown assets and better integration with the existing structures. Efforts have continued to upgrade the town center with the completion of County Offices, Ciruit Court, pedestrian amenities, and 810 dwelling units, primarily townhouses. In the 1980s the enclosed mall will be redeveloped as mixed-use retail and office space with a planned hotel adjoining the west end. An enclosed pedestrian overpass across Hungerford Drive to the Metrorail Station was completed in 1984.

FIGURE 24)

MID-CITY URBAN RENEWAL AREA



By the mid-1960s, the City had entered a new phase of attracting high quality research and development firms. The first arrived in 1961 at the Rockville Industrial Park. The City received another award from the American Institute of Planners for its achievement in comprehensive community planning and implementation that cited the Mid-City Urban Renewal Project, park acquisition, and substandard housing elimination. (CRRD, 5/68) In 1965, the City purchased the Beall-Dawson House at 103 West Montgomery Avenue and leased it to the Montgomery County Historical Society as the group's new headquarters. The first public swimming pool in Montgomery County was built by the City in 1968.

In 1968, the City created the first Historic District Commission. In 1973, a consultant firm was hired to help identify potential historic districts, draft legislation and secure funding. Three areas were approved as HD zones in April 1974: West Montgomery Avenue, South Washington Street, and the Baltimore Road area. Later, these districts were tightened and the HDC reduced to a five person body which in 1981 issued the first Historic Preservation Action Plan. (See Chapter I, p.1 "Historic Preservation in Rockville.")

Both Rockville and Montgomery County had increased significantly in population between 1930 and 1980. Table 3 indicates the rapidity of the growth.

Table 3

	Rockville		Montgomery County	
Year	Population	% Change	Population	% Change
1930	1422	24.2%	49,206	40.0%
1940	2047	44.0%	83,912	70.5%
1950	6934	238.7%	164,401	96.0%
1960	26,090	276.3%	340,928	107.38%
1970	42,739	63.8%	522,809	53.0%
1980	43,811	2.5%	579,053	10.76%

Source: 1930-1980 U.S. Department of Commerce, Bureau of Census.

This growth placed increased demands on the County and City governments, requiring expanded services and offices to meet the needs of the citizens. One of the first County actions was to add more space to the 1931 Courthouse. An addition was built in 1958-1961 facing Washington Street. Another County action developed a dentention center on Seven Locks Road that opened in 1961 on the County Poor Farm property replacing the County Jail quarters on the top floor of the 1931 Courthouse. (Sween, p.125) In the late 1960s the County Council allocated funds to demolish the 1891 Courthouse, but the public demand for its preservation and reuse reversed the decision. By 1982, the County had constructed a new County courthouse and office building in the heart of the downtown renewal area.

While the City grew in population and matured in its management, it also provided a better home for its government. The frame house adapted for City Hall use was outgrown. In the 1960s, a new brick City Hall was constructed. This building was enlarged in 1982.

By the 1970s, another party, the Independents for Rockville, was formed to offer an alternative to the CGG candidates. These two local parties competed on the first Monday in May of alternate years for the mayoral and council positions. (In 1984, the elections were rescheduled to occur in November, biannually.)

Rockville again won the All-America City award in 1976-77, noting the Senkevitch study and APA honorable mention, and in 1978-79 noting the Town Center Plan. The last award made Rockville the only city in the thirty-year program to be recognized four times. The City was cited for its community development, senior citizens program, and community arts program. ("Rockville All-America City 1954, 1961, 1977" supplement to the Sentinel, April 28, 1977 and "Rockville All-America For Record Fourth year", Montgomery Journal, Wednesday, April 11, 1979.)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
City Hall	1	1	0	0
Civic center	1	1	0	0
Courthouse	1	1	0	0
Detention center	1	1	0	0

B. Characteristics

To be completed after full inventory.

C. Currently Identified Resources and Planning Areas

(8) Glenview Estate, Civic Center Mansion (Planning Area 18)
(9) City Hall, Maryland at Vinson Avenues (Planning Area 1)
(10) 1931 Courthouse, Courthouse Square (Planning Area 1)
(11) 1958-61 addition to Courthouse (Planning Area 1)
(12) Detention Center (Planning Area 13)

II. Documentation

A. Data gaps

1. History of City government in the progressive decades, 1940s-present.

2. Information on other City commissions and advisory committees.

3. Sites associated with local governmental leaders or events.

III. Registration

Resource	Local	State #	National Register Listed
(8) Civic Center	None		
(9) City Hall	None		
(10) 1931 Courthouse	Hist. Dist.	M: 26/11	Mo.Co. Courthouse H.D.
(11) 1958-61 Addition to Courthouse	Hist. Dist.	M: 26/11	Mo.Co. Courthouse H.D.
(12) Detention Center	None		

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. The identified and designated resources should be reviewed for condition, integrity, and significance to the themes. This should become part of the permanent inventory file.

B. Encourage public education of these resources to promote preservation and maintenance.

VI. Implementation

A. 2-3 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Consider National Register Nomination of Glenview/Civic Center.

3. Conduct a survey of condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 5: Military

The outbreak of World War II brought a number of changes in the lives of local residents. Concerned about Rockville and the County's proximity to the capital, preparations were made for a possible attack. Two companies of Minute Men were formed in Rockville as a "second line of defense." Judge Stedman Prescott and Allison Chapin, World War I veterans, were designated as their Captains. (Sween, p.127) Social activities were curbed, particularly after dark. Even the Montgomery County Fair in Rockville, a well-attended annual affair, was suspended for two years.(Coleman, p.177)

After V-J Day, the City celebrated with a parade down East Montgomery Avenue.(Coleman, p. 186) This signaled the return to many of the pre-WWII activities and life as usual. The December 1948 holiday season brought more of the same with lights extended along "Christmas Tree Lane" from Reed's Garage to the Post Office building, down East Montgomery. (Coleman, p.177)

A three-man selective service board was started during WW II to oversee the drafting of men from upper Montgomery County. This board continued to operate until discontinued in 1960. It was one of two still meeting in 1950.

The Old Post Office continues to house the recruiting offices for the armed forces. An armory on Baltimore Road, recently annexed into the City is used today for reserve training.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Armory	1	1	0	0

B. Characteristics

To be completed after full inventory.

C. Currently Identified Resources and Planning Areas

(13) Armory, Old Baltimore Road (Planning Area 18)

II. Documentation

A. Data gaps

1. Research on the armory and its associated activities.

III. Registration

Resource	Local	State #	National Register Listed
(13) Armory	None		

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. Maintenance of the identified resources.

VI. Implementation

A. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Maintenance of the resource through public agencies.

3. Data gap should be researched.

Theme 6: Religion

The rapid population increase in the 1940s and 1950s brought more church denominations to Rockville as well as increasing the memberships at the older churches. Some of the new denominations include ethnic groups such as the Korean Baptist and Chinese Catholic.

Episcopal

Christ Episcopal Church continued in the this period to grow and build its complex on South Washington Street. In 1956 a building fund was initiated for the construction of a school and addition to the Parish Hall. The project was completed in 1958. Again, in 1965, plans were made for an enlargement of the nave and the restoration and improvement of the existing building. These were completed in 1966 and represent the most recent major building program. (M:26/11/11, "Christ Episcopal Church")

Baptist

The congregation of the Baptist Church at Jefferson and South Washington Streets multiplied many times during the mid-20th century. In 1958 an educational building was added facing Jefferson Street. The church complex was sold in 1971 for the intersection expansion of Jefferson and South Washington. A new structure was built on Adclare Road. The cemetery at the intersection of Falls Road and West Jefferson was deeded to the Montgomery County Historical Society in 1973; Peerless Rockville took title in 1983 and presently maintains the grounds. (MHT Form, "Old Baptist Cemetery")

Mt. Calvary Baptist

Mt. Calvary Baptist Church, on its original site, has undergone some changes since built. In 1954 a building program was launched to construct a new sanctuary that was completed in 1961.(Clarke,pp. 88-89)

Catholic

St. Mary's Catholic Church continued to have an influential presence in the City during this period. Its church complex grew accordingly. In 1931 the pastor began a major renovation program for the church that put the building and grounds in better condition. The adjacent school, St. Mary's Institute, also grew. A wing was added in 1951; an auditorium and rear wing in 1954. In 1961 a new church was built adjacent the old one which was renovated in 1981.

St. Mary's Catholic Church, however, was no longer large enough to minister alone to the local Catholic population. In 1956, St Jude's was organized; St. Elizabeth's (1964), St. Raphael's (1966), St. Francis of Assisi (1972) followed. The church continued to host its annual strawberry festival that eventually became a spring carnival which was discontinued in 1960. (Historic Saint Mary's 1813-1963.)

Christian

The Rockville Christian Church also prospered during this period. In the 1950s the church added an education building and made extensive repairs following a fire. By 1963, the congregation could no longer be housed in the Jefferson Street building. A new complex was built on Adclare Road and the old structure sold to John Bell, a local attorney. Before moving, the congregation dedicated a "Garden of Memories". (This was removed at some point during or after the congregation relocated on Adclare.) The old building has been adapted for law offices and received a 1983 award from Peerless Rockville for sensitive reuse of the building. (MHT Form, Rockville Christian Church)

Clinton African Methodist Episcopal Zion

In 1955 the Clinton A.M.E. Zion Church sold its church and grounds at North Washington Street and Beall Avenue to Hill and Kimmel Construction Company for a shopping center. The Church in turn purchased the corner of Elizabeth and Westmore in Lincoln Park and opened its new church in 1956. Its congregation has grown steadily through the 1960s.(Clarke, pp 49-50)

Jerusalem United Methodist

The Jerusalem United Methodist Church, on Wood Lane, remained on its present site. In the 1950s, however, the church was covered in white stucco, front steps added, a furnace installed, and new pews built. The church received its third rededication in 1978. A parsonage adjacent the church continued to be used during this period.(Clarke, pp. 176-179)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Church Complex:	4	4	0	0
church				
vestry				
parsonage				
parish house				
cemetery				
meeting house				
retreat house				
educational building				
Church	3	3	0	0
Parsonage	1	1	0	0

B. Characteristics

To be completed after inventory.

C. Currently Identified Resources and Planning Areas

(14) Christ Episcopal Church, 109 S. Washington St.(Planning Area 1)
(15) Rockville Baptist Church, Adclare Road (Planning Area 4)
(16) Rockville Christian Church, Adclare Road (Planning Area 4)
(17) Mt. Calvary Baptist Church, North Horners (Planning Area 6)
(18) Clinton A.M.E. Zion Church, Elizabeth at Westmore (Planning Area 6)
(19) St. Mary's Catholic Church, Veirs Mill Road (except the Old Church and Cemetery)(Planning Area 1)
(20) Jerusalem M.E. Church, 21 Wood Lane (Planning Area 4)

II. Documentation

A. Data gaps

1. Information on Rockville Presbyterian Church.

2. Information on Rockville Methodist Church.

3. Information on black church buildings of this period.

4. Information on ecclesiastical architecture of this period.

III. Registration

Resource	Local	State #	National Register Listed
(14) Christ Episcopal Church	Hist.Dist.	M: 26/11/1	Mo. Co. Courthouse H.D.
(15) Rockville Baptist Church	None		
(16) Rockville Christian Church	None		
(17) Mt. Calvary Baptist Church	None		
(18) Clinton A.M.E. Zion Church	None		
(19) St. Mary's Catholic Church	None		
(20) Jerusalem United Methodist Church	Hist.Dist.	M: 26/10/9	W. Mont. Ave. H.D.

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. Encourage maintenance of identified resources.

B. Review at 50-year point for significance as historic structure.

VI. Implementation

A. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Data gaps should be researched.

3. Review identified resources for significance, integrity, and contribution to the City's development.

Theme 7: Social, Educational, Cultural

Social

Social life in Rockville was similar to many small towns in the 1930s and 1940s. One popular gathering place was the Milo Theater and its adjoining Open Air Movie complete with benches and outdoor screen. The outdoor theater was replaced with a beer garden after Prohibition was lifted. (Coleman, p. 187)

Three black lodges were organized and lodge halls constructed in the County in the 1940s. Two of these were in Rockville: the Elks and Fishermen. In 1940 the Merry Makers Social Club, Inc., was started. This organization initiated by a group of black teachers focused on community work. Another national club, Jack & Jill, Inc., formed a chapter in Rockville for black children to provide cultural training and educational programs during the 1940s and 1950s.

A number of other social organizations were popular in the City during this period. Among them were the Rockville Civic Association, bridge groups, Rotary Club, Kiwanis Club, Lions Club, Woman's Club, other women's clubs, and the Homemaker's Group. The City also has active neighborhood associations, PTAs, and church groups.

The Rockville Volunteer Fire Department annually sponsored a carnival at their carnival grounds on Rockville Pike in front of Richard Montgomery High School in the 1960s and 70s.

Education

By the 1930s, schools within the City where operating under the jurisdiction of the Montgomery County Public School System. This system operated a segregated educational program similar to many other school districts. In 1936, William B. Gibbs, a black teacher and acting principal of Rockville Colored Elementary School, filed suit against Superintendent Edwin W. Broome for maintaining unequal pay scales for white and black teachers. Although settled out of court, the suit prompted a more equal education for black children and pay for black teachers in the County. (Sween, p. 132)

In 1935, the first black high school, called Lincoln High, was opened in Rockville in the Lincoln Park neighborhood. This was the result of efforts initiated in the 1920s to develop a high school for black children. In 1934, an eight and one-half acre site was purchased and an abandoned building from Takoma Park was moved there and covered in a brick veneer. Other facilities were added until closed in 1959. (Clarke, p 46-47) The larger Carver High School began operation in 1952 replacing Lincoln High as the black high school. Lincoln then became a junior high school. (MHT# M:26/15/3)

An aggressive new school building and adaptation of old buildings campaign continued throughout the 1950s and 1960s. Rockville Junior High on Park Street, Carver High School, West Rockville Junior High (now Julius West), Richard Montgomery High (replacing the earlier school that burned in 1940), Rockville High School, Frost and Broome Junior Highs and Wootton High and

approximately a dozen elementary schools were opened. (Jewell, "One Rm", pp. 287-290) This work coincided with the integration program of the Montgomery County Public School System that sought to combine the separate schools thereby forcing the closure of a number of elementary schools.

The first branch campus of the Montgomery Junior College system, based in Takoma Park, was discussed in 1956. In 1960, 87 acres off Route 355 outside Rockville were purchased by the Montgomery County Board of Education. This was annexed by the City in 1963. In September 1965 the campus was first occupied. The name was changed in 1969 to Montgomery College.(Sween, p.133)

A number of private elementary schools began to operate during the 1950s, 60s, and 70s. Among them are St. Mary's, St. Anne's, St. Elizabeth's, Christ Church, the Jewish Day School, and several nurseries and day care centers. These complement the well-established public school system.

Cultural

The Rockville post office, completed in 1939, received a Works Progress Administration mural of Sugarloaf Mountain painted by Judson Smith of New York a year later. The mural, depicting a scene from Frederick County, was a subject of controversy at the time of its painting.

In 1939, with the encouragement of Rockville attorney Albert Bouic, Walter Brownley gave the City a clock. Formerly located at 12th and G in the District, the clock created quite stir when it arrived. Nevertheless, it was placed near the Farmer's Bank in the downtown area until struck by an auto in 1957. It was replaced in 1958 with a ten-foot tall, sixty-year-old, double-sided clock bought from a Washington antique dealer. This clock had formerly stood at 9th and F Streets. It was removed during the urban renewal program and returned to the town center in 1976.(Gift of Clock Caused Rockville Furor in 1939" Wash.Star, 1939.; "Town Clock Felled When Auto Hits It" Sentinel, August 23, 1957)

In 1940, F. Scott Fitzgerald was buried near his parents in the Rockville Cemetery on Baltimore Road. Zelda, his wife, was buried at St. Mary's Cemetery in 1948. In 1976, F. Scott Fitzgerald's grave was moved to St. Mary's Cemetery. The Fitzgerald graves have become a popular tourist site.

The first Memorial Day parade for Rockville began in 1944 initiated by local black leader, William Wood. This has become an annual event attracting crowds to the downtown streets. An oil and acrylic mural painted by William Woodward depicting the 1982 parade is located in the City Hall atrium.

In 1960 the City celebrated its centennial all summer. The festivities included an outdoor pageant, beard-growing contest, plays and lectures that highlighted the City's history.

In the spring of 1963, Columbia Pictures Corporation was filming a motion picture, "Lilith," starring Jean Seberg and Warren Beatty in Rockville. During the temporary stay, Lucy N. Smith, a long-time resident at 108 Forest, allowed her home to be used in the movie as well as accepting the part of Warren Beatty's grandmother.

The local chapter of the American Legion placed a "flame of freedom" at City Hall in 1969 to commemorate the nation's war heros.

During the 1960s, Montgomery County and the City completed negotiations for the transfer of the Rockville Library (formerly housed in Rockville Academy) to the Montgomery County Library System. The negotiations included the promise to build Twinbrook Library in the City.

By the early 1970s, local preservationists were frustrated over lost historic buildings. The Masonic Lodge was lost because of the lack of money or an organization to oversee its preservation. This event encouraged a group of citizens to form a non-profit organization. Taking the name from the late-19th-century promotional brochure of Henry Copp, "Peerless Rockville", the group, Peerless Rockville Historic Preservation, Ltd. launched its campaign to preserve buildings, objects, and places that contributed to the history of Rockville. This has been an active group involved in the preservation of a number of local landmarks such as the B & O Railroad Station and Rockville Academy.

The F. Scott Fitzgerald Theater, located on the Civic Center Mansion grounds, is the home for the Rockville Civic Ballet and the Rockville Little Theater started in the late 1940s. It is now the location for the City orchestra and chorus performances.

In 1981, artist Gerado Gomez Moreno completed his 3600-square-foot mural on the south wall of the Metropolitan Federal Savings and Loan Building. This abstract painting included some of the City's historically significant landmarks such as the B & O Station and town clock. ("Graffetti," Sentinel July 23, 1981) This mural and other public art is part of the City's "Art in Public Places" program that places sculpture and other works, chosen by public involvement, in the community.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Lodge Hall	0	0	0	0
Mural	3	3	0	0
Theater	1	1	0	0
Library	1	1	0	0
Graves	2	2	0	0
Clock	1	1	0	0
Commemorative feature	1	1	0	0
Junior college	1	1	0	0
School				
black	1	X	0	0

white	0	X	0	0
integrated	0	X	0	0

B. Characteristics

To be completed after inventory.

C. Currently Identified Resources and Planning Areas

Cultural

(21) WPA Mural in 1939 Post Office (Planning Area 1)
(22) Town Clock, Courthouse Square (Planning Area 1)
(23) Memorial Day Mural, City Hall Building (Planning Area 1)
(24) Flame of Freedom, Vinson Avenue (Planning Area 1)
(25) Mural on Metropolitan Federal Savings and Loan, North Washington Street (Planning Area 1)
(26) F. Scott Fitzgerald Theater, Civic Center Mansion Grounds (Planning Area 18)
(27) F. Scott and Zelda Fitzgerald Graves, St. Mary's Cemetery (Planning Area 18)
(28) Smith House, 108 Forest Avenue, Site of Filming "Lilith" (Planning Area 4)

Educational

(29) Lincoln High School, Stonestreet Avenue (Planning Area 6)

D. Planning Areas Expected To Be Represented

All City Planning Areas

II. Documentation

A. Data gaps

1. Social activities of Rockville residents in the 20th century contrasted to the earlier periods.

2. Country clubs, golf courses, sports and recreation facilities.

3. Cultural activities in Rockville.

4. History of the Rockville library.

5. History of school closures and relation to shift in City and County population.

III. Registration

Resource	Local	State #	National Register Listed
(21) WPA Mural	None		
(22) Town Clock	None		

(23) Memorial Day Mural	None		
(24) Flame of Freedom	None		
(25) Mural Metropolitan Federal S&L	None		
(26) F. Scott Fitzgerald Theater	None		
(27) F.Scott and Zelda Fitzgerald Graves	Hist.Dist. M:26/10/57	B&O/3rd Add./St.Mary's	
(28) Smith House	Hist.Dist. M:26/15/3	West Mont. Ave. H.D.	
(29) Lincoln High School	None		

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. Identified resources should be properly maintained through public /private effort.

VI. Implementation

A. 2-3 Year Implementation

1. Detailed list of all schools in the City with dates of construction, builders, and significance.

B. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Data gaps should be researched.

Theme 8: Transportation

Although the Depression slowed rural road construction, Rockville continued to be accessible to most parts of the County. A number of major roads crossed at Rockville, among them Route 240 (U.S. 40 before 1940) Rockville Pike, Route 28, and Great Falls Road. As these roads were absorbed into the State Roads program, they were usually upgraded and given new names and route numbers. By the early 1930s, U.S.40 and Route 28 were heavily used, offering two-lane, concrete and macademized roadbeds. (WPA, p.504 and p. 510) Most other roads were unpaved or one-lane as was Washington Road, Route 586, when it was taken over by the State Roads Commission. It was renamed Viers Mill Road at that time and the "Viers" spelling became official at that time. Efforts were launched in the 1940s, 1950s, and 1960s to change the spelling to the family spelling "Veirs" as Veirs' Mill. However, the old name persists on some parts of the road.

Following World War II, a renewed road building effort began to connect urban to rural areas, but was inadequate for accelerated development, as evidenced by development along Viers Mill Road in the 1940s and 1950s. Automobile volume on that road increased with the intensive Viers Mill Village development in the 1940s and 1950s increasing to 24,800 vehicles per 24-hour period by 1958. Rockville Pike was second to that with 16,650 vehicles per day. However, by the 1950s, the improved roads allowed farmers to reach the downtown easier and urban labor to reach the rural areas as well. ("Old Georgetown Road, Historical and Geographical Significance," Edward Abbott, July 1962, typed manuscript) (Figure 23)

In the early 1960s, Interstate 70 South (I-70S) was constructed as was the Capital Beltway. I- 70S later became I-270 from the Beltway to Frederick.("I-270", Wash.Post, April 7, 1977)("70S changed to 270," Gaithersburg Gazette August 29, 1974) ("70S A Strip of History and Heritage", Mo. Co. Journal, June 6, 1974)

The Mid-City Urban Renewal Project rerouted some of the downtown streets to accommodate the project. Perry Street, East Montgomery, and Commerce were abandoned. Instead, Courthouse Square was created for access to the courthouses. This change in street configuration effectively removed any signs of the former downtown arrangement of streets and buildings.

Increasing competition from the automobile made the trolley less popular. In 1935, the Rockville-Georgetown electric trolley ceased to operate. (Ibid, Abbott)

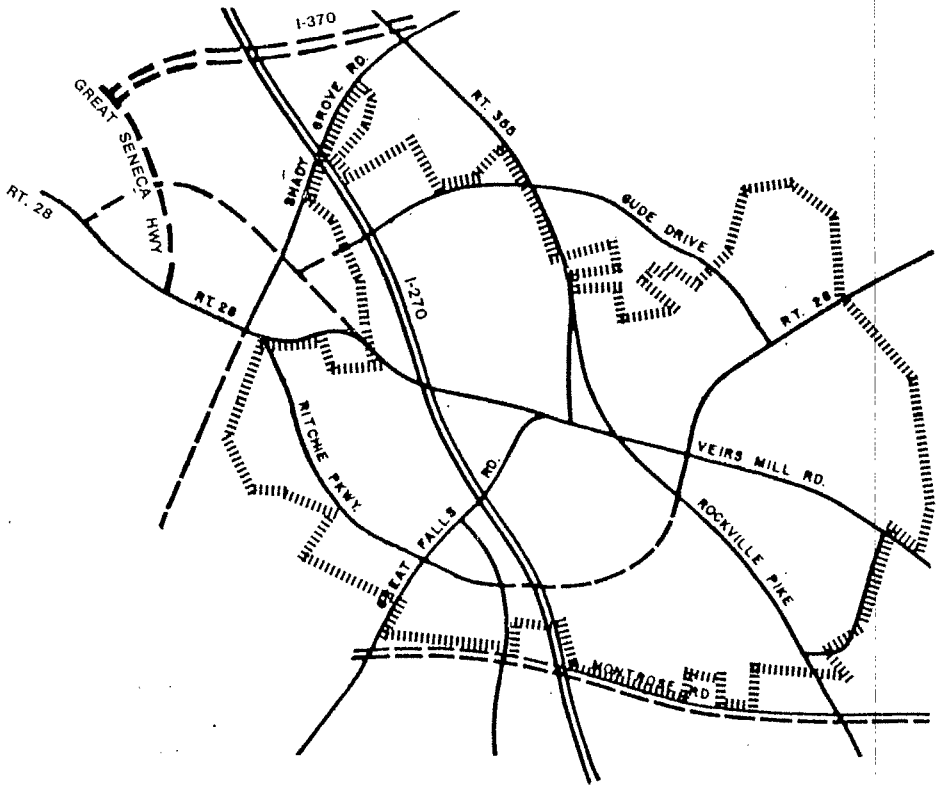
In 1981 the Veirs Mill Road Bridge was replaced by a multi-lane span. The original bridge had been built at the direction of F.D. Roosevelt when a school bus full of children were hit by a train at the location's at-grade crossing.

The rapid transit Metro line was completed to Rockville in 1984. This ended nearly twenty years of planning and construction that linked Rockville to the metropolitan area. The construction of the Rockville Metro station required moving the old B&O Railroad Station. After discussion and debate, the Washington Metropolitan Area Transit Authority agreed to move the station, linking the late-19th-century transportation resource

FIGURE 25

TRANSPORTATION NETWORK 1980

REGIONAL HIGHWAY SYSTEM



EXISTING HIGHWAY

PROPOSED HIGHWAY

CORPORATE LIMITS

FROM: CITY OF ROCKVILLE PLANNING DEPARTMENT

with the 20th-century system. This action was the result of a joint effort of the Mayor and Council, Historic District Commission, and Peerless Rockville Historic Preservation, Inc.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

	Above Ground		Archeological	
Possible	Identified	Expected	Identified	Expected
Road	0	X	0	0
Street	0	X	0	0
Rapid Transit Line	1	1	0	0

B. Characteristics

To be completed after inventory.

II. Documentation

A. Data gaps

1. Development of transportation routes and facilities.

2. Changes in the City streets, roads, etc.

3. Impact of Metro and station on town center, Rockville Pike, and neighborhoods.

III. Registration

No resources identified for registration.

IV. Stresses

To be completed after inventory and assessment of resources.

V. Recommendations for Protection

A. Review for significance after 50-year status is reached.

IV. Implementation

A. 5-10 Year Implementation

1. Further develop the context according to MHT/Department of Interior guidelines, considering stresses and serious data gaps.

2. Data gaps should be researched.

Chapter IV
Management of Historic Resources By Planning Area

OVERVIEW OF MANAGEMENT PLANS

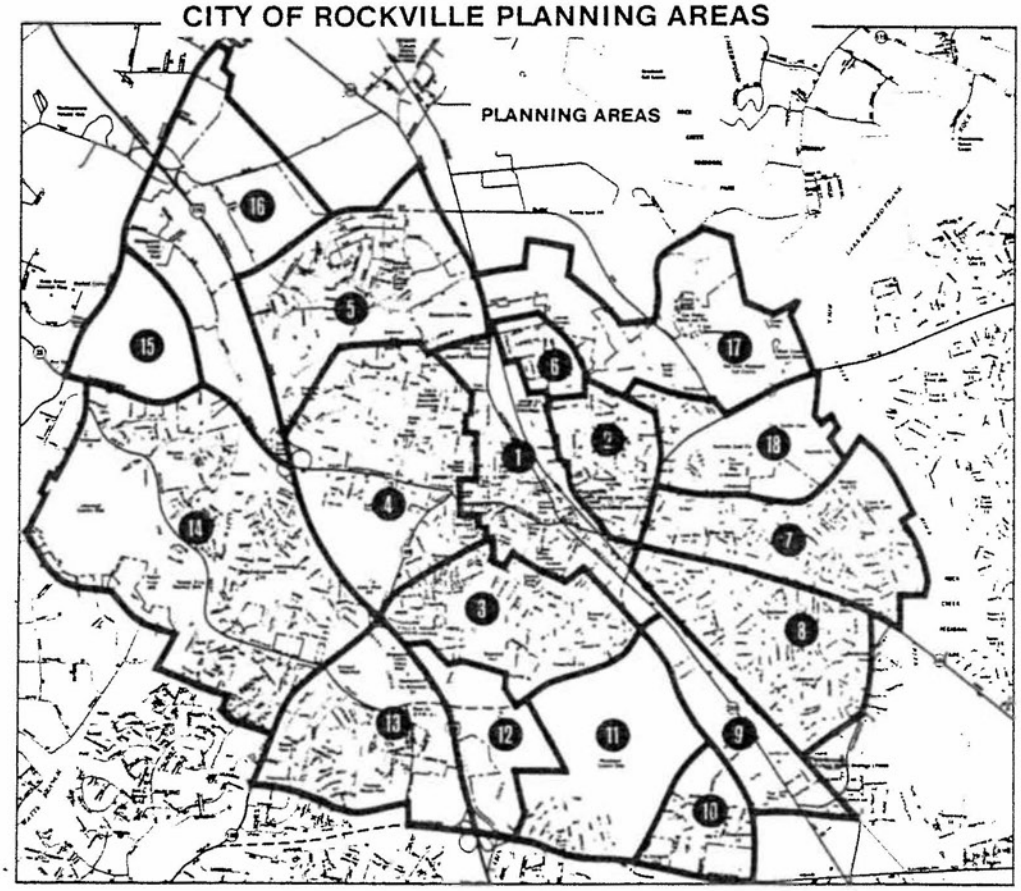
Definition: A management plan sets priorities for the historic resources in a geographic context by using the planning areas developed for local land use decision-making. It examines the stresses on these resources, collectively or individually, and highlights the assests and liabilities of the planning areas in regard to the resources.

Purpose: The management plan shifts the focus from the preservation of historic resources by historic context to the management framework used in everyday planning activities and issues.

Organization: The City's eighteen Planning Areas are used to organize these management plan. Of these, Planning Areas 1,2,3,6,8, and 12 were studied separately between 1979 and 1985. Planning Area 9, the Rockville Pike Corridor, and Planning Area 4 are currently being evaluated.(Figure 27)

FIGURE 27

CITY OF ROCKVILLE PLANNING AREAS



Historic resources are found in the fourteen of the City's Planning Areas.(Table 4) For preservation planning, it is more practical to combine some Areas with adjacent ones having similar or interrelated issues. Therefore, the management plans combine the following Planning Areas: Planning Areas 1, 4, and 5; 2 and 6; 3, 11, and 12; 13 and 14. The remaining Planning Areas 7, 8, 9, and 18 are studied individually.

Table 4

IDENTIFIED RESOURCES BY PLANNING AREA

Planning Area	Historic Contexts							
	HC 1	HC 2	HC 3	HC 4	HC 5	HC 6	HC 7	Total
1	0	0	1	12	15	39	12	= 79
4	0	0	1	3	8	66	4	= 82
5	0	1	1	1	1	1	0	= 5
2	0	0	0	0	0	4	0	= 4
6	0	0	0	0	0	4	2	= 6
3	0	0	0	0	3	4	0	= 7
11	0	0	0	0	1	0	0	= 1
12	0	0	1	1	0	0	0	= 2
7	0	0	1	0	1	2	0	= 4
8	0	0	0	0	0	0	1	= 1
9	0	0	1	1	1	1	1	= 5
13	0	0	0	0	0	1	0	= 1
14	0	0	0	3	1	4	0	= 8
18	0	0	0	1	2	0	4	= 7
Totals	0	1	6	22	33	126	24	= 212

* Assume that most surveyed houses are pre-1939.

The discussion of these Planning Areas follows a standard form beginning with a background report, including an update of activities, followed by land use and zoning, transportation and circulation, development trends and pressures, and housing subsections.

Housing is considered as a special land use because it represents over 80% of the historic resources in the City. Therefore, housing offers the most information on historic resources.

The 1980 Census data for the City indicates that approximately 504 housing units were built pre-1939 and that another 1219 were built between 1940-49. If these data are compared with the 1950 Census data with 850 pre-1939, there is a loss of 346 or 40.7% of the pre-1939 housing units. Of the 504 pre-1939 housing units, 97 have been researched as part of the City of Rockville, Historic District Commission's inventory, and 183 have been surveyed.* This leaves an estimated 228 housing units to be researched.(Table 5) The 1939 and 1940-49 periods were chosen because they cover the 50-year time span that is generally regarded as possibly "historic" and eligible for listing on the National Register of Historic Places.

* Assume that most surveyed housing units are pre-1939.

HOUSING DATA BY PLANNING AREA

Planning Area	Census Tract	1980 Census Pre-1939	1980 Census 1940-49	Inventoried	Surveyed	Estimate Remaining of Pre-1939
1	7009.01	38	230	27	10	56
4	7010.04	206	107	55	110	41
5	7010.05	14	5			
Subtotal		248	342	82	120	97
2 & 6	7009.02	168	240	4	63	101
3,11,& 12	7010.01	15	27	7	-0-	8
7	7011.01	12	97	-0-	-0-	12
8	7011.02	42	480	-0-	-0-	42
9	7009.04	9	20	-0-	-0-	9
13 & 14		-0-	-0-	4	-0-	-0-
18		-0-	-0-	-0-	-0-	-0-
Totals		504	1219	97	183	228

* Assume that most surveyed houses are pre-1939.

PLANNING AREAS 1,4, AND 5

Background

(1) These planning areas are the oldest, contain the largest number of historic resources, and are the most developed ones in Rockville. (Table 6) Three of the City's four local historic districts are found here: West Montgomery Avenue in Planning Areas 1 and 4, South Washington Street & Courthouse Square in Planning Area 1, and the Baltimore and Ohio Railroad /Third Addition/St. Mary's Church and Cemetery Historic District in Area 1. The three districts lie in an east-west direction but are not visually linked.(Figure 26)

Table 6

	Historic Contexts						
	1 and 2		3	4	5	6	7
Planning Area 1	0	0	1	12	15	39	12 = 79
Planning Area 4	0	0	1	3	8	66	4 = 82
Planning Area 5	0	1	1	1	1	1	0 = 5
TOTAL	0	1	3	16	24	106	16 165

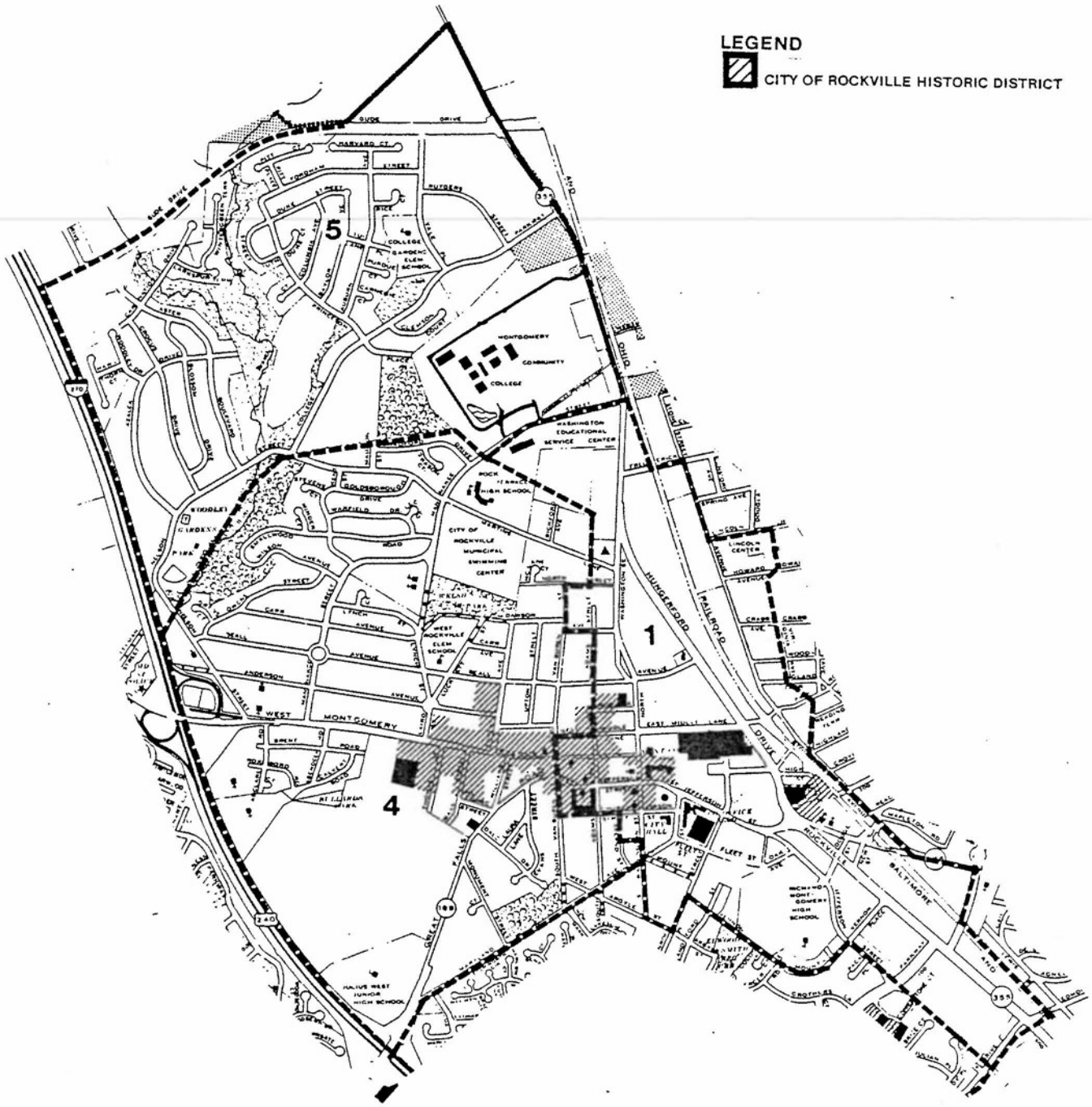
(2) Of the resources located in these Planning Areas, 111 are locally designated with 2 partial designations and 116 are listed on the National Register.

(3) Most of the resources represented are from Historic Context #6 (1873-1931) primarily from the "Architecture, Landscape Architecture, Community Planning" thematic unit. The most common resource type is the house. (See Chapter III, Historic Context #6)

(4) Two major planning activities have occurred in Planning Area 1 that have altered or removed many historic resources. First, the Mid-City Urban Renewal Program in the 1960s and early 1970s dramatically changed the appearance of the downtown. (See Chapter III Historic Context #7, Government/Law) Redevelopment of the area has continued since the urban renewal project started.

Second, a late 1970s planning effort culminated in the Town Center Urban Design Plan of 1979. Implementation of aspects of the plan have continued with the most comprehensive one being the construction of the "Victorian" streetscape elements near the 1891 Courthouse. Although there is no historical foundation for these elements, they attempt to reintroduce an historic flavor and identity while providing in-fill and linkages.

PLANNING AREAS 1, 4, & 5



(5) Early historic preservation activities were focused on these Planning Areas. The designation of three local historic districts and several National Register historic districts and sites are evidence of success. The 1977 Rockville Historic District Preliminary Preservation Plan by Anatole Senkevitch also highlighted the Martin's Lane - Haiti area found in Planning Areas 1 and 4. His recommendations to establish a historic district in Haiti and to form buffer zones or expand other historic districts were largely not implemented.

(6) Since mid-1974, The Historic District Commission has reviewed 149 (98%) applications for Certificate of Approval in these Planning Areas. By selected categories, these were 97% alterations, additions, landscaping changes, and miscellaneous exterior changes to existing historic resources. Only 3% were for major new construction in the historic districts.

Land Use and Zoning

(1) The largest land use found in these Planning Areas is single-family residential, primarily R-60 (one-family detached, residential) and R-90 (one-family detached, restricted residential).

(2) Other land uses include institutional (government, churches), commercial/office, multi-family, and some open space. The zoning includes R-S (Suburban Residential), TCO 1,2, (Town Center Office 1 and 2), TCM 1,2 (Town Center Mixed Use 1 and 2), C-2 (General Commercial) and O-2 (Transitional Office). The O-2 transitional zone is primarily to the west of the Town Center along North Adams, West Montgomery, and West Jefferson.

(3) The Historic District Zone is an overlay zone on those given above in item (2). Table 12 lists the estimated percentages of each zoning category within the designated historic districts.

Table 7

	R-S	R-60	R-90	O-2	C-2	TCO-1	TCO-2	TCM-1,2
West Montgomery Ave. HD.	2.0	1.3	80.0	14.0	-0-	-0-	-0-	-0-
Courthouse Square and South Washington St. H.D.	-0-	-0-	16.2	25.6	-0-	10.0	-0-	48.1
B & O Railroad/3rd Add/ St.Mary's H.D.	-0-	89.8	-0-	-0-	4.0	-0-	6.0	-0-

Transportation and Circulation

(1) Historically, Rockville transportation networks have met and radiated from Town Center Planning Area 1 to other planning areas of the City. Modern mass transit systems, first the railroad and now Metro, have based stations in Planning Area 1.

(2) Route 28 (West Montgomery Avenue and Jefferson Street) bisects Planning Areas 1 and 4 in an east-west direction. Route 355 (Hungerford Drive and Rockville Pike) and Route 189 (Great Falls Road) further divide Planning Areas 1 and 4 in a north-south direction. A number of collector and local streets feed into these major thoroughfares.

(3) Pedestrian right-of-ways are generally provided thoughout these Planning Areas with the Town Center and adjacent streets having both the highest number and overall best quality. West Montgomery Avenue also has numerous pedestrian right-of-ways of varying quality. These sidewalks and crossways, however, are not always well linked with cross lights.

Housing

(1) There are approximately 1658 single-family dwellings of 3526 housing units in these Planning Areas.

(2) The 1980 Census data (Census tracts 7009.01, part of 7010.04, 7010.05) indicate that there are approximately 258 pre-1939 and 342 1940-49 housing units. The City of Rockville Historic District Commission inventory covers 82 of the pre-1939 and 120 are part of a preliminary survey. This leaves an estimated 56 to be surveyed and inventoried from these Planning Areas.

Development Trends and Pressures

(1) Several areas of the Town Center are in a second and in some places third level of development. At present, the Town Center is experiencing a surge of activity. Several new buildings plus a hotel complex adjacent the First National Bank of Maryland, formerly Farmer's Bank, on Courthouse Square are underway. Both old courthouses are being renovated and the former Rockville Mall now is being redeveloped for office/commercial use.

(2) New construction in residential areas is mostly in-fill residential projects. However, there is increasing pressure for reusing housing units as offices in the O-2 (Transitional-Office) Zone along the eastern edge of West Montgomery Avenue Historic District and in the South Washington Street Historic District.

(3) Areas adjacent the Baltimore and Ohio Railroad Historic District remain vacant, but there is increasing development near the Metro station putting more pressure on this undeveloped acreage.

(4) It is anticipated that the historic resources in and around the Town Center will see increasing demands for adaptive uses, e.g. 1891 Courthouse, First National of Maryland (formerly Farmer's Bank), 1939 Post Office, and South Washington Street houses. The National Register listing of these structures allows for the use of the 25% Investment Tax Credit (as of 5/86) for approved substantial rehabilitation projects.

Assets and Liabilities

Assets:

(1) The historic resources in these Planning Areas create pockets of late Victorian character which are attractive to both residents and visitors. This is a positive feature of Rockville that should be promoted to the Washington metropolitan area. These Planning Areas offer the best and most accessible historic resources to be used for a tourism and economic development program.

(2) The Baltimore & Ohio Railroad/Third Addition/St. Mary's Historic District represents a microcosm of different themes and historic contexts that could be emphasized.

(3) The Town Center provides space, gazebo, benches, lawn area, nearby parking facilities, Metro and pedestrian access together with fine examples of old and new Rockville for promotional activities stimulating interest in the City's history.

(4) The physical barriers of Metro and B&O rail lines and I-270 emphasize the east-west circulation for highlighting the historic resources identified in the historic contexts.

(5) Archeological work in Planning Area 5, along upper Watts Branch, and in selected sites in Planning Areas 1 and 4, could be initiated and used for promotion.

Liabilities:

(1) Possible deterioration of the integrity and environmental setting of the housing units within the residential areas of the historic districts, now primarily single-family, may be a liability. Stimulated by economics, but reduced in severity by the O-2 Zone (Transitional-Office), the reuse of houses for offices necessitates changes in ingress, egress, and parking. These changes create a problem of parking area location and screening to prevent a negative visual impact on the district. Increasing pressures to reuse the large houses in the districts will continue to be a design issue to be handled by the Certificate of Approval process.

(2) The large quantity of housing in these Planning Areas increases the problem of maintaining the integrity of the historic resources and their environmental setting without creating a financial burden on property owners and/or offsetting with financial incentives.

(3) The Metro and railroad lines running north-south on the eastern edge of Planning Area 1 is a physical barrier. I-270 on the western edge is a similar barrier. This containment and definition may work against preservation.

(4) Recent high-rise development in the Town Center has dwarfed the historic 1891 Courthouse reducing its visibility and landmark value and excerbated the gap between the Courthouse Square and Baltimore and Ohio Railroad Historic Districts. This fragments these planning areas rather than creating a core of historic structures.

(5) Without careful design, development pressures around the Baltimore and Ohio Railroad Historic District can lead to further loss of the environmental setting of these resources.

(6) The Baltimore and Ohio Railroad Historic District is poorly accessed by vehicular or pedestrian right-of-ways. This creates an "island" surrounded by physical barriers: Hungerford Drive, Metro Station, and Metro/railroad tracks.

(7) Increasing development pressures along North Washington Street may endanger the environmental setting and resources in the Haiti neighborhood.

(8) The absence or removal of trees by property owners and lack of a consistent landscaping/streetscaping plan limits the links between the historic districts and is detrimental to the environmental setting and presentation of the historic resources of Rockville as a whole.

(9) Inadequate pedestrian links, such as intersections without walklights and marked pedestrian crosswalks, inhibit pedestrian tours of the historic resources. Examples: Great Falls Road/West Montgomery/West Jefferson Streets; West Jefferson and South Washington; Hugerford and Church Street.

Issues

1. Maintenance of the integrity of the environmental setting in the historic districts and of individual historic resources.

Recommendations:

(a) Improved and more consistent design review in the historic districts.

(b) General design guidelines for historic resources outside designated districts.

(c) More frequent and better communication to the property owners within the historic districts and other historic resources.

2. Creating better pedestrian and vehicular accessibility to Baltimore and Ohio Railroad/Third Addition/St.Mary's Church and Cemetery Historic District.

Recommendations:

(a) Provide pedestrian crosswalks/lights and a visual links to Jefferson Street and Town Center.

(b) Encouraging compatible new construction to be built adjacent the historic district.

3. Using the physical barriers to the advantage of the historic resources.

Recommendations:

(a) Establish an east-west linkage from I-270 to St. Mary's Church complex that is visually connected. Special signage, trees and landscaping, or coordinated pedestrian and vehicular right-of-ways may be implemented.

(b) Arrange a driving and walking tour guide that highlights these areas and represents the varied historic contexts and resources.

4. The deminishing visual and architectural presence of the 1891 Courthouse.

Recommendation:

(a) Encourage new construction to respect the importance of the Courthouse and enhance its architecture with compatible new designs.

5. Recognition of the economic and tourism benefits of the historic resources and districts.

Recommendations:

(a) Publicize the opportunities to owners of property in the National Register historic districts, i.e. Investment Tax Credits, maybe local tax abatement, or other financial incentives to preserve.

(b) Emphasize the tourism potential with a walking and driving tour guide book.

(c) Promotions downtown including expanding and improving the farmer's market, seasonal parades, and special programs.

Implementation

2-3 Year Implementation

(1) Prepare design fact sheets that can be distributed to property owners within historic districts and of historic resources.

(2) Prepare and distribute financial incentive information summaries, explaining tax benefits, etc.

(3) Develop walking and driving tours of the historic resources in these Planning Areas.

(4) Prepare more detailed guidelines for compatible new construction within and adjacent historic districts.

(5) Conduct survey of condition of historic resources, especially housing, in these Planning Areas.

(6) Conduct a survey of pedestrian and vehicular right-of-ways along the east-west linkage that might impede a tourism program.

(7) Introduce strong review of live tree removal and dead tree replacement and landscaping changes that might detract from the environmental setting of the historic resources and districts.

(8) Encourage selected archeological projects that might add to a new tourism program.

(9) Encourage downtown promotions through the City and/or private groups.

5-10 Year Implementation

(1) Introduce a Capital Improvements Program item for preparing special street signs or other signage for the historic districts, particularly paying attention to the east-west linkage.

(2) Implement a distinctive tree planting, landscaping and streetscaping program that follows the east-west link connecting the historic districts.

(3) Study ways of reducing the negative visual impact of the physical barriers of railways, major arterials and I-270 discussed above with special consideration to areas around Baltimore and Ohio Railroad/Third Addition/St.Mary's Church and Cemetery Historic District. Earlier work may be updated to reflect current trends and design.

(4) Implement archeological program with Parks and Recreation Department, Public Works, State and local groups emphasizing these Planning Areas.

PLANNING AREAS 2 AND 6

Background

(1) Planning Areas 2 and 6 consist of two distinct neighborhoods: Croydon Park and Lincoln Park. These neighborhoods contain the earliest middle-class housing in the City. Although physically, socially, and racially separate with independent neighborhood organizations, they are similar in their historic resources.

(2) The existence of historic resources in these areas has long been recognized. However, there are no designated local historic districts or National Register listed sites or districts.

(3) The identified historic resources are shown by historic context in Table 8.

Table 8

	Historic Contexts							
	1 and 2		3	4	5	6	7	
Planning Area 2	0	0	0	0	0	4	0	= 4
Planning Area 6	0	0	0	0	0	4	2	= 6
						8	2	= 10

Almost all of the identified resources are from Historic Context #6. (See Chapter III, Theme 2 "Architecture, Landscape Architecture, Community Planning" Rockville Park, Croydon Park, etc.)

(4) Planning Areas 2 and 6 were surveyed in 1977 as part of the Anatole Senkevitch study. The Baltimore Road vicinity of Croydon Park was recommended to be a historic district in the Rockville Historic District Preliminary Preservation Plan. Lincoln Park in Planning Area 6 was recommended as a Historic Treatment Area. Other buffer zones were suggested around the Baltimore Road area that linked the neighborhood resources to the Baltimore and Ohio Railroad Historic District.

Land Use and Zoning

(1) Over 96% of Planning Area 2 is single-family residential and zoned R-60 (One-family detached, residential). The remaining area is located along the railroad and zoned I-1 (Service Industrial) and C-1 (Local commercial). (See Croyden Park Neighborhood Plan, March ,1982 and Croyden Park Revisited, March, 1986)

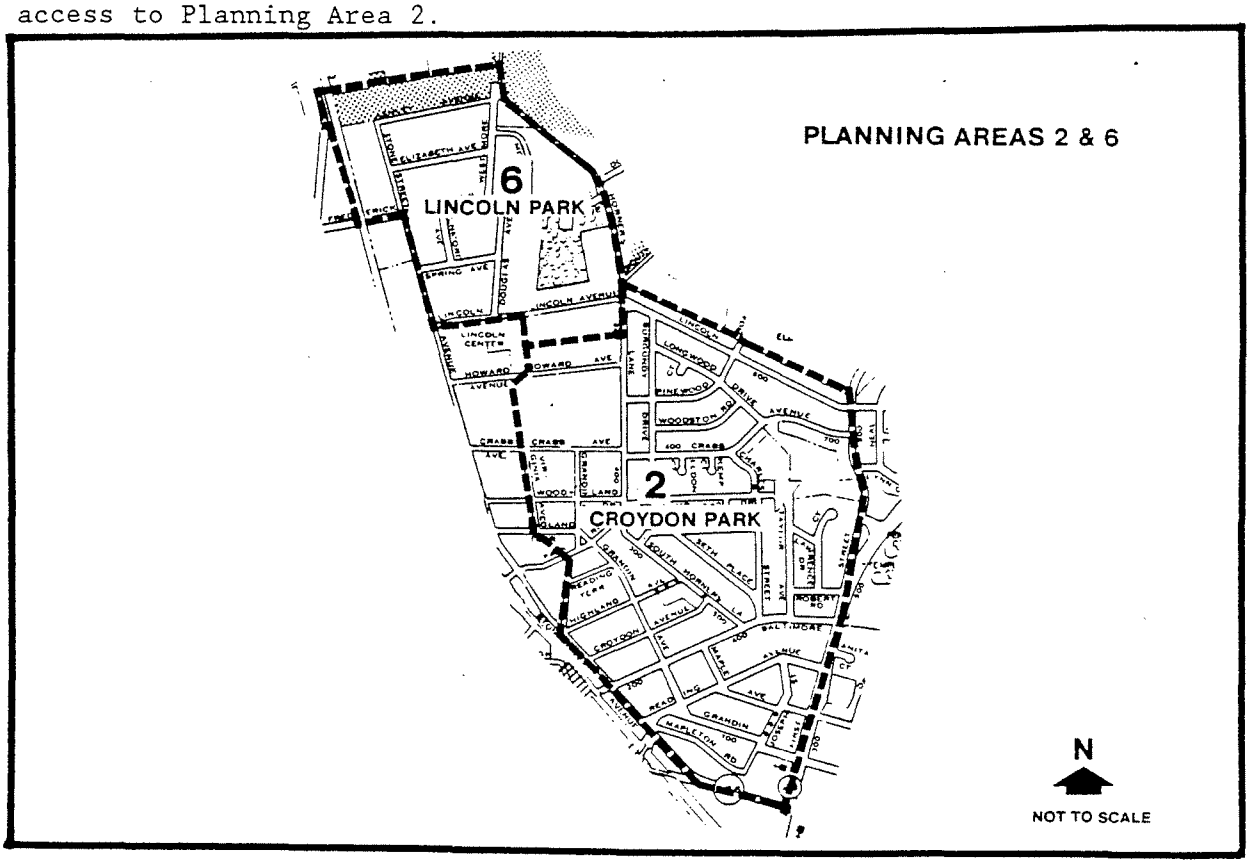
Planning Area 6 is largely single-family residential with over 50% zoned R-60 (One-family detached, residental). Other land uses include multi-family housing, commercial, open space, light industrial, institutional, and undeveloped land. Less than 8% is zoned R-20 (multi-family residential) and less than 1% is zoned I-2 (light industrial).

Transportation and Circulation

(1) Planning Area 2 has a well-established internal circulation network that connects to heavily-trafficed Route 28 and Veir's Mill Road. Baltimore Road, First Street, North Horners Lane, and part of Park Road are classified as Primary Residential; the remaining Park Road and South Stonestreet Avenue are Business District; and North Stonestreet is Primary Industrial. (See Croyden Park Neighborhood Plan, March, 1982 and Croyden Park Revisited, March, 1986)

(2) Planning Area 6 also has a well-established internal circulation network with North Horners Lane, classified as a Primary Residential and Business Secondary Road, serving as a thoroughfare to the Southlawn industrial district. Other major streets include Dover Road (Business-Primary Industrial), Frederick Avenue (Primary Residential), North Stonestreet Avenue (Business-Primary Industrial/Primary Residential), Southlawn Lane (Business Secondary), and Westmore Avenue (Business Secondary). (See Lincoln Park Neighborhood Plan, April 23, 1984)

(3) Both Planning Area 2 and 6 are separated from the Town Center by the Metrorail and railroad lines. Park Road, located at the Metro station, is the only cross street. Veir's Mill Road and the overpass from the intersection at Jefferson, Hungerford, and Veir's Mill provides additional access to Planning Area 2.



Housing

(1) There are approximately 1076 (88%) single-family dwellings out of a total of 1228 housing units in Planning Area 2 and 6.

(2) The 1980 Census data (census tract 7009.02) indicates that 168 housing units are pre-1939 and 240 1940-49. Of those, the Historic District Commission's inventory includes four houses with an additional 63 surveyed. This leaves an estimated 101 houses to be researched. (Table 5)

Development Trends and Pressures

(1) In general, the development policy is for stabilization of the residential neighborhoods and housing stock in both Planning Areas 2 and 6.

Assets and Liabilities

Assets:

(1) The houses in these Planning Areas offer a rich variety of architectural styles and details. Likewise, they were significant to the City's original east-west pattern of development. There is potential to further highlight these areas.

(2) The Veir's Mill Road overpass connects the Baltimore Road areas with the Town Center along Jeffeson Street. A visual link might be established to continue the east-west linkage.

(3) A number of houses remain to be researched for the Historic District Commission's inventory. Additional work would expand the data available on the City.

(4) Planning Area 6 contains some significant houses, connected to multiple and varied resources from several historic contexts including schools, churches, cemeteries, and small businesses.

Liabilities:

(1) Most of the houses in these planning areas are in good condition, some, however, are experiencing a gradual deterioration. Because of the age of these dwellings, many will receive short-term or cosmetic improvements that may alter the historic character.

(2) There is some skepticism and expressed opposition from some residents concerning traditional historic preservation programs in these areas.

(3) Both planning areas are isolated from the historic resources found in Planning Areas 1,4, and 5.

(4) Assemblege for resale for commercial or higher density residential development property has been proposed based on the location near Metro and major arterials. This proposal was not accepted by the City but poses the greatest future threat to the historic resources in these area.

Issues

1. Considering additional research on houses and other resources.

Recommendations:

(a) Survey subdivision development in 1873-1931 period.

(b) Develop research program to inventory those houses built pre-1939.

2. Stabilization and maintenance of the historic resources and neighborhoods.

Recommendations:

(a) Consider designation of conservation district(s) that provide homeowner information on the history and architectural significance of their homes, fix-up and maintenance suggestions, continued free paint program with recommended paint pallettes.

(b) Basis of conservation district may be 50% or more historic resources.

Implementation

2-3 Year Implementation

(1) Conduct a survey of Planning Areas 2 and 6 to identify possible areas for research.

(2) Begin intensive research of houses and resources that are not part of the Historic District Commission's inventory.

5-10 Year Implementation

(1) Consider designation of conservation district(s) as discussed in the recommendations.

PLANNING AREA 3,11, AND 12

Background

(1) These planning areas include historic resources from the last agricultural phase of the City as well as property owned by Montgomery County since the late 18th century. Because of the agricultural foundation for these resources, they are separated by stretches of recent development (once farmland) but aligned along major transportation right-of-ways (Rockville Pike and Seven Locks). There are 10 identified historic resources listed in Table 9 by historic context.

Table 9

	Historic Context							
	1 and 2		3	4	5	6	7	
Planning Area 3	0	0	0	0	3	4	0	= 7
Planning Area 11	0	0	0	0	1	0	0	= 1
Planning Area 12	0	0	1	1	0	0	0	= 2
			1	1	4	4	0	= 10

(2) The identified resources are primarily from Historic Contexts #5 and #6 (1825-1873, 1873-1931) and Theme 1: "Agriculture" within each context.

(3) There are two locally designated resources and four resources listed on the National Register.

(4) Recent historic preservation efforts in these Planning Areas have focused on the Dawson farm, now with a Copperstone Court address (near Ritchie Parkway and Rockville Pike). Two farmhouses, dairy barn ruins, and tenant house ruins are the only remains of the original farm complex. In 1983 Peerless Rockville purchased the older and smaller farmhouse for resale with protective convenants. The organization was instrumental in having the farmhouses designated both a local historic district and listed on the National Register of Historic Places, and the surrounding land dedicated as a Rockville City park.

In Planning Area 12, the remains of the Poor Farm cemetery were studied in 1984 for feasibility of relocating the graves. Many are unmarked and the exact location is obscured so that it is difficult to successfully relocate the cemetery.

(5) The Historic District Commission has reviewed three applications for Certificate of Approvals on the Dawson Farm complex.

Land Use and Zoning

(1) Planning Area 3 largely consists of single-family dwellings attached and detached. This land use surrounds the Dawson Farm Park and Historic District on Copperstone Court. It is zoned R-60 (One-family detached, residential).

(2) Planning Area 11 is over 90% privately owned by the Woodmont Country Club and zoned R-E (Residential-Estate).

(3) Planning Area 12 is mostly undeveloped with approximately 80% zoned O-3 (Restricted Office) and the remaining I-3 (Industrial Park).

Transportation and Circulation

(1) Existing Ritchie Parkway is the major access from Rockville Pike into Planning Area 3 with New Mark Esplanade, Monroe Street and Argyle as secondary entrances. Circulation generally is confined to the individual housing developments. The Dawson farmhouses and Farm Park are located off Copperstone Court and are visible from Ritchie Parkway.

(2) Planning Area 11 consists primarily of Woodmont Country Club and North Farm subdivision. Access to Woodmont is by a private drive from Rockville Pike that connnects with the internal circulation network of the Country Club. The North Farm portion has two accesses from Montrose Road.

(3) Planning Area 12 is largely inaccessible, although adjacent to I-270. Future development in the Planning Area will provide access by Ritchie Parkway extended and Westmont Boulevard.

Housing

(1) These Planning Areas have approximately 1144 single-family detached housing units or 60% of the total 1907 housing units.

(2) The 1980 Census data (Census tract 7010.01) indicates that 15 are pre-1939 and 27 are 1940-49 houses. The Historic District Commission inventory covers 7 houses leaving 8 houses to be researched.

Development Trends and Pressures

(1) Planning Area 12 is scheduled for intensive development in the next few years. Proposals have been presented to this effect.

(2) Planning Area 11 may undergo development considerations in the future should the Woodmont Country Club decide to sell its property. Presently, Woodmont has not indicated any such desire.

(3) Planning Area 3 is virtually developed and offers few opportunities for further development.

Assets and Liabilities

Assets:

(1) The Woodmont Country Club, (Lyddane-Bradley House and farm complex) now a private golf club, is the last intact farm complex from the mid-to-late 19th century in the City. As a whole, it would offer an outstanding setting for interpreting the City's agricultural development.

(2) The Dawson Farm Park is an underutilized resource.

(3) The County Poor Farm cemetery is a unique resource that could be researched and highlighted for information on the County's history.

Liabilities:

(1) Although there are few historic resources located in these planning areas, the open space which provides the historic environment for the Lyddane/Bradley farm, (Woodmont) may be a future target of development interest.

(2) These historic resources are either difficult to locate and protect (Poor Farm Cemetery) or are privately owned without public access (Woodmont Country Club, Lyddane-Bradley House and farm complex).

(3) The historic resources are poorly accessed in all cases by lack of transportation right-of-ways.

(4) The Dawson Farm Park and farmhouses are compromised as interpretive historic resources because of the poor environmental setting created by adjacent townhouse development. Their rural character is lost.

Issues

1. Improvement and maintenance of the integrity and environmental setting of the Dawson farmhouses.

Recommendations:

(a) Consistent and thorough review of applications for Certificate of Approvals.

(b) Encouraging the maintenance of the Dawson Farm Park as a buffer.

2. Protection of the Poor Farm cemetery.

Recommendations:

(a) Review reports on relocation of graves.

3. Protection of Lyddane-Bradley farm complex (Woodmont Country Club).

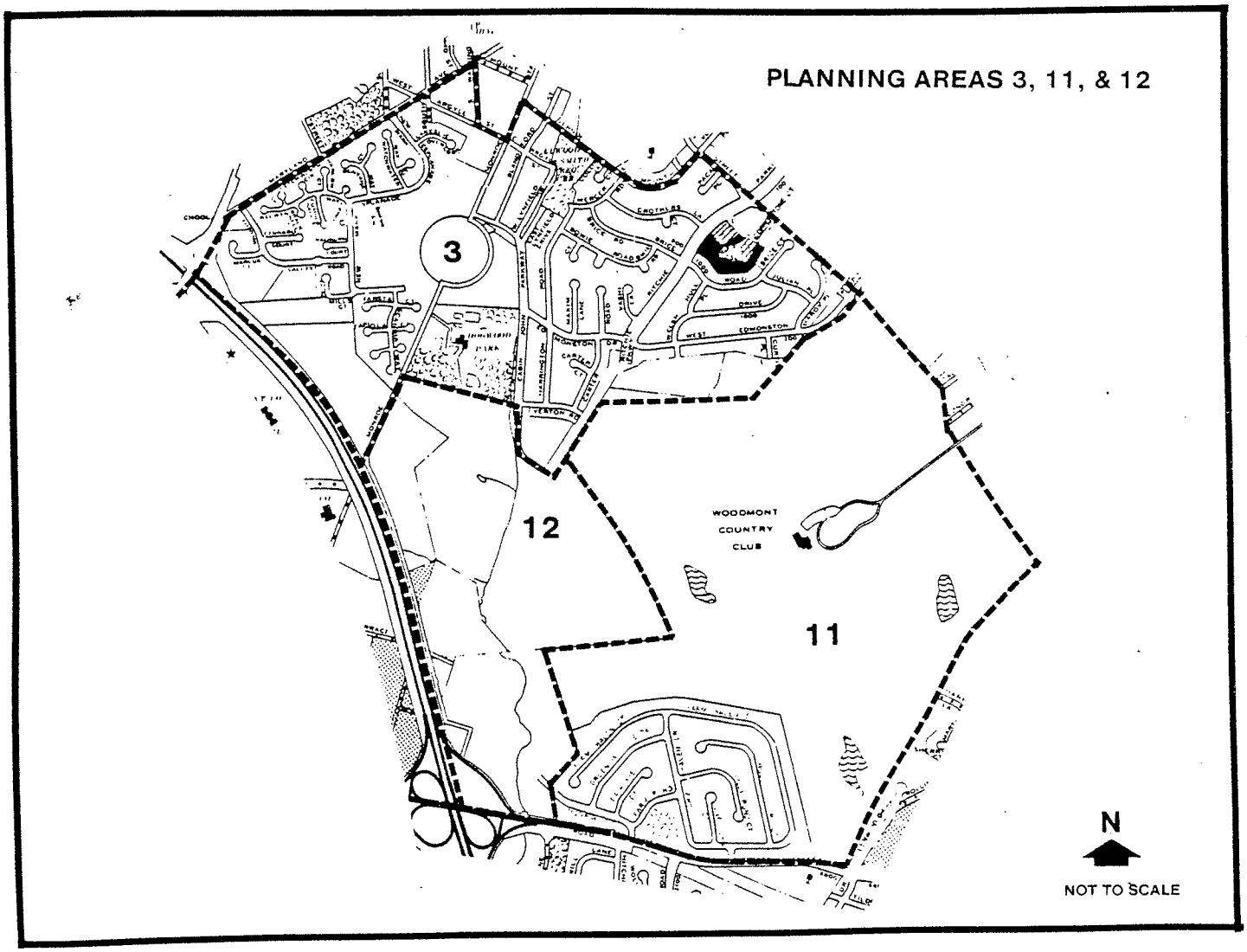
Recommendations:

(a) Research and publicize the historic significance and opportunities.

(b) Encourage awareness and appreciation of historic aspects and potential advantages of recognition.

(c) Propose registration, either local or National Register.

(d) Encourage other protective measures, such as buffers and compatiblity design guidelines.



Implementation

2-3 Year Implementation

1. Review reports on the Poor Farm cemetery.

2. Review development proposals for Planning Area 12 to insure minimal damage to the graves and quality documentation during the archeological work.

3. Consider and encourage registration, either local or National Register, for the Lyddane-Bradley farm complex. Discussion with the present owners should first be initiated.

5-10 Year Implementation

1. Encourage continued maintenance of the Dawson Farm park to improve the interpretive value of the farmhouses and park.

2. Seek ways to highlight the history of the farm with markers, interpretive signs, etc., with the Parks and Recreation Department.

3. Reevaluate the interpretive value of the Lyddane-Bradley farm complex and seek possible occasional public access, tours, etc. with the owners involvement.

PLANNING AREA 7

Background

(1) This planning area includes four historic resources along outer Baltimore Road and Rock Creek.

Table 10

	Historic Contexts						
	1 and 2		3	4	5	6	7
Planning Area 7	0	0	1	0	1	2	0 = 4

These resources largely are from Historic Context #6 and from the Religion and Transportation thematic units.(See Chapter III, Historic Context #6)

Land Use and Zoning

(1) The Planning Area is almost totally zoned R-60 (One-family detached, residential) and R-90 (One-family detached residential restricted). The predominate land use is single-family residential with some open space by Baltimore Road.

Transportation and Circulation

(1) Veir's Mill and Baltimore Roads define the Planning Area on the south and north, respectively. A complex internal network of local streets connect to these thoroughfares.

Housing

(1) There are approximately 1,389 single-family dwellings or 97% of the total 1,422 housing units.

(2) The 1980 Census (Census tract 7011.01) indicates that 12 houses are pre-1939 and 97 date from 1940-49. There are no houses on the Historic District Commission's inventory and none surveyed. This leaves an estimated 12 to be researched.

Development Trends and Pressures

(1) There appears to be little development proposed for the immediate Planning Area. However, development near Veir's Mill, Baltimore Road, and First Street may create development pressures for houses at the western end of the Planning Area.

Assets and Liabilities

Assets:

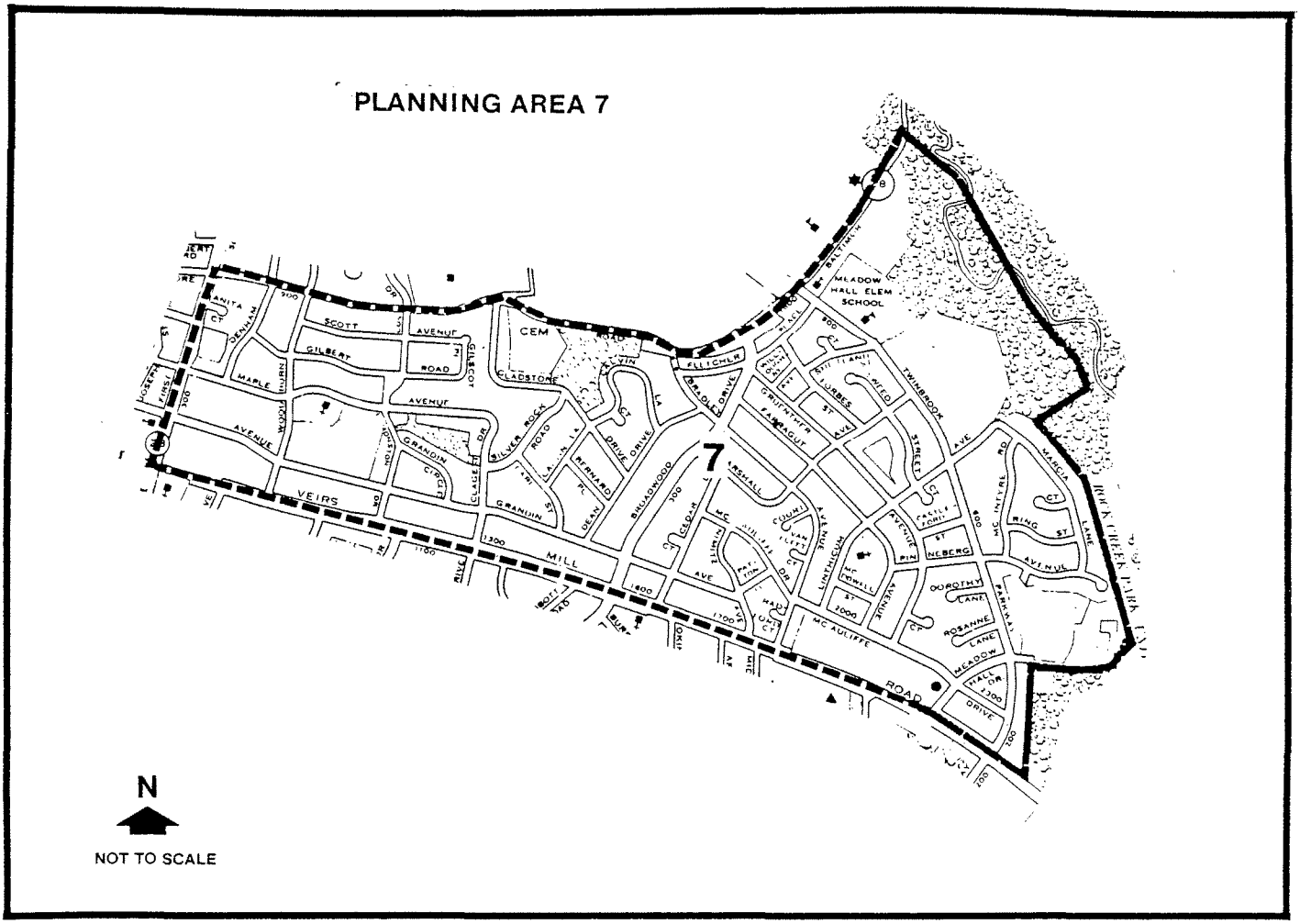
(1) Untapped resources may be found in the houses for pre-1939.

(2) Additional research may lead to a better understanding of the identified resources.

Liabilities:

(1) The identified resources are not clearly defined nor accessible to the public.

(2) The possible houses to be surveyed are not located.



Issues

1. These resources are not well known by citizens.

Recommendation:

(a) Identify the resources from Planning Area 7 on a historic resources map.

2. Identification of the unknown resources located in this Planning Area.

Recommendation:

(a) Conduct a survey of houses to locate the possible 12 houses built pre-1939.

Implementation

2-3 Year Implementation

1. Identify the known historic resources on a historic resources map.

5-10 Year Implementation

1. Conduct a survey for pre-1939 houses in this Planning Area.

PLANNING AREA 8

Background

(1) This planning area includes one historic resource: the first developed streets of Twinbrook.

Table 11

	Historic Contexts						
	1 and 2	3	4	5	6	7	
Planning Area 8	0	0	0	0	0	1	= 1

This resource is from Historic Context #7 and from the Architecture, Landscape Architecture, and Community Planning thematic unit.(See Chapter III, Report Historic Context #7)

Land Use and Zoning

(1) Planning Area 8 is over 95% zoned R-60 (One-family detached, residential). The predominate land use is single-family residential with a small amount of vacant, industrial, and commercial uses.

Transportation and Circulation

(1) Veir's Mill Road, the Metro, and railroad tracks form the boundaries of the Planning Area on the south and north, respectively. The eastern and western boundaries are set by First Street and Twinbrook Parkway and Halpine, respectively. A complex internal network of local streets connect to these thoroughfares.

Housing

(1) There are approximately 1,799 single-family dwellings; the only type of housing unit found in the Planning Area.

(2) The 1980 Census (Census tract 7011.02) indicates that 42 houses are pre-1939 and 480 1940-49. There are no houses on the Historic District Commission's inventory and none surveyed. This leaves an estimated 42 to be researched.

Development Trends and Pressures

(1) There appears to be little development proposed for the immediate Planning Area.

Assets and Liabilities

Assets:

(1) Untapped resources may be found in the houses for pre-1939.

(2) Additional research may lead to a better understanding of the identified resource and the City's history in the post-World War II era.

Liabilities:

(1) The identified resources are not clearly defined because they have not been researched thoroughly.

(2) This resource is still relatively young in comparison to many others in the City and probably not fully appreciated.

Issues

1. Low appreciation for this resource.

Recommendations:

(a) Locate on historic resources map.

(b) Conduct intensive research on the development of the resource.

2. Protection of this resource.

Recommendations:

(a) Survey and document earliest houses.

(b) Consider local designation or National Register nomination.

Implementation

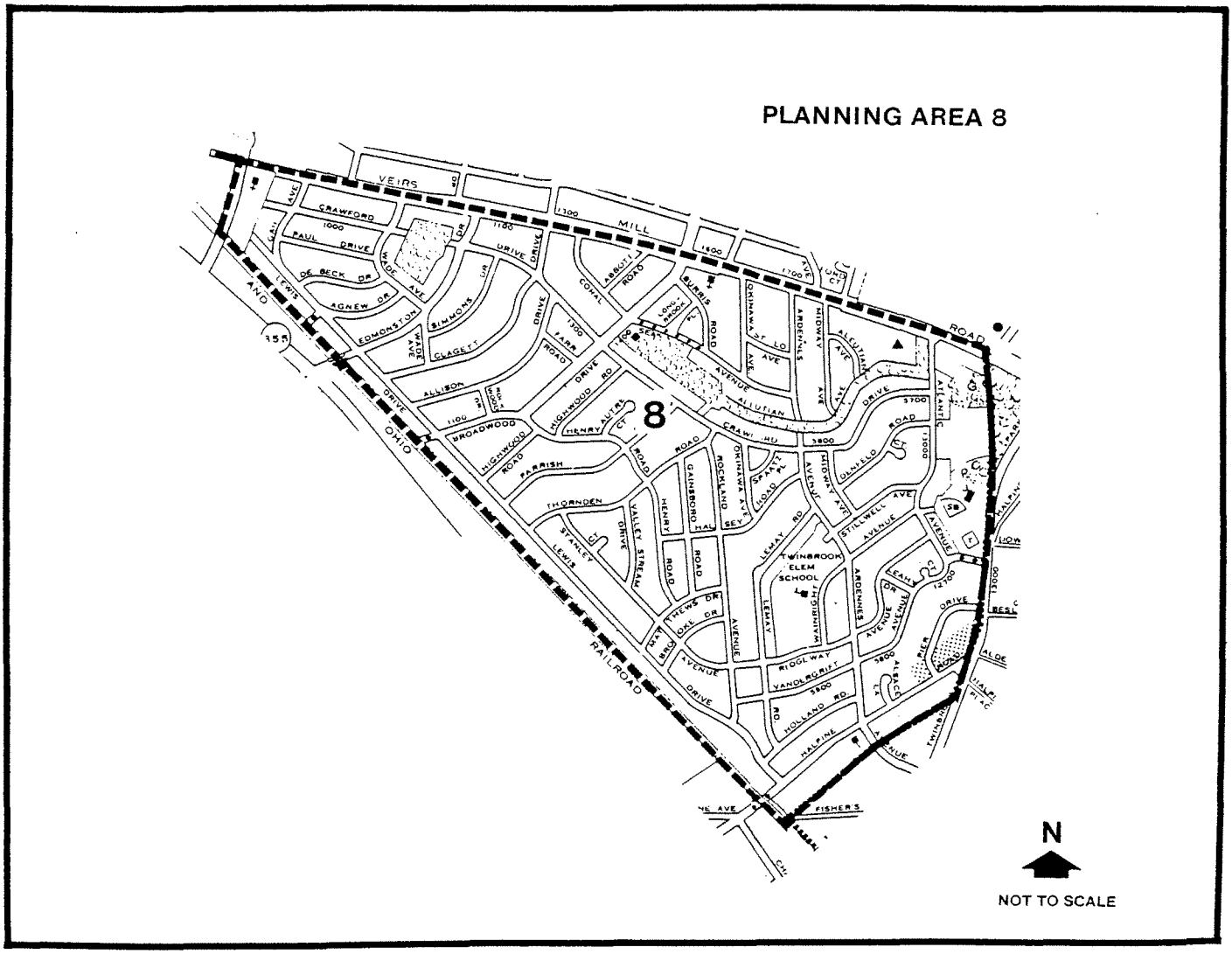
2-3 Year Implementation

1. Locate this resource on a historic resources map.

5-10 Year Implementation

1. Consider survey, research and documentation for earliest houses reaching the 50-year eligibility for National Register.

2. Consider local designation or National Register nomination.



PLANNING AREA 9

Background

(1) This planning area includes one historic resource identified with five historic contexts. This is the general alignment of Rockville Pike.

Table 12

	Historic Contexts						
	1 and 2		3	4	5	6	7
Planning Area 9	0	0	1	1	1	1	1 - 5

These resources are from five historic contexts but from only one thematic unit, Transportation.(See Chapter III, Historic Contexts #3-7)

Land Use and Zoning

(1) Planning Area 9 is a combination of zones with C-2 (General commercial) and I-1 (Service industrial) covering the largest areas. The predominate land uses are commercial and office with some open space, vacant land, single-family attached, and multiple-family housing units.

Transportation and Circulation

(1) Rockville Pike is the backbone of this Planning Area. A number of collector streets feed into the Pike.

Housing

(1) There are a few formerly single-family detached houses along Rockville Pike. In most cases, these houses have been adapted for offices or commercial establishments. There are 88 single-family attached and 802 multiple-family housing units.

(2) The 1980 Census (Census tract 7009.04) indicates that 9 houses are pre-1939 and 20 1940-49. There are no houses on the Historic District Commission's inventory and none surveyed. This leaves an estimated 9 to be researched.

Development Trends and Pressures

(1) Other than Planning Area 12, this Planning Area is scheduled for the most intensive development in the City. Future Planning Area 9 projects will be proposed following the completed and adopted Rockville Pike Corridor Plan that is now in progress.

Assets and Liabilities

Assets:

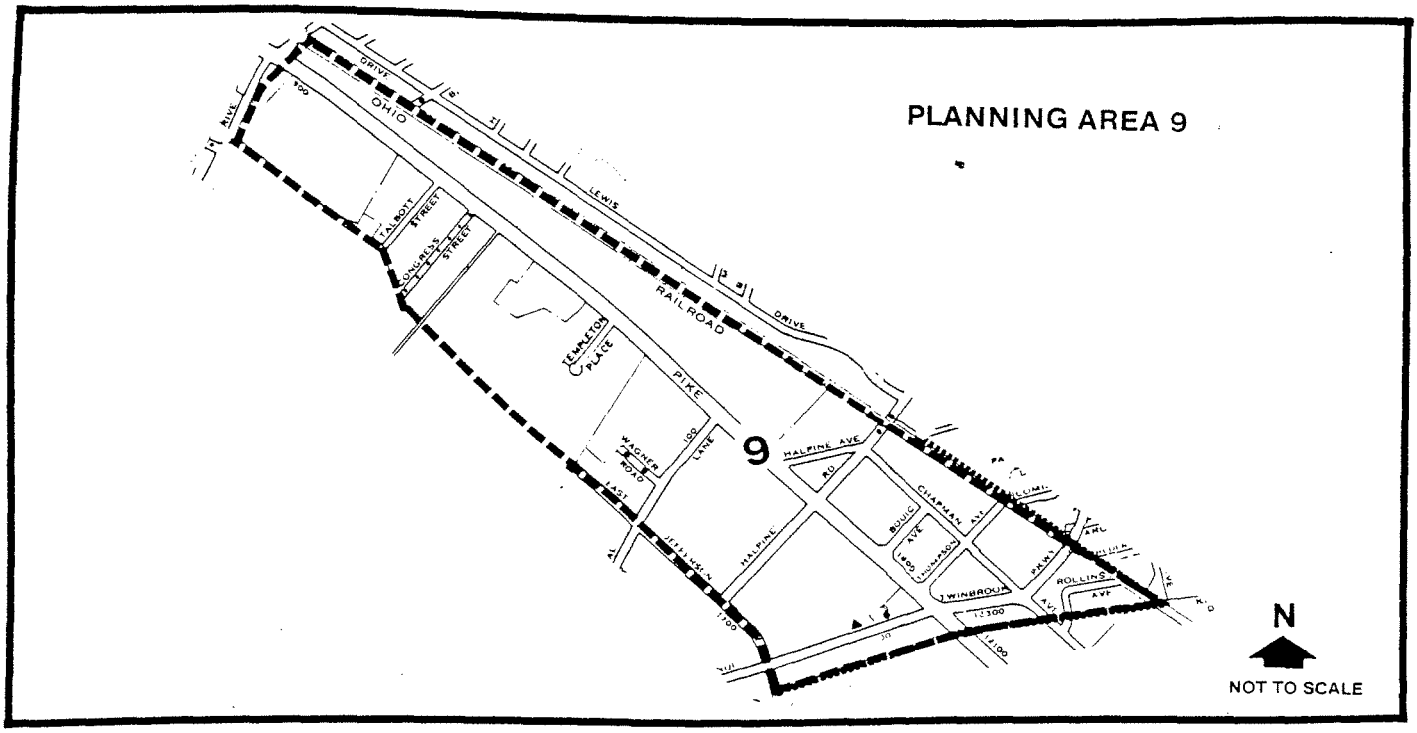
(1) Untapped resources may be found in the pre-1939 houses.

(2) Additional research and a survey of Rockville Pike may lead to a better understanding of the identified resources and uncover other historic resources.

Liabilities:

(1) The identified resources are not clearly defined so that they may be used for interpretation. The alignment of Rockville Pike, however, is probably the oldest single resource from the mid- to late 18th century.

(2) The houses highlighted in the 1980 Census data have not been identified.



Issues

1. Identification of the resources located on Rockville Pike and thorough research and documentation.

Recommendations:

a. Conduct survey, title search, and research of local history on the resources and houses found along Rockville Pike.

b. Careful photographic documentation should be included.

Implementation

2-3 Year Implementation

1. Conduct survey of Rockville Pike in accordance with recommendations a. and b. given above.

PLANNING AREAS 13 & 14

Background

(1) These planning areas include nine historic resources found individually and listed in Table 13.

Table 13

	Historic Contexts						
	1 and 2		3	4	5	6	7
Planning Area 13	0	0	0	0	0	1	0 = 1
Planning Area 14	0	0	0	3	1	4	0 = 8
	0	0	0	3	1	5	0 = 9

These resources are from several historic contexts and largely from the Agriculture thematic unit. (See Chapter III, Historic Contexts 2 - 6)

Land Use and Zoning

(1) Planning Areas 13 and 14 are almost entirely zoned R-90 (One-family detached residential restricted) with several other areas zoned R-150 and R-E. The predominate land use, however, is single-family residential with some open space and institutional use.

Transportation and Circulation

(1) Darnestown Road, Ritchie Parkway, Great Falls Road, and Seven Locks Road access these Planning Areas. These right-of-ways include some of the oldest roads in the City. A number of local and collector streets connect to these major roads.

Housing

(1) There are approximately 2,262 single-family dwellings or 80% of the total 2828 housing units.

(2) The 1980 Census indicates that there are no houses dating from pre-1939 or 1940-49. However, there are 4 houses on the Historic District Commission's inventory.

Development Trends and Pressures

(1) There appears to be little development proposed for the immediate Planning Area. However, development in adjacent planning areas may create some transportation problems.

Assets and Liabilities

Assets:

(1) These resources include some of the earliest in the City and represent varied historic contexts and thematic units.

(2) Additional research may lead to a better understanding of the identified resources.

Liabilities:

(1) The identified resources are not well known or publicized to the citizens of Rockville. Some are inaccessible to the public.

(2) The environmental settings of some of the resources have been severely compromised by recent housing developments.

Issues

1. Increasing the publicity or awareness of the resources in Planning Areas 13 and 14.

Recommendations:

(a) Locate on an historic resouces map for citizens.

(b) Increase signage indicating historic resources in the parks.

(c) Include Wootton's Mill in proposed Parks and Recreation Department and Public Works archeological program.

2. Restoring or maintaining the environmental setting of these historic resources.

Recommendations:

(a) Develop site planning criteria for evaluating development around historic resources.

(b) Provide guidance on preserving the integrity of the resources, in the case of a farmhouse something similar to architectural guildelines.

PLANNING AREAS 13 & 14

Implementation

2-3 Year Implementation

(1) Indicate location of these resources on a City map.

5-10 Year Implementation

(1) Prepare site planning criteria.

(2) Provide architectural guidelines for the homeowner of historic resources.

(3) Increase signage in Wootton Mill Park for the mill complex, including the miller's house. Consider reconstruction of mill for artifact display and interpretive history program.

PLANNING AREA 18

Background

(1) This planning area includes seven identified historic resources.

Table 14

	Historic Contexts						
	1 and 2		3	4	5	6	7
Planning Area 18	0	0	0	1	2	0	4 = 7

These resources are from three historic contexts and a range of thematic units. (See Chapter III, Historic Contexts 4, 5, & 6)

Land Use and Zoning

(1) Planning Area 18 is largely zoned R-60 (One-family detached residential and R-90 (One-family detached residential restricted). The predominate land uses are single-family residential, multi-family residential, institutional, and open space.

Transportation and Circulation

(1) Baltimore Road provides the southern boundary; Norbeck Road the northern. There are a few local streets in the western extremes of the planning area and Avery Road in the center that runs through the Civic Center grounds.

Housing

(1) There are 238 or 39% single-family attached houses of a total of 611 housing units in the Planning Area.

(2) The 1980 Census does not indicate any houses from the pre-1939 or 1940-49 periods. There are no houses on the Historic District Commission's inventory and none surveyed.

Development Trends and Pressures

(1) There are no major developments planned for this area.

Assets and Liabilities

Assets:

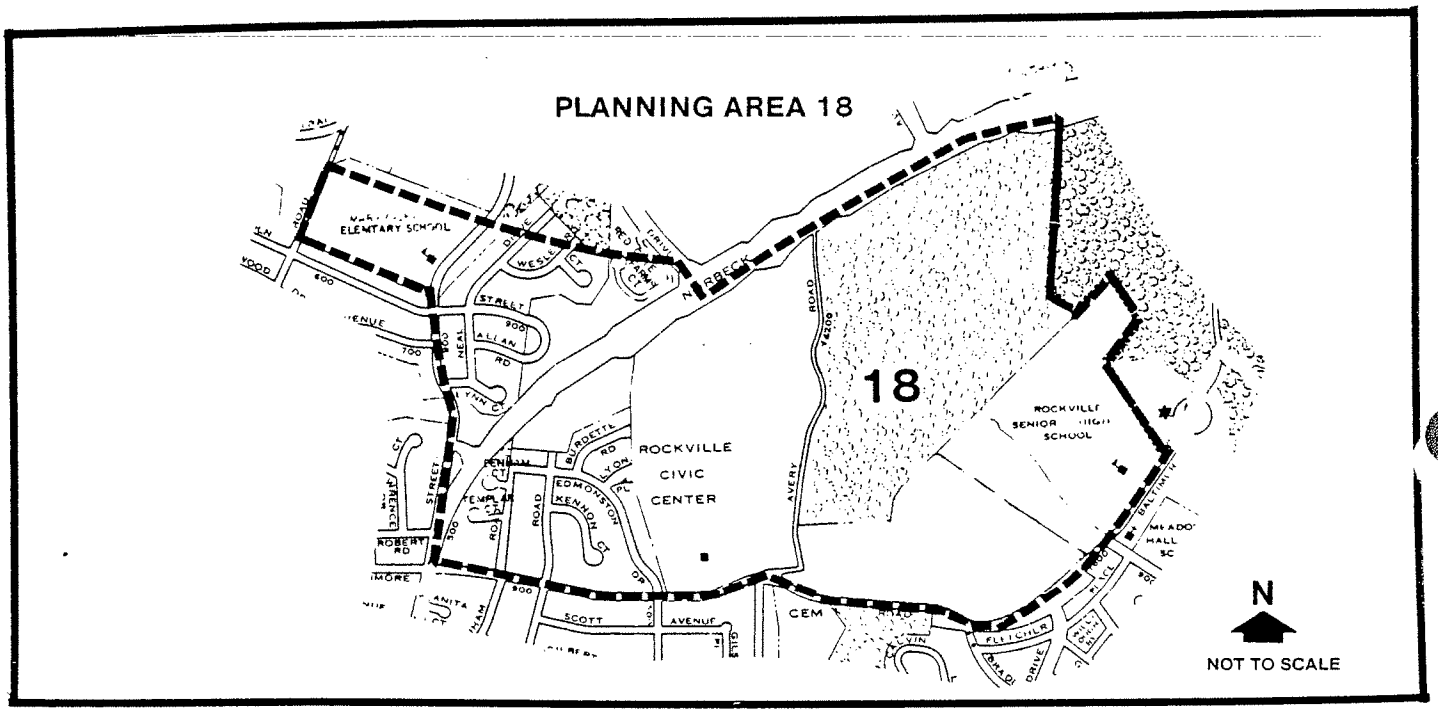
(1) These resources are accessible to the public because of their public or institutional ownership.

(2) Additional research on the resources could provide more understanding of the cultural and historical trends of the City.

Liabilities:

(1) The identified resources are not clearly interpreted for citizens.

(2) The resources have not been publicized.



Issues

1. Publicity of the resources in the Planning Area.

Recommendations:

(a) Conduct survey, title search, and research of local history on the resources.

(b) Careful photographic documentation should be included.

2. Protection of the resources that are owned by the public.

Recommendation:

(a) Conduct survey of condition of resources, paying careful attention to the cemeteries.

Implementation

2-3 Year Implementation

1. Conduct survey in accordance with recommendations given above.

5-10 Year Implementation

1. Prepare program for identifying the historic resources in this Planning Area to the public.

SUMMARY
SCHEDULE OF IMPLEMENTATION

The Historic District Commission is considered to be the initial implementing body and therefore is excluded from the list of local groups given in brackets after each implementation step.

Local Implementing Body, Agency, Department, or Commission:

MC: Mayor and Council
PD: Planning Department

Local Assisting Body, Agency, Department, or Commission:

LI: License and Inspections
PIO: Public Information Office
HCD: Housing and Community Development
PW: Public Works
TE: Traffic Engineer
PR: Parks and Recreation
CF: City Forester

Other Assisting Individuals, Agencies, Departments, or Commissions:

MOC: Montgomery County
MHT: Maryland Historical Trust
STH: State Highway Authorities
SR: Student Research

Possible Funding Sources:

* Eligible for Certified Local Government Grants-in-Aid (50% Mayor and Council; 50% Maryland Historical Trust)
** Survey and Planning Grant (Maryland Historical Trust)
*** Capital Improvements Program

2-3 Year Implementation

Historic Context #1

1. Identify sites of high probability for archeological work. (Goal I; Obj. 1 and 2) [MHT, *]

2. Excavation, under qualified supervision, of those sites most threatened.(Goal III; Obj. 1/ Goal I; Obj. 2)[MHT, *]

Historic Context #2

3. Identify sites of high probability for archeological work. (Goal I; Obj. 1 and 2)[MHT, *]

4. Excavation, under qualified supervision, of those sites most threatened. (Goal III: Obj. 1/Goal I; Obj.2)[MHT, *]

Historic Context #3

5. Conduct a survey of natural features, especially trees and springs, in the City that may be significant to the City's development or 100 or more years old. The City forester may be helpful in starting this project. Encourage the use of historical photographs and documentation to enhance this survey. (Goal II; Obj.3 /Goal I; Obj.1 and 2) [PD,CF,*]

Historic Context #4

6. Conduct research on data gaps in Theme 1: Agriculture to determine high probability areas for resources.(Goal I; Obj.1)[MHT,SR,*]

7. Consider local designation of Bingham/Brewer House for single-unit historic district.(Goal I; Obj. 1) [MC, PD]

8. Encourage local archeology organization, under qualified supervision, to conduct testing for potential sites at the rear of 5 North Adams, 101 North Adams, and 307 Great Falls Road.(Goal III; Obj.1) [MHT, PIO]

9. Conduct inspection and prepare condition, integrity, etc. report on resources from Theme #2: Architecture, Landscape Architecture, and Community Planning.(Goal II; Obj. 2)[PD,LI, *]

10. Locate and encourage local archeology organization, under qualified supervision, to excavate the mill site.(Goal III; Obj. 1)[PR,PIO,MHT]

11. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #6: Religion.(Goal II; Obj. 1)[PD,LI, *]

12. Oversee archeological work (above- or below-ground) at Poor Farm & Almshouse Cemetery.(Goal I; Obj. 2)[PD,MOC](See 2-3 Year; #47 & 48)

Historic Context #5

13. Encourage local archeology organization, under qualified supervision, to conduct testing for potential sites at selected resources from Theme #1: Agriculture. (Goal III; Obj. 1)[MHT, *]

14. Consider local designation or National Register nomination of Judge Bowie's House (Civic Center Mansion) and Lyddane/Bradley farm.(Goal I; Obj.1)[MC,PD,PR,MHT, *, **](See 2-3 Year; #49)

15. Survey, document, and consider for local designation or part of thematic National Register nomination Haiti, Haiti cemetery, and Great Falls Road black settlements. (Goal I; Obj.1)[MC,PD,MHT, *,**]

16. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme 2: Architecture, Landscape Architecture, and Community Planning.(Goal III; Obj.1)[PD,LI,HCD, *]

17. Conduct a survey of outbuildings, domestic dependencies, etc., associated with the resources identified with Theme 2. (Goal II; Obj.3) [PD,LI, *]

18. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme 6: Religion.(Goal III; Obj.1)[PD,LI, *]

Historic Context #6

19. Consider local designation or National Register nomination of the agricultural resources.(Goal I; Obj. 1)[MC,PD,MHT, *,**]

20. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme 1: Agriculture.(Goal III; Obj.1)[PD,LI,*]

21. Consider local designation of significant resources documented through an inventory program.(Goal I; Obj.1)[MD,PD]

22. Conduct intensive survey of late-19th-century housing developments and follow-up with research on inventory forms. (Goal I; Obj. 1) [PD, MHT, *,**]

23. Consider extension of National Register district (West Montgomery Avenue Historic District) to include the "Higginsville," Montgomery Country Club, Rockville Heights, The Park, and fringe areas. (Goal I; Obj. 1)[PD, MHT, *,**]

24. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme 2: Architecture, Landscape Architecture, Community Planning.(Goal III; Obj. 1)[PD,LI,HCD, *]

25. Conduct a survey of development areas for possibly overlooked resources from Theme #3: Economics. (Goal I; Obj. 2)[PD, *]

26. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #3.(Goal III; Obj. 1)[PD,LI, *]

27. Conduct inspection and prepare a report on the condition and integrity of the resources from Theme #4: Government and Law.(Goal III; Obj. 1) [PD,LI, *]

28. Conduct inspection and prepare a report on the condition of resources from Theme #6: Religion.(Goal III; Obj. 1)[PD, LI, *]

29. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #7: Social, Education and Cultural.(Goal III; Obj. 1)[PD, LI, *]

30. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #8: Transportation.(Goal III; Obj. 1)[PD, LI,PW, *]

Historic Context #7

The resources from 1930 to 1950 in this period will be eligible for historic designation by the year 2000. Implementation schedules for all themes in Context 7 include the full development of theme and context according to Maryland Historical Trust/ Department of Interior guidelines, considering stresses and serious data gaps.

31. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #2.(Goal III; Obj. 1)[PD, LI, HCD, *]

32. Consider local designation or National Register nomination of Glenview Estate (Civic Center Mansion).(See #14 in 2-3 Year Implementation) (Goal I; Obj. 1)[MC,PD,PR,MHT, *,***]

33. Conduct inspection and prepare a report on the condition, integrity, etc. of resources from Theme #4.(Goal III; Obj. 1)[PD,LI, *]

34. Prepare detailed list of all schools in the City with dates of construction, builders, and significance.(Goal I; Obj. 1)[PD,MOC,SR,*]

Planning Areas 1, 4,and 5

35. Prepare design fact sheets that can be distributed to property owners within historic districts and of historic resources.(Goal II; Obj.2) [PD, *]

36. Prepare and distribute financial incentive information summaries, explaining tax benefits, etc.(Goal II; Obj. 1)[PD, HCD,*]

37. Develop walking and driving tours of the historic resources in Planning Areas 1,4, and 5.(Goal III; Obj.2)[MD,PD,HDC,PIO]

38. Prepare more detailed guidelines for compatible new construction within and adjacent historic districts.(Goal II; Obj.1)[PD,*]

39. Conduct a survey of the condition of historic resources, especially housing, in Planning Areas 1,4,and 5.(Goal II; Obj. 1)[PD,HDC,LI, *]

40. Conduct a survey of pedestrian and vehicular right-of-ways along West Montgomery Avenue, West Jefferson Street, and Church Street that might impede a tourism program.(Goal III; Obj. 2)[PD,TE,PW,PIO,*]

41. Introduce strong review of live tree removal and dead tree replacement and other landscaping changes that might distract from the environmental setting of the historic resources and districts. (Goal II; Obj.3)[PD,PR,CF]

42. Encourage selected archeological projects that might add to a new toursim program.(Goal III; Obj. 1)[MC,PIO]

43. Encourage downtown promotions through the City and/or private groups.(Goal III; Obj. 2)[MC,PIO]

Planning Areas 2 and 6

44. Conduct a survey of Planning Areas 2 and 6 to locate possible areas for future research.(Goal I; Obj. 1)[PD,*]

45. Begin intensive research of houses and resources that are not part of the Historic District Commission's inventory.(Goal I; Obj.1) [PD, MHT, *,**]

46. Conduct a review of condition of the historic resources located in these Planning Areas.(Goal II; Obj.1)[PD,LI,HDC, *]

47. Review reports on the Poor Farm cemetery.(Goal I; Obj. 2)[PD,MOC]

48. Review development proposals for Planning Area 12 to insure minimal damage to the graves and quality documentation on the cemetery during archeological work.(Goal I; Obj.2)[PD,MOC]

49. Consider and encourage registration, either local or National Register, for the Lyddane-Bradley farm complex. Discussion with the present owners should first be initiated. (Goal I; Obj. 1) [MC, PD,MHT,*,**]

Planning Area 7

50. Identify the known historic resources on a historic resources map. (Goal III; Obj. 1)[PD, PIO, *]

Planning Area 8

51. Identify this resource on a historic resources map.(Goal III; Obj.1) [PD, PIO,*]

Planning 9

52. Conduct a survey of Planning Area 9 in accordance with the recommendations given in that management plan.(Goal I; Obj. 1) [PD,HCD, *,**]

Planning Areas 13 and 14

53. Indicate location of resources on a historic resources map. (Goal III; Obj. 1)[PD,PIO,*]

Planning Area 18

54. Conduct a survey of Planning Area 18 in accordance with the recommendations given in that management plan.(Goal I; Obj.1) [PD,HCD,*,**]

5-10 Year Implementation

Historic Context #1

1. Consider placing markers on excavated archeological sites.(Goal III;Obj.1.[PR,PIO, ***]

Historic Context #2

2. Consider placing markers on excavated archeological sites.(Goal III;Obj. 1)[PR,PIO, ***]

Historic Context #3

3. Data gaps #s 2 and 3 of Theme #2: Architecture should be researched because they may affect land use decision-making.(Goal I; Obj.1) [MHT,SR,*]

4. Watts, Captain (Cabin) John, and Rock Creeks and the town center elevation should be designated as historic natural features that were influential in early settlement. Markers may be considered. (Goal I; ~~Obj. 1/Goal III; Obj. 1)[MC,PD,HCD,PR, ***]~~

5. Remaining data gaps of Theme #2 should be researched as time and funding permit.(Goal I; Obj. 1)[MHT,SR,*]

6. Encourage research on the identified data gaps in Theme #3: Economic. (Goal I; Obj. 1)[MHT,SR, *]

7. Encourage research on the identified data gap in Theme #4: Government and Law.(Goal I; Obj. 1)[MHT,SR, *]

8. Data gap #1 in Theme #5: Religion should be researched. The site of the chapel-of-ease in Rockville Cemetery should be researched through local church and land records to facilitate archeological excavation. (Goal I; Obj. 1)[MHT, *]

9. Encourage research on data gaps #2 and #3 of Theme #5.(Goal I; Obj.1)[MHT,SR, *]

10. Encourage research on the identified data gaps in Theme #6: Transportation.(Goal I; Obj.1)[MHT,SR,*]

Historic Context #4

11. Continue research on data gaps in Theme #1: Agriculture. (Goal I; Obj.1)[MHT,SR,*]

12. Data gaps #s 2,3, and 4 from Theme #2 should be researched because they may affect land use decision-making.(Goal I; Obj. 1) [MHT,SR,*]

13. Remaining data gaps of Theme #2 should be researched. (Goal I; Obj. 1)[MHT,SR,*]

14. Consider expansion of Montgomery County Courthouse Historic District National Register nomination to include the eastern limits of the original town plan, thereby including the B.R. stone at Vinson and Maryland Avenue.(Goal I; Obj. 1)[MC,PD,MHT,*,**]

15. Data gaps should be researched for Theme #3.(Goal I; Obj. 1)[MHT,SR,*]

16. Interpretive markers for Wootton's Mill and miller's house should be considered for the adjacent City parks.(Goal III; Obj.1)[MC,PD,PR,***]

17. Data gap should be researched for Theme 4.(Goal I; Obj.1) [MHT,SR,*]

18. Locate and encourage local archeological organization, under qualified supervision, to conduct testing and/or excavate the expected archeological sites.(Goal III; Obj. 1)[MHT,*]

19. Data gaps for Theme #5 should be researched.(Goal I; Obj.1) [MHT,SR,*]

20. Consider interpretative markers if archeological sites are identified. (Goal III; Obj. 1)[MC,PIO,PR,***]

21. After inspection of the condition of resources, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect.(Goal II; Obj.1)[MC,PD,LI,PW,TE, HCD,***]

22. Data gaps for Theme #7 should be researched.(Goal I; Obj. 1)[MHT,SR,*]

23. Markers should be placed at the Poor Farm, after development, to relate history.(Goal III; Obj. 1)[MC,PD,PIO,MOC, ***]

24. Data gaps for Theme #8 should be researched.(Goal I; Obj.1)[MHT,SR,*]

25. Consider designation and/or markers for major transportation routes of this period.(Goal III; Obj.1/Goal I; Obj.1)[MC,PD,PW,TE,MOC, STH, ***]

Historic Context #5

26. Data gaps for Theme #1 should be researched.(Goal I;Obj.1) [MHT,SR,*]

27. Data gaps for Theme #2 should be researched.(Goal I; Obj. 1) [MHT,SR,*]

28. Encourage further archeological testing at selected sites in Theme #2.(Goal III; Obj.1)[MHT,*]

29. After inspection of the condition of resources in Theme #2, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect.(Goal II; Obj.1)[MC,PD,LI, PW,TE,HCD,***]

30. Data gaps for Theme #3 should be researched.(Goal I; Obj.1) [MHT,SR *]

31. Data gaps for Theme #4 should be researched.(Goal I; Obj.1) [MHT,SR,*]

32. Encourage archeological testing for Civil War encampments in high probability areas, e.g. along creeks, Montgomery County fairgrounds. (Goal I; Obj. 2)[PD,PR,MOC, *,***]

33. Data gaps for Theme #6 should be researched.(Goal I; Obj.1) [MHT,SR,*]

34. After inspection of the condition of resources in Theme #6, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect.(Goal II; Obj.1)[MC,PD,LI, PW,TE,PCD, ***]

35. Data gaps for Theme #7 should be researched.(Goal I; Obj.1) [MHT,SR,*]

36. Consider markers for resources that are not designated, but are significant in local history in Theme #8.[PC,PIO,PR, ***]

Historic Context #6

37. Data gaps for Theme #1 should be researched.(Goal I; Obj.1) [MHT,SR,*]

38. Encourage archeological testing for Dawson Farm tenant houses in high probability areas around the foundations.(Goal III; Obj. 1)[MHT,PR,PW, *, ***]

39. Set up an annual review program of resources in Theme #1.(Goal II; Obj. 1)[PD,LI,HCD,*]

40. Data gaps for Theme #2 should be researched.(Goal I; Obj.1)[MHT,SR,*]

41. Set up an annual review program of resources in Theme #2.(Goal II;Obj. 1)[PD,LI,HCD,*]

42. Data gaps for Theme #3 should be researched.(Goal I; Obj.1) [MHT,SR,*]

43. Data gaps for Theme #4 should be researched.(Goal I; Obj.1) [MHT,SR,*]

44. Set up an annual review program of resources in Theme #4.(Goal II; Obj. 1)[PD,LI,HCD,*]

45. Data gaps for Theme #5 should be researched.(Goal II; Obj.1) [MHT,SR,*]

46. Data gaps for Theme #6 should be researched.(Goal I; Obj.1) [MHT,SR,*]

47. After inspection of the condition of resources in Theme #6, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect. (Goal II; Obj. 1) MC,PD,LI,PW,TE,HCD,***]

48. Data gaps for Theme #7 should be researched.(Goal I; Obj.1) [MHT,SR,*]

49. After inspection of the condition of resources in Theme #7, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect. (Goal II; Obj.1) [MC, PD,LI,PW,TE,HCD,***]

50. Data gaps for Theme #8 should be researched.(Goal I; Obj.1) [MHT,SR,*]

51. After inspection of the condition of resources in Theme #8, implement program for preservation/protection that may include stablization of ruins, demolition by neglect, or protective devices against pedestrians, vehicles, arson, vandals or neglect. (Goal II; Obj.1) [MC,PD,LI,PW,TE,HCD,***]

Historic Context #7

The resources from 1930 to 1950 in this period will be eligible for historic designation by the year 2000. Implementation schedules for all themes in Context 7 include the full development of theme and context according to Maryland Historical Trust/ Department of Interior guidelines, considering stresses and serious data gaps.

52. Conduct research on each resource and survey sites associated with Theme #1.(Goal I; Obj. 1)[PD,MHT,*,**]

53. Encourage research on data gap for Theme #1.(Goal I; Obj.1) [MHT,SR,*]

54. Data gaps for Theme #2 should be researched.(Goal I; Obj.1) [MHT,SR,*]

55. Data gaps for Theme #3 should be researched.(Goal I; Obj.1) [MHT,SR,*]

56. Data gaps for Theme #4 should be researched.(Goal I; Obj.1) [MHT,SR,*]

57. Maintenance of resources for Theme #5.(Goal II; Obj.1)[LI,HCD,***]

58. Data gaps for Theme #5 should be researched.(Goal I; Obj.1) [MHT,SR,*]

59. Data gaps for Theme #6 should be researched.(Goal I; Obj.1) [MHT,SR,*]

60. Review identified resources for significance, integrity, and contribution to the City's development.(Goal I; Obj. 1) [PD,MHT,*]

61. Data gaps for Themes #7 and 8 should be researched. (Goal I; Obj.1)[MHT,SR,*]

Planning Areas 1, 4, and 5

62. Introduce Capital Improvements Program item for preparing special street signs or other signage for the historic districts, with particular attention given to the east-west linkage of a tourism program. (Goal III; Obj.2)[MC,PD,PIO,PW,TE, ***]

63. Implement a distinctive tree planting, landscaping and streetscaping program that follows the east-west link connecting the historic districts.(Goal II; Obj. 3)[MC,PD,CF ***]

64. Study ways of reducing the nagative visual impact of the physical barriers of railways, major arterials and I-270 discussed in Planning Areas 1,4,and 5. Special consideration should be given to areas around Baltimore and Ohio Railroad/Third Addition/St. Mary's Church and Ceme-

tery Historic District. Earlier work may be updated to reflect current trends and design.(Goal III; Obj. 2)[MC,PD,PW,TE,PIO, ***]

65. Implement archeological program with Parks and Recreation Department and Public Works, State and local groups emphasizing Planning Areas 1,4, and 5.(Goal III; Obj. 1)[PD,PR,PW,MOC,MHT,*]

Planning Areas 2 and 6

66. Consider designation of conservation district(s) as discussed in the recommendations for Planning Areas 2 and 6.(Goal I; Obj.4)[MC, PD,HCD]

Planning Areas 3,11,and 12

67. Encourage continued maintenance of the Dawson Farm park to improve the interpretive value of the farmhouses and park. (Goal III; Obj.3) [PR, PW,PIO,***]

68. Seek ways to highlight the history of the farm with markers, interpretive signs, etc.(Goal III; Obj. 1)[PIO,PD,***]

69. Reevaluate the interpretive value of the Lyddane-Bradley farm complex and seek possible occasional public access, tours, etc.(Goal III; Obj.1) [PIO,PD]

Planning Area 7

70. Conduct a survey for pre-1939 houses in Planning Area 7.(Goal I; Obj. 1)[PD,HCD,*,***]

Planning 8

71. Consider a survey, research and documentation for earliest houses reaching the 50-year eligibility for National Register.(Goal I; Obj.1)[MC,PD,MHT,*,***]

72. Consider local designation or National Register nomination for houses reaching the 50-year eligibility for National Register.(Goal I; Obj.3) [MC,PD,MHT,*,**]

Planning Areas 13 and 14

73. Prepare site planning criteria for Planning Areas 13 & 14.(Goal I; Obj. 3)[PD,PW]

74. Provide architectural guidelines for the homeowner of historic resources. (Goal II; Obj. 2)[PD,8]

Planning Area 18

75. Prepare program for identifying to the public the historic resourcs in Planning Area 18.(Goal III; Obj.1)[PD,PIO,*]

Appendices

APPENDIX A

DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archeological, 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, archeolgical, 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.

APPENDIX B

DEFINITIONS

Comprehensive Historic Preservation Planning	The organization into a logical sequence of preservation information pertaining to identification, evaluation, registration and treatment of historic properties, and the setting of prioritites for accomplishing preservation activities.
Cultural Resources	These include architectural, historical, archeological, and landscape resources such as folklore, oral histories, neighborhood environments, and living cultures.
Historic Context/ Study Unit	A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period, and geographical area.
Historic Property/ Resource	A district, site, building structure, or object significant in American history, architecture, engineering, archeology, or culture at the national, state, or local level.
o A District	A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically, but linked by association or history.
o A Site	The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains a historical or archeological value regardless of the value of any existing structures.

o A Building	A structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. Buildings may refer to a historically related complex, such as a courthouse and jail or a house and barn.
o A Structure	A work made up of interdependent and interrelated parts in a definite pattern or organization. Constructed by man, it is often an engineering project large in scale.
o An Object	A material thing of functional, aesthetic cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

(From: Guidelines for Local Survey, November 1977, p.6.)

Historic Period	The period of history for which documentation is available in a written form.
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.
Intensive Survey	A systematic detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.
In Kind Replacement	Replacement of damaged or ruined part with exact same material and design.
Inventory	A list of historic properties determined to meet specified criteria of significance.

Multiple Resources	A multiple resource includes all or a portion of the historic resources identified in a specific rural area, county, town, or section of a town or city. It should, if possible, be based upon the results of a comprehensive interdisciplinary survey undertaken to identify all of the resources of historic, architectural, and archeological significance within a defined geographical area.
National Register Criteria	The established criteria for evaluating the eligiblity of properties for inclusion in the National Register of Historic places.
Ordinary Maintenance	Repaint, repair, with no change in design or materials.
Prehistoric Period	The period of history prior to written documentation, e.g., the American Indians prior to contact and settlement by Europeans.
Preservation (treatment)	The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include intial stablization work, where necessary, as well as ongoing maintenance of the historic building materials.
Property Type	A grouping of individual properties based on a set of shared physical or associative characteristics.
Protection (treatment)	The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such

	treatment is generally of a temporary nature and anticipates future historic preservation treatment. In the case of archeological sites, the protective measure may be temporary or permanent.
Reconstruction (treatment)	The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specific period of time.
Rehabilitative (treatment)	The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.
Restoration	The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
Stabilization (treatment)	The act or process of applying measures designed to reestablish a weather resistent enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.
Thematic Group	Includes a finite group of resources related to one another in a clearly distinguishable way. The resources may be of one building type or use, designed by a single architect, of a given archeological period, or related to a single historic event.

APPENDIX C

RULES OF PROCEDURE

OF THE

HISTORIC DISTRICT COMMISSION OF ROCKVILLE, MARYLAND

Part I General Rules of Interpretation

1.1 These rules are issued to assist the Historic District Commission of Rockville, Maryland, its staff, other city agencies and its citizens in the orderly and efficient conduct of all matters with which the Commission is concerned.

1.2 The Historic District Commission of Rockville seeks to foster and safeguard the heritage of the community by preserving the districts and landmarks therein which reflect elements of its cultural, social, economic, political or architectural history; to stabilize and improve property values in such districts; to foster civic beauty; to strengthen the local economy; and to promote the use and preservation of historic districts for the education, welfare and pleasure of the residents of the community and these rules shall be interpreted in order to achieve such objectives.

1.3 All actions of the Commission shall be governed by Article 66B of the Maryland Code, Chapters 6 and 15 of the Laws of Rockville, these rules and in the absences of any of the foregoing, Roberts Rules of Order (Revised).

1.4 The following terms used herein shall have the stated meanings:

(a.) "Mayor and Council" shall mean the Mayor and Council of the City of Rockville, Maryland;

(b.) "Commission" shall mean the Historic District Commission of the City of Rockville;

(c.) "Commissioner" shall mean a member of the Historic District Commission of the City of Rockville;

(d.) "City Clerk" shall mean the Clerk of the City of Rockville;

(e.) "Ordinary maintenance" shall mean painting; repair or replacement of roofing, gutters, downspouts, siding, trim, etc. which does not alter the basic structure or materials of the house; addition of bushes, shrubs, flowers, and rocks. The removal of mature shrubs and live trees and the addition of trees shall require a Certificate of Approval.

Part II General Rules of Procedure

2.1 (a.) All meetings of the Commission shall be public meetings and shall be governed by applicable rules relating to public hearings.

Rules of Procedure of the Historic District Commission of Rockville, Md.
Part II General Rules of Procedure (continued)

2.1 (b.) Regular meetings of the Commission shall be held on the third Tuesday of each month at 8:00 P.M. at Rockville City Hall. No agenda items shall be initiated after 11:00 P.M. without the unanimous consent of the Commissioners present.

(c.) Special meetings may be called by the Chairman on four days written notice to each Commissioner and shall be called by the Chairman upon the written request of two members of the Commission. Emergency meetings may be called at the pleasure of the Chairman.

(d.) Each regular or special meeting shall be advertised once in a newspaper of general circulation in Montgomery County, Maryland, or once in the Rockville City Newsletter, or posting the agenda at City Hall. Such advertisement and posting shall take place at least four days prior to the date of the proposed meeting.

(e.) A copy of the agenda shall be mailed to each applicant for Certificate of Approval, to abutting property owners and to those directly across the street.

(f.) A quorum shall consist of three members of the Commission, except that a lesser number may postpone a meeting to a specific date and time which need not be advertised.

2.2 The officers of the Commission shall consist of a Chairman, appointed by the Mayor and Council, who shall preside at all meetings, a Chairman Pro Tempore elected by the Commmission, who shall preside in the absence of the Chairman and whose term shall expire at the first meeting in every year and a Secretary, designated by the Commission from time to time who need not be a member of the Commission.

2.3 The Duties of the Chairman shall be as follows:

(a.) Preside at all meetings of the Commission;

(b.) Decide on all points of order and procedure subject to these rules, unless overruled by a majority of Commissioners present;

(c.) Participate in discussions and vote on motions;

(e.) Have the right to designate Commissioners to write opinions;

(f.) Prepare an Annual Report of the work of the Commission for each calendar year ending at appointment of new Chairman. This shall be submitted within one (1) calendar month after the end of such period for approval and adoption by the Commission, after which the report shall be submitted to the Mayor and Council.

Rules of Procedure of the Historic District Commission of Rockville, Md.
Part II General Rules of Procedure (continued)

2.3 (g.) Have the authority to cancel or postpone a meeting for good cause.

2.4 It shall be the duty of each Commissioner to attend all meetings. Should any Commissioner be absent, without good cause, more than three times in any calendar year, the Commission may recommend to the Mayor and Council that such Commissioner's resignation be requested.

2.5 The order of business shall be in accord with the agenda prepared by the Chairman or under his direction and shall be delivered to each Commissioner at least four days in advance of each meeting. Members of the Commission who wish to add to the agenda shall notify the Chairman prior to or as a first order of business at each meeting.

2.6 Questions put to a vote shall be decided by a majority of the members present and voting, assuming a quorum is present. No decision shall be made in the absence of a quorum. Proxy voting shall not be allowed. Commissioners' votes shall be recorded on each motion.

2.7 A tie vote by the Commission shall be interpreted as a defeat of the motion upon which the vote was taken.

2.8 In the event an application is transmitted for review which, from a Commission member's evaluation presents a conflict of interest situation, the complete application shall be returned to the staff member who transmitted such application with the advice that the Commission member is abstaining from the review because of a conflict of interest or the appearance of a possible conflict of interest.

Any member of the Commission who has such an interest with respect to any application to be considered by the Commission shall absent himself or herself from the meeting during the discussion, review, and analysis of such application. The foregoing is applicable to any Commission member who directly or indirectly represents, or whose spouse, parents, children, or business associates, directly or indirectly, represent any organization on any matter that would financially or personally benefit such Commission member or any organization such member represents.

2.9 Any person is entitled to appear and be heard by the Commission before it reaches a decision on any matter. The voting on such decisions shall be held during public meeting and the Commmission shall keep an open record of its resolutions, proceedings and actions which shall be available for public inspection during business hours at the office of the City Clerk.

Rules of Procedure of the Historic District Commission of Rockville, Md.
Part II General Rules of Procedure (continued)

2.10 It shall be the duty of the secretary, assisted by the Commission's staff, to keep a true and accurate record of all proceedings at all meetings and public hearing. A resume of the minutes shall be typed, distributed to the individual members, and when approved by the Commission, maintained by the Secretary. All files shall be available at each meeting of the Commission.

2.11 The disposition of all formal petitions and requests before the Commission requiring further action by the Mayor and Council shall be in writing to the Mayor and Council. The petitioner shall be notified by letter of action taken by the Commission.

2.12 A member will not appear to speak for the Commission except as authorized by the Commission. In any public or private statement concerning Commission affairs, members will carefully indicate whether they are speaking for the Commission or for themselves.

2.13 Members shall not engage in any business transaction in regard to which they have an advantage because of information gained through membership on the Commission.

2.14 Members shall conduct themselves at Commission meetings in a fair, understanding and gracious manner. They shall seek to be considerate of all individuals, attitudes and differences of opinion involved in official Commission business.

2.15 The Chairman may transfer to a member of the Commission the chair in order to take part in a debate before the Commission. In such case, the Chairman shall nominate a Chairman Pro Tempore subject to the confirmation of the majority of the members present. Thereafter the Chairman may enter into debate, formulate motions and otherwise assume the role as a Commission member for the duration of the debate on the subject at hand. The Chairman may not reassume its position until afer the pending case is disposed of.

Part III Application for Permission to Build, Alter, Etc.

3.1 Applications shall be governed by the provisions of Article 66B of the Annotated Code of Maryland.

3.2 Applications for Certificate of Approval shall be filed in the Planning Department of the City of Rockville at least ten (10) working days prior to the regularly scheduled meeting of the Commission.

3.3 An application shall not be dated until it is complete and officially accepted, the 45-day review period begins. Applications determined incomplete shall be returned to the applicant as soon as possible, with a detailed list of all needed information.

Rules of Procedure of the Historic District Commission of Rockville, Md.
Part III Application for Permission to Build, Alter, Etc. (continued)

3.4 Applications shall be accompanied by photographs, drawings and all applicable information requested on the forms prescribed by the Commission.

3.5 The applicant may appear in his/her own behalf or be represented by an agent or attorney at said meeting. In the absence of any personal appearance on behalf of the applicant, the Commission will proceed to dispose of the matter on the record before it, or may table or defer the item and reschedule it at the Commission's discretion.

3.6 The order of consideration of each application shall be as follows:

- o INTRODUCTION OF CASE BY THE STAFF
- o THE APPLICANT OR HIS/HER AGENT
- o QUESTIONS BY STAFF AND MEMBERS OF THE COMMISSION
- o PUBLIC COMMENT
- o APPLICANT'S REBUTTAL
- o RECOMMENDATION OF STAFF
- o CONSIDERATION BY COMMISSION

3.7 Within the 45 day period prescribed by law, the Commission may postpone or continue any case due to a need for additional information from the applicant, lack of a quorum, or for further study.

3.8 Approval or disapproval of any application shall be made upon motion, which motion shall state the reasons for approval or disapproval.

3.9 Approval by the Commission of any application shall not obviate the necessity of obtaining building or other permits from appropriate City departments, nor shall it affect any requirement of compliance with all applicable Maryland, Montgomery County or City of Rockville zoning, building, electrical, plumbing or other codes or procedures.

3.10 The applicant or his/her agent may appear before the Commission for advice prior to formal submission of the application.

Part IV Proceedings on Grant Applications

(Reserved)

Rules of Procedure of the Historic District Commission of Rockville, Md.

Part V Procedures Affecting Property Included or Eligible to be Included in the National Register of Historic Places.

5.1 Procedural rules regarding Federally funded, Federally assisted or Federally licensed activities that impact properties on or eligible to be on the National Register of Historic Places are found in 36 CFR, Part 800 entitled "Procedures for Protection of Historic and Cultural Properties" and Executive Order 1159B, "Protection and Enhancement of the Cultural Environment."

5.2 Prior to nomination of any property for the National Register, the Commission shall place such nomination on its agenda for discussion and action and a copy of the agenda shall be sent to each property owner whose property is proposed for the National Register.

Part VI Appeals

6.1 Any person aggrieved by any decision of the Commission may appeal the same to the Circuit Court for Montgomery County. Such appeal shall be taken according to the Maryland Rules as set forth in Chapter 1100, Subtitle B.

Part VII Miscellaneous

7.1 These rules may be amended by a majority of the entire Commission at any meeting of the Commission after the amendment in written form has been introduced at a prior meeting.

7.2 The Commission shall act promptly on all matters referred to it by the Mayor and Council in accordance with Article 66B, Sections 8.01 through 8.15 of the Annotated Code of Maryland.

Part VIII

8.1 These rules shall become effective upon adoption by the Commission.

Adopted January 18, 1977

Revised and Adopted April 15, 1986

APPENDIX D

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #1

Synthetic/Artificial Siding

Synthetic or artificial siding (metal, vinyl, plastic) often is considered in order to eliminate exterior painting. It is available in a variety of colors, textures, and widths. Although sometimes seen in historic districts , if not applied properly, it may cause permanent damage to the structure it is intended to protect. The use of this material also may result in lower property values, costly and irreversible changes in the character of the property, and is almost always inferior in appearance to painted wood.

I. HDC Policy: Synthetic or artificial siding is discouraged for use on historic properties. The application of such material would result in the property owner's ineligibility for local tax credits and the 25% Investment Tax Credit on federal taxes.

II. If, as a last resort, synthetic/artificial siding is requested, then the following must be adhered to:

(a) Match the width and lap of the original siding.

(b) Keep shadow lines of the structure either by complete removal of old siding or removal of window, door and trim pieces, shimming out, and replacement after siding is installed.

(c) Retain the trim, cornerboards, details, window and door openings, and distinctive elements of the structure.

(d) Insure that precautions are taken to protect the original siding and structure from rot and structural damage caused by migrating interior water vapor becoming trapped between the old and new sidings.

III. Property Owner Should Submit:

(1) Width, lap, color, texture, type of material, method of application, justification for use, and contractor should be provided.

IV. Additional information:

Preservation Briefs: #8 Aluminum Vinyl Sidings on Historic Buildings. by John H. Myers. 8 pages, 11 illustrations, October 1979. Copies available in the Rockville Planning Department and from the National Park Service.

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts. Adopted September 1977, Rockville Historic District Commission, pp. 44, 70-71, and Appendix 4.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.16-18. Copies available in the Rockville Planning Department and National Park Service.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #2

Roofing

The maintenance of roofs of historic properties can be costly and require frequent inspections. However, there is no substitute for the durability and appearance of slate and patterned or seamed tin. These materials should be valued by the property owner as an asset that contributes to property value.

I. HDC Policy: Every effort should be made to preserve the original roofing with replacement or repairs in-kind.

II. If the property owner requests a change in roofing, these conditions should be followed:

(a) Replacement material should be of a texture and color similar to the original roofing.

(b) Galvanized or other non-reflective flashing should be used.

(c) Gutters and downspouts should be placed and painted so as not to obscure or disrupt cornice and eave lines or introduce distracting or competing vertical lines.

III. Property Owner Should Submit:

(1) Justification for the request to replace roofing.

(2) Contractor bids for replacement in-kind and the substitute.

IV. Additional information:

Preservation Briefs: #4 Roofing for Historic Buildings, by Sarah M. Sweetser. 8 pages, 15 illustrations, February 1978. Copies available in the Rockville Planning Department and the National Park Service.

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 69, and 72-73.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.22-24. Copies available in the Rockville Planning Department and National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, published by the Preservation Press of the National Trust for Historic Preservation. September 1982, 185 pages, 150 illustrations. Copies available from the Preservation Shop, National Trust, 1600 H Street, N.W., Washington, D.C. or for reference Rockville Planning Department.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #3

Windows and Doors

The replacement of windows and doors sometimes is necessary because of excessive deterioration, wear, or non-function. When existing windows and doors are in use storm windows and doors may be desired to reduce heating and cooling costs.

I. HDC Policy: Replacement should be in-kind when feasible.

II. If in-kind replacements are not feasible, then the following should be reviewed for alternatives:

(a) Divided lights for both single and insulated glass windows should be used that match original windows.

(b) Synthetic or metal materials may be acceptable if other requirements are met.

(c) Functional shutters are desirable only if originally used on the building, replacements should give appearance of original in design, material, and color.

Storm windows:

(a) Application should have minimal adverse impact of the exterior, e.g. window trim at the frames should not be obscured.

(b) Raw aluminum is discouraged. Matching trim paint should be applied to conform to the remainder of the house.

(c) Proper caulking should be used to minimize condensation and possible harm to the structure.

III. Property Owner Should Submit:

(1) Color brochures or examples of requested replacements.

(2) Schedule of installation, contractor, color, material, justification for subsitution, and use.

IV. Additional information:

Preservation Briefs: #3, Conserving Energy in Historic Buildings by Baird M. Smith, AIA. 8 pages, 8 illustrations, April 1978. Copies available in the Rockville Planning Department and National Park Service.

Preservation Briefs: #9, The Repair of Historic Wooden Windows by John H. Myers. 8 pages, 10 illustrations, January 1981. Copies available in the Rockville Planning Department and from the National Park Service.

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 48-53, 67-68.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.25-27. Copies available in the Rockville Planning Department and National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, published by the Preservation Press of the National Trust for Historic Preservation. September 1982, 185 pages, 150 illustrations. Copies available from the Preservation Shop, National Trust, 1600 H Street, N.W., Washington, D.C. or for reference, Rockville Planning Department.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #4

New Additions

The need for additional space often requires an addition to the existing historic property. These usually are attached to the rear or side of a structure. Such additions are major projects for the property owner with many months and much thought behind each request brought to the Historic District Commission. To eliminate unnecessary delays adequate time should be allowed for the HDC review with care taken to follow these guidelines.

I. HDC policy: Well-proportioned additions that are compatible with the original structure are desirable. This generally means following roof lines, trim lines, material, and massing of the main block. Contemporary designs are acceptable; imitation historic designs should be keep to a minimum. If applying for the 25% Investment Tax Credit for a certified rehabilitation, the new addition should be carefully planned so it will qualify.(25% as of 5/86) All structural changes must also meet requirements for and obtain a City of Rockville building permit.

II. Property Owner Should Submit:

(1) Site plan, elevations, materials, justification, and the degree of displacement of vegetation (trees, etc.).

(2) If extensive grading is required, description of areas to be graded so that potential archeological resources may not be lost.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.56-57. Copies available in the Rockville Planning Department and from National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, published by the Preservation Press of the National Trust for Historic Preservation. September 1982, 185 pages, 150 illustrations. Copies available from the Preservation Shop, National Trust, 1600 H Street, N.W., Washington, D.C. or for reference Rockville Planning Department.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #5

New Construction

The construction of new structures in and around the historic districts is considered important to a growing and dynamic community. Their impact on historic resources, however, can either detract or add to the setting of the district. The Historic District Commission carefully reviews applications for new construction within the districts and scrutinizes new construction on the perimiters of the districts.

I. HDC policy: New construction should be compatible with the district's setting in setback, massing, scale, materials, and details. Rooflines, fenestration, and other exterior features should be consistent with existing original design.

(a) Contemporary designs may be acceptable if complementary to the district; imitation historic styles are discouraged. Built in modern materials using current construction techniques, these attempts to artifically recreate a style are rarely successful and may detract from the districts integrity.

(b) Mechanical equipment should be placed in an unobtrusive location and properly screened.

(c) Reflective materials should be avoided.

(d) Existing mature trees should be retained if possible and landscaping plant materials and design should be suitable to the area.

II. Property Owner Should Submit:

(1) Site plan, elevations, materials, and details.

(2) Landscaping and extent of grading description.

(3) Schedule of construction and contractor.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, 3-18, 63-76.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.43-49. Copies available in the Rockville Planning Department and National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, published by the Preservation Press of the National Trust for Historic Preservation. September 1982, 185 pages, 150 illustrations. Copies available from the Preservation Shop, National Trust, 1600 H Street, N.W., Washington, D.C. or for reference Rockville Planning Department.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #6

Fencing

A variety of fencing types is found within Rockville's historic districts including picket, wrought iron, wooden cross beam, and wire and post. This diversity corresponds to the range in character of the districts and the many different uses intended for the fences.

I. HDC policy: There is no single appropriate fence for the historic districts. Each application must be evaluated on a case-by-case basis given the requested location. Generally, fences that strengthen the historical flavor of the districts, based on historical photographs,etc. are considered acceptable. Owner must also comply with requirements for and obtain a fence permit from the City of Rockville..

As a rule, chain link and stockade fences are unacceptable if visible from a public right-of-way.

II. Property Owner should submit:

(1) Photograph or drawing of proposed fence.

(2) Site plan showing the desired location.

(3) Color, material, and accompanying landscaping.

(4) Schedule for installation and contractor.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, 3-18, 73-74.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.43-49. Copies available in the Rockville Planning Department and National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, published by the Preservation Press of the National Trust for Historic Preservation. September 1982, 185 pages, 150 illustrations. Copies available from the Preservation Shop, National Trust, 1600 H Street, N.W., Washington, D.C. or for reference Rockville Planning Department. .pa

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #7

Landscaping

Appropriate and attractive landscaping within the historic districts complements the buildings and enhances the setting. The Historic District Commission encourages landscaping improvements and reviews only those visible from a public right-of-way and/or the removal of trees/shrubs.

I. HDC policy: The ideal landscaping retains mature live trees and shrubs, favoring replacement with material of similar type. In the case of overgrown or inappropriate original plantings, replacement should correct the situation and be based on local historical prescedent. When substantial landscaping is planned, care should be taken to minimize the effects on the setting and the building. In some instances, a grading permit must also be obtained from the City of Rockville.

(a) Dead trees or shrubs should be replaced with in-kind species plantings if still appropriate.

(b) The removal of live trees or shrubs is discouraged.

(c) Historically accurate new plantings are encouraged.

(d) Care should be taken in selection of edging and mulch materials when visible from public way, avoiding obvious modern plastic or synthetic edgings, marble, lava, crushed rock, or other historically unsuitable ground covers.

II. Property Owner should submit:

(1) Site plan with plant and tree types/species identified.

(2) Schedule for work and contractor.

(3) Describe the degree of grading, if planned.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 3-18, 73.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.43-49. Copies available in the Rockville Planning Department and National Park Service.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #8

Parking Lot

The change in use or reuse of some areas within the historic districts necessitates more and/or larger parking lots. Although strictly controlled by the zoning ordinance, many factors concerning a new lot come before the Historic District Commission.

I. HDC policy: The location and materials used in a new parking lot should be sensitive to the overall character and setting of the district and the streetscape. Appropriate screening is required by law in the O-2 (transitional office) zone and is generally required by the HDC in other situations where parking lot area is visible. Live plant material is usually preferred over barrier screening. Parking areas must also conform to the laws of the City of Rockville in size, grade and sediment control.

(a) The removal of mature live trees should be kept to a minimum.

(b) Paving material should be as unobtrusive as possible.

(c) Precaution should be taken to insure that runoff is minimized and directed away from the historic property.

(d) An adequate distance from historic structure should be allowed to limit visual and traffic impact.

(e) Landscaping should be provided, as necessary.

II. Property Owner Should Submit:

(1) Site plan that includes the number of spaces, lot location, and driveways.

(2) A description of the grading, if any.

(3) Landscaping, if needed.

(4) Schedule of work and contractor.

III. Additional information:

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #9

Signage

There are a number of occasions that require the use of signs within the historic districts, both temporary and permanent. These needs are often changing, thus the Historic District Commission frequently reviews applications for signage. Free-standing, affixed, and hanging signs now exist in the districts.

I. HDC policy: Signs within the historic districts should be kept to a minimum. When necessary, applications for signs should fit the character of the street. For example, narrow streets and setbacks on North Adams and South Washington Streets may be best suited for affixed or hanging "shingle" signs. West Montgomery Avenue, Courthouse Square, and Church Street may find free-standing or hanging signs appropriate.

(a) All signs should be simple in design with limited words.

(b) The scale, color, and material of a sign should be compatible with the associated building and street setting.

(c) Illuminated signs are disallowed.

(d) Indirect lighting of signs may be allowed.

(e) Contemporary signs are not disallowed and may be selected over those based on historical precedents.

II. Property Owner Should Submit:

(1) Drawings, materials, colors, lettering of proposed sign.

(2) Site plan showing preferred location of sign.

(3) Brief justification for the need of signage, if a new request.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 3-18, 74-75.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.43-49. Copies available in the Rockville Planning Department and National Park Service.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #10

Utilities/Code Compliance

The necessity for conveniences, safety, and building code compliance introducesa range of potentially obtrusive elements such as air conditioner units, wheelchair ramps, and utility boxes to the historic districts. These often must be located near historic properties or public right-of-ways. Although these elements are necessary, the Historic District Commission reviews such applications so that the least obtrusive solutions may be found.

I. HDC policy: Utilities and code requirements of a physical nature that affect the exterior appearance of historic properties within the historic districts or the environmental setting of the historic districts should be placed to the rear of properties or properly screened with acceptable material.

(a) Air conditioner units, heat pumps, utility boxes should be placed at the rear of properties.

(b) Utility switch boxes and equiptment lockers are required by law to be underground or screened from public view.

(c) Traffic signals and signs should be designed and placed with a minimal impact on the districts.

(d) New herringbone brick sidewalks and underground utility lines are encouraged within the historic districts.

(e) New street elements, e.g. benches, bus shelters, should be designed to complement but not imitate the historic period of the historic districts.

II. Property Owner or Applicant Should Submit:

(1) Site plan illustrating location of utilities.

(2) Description of grading or other land disturbance that might have an effect on archeological resources.

(3) Elevations and photographs, etc., when applicable.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 3-18, 75-76.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.41-49, 51-52. Copies available in the Rockville Planning Department and National Park Service.

Access to Historic Building for the Disabled: Suggestions for Planning and Implementation by Charles Parrott, 92 pages, 42 illustrations, 1980. Available from the National Park Service.

Gaslighting in America: A Guide for Historic Preservation by Denys Peter Myers, 248 pages, 120 illustrations, 1978. Available from the National Park Service.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, and publichsed by the Preservation Press of the National Trust for Historic Preservation, 185 pages, 150 illustrations, September 1982. Available from the Preservation Shops, 1600 H Street, N.W. Washington, D.C. 20006 or for reference Rockville Planning Department.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #11

Relocation/Demolition

The request to relocate or demolish historic properties within the historic districts sometimes arises. This often is seen as a last resort for otherwise economically infeasible rehabilitation or higher use for the property. However, since the late 1970s, federal, state, and local programs have been developed to encourage rehabilitation by offering tax incentives.

I. HDC policy: The relocation or demolition of historic properties within the historic districts is discouraged and should be considered only as a last resort. If acceptable alternatives are not possible, the following should be met:

Relocation

(a) Every attempt should be made to relocate to a similar setting without damaging the established character of the new location.

(b) Competent, referenced, and bonded companies should be secured for the move.

(c) Vacant lots within the district may be used for the relocated structure, when appropriate.

(d) Before relocation, the historic structure should be properly site inventoried and a photographic record made.

Demolition

(a) The significance of the structure and its contribution to the district should be assessed and recorded on a site inventory. A photographic record which includes scale should be made. An effort should be made to obtain architectural features or items of historical importance to the City before deomlition.

(b) Public interest in its preservation is a consideration.

(c) Circumstances and condition of the structure must be evaluated, using comparable rehabilitated values, incomes, and rehabilitation costs vs. redevelopment costs. Efforts should be made to develop and offer alternative plans, financing help through low-cost loans and other incentives, attract interested users and project developers.

(d) The physical and economic feasibility is important in the decision to approve a demolition.

(e) The Commission has 90 days to find acceptable alternatives to the demolition, if it feels that it is physically and economically feasible.

II. Property Owner Should Submit:

(1) Justification for request.

(2) Structural and economic analysis, including reuse alternatives and tax incentives.

(3) Site plan and preferred alternatives, if requesting relocation.

(4) Description of grading and other land disturbance to determine extent of damage to archeological resources.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 3-18, 63-64, 74.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.41-49. Copies available in the Rockville Planning Department and National Park Service.

Moving Historic Buildings. by John Obed Curtis, 56 pages, 47 illustrations, 1979. Available from the National Park Service.

ROCKVILLE HISTORIC DISTRICT COMMISSION

PROPOSED GUIDELINES FOR THE HISTORIC PROPERTY OWNER

Technical Brief #12

Color Selection

Although the Historic District Commission does not review color selection, property owners frequently seek guidance on the proper color and types of paint to use. This varies from place to place within the historic districts and according to the styles and details of the property in question. However, there are general guidelines for the proper color and paint selection.

I. HDC recommendation: The colors chosen for a structure should be limited to no more than three. The tints should complement the original materials of the structure and enhance its attractiveness. Generally, oil based or comparable paints are better and have a longer life. A variety of colors are available in this type.

III. Additional information:

Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts Adopted September 1977, Rockville Historic District Commission, pp. 3-18, 70-73.

U.S. Department of the Interior, National Park Service, Secretary of the Interior's Standards and Guidelines for Rehabilitation, pp.16-18. Copies available in the Rockville Planning Department and National Park Service.

Preservation Briefs: 10. Exterior Paint Problems on Historic Woodwork. by Kay D. Weeks and David W. Look, AIA. 12 pages, 14 illustrations, November 11982. Available from the National Park Service.

Athenaeum Library of Neneteenth Century America. Exterior Decoration: Victorian Colors for Victorian Houses. Introduction by Samuel Dornsife, Philadelphia: The Athenaeum of Philadelphia, 1976.

Respectful Rehabilitation: Answers to Your Questions on Historic Buildings prepared by Technical Preservation Services, National Park Service, U.S. Department of the Interior, and publichsed by the Preservation Press of the National Trust for Historic Preservation, 185 pages, 150 illustrations, September 1982. Available from the Preservation Shops, 1600 H Street, N.W. Washington, D.C. 20006 or for reference Rockville Planning Department.

APPENDIX E
FINANCIAL INCENTIVES FOR PROPERTIES IN HISTORIC DISTRICTS

A. Concept and Types of Financial Incentives

Financial incentives for owners of historic property typically come from the public sector in the form of income or property tax credits, tax abatement, loans, or grants. Such incentives channel private investment into specific areas of the community determined to be of special historic or architectural value. Through standards for design review judiciously applied by a qualified commission, the public investment is insured and of mutual benefit.

In general, financial incentives for owners of historic property are desirable because they stimulate investment and recognize the inherent value that historic property offers in attracting visitors, investors, newcomers, and fostering pride among residents. The owners receive higher property values, quality improvements, and the insurance that values will continue to increase from stable adjacent or neighborhood development. Public benefits include more stable and cohesive neighborhoods, civic beauty and pride, and increased tax revenues from increased jobs, especially skilled and semi-skilled labor, the conservation of energy and community resources, and the attraction of service and retail small businesses.

B. Summary of Historic Housing in Rockville

The Maryland Historical Trust estimates that housing represents approximately 80% of the historic resources in the State; in Rockville, this may be as high as 90%. Based on the 1980 Census data, there are approximately 504 housing units in the City that were built pre-1939. (Generally, fifty years is considered the starting point for "historic" property.) The current designated historic districts in Rockville now encompass eighty-one houses with approximately four of those built since 1939. The majority of these are found in Planning Area 4, although Planning Areas 1, 2, and 6 also have houses built pre-1939.

C. Current Initiatives for Property Owners in Historic Districts

1. Federal Initiatives: US Department of the Interior, National Park Service

   a. Preservation Tax Incentives for Historic Buildings

      As approved in the Economic Recovery Tax Act of 1981, an owner or long-term leasee of an income-producing certified historic structure listed on the the National Register of Historic Places individually or as a contributing structure to a National or local historic district is eligible to apply for a 20% Investment Tax Credit on federal income taxes. Approval of an application is based on the following:

1. The rehabilitated property must be income-producing. This generally means a commercial or industrial building, but a residential structure qualifies if at least two units are included.

2. The rehabilitation work must be determined a substantial rehabilitation with costs exceeding $5,000 or the adjusted basis of the building (actual cost minus land and depreciation already taken).

3. All work must follow the Secretary of the Interior's Standards and Guidelines for Rehabilitation Projects.

4. The monetary test to qualify for the tax credit must be met within a 24-month period, or for phased projects with approved architectural plans and specifications completed beforehand, within 60 months.

5. Other specific income category requirements and limitations as defined in the 1986 tax reform act may affect applications and return. There are also recapture features for properties sold in less than five years.

The application for the tax credit comes in three parts. Part I is the application for certification that the property contributes to the historic district in which it is located. Part II certifies that the rehabilitation, proposed or in progress, meets the Standards. Part III states that the project is complete and meets the Standards. Applications are submitted to the Trust for review and recommendation and then forwarded to the Mid-Atlantic Regional Office of the National Park Service for review and certification. A sliding-scale processing fee is assessed by the Park Service for projects over $20,000.

Non-historic buildings, 30 years old or over, not designated, that are substantially rehabilitated can qualify for a 10% Investment Tax Credit. Residential rehabilitation is not allowed with these credits.

In 1985, 114 projects were approved for tax credits in the State. Investors expended over $84 million with the average project being $737,727. Over 900 housing units were created from these projects.

In the City of Rockville, since 1981, two applications have been submitted for tax credits with the B & O Railroad Station rehabilitation being approved in 1984.

b. Federal Matching Grants-in-Aid for Development Projects

Until 1981, Federal matching grants-in-aid were available from the National Park Service, US Department of the Interior, through the Maryland Historical Trust. Congress has appropriated funds for this program only once since 1981, part of the Emergency Jobs Bill of 1983. Properties must be listed individually or within a district in the National Register of Historic Places. Non-profit organizations and foundations, private individuals, business entities, and political subdivisions may apply for these funds. All grants require a dollar-to-dollar match. Funds can be used for capital improvements only.

2. State Initiatives: Maryland Historical Trust

The Technical Preservation Services of the Maryland Historical Trust, a unit of the Department of Economic and Community Development, administers the financial assistance programs for historic properties in the State of Maryland. These are either direct or indirect assistance.

Forms of direct assistance include:

a. Revolving Loan Fund

Private individuals, non-profit organizations and foundations, business entities and political subdivisions may apply for these funds, which may be used for acquisition of, or capital improvements to, all categories of historic real property. Successful applicants must convey a perpetual historic preservation easement on the assisted property to the Maryland Historical Trust prior to the release of loan funds. Structures for which funds are sought must be listed in or determined eligible for the Maryland Register of Historic Properties and are evaluated on the basis of the Trust's established Open Project Selection Process criteria.

b. State Capital Grant Fund

Private individuals, non-profit organizations and foundations, business entities, and political subdivisions may apply for these funds. While applications for assistance to privately-owned properties are accepted, the Open Project Selection Process criteria discourage their selection unless they are of outstanding architectural or historical significance. Grant funds (averaging $30,000) can be used for acquisition of or capital improvements to all categories of historic real properties listed in or determined eligible for the Maryland Register of Historic Properties. Grant recipients must agree to convey a perpetual historic preservation easement to the Trust in exchange for the grant funds.

Forms of indirect assistance include:

a. The 502-H Program

This program enables the owner-occupant of a residential certified historic structure to receive a state tax deduction for 100% of the costs of a rehabilitation which is certified as complying with the Secretary of the Interior's Standards for Rehabilitation. The Comptrollor of the Treasury reviews the application for eligible expenditures; the Trust reviews the application to establish that the property is a certified historic structure and that an appropriate rehabilitation has been undertaken. Structures must be individually listed on the National Register of Historic Places or be a contributing element of a National or local historic district prior to the time that the project is carried out.

An amendment to this legislation has been proposed to include non-depreciable historic property, either individual structures or contributing elements to districts, locally designated by Certified Local Governments in Maryland.

Several Rockville residents have applied and received assistance under the 502-H program.

b. Gift Easement Program

Owners of properties on the National Register of Historic Places or within locally certified historic districts may convey a perpetual historic preservation easement as a gift to the Maryland Historical Trust. The tax consequences of a gift easement to the donor are, for the most part, directly related to the value of the gift. The value of a preservation easement is equal to the loss in value of the property which results from subjecting it to the easement. The consequences must be determined between the potential donor and the taxing authorities.

This information is provided by the Maryland Historical Trust, 21 State Circle, Annapolis, Maryland 21401.

3. Montgomery County Initiatives: Historic Preservation Commission

a. Article VI, Chapter 52 of the Montgomery County Code 1972

Property owners completing restoration work on a historic site may be eligible for a 10% credit on real property taxes or a 5% credit on one located within a historic district, if listed on the Montgomery County Master Plan for Historic Preservation. Such work must be approved with a Historic Area Work Permit granted by the Montgomery County Historic Preservation Commission. The credit is permitted for the cost of materials and the value of the labor performed, but the work must be

undertaken by a contractor licensed in the County and actually performed by the contractor. The tax credit is retroactive to the time of implementation of the historic preservation ordinance of the County.

An amendment to Article VI has been proposed that would include historic properties located in jurisdictions with separate preservation ordinances and administering bodies. Restoration projects would be required to submit work permits and local HDC review to the Department of Finance in Montgomery County. These are also retroactive to the time of enactment of the County ordinance.

4. City of Rockville Initiatives: Existing or Potential

a. O-2 Zone: Office Transition (Existing)

This zone encourages the preservation and reuse of existing residential structures as office space for private, quasi-public, and public uses. It is intended to stabilize residential neighborhoods near commercial and office areas. The east side of North and South Adams and north of West Jefferson Streets, approximately nine houses are now zoned O-2.

b. Property Tax Credits (Potential)

Many communities offer property owners in locally designated historic districts relief on property taxes proportionate to approved rehabilitation work. This may be either a percentage of the total expended on the rehabilitation or 100% for certain types of expenses, e.g. local contractors and supplies, and may be taken at once or extended over several years.

c. Tax Abatement (Potential)

Often accompanying tax credits, tax abatement is sometimes allowed when substantial rehabilitation work is performed on historic properties. This allows the owner of the property to avoid an increased property assessment for a specified number of years, usually 5-10, following the completed property improvements.

d. Loan and Grant Programs (Potential)

Loan and grant programs may take a number of forms from offering low-interest loans, in cooperation with local commercial lending institutions, to providing a loan and grant pool for qualified borrowers to acquire or rehabilitate historic property. These generally work well when the local government wants to stimulate reinvestment in a blighted, but locally significant, property or area. Such programs often involve a review commission, transfer of a facade easement, and pre-set maintenance standards.

Variations on this are for an institution to "buy-down" loans to borrowers from a local commercial lender by insuring a percentage of the total loan package, or to establish a "revolving fund" that is replenished by payments on or resale of acquired properties. Some communities, when allowed by legal authorities, have established loan and grant programs by issuing tax-exempt bonds.

The purchase, resale, and rehabilitation of the Dawson Farm cottage is an example of one variation of a loan program. In this case, the City acquired the property through dedication, sold to Peerless Rockville, Ltd. then loaned Peerless funds for improvements to the property at no interest. This partnership allowed the City to facilitate the rehabilitation of a significant historic house while minimizing risk. This is a successful example of public/private cooperation.

e. Easements (Potential)

The granting of an easement allows an owner of a historic property to transfer certain property rights to a charitable/non-profit organization and take a deduction on federal income taxes equal to the value of the easement. With historic property, this usually means a front facade, with or without land, and involves substantially improved/restored property. The easement is typically held in perpetuity and reviewed periodically by the holding institution for maintenance and changes in design. Peerless Rockville is one local organization that accepts easements.

f. Preferential Assessments (Potential)

This financial assistance tool grants the property owner of particular property a lower assessment and therefore lower property taxes. A number of jurisdictions have granted such assessments to agricultural land. The concept, however, is applicable to historic property designated as a local historic site or part of a district.

g. Tax Increment Financing (Potential)

Substantial improvements to property increase its value and potential resale by increments. A number of communities have earmarked increases in tax assessments or improved properties to finance special projects within the area of tax increment financing. This may be used in a historic district if the properties are undergoing significant improvements and further rehabilitation is expected.

h. Special Improvement District Financing

Public improvements in a specific area are sometimes financed through a special tax assessment on property within a pre-designated district. This is a financing tool used extensively in the west to finance highway projects. Assessments are determined in a variety of ways, but one common means is to determine the linear footage of property and apply a set rate per foot. In a historic district, this program may be used to make improvements otherwise unaffordable.

C. Conclusions and Recommendations

Many jurisdictions have developed financial incentives for the owners of historic resources to preserve and maintain their property. These incentives are applied to both commercial and residential properties, and the benefits are shared by both the private and public sectors.

The federal government and State of Maryland offer a number of financial incentives that are available to property owners in Rockville, but few owners have taken advantage of these opportunities. Montgomery County also sponsors a program for historic property owners, but it is not open to Rockville owners at the present time. While negotiations may continue in this regard and opportunities avail themselves at other governmental levels, there are few financial incentives being granted to the owners of property in Rockville's historic districts other than passive zoning assistance. Given that approximately 90% of the City's historic resources are houses and that roughly seventy-five of the structures in the districts are houses built pre-1939, the effect on the City's tax revenues if incentives were offered is believed to be minimal.

Recommendations:

Information and Assistance to Owners of Historic Properties

1. The City should provide assistance to property owners in the historic districts when applying for financial assistance through programs now offered by the federal and State governments. This could range from a passive role (offering information packets and applications to citizens requesitng them) to an active one (designating a City Department and budgeting a percentage of an employee's time). The costs would depend on the extent of involvement by the City. Approximately one-quarter of a full-time position ($7,500) would be required to administer an active program.

City Support of State and County Programs

2. The City should support programs at the State and County levels that assist City historic district property owners in rehabilitation and restoration projects through financial incentives. Existing organizations such as the Maryland Municipal League and Maryland Association of Historic Districts Commissions are two bodies the City could rely on to promote such activities.

Local Property Tax Credit

3. The City should enact, based on Section 9-204 of the Tax Property Article of the Annotated Code of Maryland, a local tax credit of 10% for properly documented expenses of property owners for the restoration and preservation of a structure that has been determined of historic or architectural value, i.e. located in a designated historic district or a site. A 5% tax credit should be granted for properly documented expenses for architecturally compatible new construction in a historic district. These credits are applied against the City property taxes and, although granted in one year, may be applied to five subsequent tax years. The tax credits are monitored through the Certificate of Approval process with the Historic District Commission. The uncertainty of the number of applications and expenditures precludes estimating the impact on the City's revenues. This recommendation is similar to programs in use in the City of Laurel, Prince George's and Montgomery Counties.

City Initiate State Legislative Support

4. The City should consider having a local delegate to the Maryland Assembly propose legislation that gives municipalities and all counties the authority to establish tax abatement programs. This would allow 100% of the increased valuation from restoration or improvements to be exempted from new assessments for two years and on a declining percentage scale thereafter up to five years. Similar programs now exist in Frederick County, including Frederick City and New Market, and Allegheny County based on specific enabling legislation.

Loan and Grant Program

5. The City should enact, on a case-by-case basis, loans or grant programs that may benefit the presevation of special historic resources or areas that might otherwise be overlooked for reinvestment. To qualify, an applicant must own or be prepared to buy the property, state the intended use of the property, and meet a set of criteria developed by the Mayor and Council. This would benefit the preservation of special historic resources or areas that might otherwise be overlooked for reinvestment. To start a revolving loan fund, the City should set aside a percentage (5-10%) of property taxes paid in the historic districts to finance loans to property owners. This fund may be reviewed on a competitive basis by the City and provide below-market rates at flexible terms. Additional research will be necessary to formally structure a loans and grants revolving fund, should this approach be considered desirable by the Mayor and Council.

* Information for this appendix is in part from the Maryland Historical Trust, "Summary of Trust Direct and Indirect Financial Assistance Programs," 1985.

§ 7.04. Severability.

If any clause, sentence, part or parts of this article, or of any section thereof shall be held unconstitutional, such unconstitutionality shall not affect the validity of the remaining parts of this article or of any section thereof. The legislature hereby declares that it would have passed the remaining parts of this article or any section thereof, if it had known such clause, sentence, part or parts of any section thereof should be declared unconstitutional. (An. Code, 1951, § 36; 1939, § 36; 1933, ch. 599, § 27; 1970, ch. 672, § 1.)

§ 7.05. Repeal of inconsistent laws.

Except as otherwise provided herein, all acts and parts of acts, laws and parts of law [laws], ordinances and parts of ordinances, inconsistent herewith or contrary hereto, are hereby repealed to the extent of such inconsistency, provided, however, that §§ 2.01-2.11 and all laws and ordinances passed pursuant thereto shall not be affected hereby, and that this article shall be deemed to be in addition to said §§ 2.01-2.11 and not in substitution therefor. (An. Code, 1951, § 37; 1939, § 37; 1933, ch. 599, § 28; 1970, ch. 672, § 1; 1971, ch. 793; 1972, ch. 131.)

HISTORIC AREA ZONING

§ 8.01. Declaration of public purpose; power to regulate historic, etc., structures; purpose of ordinance or resolution; "structure" and "appurtenances and environmental settings" construed.

(a) (1) The preservation of structures of historic and architectural value together with the appurtenances and environmental settings is a public purpose in this State.

(2) The board of county commissioners of every county in the State and the mayor and city council, by whatever name known, of every municipal corporation, except the Mayor and City Council of Baltimore City may, by ordinance or resolution regulate the construction, alteration, reconstruction, moving and demolition of such structures, their appurtenances and environmental settings within their respective limits. Hereafter in this subtitle such counties and municipal corporations are referred to as "county" or "counties" or "municipal corporation" as the case may be.

(3) In this subtitle, "structure" means a combination of material to form a construction that is stable; including among other things, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, piers, paving, bulkheads, wharves, sheds, coal bins, shelters, fences and display signs. The term also includes natural land formations and appurtenances and environmental settings. The term shall be construed as if followed by the words "or part thereof." "Appurtenances" and "environmental settings" include walkways and driveways (whether paved or

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not), trees, landscaping, and rocks. In this subtitle, "demolition" includes, in municipal corporations only, any wilful neglect in maintenance and repair of a structure, not including any appurtenances and environmental settings, held or used in a trade or business or for the production of income, that does not result from financial inability to maintain and repair the structure and that threatens to result in any substantial deterioration of the exterior features of the structure.

(b) The purpose of an ordinance or resolution in any county or municipal corporation shall be (1) to safeguard the heritage of the county or municipal corporation by preserving the district therein which reflects elements of its cultural, social, economic, political, or architectural history; (2) to stabilize and improve property values in such a district; (3) to foster civic beauty; (4) to strengthen the local economy; and (5) to promote the use and preservation of historic districts for the education, welfare, and pleasure of the residents of the county or municipal corporation. (1963, ch. 874; 1965, ch. 294; 1966, chs. 463, 546; 1969, ch. 471; 1970, ch. 672, § 1; 1971, chs. 225, 440, 793; 1972, ch. 131; 1975, ch. 70, § 3; 1977, ch. 423.)

Subtitle affords due process to property owners. — The protections for the property owner contained in this subtitle and the Historic District Ordinance quite sufficiently afford a property owner due process of law. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

It does not unconstitutionally confiscate property. — Provisions of this subtitle and Annapolis Historic District Ordinance provide that the Commission may prevent the destruction or change in the exterior of the building only and do not deprive owner of all reasonable use of the property, and thus, they do not unconstitutionally confiscate. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

Areas rightly preserved by exercise of police power. — The police power may rightly be exercised to preserve an area which is generally regarded by the public to be pleasing to the eye or historically or architecturally significant. Mayor of Baltimore v. Mano Swartz, Inc., 268 Md. 79, 299 A.2d 828 (1973).

Subtitle inapplicable to chartered counties. — The enabling law for historic area zoning set forth in this subtitle does not apply to chartered counties. 60 Op. Att'y Gen. 569 (1975).

Specific method established by subtitle must be followed. — The enabling legislation for historic zoning set forth in this subtitle establishes a specific method for the consideration of applications for new construction or alteration of existing structures within a historic district, and a local government, exercising historic zoning pursuant to the enabling authority, cannot depart from this method by considering individual applications to delete specific sites or structures from a historic district. 62 Op. Att'y Gen. 490 (1977).

Changing boundaries of district. — A local government may change the boundaries of a historic district since the ability to change the boundaries of a historic district always exists with the local government. 62 Op. Att'y Gen. 490 (1977).

Change-mistake rule is not applicable to historic zoning. 62 Op. Att'y Gen. 490 (1977).

Aesthetic considerations can play proper role in zoning process. Mayor of Baltimore v. Mano Swartz, Inc., 268 Md. 79, 299 A.2d 828 (1973).

Permit required for change in exterior appearance of building in historic district. — If one proposes to do anything to a building within a historic district which will involve changes to the exterior appearance of the structure visible from a street or alley in the district, then one must obtain a permit. Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

Commission's jurisdiction to extend to all owners. — The General Assembly could well conclude that, in order to accomplish historic and architectural preservation, the jurisdiction of the commission should extend to all owners be they private persons or governmental agencies. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

The historically or architecturally valuable building is just as much lost by destruction by a public body as it would be by a private owner. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

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To accomplish the primary purposes of historic area zoning, it is necessary that the exterior of the building having historic or architectural value be preserved against destruction or substantial impairment by everyone, whether a private citizen or a governmental body. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

There are substantial and significant differences between traditional zoning and historic area zoning, which indicate that the General Assembly by this subtitle, as amended, intended that the political subdivisions owning land within a historic district be subject to the jurisdiction of the historic area commission. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

The fact that the procedure for traditional zoning is mandated for the establishment of the historic areas — giving of notice, filing of plats etc. — indicates that the General Assembly intended that the substance of the legislation in regard to historic area zoning was to be different from that of traditional zoning, rather than the contrary. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.02. Power to establish, etc., districts.

For the purposes of this subtitle each county and each municipal corporation may establish, change, lay out, and define districts which are deemed to be of historic or architectural value, following the procedure in such county or municipal corporation applicable to the establishment or change of areas and classifications of zoning. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 793.)

Substantial differences between historic area and traditional zoning. — The fact that the procedure for traditional zoning is mandated for the establishment of the historic areas — giving of notice, filing of plats, etc. — indicates that the General Assembly intended that the substance of the legislation in regard to historic area zoning was to be different from that of traditional zoning, rather than the contrary. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

Process by which historic boundaries are altered is analogous to process of comprehensive zoning rather than the zoning or rezoning of an individual property. 62 Op. Att'y Gen. 490 (1977).

Power to change boundaries of district not limitless. — While a local government may change the boundaries of a historic district, a local government is not free to make any changes it wishes in the boundaries of a historic district. 62 Op. Att'y Gen. 490 (1977).

Removal of property from district. — Any action by the local governing body which produces the removal of a single property or an extremely limited number of parcels from a historic district must be the consequence of a process whereby the overall configuration of the district is considered and the impact on the entire district and surrounding areas of historic district regulation is taken into account. 62 Op. Att'y Gen. 490 (1977).

§ 8.03. Historic district commission generally; report by Maryland Historical Trust.

(a) A county or a municipal corporation may create a commission to be called "the historic district commission." The commission shall have a membership of from three to seven persons all of whom are qualified by special interest, knowledge or training in such fields as history, architecture, preservation or urban design and agree to serve on this commission and all of whom are residents of the county or municipal corporation as the case may be. The members shall be appointed for terms of three years each except that in making the initial appointments some appointments shall be established for less than three years in order that as these initial terms expire all appointments shall be for three years and shall not expire at the same time. Members of any commission are eligible for reappointment. Any vacancy on a commission shall

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be filled by the appointing authority for the unexpired term of the particular position. County or municipal authorities may consult private societies or agencies to request the names of possible members on a commission. The commission shall have the right to accept and use gifts for the exercise of its functions.

(b) The Maryland Historical Trust may be designated by the commission to make an analysis of and recommendation concerning the preservation of structures of historic and architectural value within the area served by the commission. Such report may include proposed boundaries of districts and the use recommended to be permitted in the districts as well as identify and designate particular structures recommended to be preserved. (1963, ch. 874; 1968, ch. 162; 1970, ch. 672, § 1; 1971, ch. 440.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.04. Architectural easements.

The commission may purchase architectural easements in connection with structures located in or adjacent to the historic district. Such easement shall grant to the commission, the residents of the historic district, and the general public the perpetual right to have the exterior appearance of any structure upon which it is applied retained in substantially the same character as when the easement took effect. (1968, ch. 162; 1970, ch. 672, § 1.)

Difference between historic district zoning and negative trust easement is the difference between a prediction that undesired change will not occur to any given structure, and an enforceable proprietary right to prevent such change. The former device does not take the place of the latter. 57 Op. Att'y Gen. 361 (1972).

If historic zoning were fully equivalent to easements, authority granted by this section would be entirely superfluous. 57 Op. Att'y Gen. 361 (1972).

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.05. Application for permission to build, alter, etc.

Before the construction, alteration, reconstruction, moving, or demolition of any structure is made within the county or municipal corporation, if any changes are involved which would affect the exterior appearance of a structure visible or intended to be visible from an adjacent public way in the district, the person, individual, firm, or corporation proposing to make the construction or change shall file with the commission an application for permission to build, alter, reconstruct, move, demolish, or make the addition. Every such application shall be referred to and considered by the historic district commission and accepted or rejected by the commission. No permit for any such change may be granted until the commission has acted thereon as hereinafter provided. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 440.)

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Applied in Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981). Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

Quoted in Mayor of Annapolis v. Anne

§ 8.06. Factors for consideration in reviewing plans for construction or change.

In reviewing the plans for any such construction or change the commission shall give consideration to (1) the historic or architectural value and significance of the structure and its relationship to the historic value of the surrounding area; (2) the relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area; (3) the general compatibility of exterior design, arrangement, texture, and materials proposed to be used; (4) to any other factors including aesthetic factors which the commission deems to be pertinent. (1963, ch. 874; 1970, ch. 672, § 1.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974); Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

§ 8.07. Only exterior features to be considered.

The commission shall consider only exterior features of a structure and shall not consider any interior arrangements. Also, the commission shall not disapprove an application except with respect to the several factors specified in § 8.06 above. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 793; 1972, ch. 131.)

Aim of historic area zoning. — Historic area zoning is directed only at the preservation of the exterior of buildings having historic or architectural merit. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

Traditional zoning is directed at limited control of land within the framework of the police power; historic area zoning is directed at preservation of the exterior of certain buildings. Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

Exterior of building to be preserved against destruction. — To accomplish the primary purposes of historic area zoning, it is necessary that the exterior of the building having historic or architectural value be preserved against destruction or substantial impairment by everyone whether a private citizen or a governmental body. Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

Plans must be submitted to commission for review and approval. — The zoning of historic areas requires that whenever an application is made for a permit for the erection of any new building or for the alteration of or additions to any existing building within the historic district, the plans therefor so far as they relate to appearance, color, texture or materials, and architectural design of the exterior thereof must be submitted to a commission for review and approval, and in this manner to prevent the intrusion of any building which would be destructive of the nature of the district. Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

Building in historic district subject to commission's jurisdiction. — Notwithstanding the fact that it has no architectural or historical significance, a building located within a historic district is subject to the commission's jurisdiction. Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

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§ 8.08. Strictness and leniency in judgment of plans; limiting architectural style to one period.

The commission shall be strict in its judgment of plans for those structures deemed to be valuable according to studies performed for districts of historic or architectural value. The commission shall be lenient in its judgment of plans for structures of little historic value or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures of the surrounding area. A commission is not required to limit new construction, alteration, or repairs to the architectural style of any one period. (1963, ch. 874; 1970, ch. 672, § 1.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974); Faulkner v. Town of Chestertown, 290 Md. 214, 428 A.2d 879 (1981).

§ 8.09. Application for reconstruction, alteration, etc., of structure of unusual importance.

(a) If an application is submitted for reconstruction or alterations affecting the exterior appearance of a structure or for the moving or demolition of a structure, the preservation of which the commission deems of unusual importance to the county or municipal corporation or unusual importance to the entire State or nation, the commission shall attempt with the owner of the structure to formulate an economically feasible plan for the preservation of the structure. Unless in these circumstances the commission is satisfied that the proposed construction, alteration, or reconstruction will not materially impair the historic value of the structure, the commission shall reject the application for reconstruction or alteration, filing a copy of its rejection with the building inspector by whatever name known of the county or municipal corporation. An application for any such reconstruction or alteration, if rejected, shall not be renewed within a period of one year after the rejection.

(b) If an application is submitted for reconstruction, alteration, or for moving or demolition of a structure that the commission deems of unusual importance and no economically feasible plan can be formulated, the commission shall have ninety days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the building. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 440.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

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§ 8.10. Same—Approval under certain circumstances.

In the case of a structure deemed to be valuable for the period of architecture it represents and important to the neighborhood within which it exists, the commission may approve the proposed reconstruction or alteration despite the fact the changes come within the provisions of subsection 8.09 [§ 8.09] above if (1) the structure is a deterrent to a major improvement program which will be of substantial benefit to the county or municipal corporation; (2) retention of the structure would cause undue financial hardship to the owner; or (3) the retention of the structure would not be to the best interests of a majority of persons in the community. (1963, ch. 874; 1970, ch. 672, § 1; 1971, chs. 440, 793.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.11. Commission meetings to be public; right to appear and be heard; records of commission.

All meetings of a commission shall be open to the public. Any interested person or his representative is entitled to appear and be heard by the commission before it reaches a decision on any matter. The commission shall keep an open record of its resolutions, proceedings, and actions which shall be kept available for public inspection during reasonable business hours. (1963, ch. 874; 1970, ch. 672, § 1.)

Stated in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.12. Certificate of approval, modification or rejection of application and plans.

The commission shall file with the building inspector by whatever name known of the county or municipal corporation a certificate of its approval, modification, or rejection of all applications and plans submitted to it for review. Work shall not be commenced on any such project until such a certificate of approval has been filed, and the building inspector shall not issue a building permit for such change or construction unless and until he has received such a certificate of approval. If there is no building inspector in the county or municipal corporation, the owner, lessee, or tenant of the property and premises shall not commence the proposed work or change until and unless he or it has received such a certificate of approval from the commission. The failure of the commission to act upon an application within forty-five (45) days from the date the application was filed shall be deemed to constitute automatic approval of the proposed changes unless an extension of this forty-five day period is agreed upon mutually by the applicant and the commission or the

application has been withdrawn. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 440.)

Quoted in Mayor of Annapolis v. Anne Arundel County, 271 Md. 265, 316 A.2d 807 (1974).

§ 8.13. Ordinary maintenance not affected; completion of work under prior permit.

Nothing in this subtitle shall be taken or construed to prevent work and repairs on any structure coming under the heading of ordinary maintenance. Nothing in this subtitle affects the right to complete any work covered by a permit or authorization issued prior to January 1, 1971. (1963, ch. 874; 1970, ch. 672, § 1; 1971, ch. 793.)

§ 8.14. Appeal from decision of commission.

Any person or persons, firm, or corporation aggrieved by a decision of the historic district commission has a right of appeal therefrom similar to that provided from the decision of the zoning board or commission within the county or municipal corporation. (1963, ch. 874; 1970, ch. 672, § 1.)

This section's reference to "zoning board or commission" is a reference to the commission established under § 3.01 of this article. 67 Op. Att'y Gen. (December 20, 1982).

Cited in Urbana Civic Ass'n v. Urbana Mobile Village, Inc., 260 Md. 458, 272 A.2d 628 (1971).

§ 8.14.1. Underground placement of overhead utility lines and facilities.

(a) Every county, municipal corporation and Baltimore City may enact laws in which an historical district is located, requiring that utility companies relocate underground existing overhead lines and facilities within the defined part of the historic district or the entire historic district, and requiring the connection thereto to be placed underground if necessary by private owners then receiving service from the overhead lines and facilities. The law shall provide:

(1) The estimated cost to property owners for work to be performed on private property be determined and made available to affected property owners;

(2) Financing of these costs to private owners be provided including any charges for the amortization of the bonds issued to initially cover such private costs. The county, municipal corporation, or Baltimore City may enter into agreement with individual property owners whereupon it will advance funds to cover the property owner's costs involved in the conversion of the overhead lines and facilities and may appropriate funds, levy taxes or borrow funds to pay and advance the costs of such conversion. The county or municipal corporation and Baltimore City also may impose a benefit assessment against the

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property in the historic district for which the conversion is made in order to recapture such expended costs and make appropriate provisions for the collection thereof;

(3) Any other provisions reasonably related to the objective of placing underground overhead lines and facilities, and the administration of such projects.

(b) The Baltimore Gas and Electric Company, the Chesapeake and Potomac Telephone Company of Maryland, any other applicable utilities, and any CATV company whose overhead lines and facilities may be involved shall place underground existing overhead lines and facilities within the historic area of the City of Annapolis as that area is defined by the historic district commission of the City of Annapolis. The provisions of subsection (a) of this section are applicable in reference to the costs and financing to property owners.

(c) The Potomac Edison Company, the Chesapeake and Potomac Telephone Company of Maryland, any other applicable utilities, and any CATV company whose overhead lines and facilities may be involved shall place underground existing overhead lines and facilities within the historic area of the City of Frederick as that area is defined by the historic district commission of the City of Frederick. The provisions of subsection (a) of this section are applicable in reference to the costs and financing to property owners.

(d) Notwithstanding any other provision in this section the Public Service Commission shall prescribe the amount of the monthly surcharge required to support the net capital costs and determine which customers of the applicable utility are subject to the surcharge, or the Commission shall include the related net capital costs in the rate base, or shall adopt any other method to appropriately apportion the said costs. However, in no event shall the utility be required to pay more than 50 percent of the net capital costs. The county, municipal corporation, or Baltimore City is authorized to make appropriations for such relocation projects from any appropriate federal, State, and local funds it receives for this purpose.

(e) The provisions of § 7.03 of this article do not apply to the provisions of this section. (1974, ch. 651, § 2.)

Properties subject to section. — This section deals only with properties within historic districts, and therefore, property owners outside the historic district would not be entitled to any benefits arising under this section. 60 Op. Att'y Gen. 148 (1975).

Section is directory rather than mandatory insofar as it relates to a requirement that the City of Annapolis appropriate funds necessary to place overhead utility lines underground in the historic district. 60 Op. Att'y Gen. 148 (1975).

Subsection (a) of this section mandates that any subdivision of the State provide financing of the estimated costs to private property owners for work to be performed on private property. The terms of repayment are within the discretion of the local government. 60 Op. Att'y Gen. 148 (1975).

Subsection (d) mandatory. — The specific provisions of subsection (d) of this section applicable to utilities establish a clear and affirmative obligation and are mandatory. 60 Op. Att'y Gen. 148 (1975).

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§ 8.15. Severability.

The provisions of §§ 8.01-8.15 are severable, and if any of their provisions are held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions. (1969, ch. 471; 1970, ch. 672, § 1; 1971, ch. 793.)

TRANSITIONAL PROVISIONS

§ 9.01. Continuation of commissions, boards, plans, ordinances, etc.

(a) Any planning and zoning commission, board of appeals, or historic district commission which was legally in existence as of December 31, 1970, shall be deemed to be legally constituted until the local legislative body in accordance with the provisions of this article as enacted by Chapter 672, Acts of 1970, or as subsequently amended, recreates the board or commission, or until December 31, 1975, whichever first occurs.

(b) Notwithstanding any provisions of this article as enacted by Chapter 672, Acts of 1970, effective January 1, 1971, or as subsequently amended, all comprehensive plans, zoning ordinances and district maps, subdivision regulations and historic zoning ordinances in effect as of December 31, 1970, shall continue in full force and effect as interim comprehensive plans, zoning ordinances, district maps, subdivision regulations, historic zoning ordinances, until they are lawfully replaced, modified, altered, or amended in accordance with this article as enacted by Chapter 672, Acts of 1970, or as subsequently amended, or until December 31, 1975, whichever first occurs.

(c) In Somerset County, (1) notwithstanding the provisions of subsections (a) and (b) of this section, any planning and zoning commission, board of appeals, or historic district commission which was legally in existence on December 30, 1974, is legally constituted until the local legislative body recreates the board or commission, or until October 31, 1975, whichever first occurs; and (2) all comprehensive plans, zoning ordinances and district maps, subdivision regulations and historic zoning ordinances in effect on December 30, 1974, continue in full force and effect as interim comprehensive plans, zoning ordinances and district maps, subdivision regulations, and historic zoning ordinances until they are lawfully replaced, modified, altered, or amended, or until October 31, 1975, whichever first occurs. (1971, ch. 64; 1973, ch. 341; 1975, ch. 8, § 1; ch. 363, § 1.)

MORATORIUM IN ST. MARY'S COUNTY

§ 9.02. Legislative findings.

The General Assembly finds that:

(a) St. Mary's County is presently experiencing great development pressures, including proposals for the location of major industrial facilities.

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:

STATEWIDE HISTORIC CONTEXTS

I. Geographic Organization:

1)	Eastern Shore	(all Eastern Shore counties, and Cecil County)
2)	Western Shore	(Anne Arundel, Calvert, Charles, St. Mary's, and Prince George's Counties)
3)	Piedmont	(Harford, Baltimore, Carroll, Frederick, Howard, and Montgomery Counties, and Baltimore City)
4)	Western Maryland	(Washington, Allegany, and Garrett Counties)

II. Chronological/Developmental Periods:

1)	Paleo-Indian	10000-7500 B.C.
2)	Early Archaic	7500-6000 B.C.
3)	Middle Archaic	6000-4000 B.C.
4)	Late Archaic	4000-2000 B.C.
5)	Early Woodland/Archaic	2000- 500 B.C.
6)	Middle Woodland	500- 900 A.D.
7)	Late Woodland	900-1600 A.D.
8)	Contact and Settlement Period	1570-1750 A.D.
9)	Rural Agrarian Intensification	1680-1815 A.D.
10)	Agricultural-Industrial Transition	1815-1870 A.D.
11)	Industrial/Urban Dominance	1870-1930 A.D.
12)	Modern Period	1930-present

III. Prehistoric Period Themes:

1) Subsistence
2) Settlement
3) Political
4) Demographic
5) Religion
6) Technology
7) Environmental Adaptation

IV. Historic Period Themes:

1) Agriculture
2) Architecture, Landscape Architecture and Community Planning
3) Economic (Commercial and Industrial)
4) Government/Law
5) Military
6) Religion
7) Social/Education/Cultural
8) Transportation

HISTORIC CONTEXT ORGANIZATION

Historic Contexts in the Maryland State Comprehensive Historic Preservation Plan are organized first by geographic region, then by time/developmental period, and then by theme (field of activity or area of significance) and the types of cultural resources associated with each theme. This organizational system provides a necessary framework for the description and analysis of all known or expected cultural resource types, and the basis for evaluating the significance of those resources.

The four **geographic regions** of the state are generally recognized physiographic provinces which also have distinctive cultural histories. The four regions are as follows:

I. **EASTERN SHORE** (Eastern Shore, including Cecil County)

II. **WESTERN SHORE** (Anne Arundel, Calvert, Charles, St. Mary's, and Prince George's Counties)

III. **PIEDMONT** (Harford, Baltimore, Carroll, Frederick, Howard, Montgomery Counties and Baltimore City)

IV. **WESTERN MARYLAND** (Washington, Allegany, and Garrett Counties)

These regions are defined on the map which appears on the next page.

Each of the above geographic regions will then be divided into the following **time/developmental periods:**

A. **PALEO-INDIAN** 10000-7500 B.C.

Evidence indicates that territoral semi-nomadic bands, dependent primarily on hunting but also utilizing a variety of other resources, exploited a much colder, late glacial environment in which big game animals such as mastodon and mammoth roamed extensive grasslands.

B. **EARLY ARCHIAC** 7500-6000 B.C.

General social organization remained much the same as the band-level societies of the Paleo-Indian period. However, a warming climate with an attendant replacement of grassland areas and associated big game animals with boreal forests and smaller animals such as deer, resulted in gradual cultural change.

C. **MIDDLE ARCHAIC** 6000-4000 B.C.

More modern environmental conditions led to a probable rise in population due to more available food resources. Increasing emphasis was placed on exploiting a diversity of varied resources.

D. **LATE ARCHAIC** 4000-2000 B.C.

Increased sedentism arises by the end of this period. Although the social system is still at a band level, seasonal population aggregation is occurring at larger camps where seasonally available food resources such as nuts and fish are harvested.

E. **EARLY WOODLAND/ARCHAIC** **2000-500 B.C.**

Increasingly sedentary lifestyle. Wide-ranging trade networks established. Ceramics appear. Increasingly complex social systems.

F. **MIDDLE WOODLAND** **500 B.C. - 900 A.D.**

Continued increase in social system complexity with bands organized into hamlets. Probably first beginnings of horticulture but still main emphasis on hunting and gathering. Continued trade networks.

G. **LATE WOODLAND** **900-1600 A.D.**

Tribal level societies emerge, dependent on agriculture for main source of food. Hostility increased between groups as evidenced by fortified villages. The groups formed during this period formed the basis for the tribes encountered by Europeans when first settled.

H. **CONTACT AND SETTLEMENT PERIOD** **1570-1750 A.D.**

This phase is first characterized by contact between the native Indian tribes and the newly arrived Europeans, and includes the interplay between the two cultures and the development of trading posts, missions, forts and Indian reservations. During the period, the native tribes were gradually replaced by European settlers who established capitals at St. Mary's City and Annapolis, and established an economy based on tobacco production in the Chesapeake region. Settlement occurred first near the Chesapeake, expanding along the bay and rivers, and gradually moving into western lands as road networks were established.

I. **RURAL AGRARIAN INTENSIFICATION** **1680-1815 A.D.**

This period saw the lessening of frontier conditions in most parts of the state, and the establishment of a stable agricultural society, with tobacco replaced by agricultural diversity. Increased trade and shipping led to the founding of port towns and trading centers. Expansion into central and western Maryland was virtually completed, and the arrival of German settlers from Pennsylvania created a distinct cultural region. Several changes in the system of government occurred, from proprietary to provincial to state government. Religious, social, cultural, and educational institutions were established in most of the state, and small local industries began to appear.

J. **AGRICULTURAL-INDUSTRIAL TRANSITION** **1815-1870 A.D.**

During the period following the War of 1812, commerce and industry became increasingly important in the state's economy, until development in these fields was interrupted by the Civil War. The impacts of the Industrial Revolution were seen, such as the growth of manufacturing technology and radical innovations in transportation systems (canals, railroads, turnpikes). These improved transportation techniques led to the development of Western Maryland and aided in the growth of the mining industry in that region. At the same time, Baltimore City became a major port and industrial and cultural center.

K. **INDUSTRIAL/URBAN DOMINANCE** **1870-1930 A.D.**

In Maryland, the period following the Civil War saw a shift from a primarily agricultural economy to one which was dominated by industry and commerce. This trend was accompanied by the increasing dominance of towns and cities over rural areas, and the growing separation of urban and rural culture. Cities such as Baltimore, Cumberland, and Hagerstown experienced great growth, partly due to the arrival of many immigrants. The state became part of national economic and transportation networks, and with World War I, entered the international scene. Planned communities and suburban developments began to surround the major cities, which were becoming metropolitan centers.

L. **MODERN PERIOD** **1930 - Present**

The effects of the Depression, and then the prosperity and growth after World War II, were seen in Maryland, as the state was increasingly influenced by national and international events, due to rapid advances in technology and mass communications. The dominance of urban and industrial culture became clearly established, although rural agricultural areas sill comprised a large portion of the state. Baltimore and Washington, D.C. especially, were centers of commerce, industry, and culture, although later in the period these cities experienced a decline, reflecting a national trend. As many residents and businesses moved from the inner cities to the suburbs, suburban areas developed as a new center of influence in the state, with the greatest growth in the Baltimore-Washington-Annapolis area.

Within each of the above time/developmental periods, information is then organized under **themes.** These themes reflect broad areas of human activity, and can be used as areas of significance for all types of cultural resources. Each theme will then be divided by function into the **resource types** associated with the theme. The themes, and examples of the types of resources to be included under each theme, follow below. The themes used for the prehistoric time periods (A-G above) vary slightly from those used for historic time periods (H-L).

PREHISTORIC PERIOD THEMES

During the 10000 years of prehistoric Indian occupation in Maryland, a variety of cultures developed, changed, and became extinct, leaving behind but a small portion of their material remains. But through the scientific study of these remains and associated environmental data, researchers can determine the significant variables of the cultural systems which existed. These variables are interpolated so that a change in one variable causes changes in other variables. By taking a culture systems approach and developing themes which correspond to the variables of all culture systems, the state plan provides a mechanism to promote research and preservation of the variety of sites which can contribute to our understanding of past cultures.

1. **Subsistence Theme:** This theme seeks explanations of the different strategies that cultures developed to procure, process, and store food. Beyond the basic studies of site function based on the analysis of a site location, the tool types from the site, and the food remains recovered, this theme also explores the reconstruction of past habitats, study of the energy required to procure and process food, functional analysis of tools to determine what resources were being procured and processed, and the evolution of subsistence strategies over time and between different

regions of the state. Site types represent the entire range of prehistoric sites.

2. **Settlement Theme:** The settlement theme seeks explanations of different prehistoric utilization of a region in response to subsistence, political, demographic, and religious aspects of the culture system. While these studies primarily explore the subsistence-induced aspects of settlement patterns, studies of house types, village plans, and regional distributions are also combined with an analysis of the social and political aspects of settlement. Site types again reflect the entire range of sites.

3. **Political Theme:** This theme explores the inter-relationships of contemporaneous cultures and group interaction within cultures. Thus, research questions focus on the nature of the different levels of social organization, kinship systems which contribute to social integration, the intensification of production, fortification, resource redistribution, or migration in response to culture conflict or contact. The type of sites for this theme include fortified village sites, cemetery sites, and hamlet sites.

4. **Demographic Theme:** The evaluation of population trends through time as well as the factors affecting the health, mortality, and distribution of populations is the subject of this theme. Research issues include the study of adaptive responses to overpopulation or underpopulation, population composition and population control. Grave sites provide the physical anthropological data to study stress, mortality, composition, and health of prehistoric cultures while site and artifact types and interrelationships change through time. Site types include cemeteries but can also include a range of sites and chronological diagnostic artifact types.

5. **Religious Theme:** The religious theme explores the world view of various cultures and the material manifestations of spiritual beliefs. Research issues include the analysis of mortuary sites for evidence of the development of a religious elite and the study of burial practices, artifact analysis to reveal regional trends and influences in religious beliefs and study of technological aspects of religious beliefs. Site types include burial mounds, cemeteries, and sites containing features or objects associated with religious activities.

6. **Technology Theme:** Although the technological aspects of a culture form the primary basis of interpretation of all themes, this theme relates primarily to the study of mechanisms developed to transform the social and cultural environment. Research issues include the identification of changing tool type styles, the identification of different functions of tools, replication, experimental and living archeology, as well as studies of storage, transportation, and housing technologies. All sites containing artifacts or features can contribute to this theme.

7. **Environmental Adaptation Theme:** The environmental adaptation theme seeks geological and other data to reconstruct environmental changes and explores prehistoric adaptive responses to those changes. Research studies include analysis of changes in sea level, forest and animal compositions and the resultant changes in carrying capacity, the energy efficiency of various procurement and feeding strategies, and the culture processes which explain the perceived responses to the changing environmental conditions. All site types are included in this theme.

HISTORIC PERIOD THEMES

1. **Agriculture:**

The agriculture theme relates to crop and livestock production and includes the following resource types: small family farmsteads, plantations, tobacco farms, grain producing farms, livestock/dairy farms, orchards and agribusiness.

2. **Architecture, Landscape Architecture, Community Planning:**

These themes encompass the history of design and construction in architecture, landscape architecture, and the planning of towns and cities. Resource types include impermanent structures, rural vernacular, urban vernacular, great architectural landmarks, national styles, parks, gardens and landscaped cemeteries, town and village plans, urban design, planned communities and company towns.

3. **Economic (Commercial and Industrial):**

Commercial activities include trade, finance, business, and commercial services. Examples of resource types are banks, other financial areas (real estate, insurance, etc.), trading posts, stores, market buildings, restaurants, hotels, taverns, gas stations, and other services.

Industrial activities relate to the extraction, production and processing of materials, such as quarrying, mining, manufacturing, lumbering, technology, electronics, pottery, textiles, food gathering and processing, brewing and distilling, fuel, building materials, tools, transportation, seafood, and many other industries. Resource types associated with industry are quarries, mills, factories, breweries, floating vessels and shipyards, mines, forges and furnaces, kilns, laboratories, power plants, dams, tanneries, and other small industrial sites.

Many forms of communication also are included under commerce and industry, such as telegraph, telephone, radio and television.

4. **Government/Law:**

This theme studies governmental systems, political activities and events, legal systems, important political/governmental events in history (treaty signings), and political leaders. Types of resources which represent this theme are city halls, town halls, courthouses, police departments, jails, post offices, fire departments, public works projects, other types of government buildings, and sites of important governmental events or places associated with governmental leaders.

5. **Military:**

This theme includes military activity, battles, strategic locations, and events important in military history. It includes the following resource types: armories, fortifications, battlefields, camps, travel routes, military bases, military prisons, and strategic military points such as crossings and lookouts.

6. **Religion:**

This area of study examines places of worship, religious training and education, and administration of religious facilities. Churches, meeting houses, synagogues, mosques, temples, convents, monasteries, missions, shrines, and sacred places are resource types associated with this theme.

7. **Social/Educational/Cultural:**

These themes encompass social, educational, and cultural activities and institutions; human services, welfare, charitable, fraternal, and community organizations; the fine arts and performing arts (painting, sculpture, dance, drama, music); literature; social and recreational gathering facilities; entertainment and leisure activity; and broad social, cultural, or intellectual movements. Resource types include libraries, museums, schools, colleges, hospitals, orphanages, fraternal and social meeting halls, community centers, theatres and concert halls, places associated with writers, artists, performers, resorts, amusement parks, zoos, sports facilities. Landscaped gardens, parks, and cemeteries are listed under the Architecture/Landscape Architecture/Community Planning theme.

8. **Transportation:**

This theme relates to transportation networks -- road, water, canal, railroad, and air -- and the various structures, vehicles, equipment, and technology associated with each mode of transport. Resource types include bridges of all types; boats and other watercraft, piers and wharves, ferries, lighthouses; roads and turnpikes, tollhouses, automobiles, streetcars, and other vehicles; canals, locks, and associated structures; railroads, stations, engine houses, trains; airports, airplanes, landing fields, space vehicles; and research facilities associated with transportation systems.

For each of the resource types listed under historic period themes, several classes of site types can then be analyzed. These site types include:

1. Archeological sites
2. Standing structures
3. Landscape
4. Town/City plans
5. Objects
6. Intangibles

For one region (Western Maryland), the following organizational structure illustrates how one theme, within one prehistoric and one historic period, would be examined:

PREHISTORIC PERIOD EXAMPLE:

REGION: IV. WESTERN MARYLAND

PERIOD: LATE WOODLAND 900-1600 A.D.

THEME: POLITICAL

RESOURCE TYPE:

a. Fortified villages

SITE TYPES:

1. Archeological sites
2. Standing structures
3. Landscapes
4. Town, village and city plans
5. Objects
6. Intangibles

b. Cemeteries
   1-6 as above

c. Hamlets
   1-6 as above

HISTORIC PERIOD EXAMPLE:

REGION: IV. WESTERN MARYLAND

PERIOD: H. RURAL AGRARIAN INTENSIFICATION 1680-1815 A.D.

THEME: 1. AGRICULTURE

RESOURCE TYPE:

a. Small family farmsteads

SITE TYPES:

1. Archeological sites
2. Standing structures
3. Landscapes
4. Town, village and city plans
5. Objects
6. Intangibles (Folklore)

b. Plantations
   1-6 as above
c. Tobacco farms
   1-6 as above
d. Grain farms
e. Livestock/dairy farms
f. Fruit production (orchards)
g. Agribusiness
h. Other

APPENDIX H

Thursday
September 29, 1983

Part IV

Department of the Interior

National Park Service

Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines

federal register

DEPARTMENT OF THE INTERIOR

National Park Service

Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines

AGENCY: National Park Service, Interior.

ACTION: Notice.

SUMMARY: This notice sets forth the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. These standards and guidelines are not regulatory and do not set or interpret agency policy. They are intended to provide technical advice about archeological and historic preservation activities and methods.

DATE: These Standards and Guidelines are effective on September 29, 1983.

FOR FURTHER INFORMATION CONTACT: Lawrence E. Aten, Chief, Interagency Resources Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240 (202-343-8500). A Directory of Technical Information listing other sources of supporting information is available from the National Park Service.

SUPPLEMENTARY INFORMATION: The Standards and Guidelines are prepared under the authority of Sections 101(f), (g), and (h), and Section 110 of the National Historic Preservation Act of 1966, as amended. State Historic Preservation Officers; Federal Preservation Officers including those of the Department of Agriculture, Department of Defense, Smithsonian Institution and General Services Administration; the Advisory Council on Historic Preservation; the National Trust for Historic Preservation; and other interested parties were consulted during the development of the Standards and Guidelines; additional consultation with these agencies will occur as the Standards and Guidelines are tested during their first year of use.

Purpose

The proposed Standards and the philosophy on which they are based result from nearly twenty years of intensive preservation activities at the Federal, State, and local levels.

The purposes of the Standards are:

To organize the information gathered about preservation activities.

To describe results to be achieved by Federal agencies, States, and others when planning for the identification, evaluation, registration and treatment of historic properties.

To integrate the diverse efforts of many entities performing historic preservation into a systematic effort to preserve our nation's cultural heritage.

Uses of the Standards

The following groups or individuals are encouraged to use these Standards:

Federal agency personnel responsible for cultural resource management pursuant to Section 110 of the National Historic Preservation Act, as amended, in areas under Federal jurisdiction. A separate series of guidelines advising Federal agencies on their specific historic preservation activities under Section 110 is in preparation.

State Historic Preservation Offices responsible under the National Historic Preservation Act, as amended, for making decisions about the preservation of historic properties in their States in accordance with appropriate regulations and the Historic Preservation Fund Grants Management Manual. The State Historic Preservation Offices serve as the focal point for preservation planning and act as a central state-wide repository of collected information.

Local governments wishing to establish a comprehensive approach to the identification, evaluation, registration and treatment of historic properties within their jurisdictions.

Other individuals and organizations needing basic technical standards and guidelines for historic preservation activities.

Organization

This material is organized in three sections: Standards; Guidelines; and recommended technical sources, cited at the end of each set of guidelines. Users of this document are expected to consult the recommended technical sources to obtain guidance in specific cases.

Review of the Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation have recently undergone extensive review and their guidelines made current after 5 years of field use. Users and other interested parties are encouraged to submit written comments on the utility of these Standards and Guidelines except for the Rehabilitation Standards mentioned above. This edition will be thoroughly reviewed by the National Park Service (including consultation with Federal and State agencies), after the end of its first full year of use and any necessary modifications will be made. Subsequent reviews are anticipated as needed. Comments should be sent to Chief, Interagency Resources Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

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Secretary of the Interior's Standards for Preservation Planning

Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.

The Standards for Planning outline a process that determines when an area should be examined for historic properties, whether an identified property is significant, and how a significant property should be treated.

Preservation planning is based on the following principles:

—Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.

—If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.

—Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early

and continuing public participation is essential to the broad acceptance of preservation planning decisions.

Preservation planning can occur at several levels or scales: in a project area; in a community; in a State as a whole; or in the scattered or contiguous landholdings of a Federal agency. Depending on the scale, the planning process will involve different segments of the public and professional communities and the resulting plans will vary in detail. For example, a State preservation plan will likely have more general recommendations than a plan for a project area or a community. The planning process described in these Standards is flexible enough to be used at all levels while providing a common structure which promotes coordination and minimizes duplication of effort. The Guidelines for Preservation Planning contain additional information about how to integrate various levels of planning.

Standard I. Preservation Planning Establishes Historic Contexts

Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships. This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

Standard II. Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties

A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort.

The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts.

Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of the activity must be defined so the work can be completed with available budgeted program resources.

Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes

Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

Secretary of the Interior's Guidelines for Preservation Planning

Introduction

These Guidelines link the Standards for Preservation Planning with more specific guidance and technical information. They describe one approach to meeting the Standards for Preservation Planning. Agencies, organizations or individuals proposing to approach planning differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:

Managing the Planning Process
Developing Historic Contexts
Developing Goals for a Historic Context
Integrating Individual Historic Contexts—Creating the Preservation Plan
Coordinating with Management Frameworks
Recommended Sources of Technical Information

Managing the Planning Process

The preservation planning process must include an explicit approach to implementation, a provision for review and revision of all elements, and a mechanism for resolving conflicts within the overall set of preservation goals and between this set of goals and other land use planning goals. It is recommended that the process and its products be described in public documents.

Implementing the Process

The planning process is a continuous cycle. To establish and maintain such a process, however, the process must be divided into manageable segments that can be performed within a defined period, such as a fiscal year or budget cycle. One means of achieving this is to define a period of time during which all the preliminary steps in the planning process will be completed. These preliminary steps would include setting a schedule for subsequent activities.

Review and Revision

Planning is a dynamic process. It is expected that the content of the historic contexts described in Standard I and the goals and priorities described in Standard II will be altered based on new information obtained as planning proceeds. The incorporation of this information is essential to improve the content of the plan and to keep it up-to-date and useful. New information must be reviewed regularly and systematically, and the plan revised accordingly.

Public Participation

The success of the preservation planning process depends on how well it solicits and integrates the views of various groups. The planning process is directed first toward resolving conflicts in goals for historic preservation, and second toward resolving conflicts between historic preservation goals and other land-use planning goals. Public participation is intergral to this approach and includes at least the following actions:

1. Involving historians, architectural historians, archeologists, historical architects, folklorists and persons from related discipline to define, review and revise the historic contexts, goals and priorities;

2. Involving interested individuals, organizations and communities in the planning area in identifying the kinds of historic properties that may exist and suitable protective measures;

3. Involving prospective users of the preservation plan in defining issues, goals and priorities;

4. Providing for coordination with other planning efforts at local, sta regional and national levels, as appropriate; and

creating mechanisms for identifying ... resolving conflicts about historic preservation issues.

The development of historic contexts, for example, should be based on the professional input of all disciplines involved in preservation and not be limited to a single discipline. For prehistoric archeology, for example, data from fields such as geology, geomorphology and geography may also be needed. The individuals and organizations to be involved will depend, in part, on those present or interested in the planning area.

Documents Resulting from the Planning Process

In most cases, the planning process produces documents that explain how the process works and that discuss the historic contexts and related goals and priorities. While the process can operate in the absence of these documents, planning documents are important because they are the most effective means of communicating the process and its recommendations to others. Planning documents also record decisions about historic properties.

As various parts of the planning process are reviewed and revised to reflect current information, related documents must also be updated. Planning documents should be created in a form that can be easily revised. It is also recommended that the format, language and organization of any documents or other materials (visual aids, etc.) containing preservation planning information meet the needs of prospective users.

Developing Historic Contexts

General Approach

Available information about historic properties must be divided into manageable units before it can be useful for planning purposes. Major decisions about identifying, evaluating, registering and treating historic properties are most reliably made in the context of other related properties. A historic context is an organizational format that groups information about related historic properties, based on a theme, geographic limits and chronological period. A single historic context describes one or more aspects of the historic development of an area, considering history, architecture, archeology, engineering and culture; and identifies the significant patterns that individual historic properties represent, for example, Coal Mining in Northeastern Pennsylvania between 1860 and 1930. A set of historic contexts is a comprehensive summary of all aspects of the history of the area.

The historic context is the cornerstone of the planning process. The goal of preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of properties. Identification activities are organized to ensure that research and survey activities include properties representing all aspects of the historic context. Evaluation uses the historic context as the framework within which to apply the criteria for evalution to specific properties or property types. Decisions about treatment of properties are made with the goal of treating the range of properties in the context. The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.

Historic contexts, as theoretical constructs, are linked to actual historic properties through the concept of property type. Property types permit the development of plans for identification, evaluation and treatment even in the absence of complete knowledge of individual properties. Like the historic context, property types are artifical constructs which may be revised as necessary.

Historic contexts can be developed at a variety of scales appropriate for local, State and regional planning. Given the probability of historic contexts overlapping in an area, it is important to coordinate the development and use of contexts at all levels. Generally, the State Historic Preservation Office possesses the most complete body of information about historic properties and, in practice, is in the best position to perform this function.

The development of historic contexts generally results in documents that describe the prehistoric processes or patterns that define the context. Each of the contexts selected should be developed to the point of identifying important property types to be useful in later preservation decision-making. The amount of detail included in these summaries will vary depending on the level (local, state, regional, or national) at which the contexts are developed and on their intended uses. For most planning purposes, a synopsis of the written description of the historic context is sufficient.

Creating a Historic Context

Generally, historic contexts should not be constructed so broadly as to include all property types under a single historic context or so narrowly as to contain only one property type per historic context. The following procedures should be followed in creating a historic context.

1. Identify the concept, time period and geographical limits for the historic context

Existing information, concepts, theories, models and descriptions should be used as the basis for defining historic contexts. Biases in primary and secondary sources should be identified and accounted for when existing information is used in defining historic contexts.

The identification and description of historic contexts should incorporate contributions from all disciplines involved in historic preservation. The chronological period and geographical area of each historic context should be defined after the conceptual basis is established. However, there may be exceptions, especially in defining prehistoric contexts where drainage systems or physiographic regions often are outlined first. The geographical boundaries for historic contexts should not be based upon contemporary political, project or other contemporary boundaries if those boundaries do not coincide with historical boundaries. For example, boundaries for prehistoric contexts will have little relationship to contemporary city, county or state boundaries.

2. Assemble the existing information about the historic context

a. Collecting information: Several kinds of information are needed to construct a preservation plan. Information about the history of the area encompassed by the historic context must be collected, including any information about historic properties that have already been identified. Existing survey or inventory entries are an important source of information about historic properties. Other sources may include literature on prehistory, history, architecture and the environment; social and environmental impact assessments; county and State land use plans; architectural and folklife studies and oral histories; ethnographic research; State historic inventories and registers; technical reports prepared for Section 106 or other assessments of historic properties; and and direct consultation with individuals and organized groups.

In addition, organizations and groups that may have important roles in defining historic contexts and values

should be identified. In most cases a range of knowlegeable professionals drawn from the preservation, planning and academic communities will be available to assist in defining contexts and in identifying sources of information. In other cases, however, development of historic contexts may occur in areas whose history or prehistory has not been extensively studied. In these situations, broad general historic contexts should be initially identified using available literature and expertise, with the expectation that the contexts will be revised and subdivided in the future as primary source research and field survey are conducted. It is also important to identify such sources of information as existing planning data, which is needed to establish goals for identification, evaluation, and treatment, and to identify factors that will affect attainment of those goals.

The same approach for obtaining information is not necessarily desirable for all historic contexts. Information should not be gathered without first considering its relative importance to the historic context, the cost and time involved, and the expertise required to obtain it. In many cases, for example, published sources may be used in writing initial definitions of historic contexts; archival research or field work may be needed for subsequent activities.

b. *Assessing information:* All information should be reviewed to identify bias in historic perspective, methodological approach, or area of coverage. For example, field surveys for archeological sites may have ignored historic archelolgical sites, or county land use plans may have emphasized only development goals.

3. Synthesize information

The information collection and analysis results in a written narrative of the historic context. This narrative provides a detailed synthesis of the data that have been collected and analyzed. The narrative covers the history of the area from the chosen perspective and identifies important patterns, events, persons or cultural values. In the process of identifying the important patterns, one should consider:

a. Trends in area settlement and development, if relevant;

b. Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship;

c. Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities; and

d. Intangible cultural values of ethnic groups and native American peoples.

4. Define property types.

A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types link the ideas incorporated in the theoretical historic context with actual historic properties that illustrate those ideas. Property types defined for each historic context should be directly related to the conceptual basis of the historic context. Property types defined for the historic context "Coal Mining in Northeastern Pennsylvania, 1860–1930" might include coal extraction and processing complexes; railroad and canal transportation systems; commercial districts; mine workers' housing; churches, social clubs and other community facilities reflecting the ethnic origins of workers; and residences and other properties associated with mine owners and other industrialists.

a. *Identify property types:* The narrative should discuss the kinds of properties expected within the geographical limits of the context and group them into those property types most useful in representing important historic trends.

Generally, property types should be defined after the historic context has been defined. Property types in common usage ("Queen Anne houses," "mill buildings," or "stratified sites") should not be adopted without first verifying their relevance to the historic contexts being used.

b. *Characterize the locational patterns of property types:* Generalizations about where particular types of properties are likely to be found can serve as a guide for identification and treatment. Generalizations about the distribution of archeological properties are frequently used. The distribution of other historic properties often can be estimated based on recognizable historical, environmental or cultural factors that determined their location. Locational patterns of property types should be based upon models that have an explicit theoretical or historical basis and can be tested in the field. The model may be the product of historical research and analysis ("Prior to widespread use of steam power, mills were located on rivers and streams able to produce water power" or "plantation houses in the Mississippi Black Belt were located on sandy clay knolls"), or it may result from sampling techniques. Often the results of statistically valid sample surveys can be used to describe the locational patterns of a representative portion of properties belonging to a particular property type. Other surveys can also provide a basis for suggesting locational patterns if a diversity of historic properties was recorded and a variety of environmental zones was inspected. It is likely that the identification of locational patterns will come from a combination of these sources. Expected or predicted locational patterns of property types should be developed with a provision made for their verification.

c. *Characterize the current condition of property types:* The expected condition of property types should be evaluated to assist in the development of identification, evaluation and treatment strategies, and to help define physical integrity thresholds for various property types. The following should be assessed for each property type:

(1) Inherent characteristics of a property type that either contribute to or detract from its physical preservation. For example, a property type commonly constructed of fragile materials is more likely to be deteriorated than a property type constructed of durable materials; structures whose historic function or design limits the potential for alternative uses (water towers) are less likely to be reused than structures whose design allows a wider variety of other uses (commercial buildings or warehouses).

(2) Aspects of the social and natural environment that may affect the preservation or visibility of the property type. For example, community values placed on certain types of properties (churches, historic cemeteries) may result in their maintenance while the need to reuse valuable materials may stimulate the disappearance of properties like abandoned houses and barns.

It may be most efficient to estimate of the condition of property types based on professional knowledge of existing properties and field test these estimates using a small sample of properties representative of each type.

5. Identify information needs

Filling gaps in information is an important element of the preservation plan designed for each historic context. Statements of the information needed should be as specific as possible, focusing on the information needed, the historic context and property types it applies to, and why the information is needed to perform identification, evaluation, or treatment activities.

Developing Goals for a Historic Conte

Developing Goals

A goal is a statement of preferred preservation activities, which is

generally stated in terms of property types.

The purpose of establishing preservation goals is to set forth a "best case" version of how properties in the historic context should be identified, evaluated, registered and treated. Preservation goals should be oriented toward the greatest possible protection of properties in the historic context and should be based on the principle that properties should be preserved in place if possible, through affirmative treatments like rehabilitation, stabilization or restoration. Generally, goals will be specific to the historic context and will often be phrased in terms of property types. Some of these goals will be related to information needs previously identified for the historic context. Collectively, the goals for a historic context should be a coherent statement of program direction covering all aspects of the context.

For each goal, a statement should be prepared identifying:

1. The goal, including the context and property types to which the goal applies and the geographical area in which they are located;

2. The activities required to achieve the goal;

3. The most appropriate methods or strategies for carrying out the activities;

4. A schedule within which the activities should be completed; and

5. The amount of effort required to accomplish the goal, as well as a way to evaluate progress toward its accomplishment.

Setting priorities for goals

Once goals have been developed they need to be ranked in importance. Ranking involves examining each goal in light of a number of factors.

1. General social, economic, political and environmental conditions and trends affecting (positively and negatively) the identification, evaluation, registration and treatment of property types in the historic context.

Some property types in the historic context may be more directly threatened by deterioration, land development patterns, contemporary use patterns, or public perceptions of their value, and such property types should be given priority consideration.

2. Major cost or technical considerations affecting the identification, evaluation and treatment of property types in the historic context. The identification or treatment of some property types may be technically possible but the cost prohibitive; or techniques may not currently perfected (for example, the identification of submerged sites or objects, or the evaluation of sites containing material for which dating techniques are still being developed).

3. Identification, evaluation, registration and treatment activities previously carried out for property types in the historic context.

If a number of properties representing one aspect of a historic context have been recorded or preserved, treatment of additional members of that property type may receive lower priority than treatment of a property type for which no examples have yet been recorded or preserved. This approach ensures that the focus of recording or preserving all elements of the historic context is retained, rather than limiting activities to preserving properties representing only some aspects of the context.

The result of considering the goals in light of these concerns will be a list of refined goals ranked in order of priority.

Integrating Individual Contexts—Creating the Preservation Plan

When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning. The ranking of goals for each historic context must be reconciled to ensure that recommendations for one context do not contradict those for another. This important step results in an overall set of priorities for several historic contexts and a list of the activities to be performed to achieve the ranked goals. When applied to a specific geographical area, this is the preservation plan for that area.

It is expected that in many instances historic contexts will overlap geographically. Overlapping contexts are likely to occur in two combinations—those that were defined at the same scale (i.e., textile development in Smithtown 1850–1910 and Civil War in Smithtown 1855–1870) and those defined at different scales (i.e., Civil War in Smithtown and Civil War in the Shenandoah Valley). The contexts may share the same property types, although the shared property types will probably have different levels of importance, or they may group the same properties into different property types, reflecting either a different scale of analysis or a different historical perspective.

As previously noted, many of the goals that the formulated for a historic context will focus on the property types defined for that context. Thus it is critical that the integration of goals include the explicit consideration of the potential for shared property type membership by individual properties. For example, when the same property types are used by two contexts, reconciling the goals will require weighing the level of importance assigned to each property type. The degree to which integration of historic contexts must involve reconciling property types may be limited by the coordinated development of historic contexts used at various levels.

Integration with Management Frameworks

Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

Recommended Sources of Technical Information

Resource Protection Planning Process. State and Plans Grants Division, 1980. Washington, D.C. Available from Survey and Planning Branch, Interagency Resources Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Outlines a step-by-step approach to implementing the resource protection planning process.

Resource Protection Planning Process Case Studies. Available from Survey and Planning Branch, Interagency Resources Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Reports prepared by State Historic Preservation Offices and other using the planning process.

Planning Theory. Andreas Faludi, 1980. Oxford: Pergamon Press. Constructs a model of planning using concepts borrowed from general systems theory.

SECRETARY OF THE INTERIOR'S STANDARDS FOR IDENTIFICATION

Identification activities are undertaken to gather information about historic properties in an area. The scope of these activities will depend on: existing knowledge about properties; goals for survey activities developed in the planning process; and current management needs.

Standard I. Identification of Historic Properties Is Undertaken to the Degree Required To Make Decisions

Archival research and survey activities should be designed to gather the information necessary to achieve defined preservation goals. The

objectives, chosen methods and techniques, and expected results of the identification activities are specified in a research design. These activities may include archival research and other techniques to develop historic contexts, sampling an area to gain a broad understanding of the kinds of properties it contains, or examining every property in an area as a basis for property specific decisions. Where possible, use of quantitative methods is important because it can produce an estimate, whose reliability may be assessed, of the kinds of historic properties that may be present in the studied area. Identification activities should use a search procedure consistent with the management needs for information and the character of the area to be investigated. Careful selection of methods, techniques and level of detail is necessary so that the gathered information will provide a sound basis for making decisions.

Standard II. Results of Identification Activities are Integrated Into the Preservation Planning Process

Results of identification activities are reviewed for their effects on previous planning data. Archival research or field survey may refine the understanding of one or more historic contexts and may alter the need for additional survey or study of particular property types. Incorporation of the results of these activities into the planning process is necessary to ensure that the planning process is always based on the best available information.

Standard III. Identification Activities Include Explicit Procedures for Record-Keeping and Information Distribution

Information gathered in identification activities is useful in other preservation planning activities only when it is systematically gathered and recorded, and made available to those responsible for preservation planning. The results of identification activities should be reported in a format that summarizes the design and methods of the survey, provides a basis for others to review the results, and states where information on identified properties is maintained. However, sensitive information, like the location of fragile resources, must be safeguarded from general public distribution.

Secretary of the Interior's Guidelines for Identification

Introduction

These Guidelines link the Standards for Identification with more specific guidance and technical information. The Guidelines outline one approach to meet the Standards for Identification. Agencies, organizations and individuals proposing to approach identification differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:

Role of Identification in the Planning Process
Performing Identification
Integrating Identification Results
Reporting Identification Results
Recommended Sources of Technical Information

Role of Identification in the Planning Process

Identification is undertaken for the purpose of locating historic properties and is composed of a number of activities which include, but are not limited to archival research, informant interviews, field survey and analysis. Combinations of these activities may be selected and appropriate levels of effort assigned to produce a flexible series of options. Generally identification activities will have multiple objectives, reflecting complex management needs. Within a comprehensive planning process, identification is normally undertaken to acquire property-specific information needed to refine a particular historic context or to develop any new historic contexts. (See the Guidelines for Preservation Planning for discussion of information gathering to establish plans and to develop historic contexts.) The results of identification activities are then integrated into the planning process so that subsequent activities are based on the most up-to-date information. Identification activities are also undertaken in the absence of a comprehensive planning process, most frequently as part of a specific land-use or development project. Even lacking a formally developed preservation planning process, the benefits of efficent, goal-directed research may be obtained by the development of localized historic contexts, suitable in scale for the project area, as part of the background research which customarily occurs before field survey efforts.

Performing Identification

Research Design

Identification activities are essentially research activities for which a statement of objectives or research design should be prepared before work is performed. Within the framework of a comprehensive planning process, the research design provides a vehicle for integrating the various activities performed during the identification process and for linking those activities directly to the goals and the historic context(s) for which those goals were defined. The research design stipulat the logical integration of historic context(s) and field and laboratory methodology. Although these tasks may be performed individually, they will not contribute to the greatest extent possible in increasing information on the historic context unless they relate to the defined goals and to each other. Additionally, the research design provides a focus for the integration of interdisciplinary information. It ensures that the linkages between specialized activities are real, logical and address the defined research questions. Identification activities should be guided by the research design and the results discussed in those terms. (See Reporting Identification Results)

The research design should include the following:

1. *Objectives* of the identification activities. For example: to characterize the range of historic properties in a region; to identify the number of properties associated with a context; to gather information to determine which properties in an area are significant.

The statement of objectives should refer to current knowledge about the historic contexts or property types, based on background research or assessments of previous research. It should clearly define the physical extent of the area to be investigated and the amount and kinds of information to be gathered about properties in the area.

2. *Methods* to be used to obtain the information. For example: archival research or field survey. Research methods should be clearly and specifically related to research problems.

Archival research or survey methods should be carefully explained so that others using the gathered information can understand how the information was obtained and what its possible limitations or biases are.

The methods should be compatible with the past and present environmental character of the geographical area under study and the kinds of properties most likely to be present in the area.

3. *The expected results* and the reasons for those expections.

Expectations about the kind, number, location, character and condition of historic properties are generally based on a combination of background research, proposed hypotheses, ar analogy to the kinds of properties known to exist in areas of similar environment or history.

Archival Research

Archival or background research is generally undertaken prior to any field survey. Where identification is undertaken as part of a comprehensive planning process, background research may have taken place as part of the development of the historic contexts (see the Guidelines for Preservation Planning). In the absence of previously developed historic contexts, archival research should address specific issues and topics. It should not duplicate previous work. Sources should include, but not be limited to, historical maps, atlases, tax records, photographs, ethnographies, folklife documentation, oral histories and other studies, as well as standard historical reference works, as appropriate for the research problem. (See the Guidelines for Historical Documentation for additional discussion.)

Field Survey

The variety of field survey techniques available, in combination with the varying levels of effort that may be assigned, give great flexibility to implementing field surveys. It is important that the selection of field survey techniques and level of effort be responsive to the management needs and preservation goals that direct the survey effort.

Survey techniques may be loosely grouped into two categories, according to their results. First are the techniques that result in the characterization of a region's historic properties. Such techniques might include "windshield" or walk-over surveys, with perhaps a limited use of sub-surface survey. For purposes of these Guidelines, this kind of survey is termed a "reconnaissance." The second category of survey techniques is those that permit the identification and description of specific historic properties in an area; this kind of survey effort is termed "intensive." the terms "reconnaissance" and "intensive" are sometimes defined to mean particular survey techniques, generally with regard to prehistoric sites. The use of the terms here is general and is not intended to redefine the terms as they are used elsewhere.

Reconnaissance survey might be most profitably employed when gathering data to refine a developed historic context—such as checking on the presence or absence of expected property types, to define specific property types or to estimate the distribution of historic properties in an area. The results of regional characterization activities provide a general understanding of the historic properties in a particular area and permit management decisions that consider the sensitivity of the area in terms of historic preservation concerns and the resulting implications for future land use planning. The data should allow the formulation of estimates of the necessity, type and cost of further identification work and the setting of priorities for the individual tasks involved. In most cases, areas surveyed in this way will require resurvey if more complete information is needed about specific properties.

A reconnaissance survey should document:

1. The kinds of properties looked for;
2. The boundaries of the area surveyed;
3. The method of survey, including the extent of survey coverage;
4. The kinds of historic properties present in the surveyed area;
5. Specific properties that were identified, and the categories of information collected; and
6. Places examined that did not contain historic properties.

Intensive survey is most useful when it is necessary to know precisely what historic properties exist in a given area or when information sufficient for later evaluation and treatment decisions is needed on individual historic properties. Intensive survey describes the distribution of properties in an area; determines the number, location, and condition of properties; determines the types of properties actually present within the area; permits classification of individual properties; and records the physical extent of specific properties.

An intensive survey should document:

1. The kinds of properties looked for;
2. The boundaries of the area surveyed;
3. The method of survey, including an estimate of the extent of survey coverage;
4. A record of the precise location of all properties identified; and
5. Information on the appearance, significance, integrity and boundaries of each property sufficient to permit an evaluation of its significance.

Sampling

Reconnaissance or intensive survey methods may be employed according to a sampling procedure to examine less-than-the-total project or planning area.

Sampling can be effective when several locations are being considered for an undertaking or when it is desirable to estimate the cultural resources of an area. In many cases, especially where large land areas are involved, sampling can be done in stages. In this approach, the results of the initial large area survey are used to structure successively smaller, more detailed surveys. This "nesting" approach is an efficient technique since it enables characterization of both large and small areas with reduced effort. As with all investigative techniques, such procedures should be designed to permit an independent assessment of results.

Various types of sample surveys can be conducted, including, but not limited to: random, stratified and systematic. Selection of sample type should be guided by the problem the survey is expected to solve, the nature of the expected properties and the nature of the area to be surveyed.

Sample surveys may provide data to estimate frequencies of properties and types of properties within a specified area at various confidence levels. Selection of confidence levels should be based upon the nature of the problem the sample survey is designed to address.

Predictive modeling is an application of basic sampling techniques that projects or extrapolates the number, classes and frequencies of properties in unsurveyed areas based on those found in surveyed areas. Predictive modeling can be an effective tool during the early stages of planning an undertaking, for targeting field survey and for other management purposes. However, the accuracy of the model must be verified; predictions should be confirmed through field testing and the model redesigned and retested if necessary.

Special survey techniques

Special survey techniques may be needed in certain situations.

Remote sensing techniques may be the most effective way to gather background environmental data, plan more detailed field investigations, discover certain classes of properties, map sites, locate and confirm the presence of predicted sites, and define features within properties. Remote sensing techniques include aerial, subsurface and underwater techniques. Ordinarily the results of remote sensing should be verified through independent field inspection before making any evaluation or statement regarding frequencies or types of properties.

Integrating Identification Results

The results of identification efforts must be integrated into the planning process so that planning decisions are based on the best available information. The new information is first assessed against the objectives of the identification effort to determine whether the gathered information meets

the defined identification goals for the historic context(s); then the goals are adjusted accordingly. In addition, the historic context narrative, the definition of property types and the planning goals for evaluation and treatment are all adjusted as necessary to accommodate the new data.

Reporting Identification Results

Reporting of the results of identification activities should begin with the statement of objectives prepared before undertaking the survey. The report should respond to each of the major points documenting:

1. Objectives;
2. Area researched or surveyed;
3. Research design or statement of objectives;
4. Methods used, including the intensity of coverage. If the methods differ from those outlined in the statement of objectives, the reasons should be explained.
5. Results: how the results met the objectives; result analysis, implications and recommedations; where the compiled information is located.

A summary of the survey results should be available for examination and distribution. Identified properties should then be evaluated for possible inclusion in appropriate inventories.

Protection of information about archeological sites or other properties that may be threatened by dissemination of that information is necessary. These may include fragile archeological properties or properties such as religious sites, structures, or objects, whose cultural value would be compromised by public knowledge of the property's location.

Recommended Sources of Technical Information

The Archeological Survey: Methods and Uses. Thomas F. King. Interagency Archeological Services, U.S. Department of the Interior, 1978. Washington, D.C. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. GPO stock number 024-016-00091. Written primarily for the non-archeologist, this publication presents methods and objectives for archeological surveys.

Cultural Resources Evaluation of the Northern Gulf of Mexico Continental Shelf. National Park Service, U.S. Department of the Interior, 1977.

Guidelines for Local Surveys: A Basis for Preservation Planning. Anne Derry, H. Ward Jandl, Carol Shull and Jan Thorman. National Register Division, U.S. Department of the Interior, 1978. Washington, D.C. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. GPO stock number 024-016-0089-7. General guidance about designing and carrying out community surveys.

The Process of Field Research: Final Report on the Blue Ridge Parkway Folklife Project. American Folklife Center, 1981.

Regional Sampling in Archeology. David Hurst Thomas. University of California, Archeological Survey Annual Report, 1968-9, 11:87-100.

Remote Sensing: A Handbook for Archeologists and Cultural Resource Managers. Thomas R. Lyons and Thomas Eugene Avery. Cultural Resource Management Division, National Park Service, U.S. Department of the Interior, 1977.

Remote Sensing and Non-Destructive Archeology. Thomas R. Lyons and James L. Ebert, editors. Remote Sensing Division, Southwest Cultural Resources Center, National Park Service, U.S. Department of the Interior and University of New Mexico, 1978.

Remote Sensing Experiments in Cultural Resource Studies: Non-Destructive Methods of Archeological Exploration, Survey and Analysis. Thomas R. Lyons, assembler. reports of the Chaco Center, Number One. National Park Service, U.S. Department of the Interior and University of New Mexico, 1976.

Sampling in Archeology. James W. Mueller, editor. University of Arizona Press, 1975. Tucson, Arizona.

Scholars as Contractors. William J. Mayer-Oakes and Alice W. Portnoy, editors. Cultural Resource Management Studies. U.S. Department of the Interior, 1979.

Sedimentary Studies of Prehistoric Archeological Sites. Sherwood Gagliano, Charles Pearson, Richard Weinstein, Diana Wiseman, and Christopher McClendon. Division of State Plans and Grants, National Park Service, U.S. Department of the Interior, 1982. Washington, D.C. Available from Coastal Environments Inc., 1260 Main Street, Baton Rouge, Louisiana 70802. Establishes and evaluates a method for employing sedimentological analysis in distinguishing site areas from non-site areas when identifying submerged archeological sites on the continental shelf.

State Survey Forms. Available from Interagency Resource Management Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Characterizes cultural resource survey documentation methods in State Historic Preservation Offices.

Truss Bridge Types: A Guide to Dating and Identifying. Donald C. Jackson and T. Allan Comp. American Association for State and Local History, 1977. Nashville, Tennessee. Technical leaflet #95. Available from AASLH, 708 Berry Road, Nashville, Tennessee 37204. Information about performing surveys of historic bridges and identifying the types of properties encountered.

Secretary of the Interior's Standards for Evaluation

Evaluation is the process of determining whether identified properties meet defined criteria of significance and therefore should be included in an inventory of historic properties determined to meet the criteria. The criteria employed vary depending on the inventory's use in resource management.

Standard I. Evaluation of the Significance of Historic Properties Uses Established Criteria

The evaluation of historic properties employs criteria to determine which properties are significant. Criteria should therefore focus on historical, architectural, archeological, engineering and cultural values, rather than on treatments. A statement of the minimum information necessary to evaluate properties against the criteria should be provided to direct information gathering activities.

Because the National Register of Historic Places is a major focus of preservation activities on the Federal, State and local levels, the National Register criteria have been widely adopted not only as required for Federal purposes, but for State and local inventories as well. The National Historic Landmark criteria and other criteria used for inclusion of properties in State historic site files are other examples of criteria with different management purposes.

Standard II. Evaluation of Significance Applies the Criteria Within Historic Contexts

Properties are evaluated using a historic context that identifies the significant patterns that properties represent and defines expected property types against which individual properties may be compared. Within this comparative framework, the criteria for evaluation take on particular meaning with regard to individual properties.

Standard III. Evaluation Results in A List or Inventory of Significant Properties That Is Consulted In Assigning Registration and Treatment Priorities

The evaluation process and the subsequent development of an inventory of significant properties is an on-going activity. Evaluation of the significance of a property should be completed before registration is considered and before preservation treatments are selected. The inventory entries should contain sufficient information for subsequent activities such as registration or treatment of properties, including an evaluation statement that makes clear the significance of the property within one or more historic contexts.

Standard IV: Evaluation Results Are ade Available to the Public

Evaluation is the basis of registration and treatment decisions. Information about evaluation decisions should be organized and available for use by the general public and by those who take part in decisions about registration and treatment. Use of appropriate computer-assisted data bases should be a part of the information dissemination effort. Sensitive information, however, must be safeguarded from general public distribution.

Secretary of the Interior's Guidelines for Evaluation

Introduction

These Guidelines link the Standards for Evaluation with more specific guidance and technical information. These Guidelines describe one approach to meeting the Standards for Evaluation. Agencies, organizations, or individuals proposing to approach evaluation differently may wish to review their approach with the National Park Service.

The Guidelines are organized as follows:

e Evaluation Process
teria
pplication of Criteria within a Historic Context
Inventory
Recommended Sources of Technical Information

The Evaluation Process

These Guidelines describe principles for evaluating the significance of one or more historic properties with regard to a given set of criteria.

Groups of related properties should be evaluated at the same time whenever possible; for example, following completion of a theme study or community survey.

Evaluation should not be undertaken using documentation that may be out of date. Prior to proceeding with evaluation the current condition of the property should be determined and previous analyses evaluated in light of any new information.

Evaluation must be performed by persons qualified by education, training and experience in the application of the criteria. Where feasible, evaluation should be performed in consultation with other individuals experienced in plying the relevant criteria in the graphical area under consideration; example, the State Historic Preservation Officer or local landmarks commission.

Evaluation is completed with a written determination that a property is or is not significant based on provided information. This statement should be part of the record.

Criteria: The purposes of evaluation criteria should be made clear. For example, the criteria may be used "to evaluate properties for inclusion in the county landmarks list" or "to implement the National Register of Historic Places program."

For Federal cultural resource management purposes, criteria used to develop an inventory should be coordinated with the National Register criteria for evaluation as implemented in the approved State comprehensive historic preservation plan.

Content of Criteria: Criteria should be appropriate in scale to the purpose of the evaluation. For example, criteria designed to describe national significance should not be used as the basis for creating a county or State inventory. Criteria should be categorical and not attempt to describe in detail every property likely to qualify. Criteria should outline the disciplines or broad areas of concern (history, archeology, architectural history, engineering and culture, for example) included within the scope of the inventory; explain what kinds of properties, if any, are excluded and the reasons for exclusion; and define how levels of significance are measured, if such levels are incorporated into the criteria. If the criteria are to be used in situations where the National Register criteria are also widely used, it is valuable to include a statement explaining the relationship of the criteria used to the National Register criteria, including how the scope of the inventory differs from that defined by the National Register criteria and how the inventory could be use to identify properties that meet the National Register criteria.

Information Needed to Evaluate Properties: The criteria should be accompanied by a statement defining the minimum information necessary to evaluate properties to insure that this information is collected during identification activities intended to locate specific historic properties. Generally, at least the following will be needed:

1. Adequately developed historic contexts, including identified property types. (See the Guidelines for Preservation Planning for discussion of development of historic contexts.)

2. Sufficient information about the appearance, condition and associative values of the property to be evaluated to:

a. Classify it as to property type;

b. Compare its features or characteristics with those expected for its property type; and

c. Define the physical extent of the property and accurately locate the property.

To facilitate distinguishing between facts and analysis, the information should be divided into categories, including identification and description of pertinent historical contexts; description of the property and its significance in the historical context; and analysis of the integrity of the property relative to that needed to represent the context.

Usually documentation need not include such items as a complete title history or biography of every owner of a property, except where that information is important in evaluating its significance. Information on proposed or potential treatments or threats, such as destruction of a property through uncontrollable natural processes, is also not needed for evaluation, unless those effects are likely to occur prior to or during the evaluation, thereby altering the significant characteristic of the property. If archeological testing or structural analysis is needed for evaluation, it should not proceeded beyond the point of providing the information necessary for evaluation and should not unnecessarily affect significant features or values of the property.

When more information is needed: Evaluation cannot be conducted unless all necessary information is available. (See Information Needed to Evaluate Properties.) Any missing information or analysis should be identified (e.g. development of context or information on the property) as well as the specific activities required to obtain the information (archival research, field survey and testing, or laboratory testing). When adequate information is not available, it is important to record that fact so that evaluation will not be undertaken until the information can be obtained. In some cases needed information is not obtainable, for example, where historical records have been destroyed or analytical techniques have not been developed to date materials in archeological sites. If an evaluation must be completed in these cases, it is important to acknowledge what information was not obtainable and how that missing information may affect the reliability of the evaluation.

Application of the Criteria within a Historic Context

The first step in evaluation is considering how the criteria apply to the

particular historic context. This is done by reviewing the previously developed narrative for the historic context and determining how the criteria would apply to properties in that context, based on the important patterns, events, persons and cultural values identified. (See the discussion of the historic context narrative in the Guidelines for Preservation Planning.) This step includes identification of which criteria each property type might meet and how integrity is to be evaluated for each property type under each criterion. Specific guidelines for evaluating the eligibility of individual properties should be established. These guidelines should outline and justify the specific physical characteristics or data requirements that an individual property must possess to retain integrity for the particular property type; and define the process by which revisions or additions can be made to the evaluation framework.

Consideration of property type and integrity. After considering how the criteria apply to the particular historic context, the evaluation process for a property generally includes the following steps:

1. A property is classified as to the appropriate historic context(s) and property type(s). If no existing property type is appropriate, a new property type is defined, its values identified, and the specific characteristics or data requirements are outlined and justified as an addition to the historic context. If necessary, a new historic context is defined for which values and property types and their integrity requirements are identified and justified.

2. A comparison is made between the existing information about the property and the integrity characteristics or data required for the property type.

a. If the comparison shows that the property possesses these characteristics, then it is evaluated as significant for that historic context. The evaluation includes a determination that the property retains integrity for its type.

b. If the comparison shows that the property does not meet the minimum requirements, one of several conclusions is reached:

(1) The property is determined not significant because it does not retain the integrity defined for the property type.

(2) The property has characteristics that may make it significant but these differ from those expected for that property type in that context. In this case, the historic context or property types should be reexamined and revised if necessary, based on subsequent research and survey.

The evaluation should state how the particular property meets the integrity requirements for its type. When a property is disqualified for loss of integrity, the evaluation statement should focus on the kinds of integrity expected for the property type, those that are absent for the disqualified property, and the impact of that absence on the property's ability to exemplify architectural, historical or research values within a particular historic context.

The integrity of the property in its current condition, rather than its likely condition after a proposed treatment, should be evaluated. Factors such as structural problems, deterioration, or abandonment should be considered in the evaluation only if they have affected the integrity of the significant features or characteristics of the property.

Inventory

An inventory is a repository of information on specific properties evaluated as significant.

Content: The inventory should include:

1. Summaries of the important historic contexts. These may be in the form of an approved plan or analyses of historic contexts important in the history of the geographical area covered by the inventory.

2. Descriptions of significant property types of these contexts, whether or not any specific properties have been identified.

3. Results of reconnaissance surveys or other identification activities, even if the level of information on specific properties identified as part of those activities is not sufficient to evaluate individual properties.

4. Information on individual properties that was used in evaluation.

Historic contexts are identified by name, with reference to documents describing those contexts, or with a narrative statement about the context(s) where such documents do not exist.

A description of the property. Part of this description may be a photographic record.

A statement that justifies the significance of the property in relation to its context(s). This statement should include an analysis of the integrity of the property.

Boundaries of the property.

A record of when a property was evaluated and included in the inventory, and by whom.

Records on demolished or altered properties and properties evaluated as not significant should be retained, along with full description of areas surveyed, for the planning information these records provide about impacts to properties and about the location and character of non-significant properties to prevent redundant identification work at a later time.

Maintenance: Inventory entries should be maintained so that they accurately represent what is known about historic properties in the area covered by the inventory. This will include new information gained from research and survey about the historic contexts, property types, and previously evaluated properties, as well as information about newly evaluated properties. For individual properties, addition of kinds of significance, change in the boundaries, or loss of significance through demolition or alteration should be recorded.

Uses and Availability: An inventory should be managed so that the information is accessible. Its usefulness depends on the organization of information and on its ability to incorporate new information. An inventory should be structured so that entries can be retrieved by locality or by historic context.

The availability of the inventory information should be announced or a summary should be distributed. This may be in the form of a list of properties evaluated as significant or a summary of the historic contexts and the kinds of properties in the inventory. Inventori should be avilable to managers, planners, and the general public at local, State, regional, and Federal agency levels.

It is necessary to protect information about archeological sites or other properties whose integrity may be damaged by widespread knowledge of their location. It may also be necessary to protect information on the location of properties such as religious sites, structures, or objects whose cultural value would be compromised by public knowledge of the property's location.

Recommended Sources of Technical Information

How to Apply the National Register Criteria. Available through the National Register Branch, Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Provides detailed technical information about interpretation of the significance and integrity criteria used by the National Register of Historic Places program.

How To Series. Available through the National Register Branch, Interagency Resources Division, National Park Service, U.S. Department of the In Washington, D.C. 20240. Discusses application of the National Register criteria for evaluation. Titles include:

How To Establish Boundaries for National Register Properties.
How To Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years.
How To Improve Quality of Photos for National Register Nominations.
How To Apply for Certification of Significance Under Section 2124 of the Tax Reform Act of 1976.
How To Apply for Certification of State and Local Statutes and Historic Districts.
How To Quality Historic Properties Under the New Federal Law Affective Easements.

Importance of Small, Surface, and Disturged Sites as Sources of Significant Archeological Data. Valerie Talmage and Olga Chesler. Interagency Archeological Service 1977. Washington, D.C. Available from the National Technical Information Service. NTIS Publication Number PB 270939/AS. Discusses the role of small, surface, and disturbed sites as sources of significant information about a variety of prehistoric activities. These types of sites are frequently ignored in the development of regional archeological research designs.

Secretary of the Interior's Standards For Registration

Registration is the formal recognition of properties evaluated as significant. Preservation benefits provided by various registration programs range from honorific recognition to prohibition of demolition or alteration of included properties. Some registration programs provide recognition and other broad benefits while other programs authorize more specific forms of protection.

Standard I. Registration Is Conducted According To Stated Procedures

Registration of historic properties in the National Register of Historic Places must be done in accordance with the National Register regulations published in the Code of Federal Regulations, 36 CFR 60. Registration for other lists or purposes follow an established process that is understood by the public, particularly by those interests that may be affected by registration.

Standard II. Registration Information Locates, Describes and Justifies the Significance and Physical Integrity of a Historic Property

Registers are used for planning, research and treatment. They must contain adequate information for users to locate a property and understand its significance. Additional information may be appropriate depending on the intended use of the register.

Standard III. Registration Information is Accessible to the Public

Information should be readily available to the public and to government agencies responsible for the preservation of historic properties and for other planning needs.

Secretary of the Interior's Guidelines for Registration

Introduction

These Guidelines link the Standards for Registration with more specific guidance and technical information. They describe one approach to meeting the Standards for Registration. Agencies, organizations, or individuals proposing to approach registration differently may wish to review their approach with the National Park Service.

The Guidelines are organized as follows:

Purpose of Registration Programs
Registration Procedures
Documentation on Registered Properties
Public Availability
Recommended Sources of Technical Information

Purpose of Registration Programs

Registration of historic properties is the formal recognition of properties that have been evaluated as significant according to written criteria. Registration results in an official inventory or list that serves an administrative function. A variety of benefits or forms of protection accure to a registered property, ranging from honorific recognition to prohibition of demolition or alteration.

Some registration programs provide recognition and other broad benefits or entitlements, while other registrations of properties may, in addition, authorize more specific forms of protection. The application of the registration process should be a logical outgrowth of the same planning goals and priorities that guided the identification and evaluation activities. All registration programs should establish priorities for recognition of their authorized range of properties; provide for confidentiality of sensitive information; and establish a means of appealing the registration or non-registration of a property.

Registration Procedures

Explicit procedures are essential because they are the means by which the public can understand and participate in the registration process. Procedures for registration programs should be developed by professionals in the field of historic preservation, in consultation with those who will use or be affected by the program. Prior to taking effect, procedures should be published or circulated for comment at the governmental level at which they will be used. (Procedures for registration of properties in the National Register of Historic Places and the National Historic Landmarks list, for example, are published in the Federal Register.)

Any registration program should include:

1. A professional staff to prepare or assess the documentation;
2. A professional review, independent of the nominating source, to provide an impartial evaluation of the documented significance;
3. Adequate notice to property owners, elected officials and the public about proposed registrations and the effects of listing, if any; and
4. A means of public participation.

Professional Review: The registration process should include an independent evaluation of the significance of the property and of the quality and thoroughness of the documentation supporting that significance. Such evaluation ensures that significance is adequately justified and that registration documentation meets the technical requirements of the registration process.

State and local preservation programs, concerned with both public and private properties, generally use a review board, panel or commission. This level of professional review has proven to be effective in assessing the significance of properties considered for registration.

Review boards and other forms of independent review should include professionals in the fields or diciplines included in the criteria; representatives of other fields or disciplines may be desirable to reflect other values or aspects of the register. Key personnel must be qualified by education, training or experience to accomplish their designated duties. (See the Professional Qualifications Standards.)

The scope of the independent review should be clearly stated in the registration procedures and should not include issues outside the scope of the applicable criteria for evaluation and other areas specified in the procedures. Generally, independent reviewers should not be involved in any primary research or analysis related to properties under consideration; this information should be gathered and organized prior to review meetings. Documentation presented to the reviewers should be made available to

the public prior to review meetings or public hearings. Registration of properties should not take place until review of documentation has been completed.

Public Notice: Adequate notice allows property owners, officials and other interested parties to comment on proposed registrations prior to action by the independent reviewers. The degree of protection and control provided by a registration program may be a factor in determining what constitutes adequate notice. For example, adequate notice of proposed inclusion in honorific registers may be less complex than that for registration that results in local controls on alteration or demolition of registered properties.

Notice to elected officials and the public is necessary to distribute information about potential registrations of concern to planning and development interests.

Adequate notice to property owners may be accomplished through means ranging from individual notification by mail to publication of a public notice, depending on the nature of the registration program and the number and character of the properties involved.

Public notices and owner notification about proposed registrations should include the dates and times of public meetings and review meetings, the kinds of comments that are appropriate, and how comments will be considered in the evaluation process. The notice should also state where information can be obtained about the registration program, the criteria used to evaluate properties for inclusion, and the significance of specific properties under consideration.

The procedures should include a means of public participation in the form of submission of written comments or a review meeting open to the public or a public hearing.

The procedures should state time periods within which reviews, notices, comments, public hearings, review meetings and appeals will occur. The time periods should be short enough to allow for efficient recognition of historic properties but also allow adequate time for public comment and participation by those affected. Time periods may vary depending on whether activities are carried out at the local, State, or national level. These time schedules should be widely circulated so that the process is widely understood.

Appeal Process: A means of appeal should be included in the registration process to allow for reconsideration of a property's inclusion. Reasons for appeal may range from existence of additional information about the property supporting or refuting its significance to administrative or procedural error. An appeal process should specify to whom an appeal may be made and how the information that is provided will be evaluated. The appeal procedures should also state the time limit, if any, on appealing a decision and on consideration of information and issuance of a decision by the appeal authority.

Documentation on Registered Properties

Documentation requirements should be carefully weighed to provide the information *actually* needed to reach a registration decision and should be made public. It should be made certain that identification and evaluation activities obtain and record the information necessary for registration. Documentation should be prepared in a standardized format and on materials that are archivally stable and easy to store and retrieve.

Location: The precise location of a historic property must be clearly identified.

Street address, town or vicinity, and county should be provided. Properties should also be located on maps; these may be USGS maps, county planning maps, or city base maps or real estate maps. A uniform system of noting location, such as UTM grid points or longitude and latitude, should supplement mapping. It is recommended that each registration process standardize the preferred choice of maps appropriate to the scope of the process.

Description: An accurate description of a property includes a description of both the current and historical physical appearance and condition of the property and notes the relevant property type(s) for the applicable historic context(s). Discussion should include alterations, deterioration, relocation and other changes to the property since its period of significance.

Significance: A statement of significance should explain why a property meets the criteria for inclusion in the register to which it has been nominated.

This statement should contain at least 3 elements:

1. Reference to the relevant historic context(s);

2. Identification of relevant property types within the context and their characteristics; and

3. Justification that the property under consideration has the characteristics required to qualify it.

Relevant historic contexts can be identified through reference to the preservation plan or other documents where the contexts have been previously described or can be provided by a narrative discussion of the context. (The development of contexts and their use in evaluating properties are discussed in the Guidelines for Preservation Planning and the Guidelines for Evaluation.) A significant property type and its characteristics are identified either through reference to the historic context(s) or by a narrative in the documentation that describes historic contexts. Justification of a specific property is made by systematic comparison of its characteristics to those required for the property type.

Boundaries: The delineation and justification of boundaries for a registered property are important for future treatment activities. It is especially critical when legal restraints or restrictions may result from the registration of properties. Thus, boundaries should correspond as closely as possible to the actual extent and configuration of the property and should be carefully selected to encompass, but not exceed, the extent of the significant resource(s). The selection of boundaries should reflect the significant aspects of the property.

Arbitrary boundaries should not be chosen for ease of description since this can result in the inclusion of unrelated land or in exclusion of a portion of the historic property. Present property should not be chosen as property boundaries without careful analysis of whether they are appropriate to the historic property. A single uniform boundary description and acreage should not be applied to a group or class of properties (antebellum plantations, for example) without examination of the actual extent of each property. The selected boundaries should be justified as appropriate to the historic property.

Boundaries should be clearly and precisely described, using a verbal boundary description, legal description, accurate sketch map, or lines drawn on base maps, or a combination of these where needed to specify the limits of the property being registered. When used, maps should show the location of buildings, structures, sites or objects within the boundary.

Updating Information on Registered Properties: A change in the condition of the significant features of a property may require a change in the official registration record. Alteration of a significant architectural feature, for example, could mean that a property is no longer significant for its architectural design.

Additional significance of registered properties may be identified through development of new historic contexts

search may reveal that a property is nificant in other historic contexts or is significant at a higher level. For example, a property previously recognized as of local significance could be found to be of national significance.

A change in location or condition of a registered property may mean that the property is no longer significant for the reasons for which it was registered and the property should be deleted from the registered list.

Public Availability

Lists of registered properties should be readily available for public use, and information on registered properties should be distributed on a regular basis. Lists of properties registered nationally are distributed through publication in the Federal Register and to Congressional Offices and State Historic Preservation Offices. Comprehensive information should be stored and maintained for public use at designated national, State and local authorities open to the public on a regular basis.

Information should be retrievable by the property name, and location, historic context or property type. The specific location of properties that may be hreatened by dissemination of that nformation must be withheld. These may include fragile archeological properties or properties such as religious sites, structures, or objects whose cultural value would be compromised by public knowledge of the property location.

Recommended Sources of Technical Information

How to Complete National Register Forms. National Register Division, National Park Service, U.S. Deparment of the Interior, 1977. Washington, D.C. Available through the Superintendent of Documents, US Government Printing Office, Washington, D.C. 20402. GPO Stock Number 024–005–00666–4. This publication is the standard reference on the documentation requirements of the National Register of Historic Places program.

How To Series. Available through the National Register Branch, Interagency Resources Division, National Park Service, Department of the Interior 20240. These information sheets contain supplementary information about interpreting the National Register criteria for evaluation and documentation requirements of the National Register registration program. Title include:

How To Establish Boundaries for National Register Properties.

How To Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years.

How To Improve the Quality of Photographs for National Register Nominations.

How To Apply for Certification of Significance Under Section 2124 of the Tax Reform Act of 1976.

How To Apply for Certification of State and Local Statutes and Historic Districts.

How To Qualify Historic Properties Under the New Federal Law Affecting Easements.

Note on Documentation and Treatment of Historic Properties

Documentation and treatment of historic properties includes a variety of techniques to preserve or protect properties, or to document their historic values and information. While documentation activities may be applied to any potentially historic property, generally only those properties that first have been evaluated as significant against specified criteria (such as those of the National Register) are treated. Some commonly applied treatments are preservation in place, rehabilitation, restoration and stabilization; there are other types of treatments also. Documentation and treatment may be applied to the same property; for example, archeological, historical, and architectural documentation may be prepared before a structure is stabilized or before foundations or chimneys or other lost features are reconstructed.

Alternatives for treatment will usually be available, and care should be applied in choosing among them. Preservation in place is generally preferable to moving a property. Over time, the preferred treatment for a property may change; for example, an archeological site intended for preservation in place may begin to erode so that a combination of archeological documentation and stabilization may be required. If a decision is made that a particular property will not be preserved in place, the need for documentation must then be considered.

The three sets of documentation standards (i.e., the Standards for Historical Documentation, Standards for Architectural and Engineering Documentation, and Standards for Archeological Documentation) as well as the Standards for Historic Preservation Projects (Acquisition, Preservation, Stabilization, Protection, Rehabilitation, Restoration, and Reconstruction) describe the techniques of several disciplines to treat historic properties, and to document or preserve information about their historical values. The integration of planning for documentation and treatment with their execution is accomplished in a statement of objectives, or research design. Because both the goals and appropriate methodologies are likely to be interdisciplinary in nature, the relationship among these various activities should be specified in the research design to ensure that the resulting documentation produces a comprehensive record of historic properties in an efficient manner.

Secretary of the Interior's Standards for Historical Documentation

Historical documentation provides important information related to the significance of a property for use by historians, researchers, preservationists, architects, and historical archeologists. Research is used early in planning to gather information needed to identify and evaluate properties. (These activities are discussed in the Standards and Guidelines for Preservation Planning and the Standards and Guidelines for Identification.) Historical documentation is also a treatment that can be applied in several ways to properties previously evaluated as significant: it may be used in conjunction with other treatment activities (as the basis for rehabilitation plans or interpretive programs, for example) or as a final treatment to preserve information in cases of threatened property destruction. These Standards concern the use of research and documentation as a treatment.

Standard I. Historical Documentation Follows a Research Design That Responds to Needs Identified in the Planning Process

Historical documentation is undertaken to make a detailed record of the significance of a property for research and interpretive purposes and for conservation of information in cases of threatened property destruction. Documentation must have defined objectives so that proposed work may be assessed to determine whether the resulting documentation will meet needs identified in the planning process. The research design or statement of objectives is a formal statement of how the needs identified in the plan are to be addressed in a specific documentation project. This is the framework that guides the selection of methods and evaluation of results, and specifies the relationship of the historical documentation efforts to other proposed treatment activities.

Standards II. Historical Documentation Employs an Appropriate Methodology to Obtain the Information Required by The Research Design

Methods and techniques of historical research should be chosen to obtain needed information in the most efficient way. Techniques should be carefully selected and the sources should be

recorded so that other researchers can verify or locate information discovered during the research.

Standard III. The Results of Historical Documentation Are Assessed Against the Research Design and Integrated Into the Planning Process

Documentation is one product of research; information gatherd about the usefulness of the research design itself is another. The research results are assessed against the research design to determine how well they meet the objectives of the research. The results are integrated into the body of current knowledge and reviewed for their implications for the planning process. The research design is reviewed to determine how future research designs might be modified based on the activity conducted.

Standard IV. The Results of Historical Documentation Are Reported and Made Available to the Public.

Research results must be accessible to prospective users. Results should be communicated to the professional community and the public in reports summarizing the documentation activity and identifying the repository of additional detailed information. The goal of disseminating information must be balanced, however, with the need to protect sensitive information whose disclosure might result in damage to properties.

Secretary of the Interior's Guidelines for Historical Documentation

Introduction

These Guidelines link the Standards for Historical Documentation with more specific guidance and technical information. They describe one approach to meeting the Standards for Historical Documentation. Agencies, organizations or individuals proposing to approach historical documentation differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:

Historical Documentation Objectives
Research Design
Methods
Integrating Results
Reporting Results
Recommended Sources of Technical Information

Documentation Objectives

Documentation is a detailed record, in the form of a report or other written document, of the historical context(s) and significance of a property. Historical research to create documentation uses archival materials, oral history techniques, ethnohistories, prior research contained in secondary sources and other sources to make a detailed record of previously identified values or to investigate particular questions about the established significance of a property or properties. It is an investigative technique that may be employed to document associative, architectural, cultural or informational values of properties. It may be used as a component of structural recording or archeological investigation, to enable interpretation or to mitigate the anticipated loss of a property through conservation of information about its historical, architectural or archeological significance. Documentation generally results in both greater factual knowledge about the specific property and its values, and in better understanding of the property in its historical context. In addition to increasing factual knowledge about a property and its significance in one historical context, documentation may also serve to link the property to or define its importance in other known or yet-to-be defined historic contexts.

Documentation should incorporate, rather than duplicate, the findings of previous research. Research may be undertaken to identify how a particular property fits into the work of an architect or builder; to analyze the historical relationship among several properties; or to document in greater detail the historical contexts of properties. The kinds of questions investigated will generally depend on what is already known or understood and what information is needed. For example, documentation of a bridge whose technological significance is well understood, but whose role in local transportation history is not, would summarize the information on the former topic and focus research on the associative values of the property. The questions that research seeks to answer through deed, map or archival search, oral history and other techniques may also relate to issues addressed in structural documentation or archeological investigation; for example, the reasons for and history of modification of a building to be the subject of architectural or engineering documentation.

Research Design

Historical documentation is guided by a statement of objectives, research design or task directive prepared before research is performed. The research design is a useful statement of how proposed work will enhance existing archival data and permits comparison of the proposed work with the results. The purpose of the research design is to define the proposed scope of the documentation work and to define a set of expectations based on the information available prior to the research. Generally, the research design also ensures that research methods are commensurate with the type, quality and source of expected information.

The research design for a property should identify:

1. Evaluated significance of the property(ies) to be investigated;
2. Historical, architectural, archeological or cultural issues relevant to the evaluated significance of the property;
3. Previous research on those issues and how the proposed work is related to existing knowledge;
4. The amount and kinds of information required to produce reliable historical analyses;
5. Methods to be used to obtain the information;
6. Types of sources to be investigated; types of personnel required;
7. Expected results or findings based on available knowledge about the property and its context; and
8. Relationship of the proposed historical documentation to other proposed treatment activities; for example, recommendations on the use of documentation in interpretive programs or other aspects of treatment such as anticipated architectural, engineering or archeological documentation).

Research Methods

Research methods should be chosen based on the information needs, be capable of replication and be recorded so that another researcher could follow the same research procedure. Sources should be recorded so that other researchers can locate or verify the information discovered during the search.

Use of Sources: The variety of available written and graphic materials and the number of individuals that can serve as sources, including but not limited to personal records, deed and title books, newspapers, plats, maps, atlases, photographs, vital records, censuses, historical narratives, interviews of individuals and secondary source materials, should be considered in developing the research design. Part of the development of the research design is deciding what kinds of sourc materials are most likely to contain needed information and at what point in the research process that information will be most valuable. For example,

secondary sources are most ...le for gathering background ...nation, while primary sources are more useful to gather or confirm specific facts. The documentation goals may not *require* exhaustive investigation of sources, such as deed records or building permits. Research may be kept cost-effective by making careful decisions about when to use particular sources, thereby limiting the use of time-consuming techniques to when absolutely necessary. Decisions about when to gather information may also affect the quality of information that can be gathered. When dealing with large project areas where loss of many properties is anticipated, it is important to gather information from local archival sources and oral histories before project activities destroy or disperse family or community records and residents.

Analysis of the accuracy and biases of source materials is critical in analyzing the information gathered from these sources. Maps, historical atlases and insurance maps should be assessed like written records for errors, biases and omissions; for example, some map sources may omit structures of a temporary nature or may not fully depict ...ic or minority areas. Likewise, ...ing plans and architectural ...erings may not reflect a structure as it was actually built.

Analysis: Analysis should not only focus on the issues defined in the research design, but should also explore major new issues identified during the course of research or analysis. The documentation gathered may raise important issues not previously considered, and further investigation may be important, particularly when contradictory information has been gathered. It is important to examine the implications of these new issues to ensure that they are investigated in a balanced way.

Questions that should be considered in analyzing the information include:

1. Has enough information been gathered to answer the questions that were posed?

2. Do the answers contradict one another? If so, it may be necessary to search for more evidence. If no additional evidence is available, judgements must be based on the available sources, weighing their biases. Conflicts of source materials should be ...d.

...general, the more the researcher ...s about the general historical period and setting, and limitations of the source materials under investigation, the better the individual is prepared to evaluate the information found in the documentary sources investigated. Peer review or consultation with other knowledgeable individuals about the information and the tentative conclusions can be an important part of the analysis.

Integrating Results

The results of documentation must be integrated into the planning process so that planning decisions are based on the best available informaiton. The new information is first assessed against the research design to determine whether the gathered information meets the defined objectives of the research. Then the relevant historic contexts, property types, and treatment goals for those contexts are all adjusted, as necessary, based on the historical documentation results.

Reporting Results

Reports should contain:

1. Summaries of the purpose of the documentation, the research design and methods and techniques of investigation.

2. Sources of facts or analyses so that other researchers can locate the information in its original context. Notation of any conflicts in source materials and how the individual performing the documentation interpreted these conflicts.

3. Sources consulted, including those expected to contain useful information and those that contained no information about the property(s).

4. Assessment of the accuracy, biases and historical perspective of all sources. This information and that identified in No. 3 may be provided in an annotated bibliography.

5. Discussion of major analyses and results, including conclusions regarding all major research issues identified in the research design, as well as important issues raised in the course of research. The analysis should be summarized in terms of its impact on interpretating the property's significance and expanding or altering the knowledge about the property and its context.

6. Researchers' interpretation of historical events or trends. These interpretations should be clearly identified.

Primary results should be preserved and made accessible in some manner, although they need not necessarily be contained in the report. At a minimum, the report should reference the location of notes and analyses.

Results of historical documentation should be made available for use in preservation planning and by the general public. Report formats may vary, depending on the audience and the anticipated uses of the documentation, but professionally accepted rules of report writing should be followed. If reports are of a technical nature, the format of the major scientific journal of the pertinent discipline may be the most appropriate format. Peer review of draft reports is one means of ensuring that state-of-the-art technical reports are produced.

Recommended Sources of Technical Information

Folklife and Fieldwork: A Layman's Introduction to Field Techniques. Peter Bartis. American Folklife Center, Washington, D.C., 1979.

Ordinary People and Everyday Life: Perspectives on the New Social History. James B. Gardnee and George Roffie Adams, editors. American Association for State and Local History, Nashville, Tennessee, 1983.

The Process of Field Research. Carl Fleischhauer and Charles K. Wolfe. American Folklife Center, Washington, D.C., 1981.

Researching Heritage Buildings. Margaret Carter. Ministry of the Environment, Ottawa, Canada, 1983.

Secretary of the Interior's Standards for Architectural and Engineering Documentation

These standards concern the development of documentation for historic buildings, sites, structures and objects. This documentation, which usually consists of measured drawings, photographs and written data, provides important information on a property's significance for use by scholars, researchers, preservationists, architects, engineers and others interested in preserving and understanding historic properties. Documentation permits accurate repair or reconstruction of parts of a property, records existing conditions for easements, or may preserve information about a property that is to be demolished.

These Standards are intended for use in developing documentation to be included in the Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) Collections in the Library of Congress. HABS/HAER, in the National Park Service, have defined specific requirements for meeting these Standards for their collections. The HABS/HAER requirements include information important to development of documentation for other purposes such as State or local archives

Standard I. Documentation Shall Adequately Explicate and Illustrate What is Significant or Valuable About the Historic Building, Site, Structure or Object Being Documented.

The historic significance of the building, site, structure or object identified in the evaluation process should be conveyed by the drawings, photographs and other materials that comprise documentation. The historical, architectural, engineering or cultural values of the property together with the purpose of the documentation activity determine the level and methods of documentation. Documentation prepared for submission to the Library of Congress must meet the HABS/HAER Guidelines.

Standard II. Documentation Shall be Prepared Accurately From Reliable Sources With Limitations Clearly Stated to Permit Independent Verification of the Information.

The purpose of documentation is to preserve an accurate record of historic properties that can be used in research and other preservation activities. To serve these purposes, the documentation must include information that permits assessment of its reliability.

Standard III. Documentation Shall be Prepared on Materials That are Readily Reproductible, Durable and in Standard Sizes.

The size and quality of documentation materials are important factors in the preservation of information for future use. Selection of materials should be based on the length of time expected for storage, the anticipated frequency of use and a size convenient for storage.

Standard IV. Documentation Shall be Clearly and Concisely Produced.

In order for documentation to be useful for future research, written materials must be legible and understandable, and graphic materials must contain scale information and location references.

Secretary of the Interior's Guidelines for Architectural and Engineering Documentation

Introduction

These Guidelines link the Standards for Architectural and Engineering Documentation with more specific guidance and technical information. They describe one approach to meeting the Standards for Architectural Engineering Documentation. Agencies, organizations or individuals proposing to approach documentation differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:

Definitions
Goal of Documentation
The HABS/HAER Collections
Standard I: Content
STandard II: Quality
Standard III: Materials
Standard IV: Presentation
Architectural and Engineering Documentation Prepared for Other Purposes
Recommended Sources of Technical Information

Definitions

These definitions are used in conjunction with these Guidelines:

Architectural Data Form—a one page HABS form intended to provide identifying information for accompanying HABS documentation.

Documentation—measured drawings, photographs, histories, inventory cards or other media that depict historic buildings, sites, structures or objects.

Field Photography—photography, other than large-format photography, intended for the purpose of producing documentation, usually 35mm.

Field Records—notes of measurements taken, field photographs and other recorded information intended for the purpose of producing documentation.

Inventory Card—a one page form which includes written data, a sketched site plan and a 35mm contact print dry-mounted on the form. The negative, with a separate contact sheet and index should be included with the inventory card.

Large Format Photographs—photographs taken of historic buildings, sites, structures or objects where the negative is a 4 X 5", 5 X 7" or 8 X 10" size and where the photograph is taken with appropriate means to correct perspective distortion.

Measured Drawings—drawings produced on HABS or HAER formats depicting existing conditions or other relevant features of historic buildings, sites, structures or objects. Measured drawings are usually produced in ink on archivally stable material, such as mylar.

Photocopy—A photograph, with large-format negative, of a photograph or drawing.

Select Existing Drawings—drawings of historic buildings, sites, structures or objects, whether original construction or later alteration drawings that portray or depict the historic value or significance.

Sketch Plan—a floor plan, generally not to exact scale although often drawn from measurements, where the features are shown in proper relation and proportion to one another.

Goal of Documentation

The Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) are the national historical architectural and engineering documentation programs of the National Park Service that promote documentation incorporated into the HABS/HAER collections in the Library of Congress. The goal of the collections is to provide architects, engineers, scholars, and interested members of the public with comprehensive documentation of buildings, sites, structures and objects significant in American history and the growth and development of the built environment.

The HABS/HAER Collections: HABS/HAER documentation usually consists of measured drawings, photographs and written data that provide a detailed record which reflects a property's significance. Measured drawings and properly executed photographs act as a form of insurance against fires and natural disasters by permitting the repair and, if necessary, reconstruction of historic structures damaged by such disasters. Documentation is used to provide the basis for enforcing preservation easement. In addition, documentation is often the last means of preservation of a property; when a property is to be demolished, its documentation provides future researchers access to valuable information that otherwise would be lost.

HABE/HAER documentation is developed in a number of ways. First and most usually, the National Park Service employs summer teams of student architects, engineers, historians and architectural historians to develop HABS/HAER documentation under the supervision of National Park Service professionals. Second, the National Park Service produces HABS/HAER documentation, in conjunction with restoration or other preservation treatment, of historic buildings managed by the National Park Service. Third, Federal agencies, pursuant to Section 110(b) of the National Historic Preservation Act, as amended, record those historic properties to be demolished or substantially altered as a result of agency action or assisted action (referred to as mitigation projects). Fourth, individuals and organizations prepare documentation to HABS/HAER standards and donate the documentation to the HABS/HAER collections. For each of these programs

ferent Documentation Levels will be
et.

The Standards describe the fundamental principles of HABS/HAER documentation. They are supplemented by other material describing more specific guidelines, such as line weights for drawings, preferred techniques for architectural photography, and formats for written data. This technical information is found in the HABS/HAER Procedures Manual.

These Guidelines include important information about developing documentation for State or local archives. The State Historic Preservation Officer or the State library should be consulted regarding archival requirements if the documentation will become part of their collections. In establishing archives, the important questions of durability and reproducibility should be considered in relation to the purposes of the collection.

Documentation prepared for the purpose of inclusion in the HABS/HAER collections must meet the requirements below. The HABS/HAER office of the National Park Service retains the right to refuse to accept documentation for inclusion in the HABS/HAER collections when that documentation does not meet HABS/HAER requirements, as specified below.

Standard I: Content

1. *Requirement:* Documentation shall adequately explicate and illustrate what is significant or valuable about the historic building, site, structure or object being documented.

2. *Criteria:* Documentation shall meet one of the following documentation levels to be considered adequate for inclusion in the HABS/HAER collections.

a. Documentation Level I:

(1) Drawings: a full set of measured drawings depicting existing or historic conditions.

(2) Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large format negatives of select existing drawings or historic views where available.

(3) Written data: history and description.

b. Documentation Level II:

(1) Drawings: select existing drawings, where available, should be photographed with large-format negatives or photographically reproduced on mylar.

(2) Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.

(3) Written data: history and description.

c. Documentation Level III:

(1) Drawings: sketch plan.

(2) Photographs: photographs with large-format negatives of exterior and interior views.

(3) Written data: architectural data form.

d. Documentation Level IV: HABS/HAER inventory card.

3. *Test:* Inspection of the documentation by HABS/HAER staff.

4. *Commentary:* The HABS/HAER office retains the right to refuse to accept any documentation on buildings, site, structures or objects lacking historical significance. Generally, buildings, sites, structures or objects must be listed in, or eligible for listing in the National Register of Historic Places to be considered for inclusion in the HABS/HAER collections.

The kind and amount of documentation should be appropriate to the nature and significance of the buildings, site, structure or object being documented. For example, Documentation Level I would be inappropriate for a building that is a minor element of a historic district, notable only for streetscape context and scale. A full set of measured drawings for such a minor building would be expensive and would add little, if any, information to the HABS/HAER collections. Large format photography (Documentation Level III) would usually be adequate to record the significance of this type of building.

Similarly, the aspect of the property that is being documented should reflect the nature and significance of the building, site, structure or object being documented. For example, measured drawings of Dankmar Adler and Louis Sullivan's Auditorium Building in Chicago should indicate not only facades, floor plans and sections, but also the innovative structural and mechanical systems that were incorporated in that building. Large format photography of Gunston Hall in Fairfax County, Virginia, to take another example, should clearly show William Buckland's hand-carved moldings in the Palladian Room, as well as other views.

HABS/HAER documentation is usually in the form of measured drawings, photographs, and written data. While the criteria in this section have addressed only these media, documentation need not be limited to them. Other media, such as films of industrial processes, can and have been used to document historic buildings, sites, structures or objects. If other media are to be used, the HABS/HAER office should be contacted before recording.

The actual selection of the appropriate documentation level will vary, as discussed above. For mitigation documentation projects, this level will be selected by the National Park Service Regional Office and communicated to the agency responsible for completing the documentation. Generally, Level I documentation is required for nationally significant buildings and structures, defined as National Historic Landmarks and the primary historic units of the National Park Service.

On occasion, factors other than significance will dictate the selection of another level of documentation. For example, if a rehabilitation of a property is planned, the owner may wish to have a full set of as-built drawings, even though the significance may indicate Level II documentation.

HABS Level I measured drawings usually depict existing conditions through the use of a site plan, floor plans, elevations, sections and construction details. HAER Level I measured drawings will frequently depict original conditions where adequate historical material exists, so as to illustrate manufacturing or engineering processes.

Level II documentation differs from Level I by substituting copies of existing drawings, either original or alteration drawings, for recently executed measured drawings. If this is done, the drawings must meet HABS/HAER requirements outlined below. While existing drawings are rarely as suitable as as-built drawings, they are adquate in many cases for documentation purposes. Only when the desirability of having as-built drawings is clear are Level I measured drawings required in addition to existing drawings. If existing drawings are housed in an accessible collection and cared for archivally, their reproduction for HABS/HAER may not be necessary. In other cases, Level I measured drawings are required in the absence of existing drawings.

Level III documentation requires a sketch plan if it helps to explain the structure. The architectural data form should supplement the photographs by explaining what is not readily visible.

Level IV documentation consists of completed HABS/HAER inventory cards. This level of documentation, unlike the other three levels, is rarely considered adequate documentation for the HABS/HAER collections but is undertaken to identify historic resources in a given area prior to additional, more comprehensive documentation.

Standard II: Quality

1. *Requirement:* HABS and HAER documentation shall be prepared accurately from reliable sources with limitations clearly stated to permit independent verification of information.

2. *Criteria:* For all levels of documentation, the following quality standards shall be met:

a. Measured drawings: Measured drawings shall be produced from recorded, accurate measurements. Portions of the building that were not accessible for measurement should not be drawn on the measured drawings, but clearly labeled as not accessible or drawn from available construction drawings and other sources and so identified. No part of the measured drawings shall be produced from hypothesis or non-measurement related activities. Documentation Level I measured drawings shall be accompanied by a set of field notebooks in which the measurements were first recorded. Other drawings, prepared for Documentation Levels II and III, shall include a statement describing where the original drawings are located.

b. Large format photographs: Large format photographs shall clearly depict the appearance of the property and areas of significance of the recorded building, site, structure or object. Each view shall be perspective-corrected and fully captioned.

c. Written history: Written history and description for Documentation Levels I and II shall be based on primary sources to the greatest extent possible. For Levels III and IV, secondary sources may provide adequate information; if not, primary research will be necessary. A frank assessment of the reliability and limitations of sources shall be included. Within the written history, statements shall be footnoted as to their sources, where appropriate. The written data shall include a methodology section specifying name of researcher, date of research, sources searched, and limitations of the project.

3. *Test:* Inspection of the documentation by HABS/HAER staff.

4. *Commentary:* The reliability of the HABS/HAER collections depends on documentation of high quality. Quality is not something that can be easily prescribed or quantified, but it derives from a process in which thoroughness and accuracy play a large part. The principle of independent verification HABS/HAER documentation is critical to the HABS/HAER collections.

Standard III: Materials

1. *Requirement:* HABS and HAER documentation shall be prepared on materials that are readily reproducible for ease of access; durable for long storage; and in standard sizes for ease of handling.

2. *Criteria:* For all levels of documentation, the following material standards shall be met:

a. Measured Drawings:

Readily Reproducible: Ink on translucent material.

Durable: Ink on archivally stable materials.

Standard Sizes: Two sizes: 19 × 24" or 24 × 36".

b. Large Format Photographs:

Readily Reproducible: Prints shall accompany all negatives.

Durable: Photography must be archivally processed and stored. Negatives are required on safety film only. Resin-coated paper is not accepted. Color photography is not acceptable.

Standard Sizes: Three sizes: 4 × 5", 5 × 7", 8 × 10".

c. Written History and Description:

Readily Reproducible: Clean copy for xeroxing.

Durable: Archival bond required.

Standard Sizes: 8½ × 11".

d. Field Records:

Readily Reproducible: Field notebooks may be xeroxed. Photo identification sheet will accompany 35 mm negatives and contact sheets.

Durable: No requirement.

Standard Sizes: Only requirement is that they can be made to fit into a 9½ × 12" archival folding file.

3. *Test:* Inspection of the documentation by HABS/HAER staff.

4. *Commentary:* All HABS/HAER records are intended for reproduction; some 20,000 HABS/HAER records are reproduced each year by the Library of Congress. Although field records are not intended for quality reproduction, it is intended that they be used to supplement the formal documentation. The basic durability performance standard for HABS/HAER records is 500 years. Ink on mylar is believed to meet this standard, while color photography, for example, does not. Field records do not meet this archival standard, but are maintained in the HABS/HAER collections as a courtesy to the collection user.

Standard IV: Presentation

1. *Requirement:* HABS and HAER documentation shall be clearly and concisely produced.

2. *Criteria:* For levels of documentation as indicated below, the following standards for presentation will be used:

a. Measured Drawings: Level I measured drawings will be lettered mechanically (i.e., Leroy or similar) or in a handprinted equivalent style. Adequate dimensions shall be included on all sheets. Level III sketch plans should be neat and orderly.

b. Large format photographs: Level I photographs shall include duplicate photographs that include a scale. Level II and III photographs shall include, at a minimum, at least one photograph with a scale, usually of the principal facade.

c. Written history and description: Data shall be typewritten on bond following accepted rules of grammar.

3. *Test:* Inspection of the documentation by HABS/HAER staff.

Architectural and Engineering Documentation Prepared for Other Purposes

Where a preservation planning process is in use, architectural and engineering documentation, like other treatment activities, are undertaken to achieve the goals identified by the preservation planning process. Documentation is deliberately selected as a treatment for properties evaluated as significant, and the development of the documentation program for a property follows from the planning objectives. Documentation efforts focus on the significant characteristics of the property, as defined in the previously completed evaluation. The selection of a level of documentation and the documentation techniques (measured drawings, photography, etc.) is based on the significance of the property and the management needs for which the documentation is being performed. For example, the kind and level of documentation required to record a historic property for easement purposes may be less detailed than that required as mitigation prior to destruction of the property. In the former case, essential documentation might be limited to the portions of the property controlled by the easement, for example, exterior facades; while in the latter case, significant interior architectural features and non-visible structural details would also be documented.

The principles and content of the HABS/HAER criteria may be used for guidance in creating documentation requirements for other archives. Levels of documentation and the durability and sizes of documentation may vary depending on the intended use and the repository. Accuracy of documentation should be controlled by assessing the reliability of all sources and making assessment available in the archival record; by describing the limitations of the information available from research and physical examination of the

roperty; and by retaining the primary data (field measurements and notebooks) from which the archival record was produced. Usefulness of the documentation products depends on preparing the documentation on durable materials that are able to withstand handling and reproduction, and in sizes that can be stored and reproduced without damage.

Recommended Sources of Technical Information

Recording Historic Buildings. Harley J. McKee. Government Printing Office. 1970. Washington, D.C. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. GPO number 024-005-0235-9.

HABS/HAER Procedures Manual. Historic American Buildings Survey/Historic American Engineering Record, National Park Service, 1980. Washington, D.C.

Photogrammetric Recording of Cultural Resources. Perry E. Borchers. Technical Preservation Services, U.S. Department of the Interior, 1977. Washinton, D.C.

Rectified Photography and Photo Drawings for Historic Preservation. J. Henry Chambers. Technical Preservation Services, U.S. Department of the Interior, 1975. Washington, D.C.

Secretary of the Interior's Standards for Archeological Documentation

Archeological documentation is a series of actions applied to properties of archeological interest. Documentation of such properties may occur at any or all levels of planning, identification, evaluation or treatment. The nature and level of documentation is dictated by each specific set of circumstances. Archeological documentation consists of activities such as archival research, observation and recording of above-ground remains, and observation (directly, through excavation, or indirectly, through remote sensing) of below-ground remains. Archeological documentation is employed for the purpose of gathering information on individual historic properties or groups of properties. It is guided by a framework of objectives and methods derived from the planning process, and makes use of previous planning decisions, such as those on evaluation of significance. Archeological documentation may be undertaken as an aid to various treatment activities, including research, interpretation, reconstruction, stabilization and data recovery when mitigating archeological losses resulting from construction. Care should be taken to assure that documentation efforts do not duplicate previous efforts.

Standard I. Archeological Documentation Activities Follow an Explicit Statement of Objectives and Methods That Responds to Needs Identified in the Planning Process

Archeological research and documentation may be undertaken to fulfill a number of needs, such as overviews and background studies for planning, interpretation or data recovery to mitigate adverse effects. The planning needs are articulated in a statement of objectives to be accomplished by the archeological documentation activities. The statement of objectives guides the selection of methods and techniques of study and provides a comparative framework for evaluating and deciding the relative efficiency of alternatives. Satisfactory documentation involves the use of archeological and historical sources, as well as those of other disciplines. The statement of objectives usually takes the form of a formal and explicit research design which has evolved from the interrelation of planning needs, current knowledge, resource value and logistics.

Standard II. The Methods and Techniques of Archeological Documentation are Selected To Obtain the Information Required by the Statement of Objectives

The methods and techniques chosen for archeological documentation should be the most effective, least destructive, most efficient and economical means of obtaining the needed information. Methods and techniques should be selected so that the results may be verified if necessary. Non-destructive techniques should be used whenever appropriate. The focus on stated objectives should be maintained throughout the process of study and documentation.

Standard III. The Results of Archeological Documentation are Assessed Against the Statement of Objectives and Integrated Into the Planning Process

One product of archeological documentation is the recovered data; another is the information gathered about the usefulness of the statement of objectives itself. The recovered data are assessed against the objectives to determine how they meet the specified planning needs. Information related to archeological site types, distribution and density should be integrated in planning at the level of identification and evaluation. Information and data concerning intra-site structure may be needed for developing mitigation strategies and are appropriately integrated at this level of planning. The results of the data analyses are integrated into the body of current knowledge. The utility of the method of approach and the particular techniques which were used in the investigation (i.e. the research design) should be assessed so that the objectives of future documentation efforts may be modified accordingly.

Standard IV. The Results of Archeological Documentation are Reported and Made Available to the Public

Results must be accessible to a broad range of users including appropriate agencies, the professional community and the general public. Results should be communicated in reports that summarize the objectives, methods, techniques and results of the documentation activity, and identify the repository of the materials and information so that additional detailed information can be obtained, if necessary. The public may also benefit from the knowledge obtained from archeological documentation through pamphlets, brochures, leaflets, displays and exhibits, or by slide, film or multi-media productions. The goal of disseminating information must be balanced, however, with the need to protect sensitive information whose disclosure might result in damage to properties. Curation arrangements sufficient to preserve artifacts, specimens and records generated by the investigation must be provided for to assure the availability of these materials for future use.

Secretary of the Interior's Guidelines for Archeological Documentation

Introduction

These Guidelines link the Standards for Archeological Documentation with more specific guidance and technical information. They describe one approach to meeting the Standards for Documentation. Agencies, organizations or individuals proposing to approach archeological documentation differently may wish to review their approach with the National Park Service.

The Guidelines are organized as follows:

Archeological Documentation Objectives
Documentation Plan
Methods
Reporting Results
Curation
Recommended Sources of Technical Information

1. Collection of base-line data:

2. Problem-oriented research directed toward particular data gaps recognized in the historic context(s);

3. Preservation or illustration of significance which has been identified for treatment by the planning process; or

4. Testing of new investigative or conservation techniques, such as the effect of different actions such as forms of site burial (aqueous or non-aqueous).

Many properties having archeological components have associative values as well as research values. Examples include Native American sacred areas and historic sites such as battlefields. Archeological documentation may preserve information or data that are linked to the identified values that a particular property possesses. Depending on the property type and the range of values represented by the property, it may be necessary to recover information that relates to an aspect of the property's significance other than the specified research questions. It is possible that conflicts may arise between the optimal realizations of research goals and other issues such as the recognition/protection of other types of associative values. The research design for the archeological documentation should provide for methods and procedures to resolve such conflicts, and for the close coordination of the archeological research with the appropriate ethnographic, social or technological research.

Archeological Documentation Objectives

The term "archeological documentation" is used here to refer specifically to any operation that is performed using archeological techniques as a means to obtain and record evidence about past human activity that is of importance to documenting history and prehistory in the United States. Historic and prehistoric properties may be important for the data they contain, or because of their association with important persons, events, or processes, or because they represent architectural or artistic values, or for other reasons. Archeological documentation may be an appropriate option for application not only to archeological properties, but to above-ground structures as well, and may be used in collaboration with a wide range of other treatment activities.

If a property contains artifacts, features, and other materials that can be studied using archeological techniques, then archeological documentation may be selected to achieve particular goals of the planning process—such as to address a specified information need, or to illustrate significant associative values. Within the overall goals and priorities established by the planning process, particular methods of investigation are chosen that best suit the types of study to be performed.

Relationship of archeological documentation to other types of documentation or other treatments: Archeological documentation is appropriate for achieving any of various goals, including:

Documentation Plan

Research Design: Archeological documentation can be carried out only after defining explicit goals and a methodology for reaching them. The goals of the documentation effort directly reflect the goals of the preservation plan and the specific needs identified for the relevant historic contexts. In the case of problem oriented archeological research, the plan usually takes the form of a formal research design, and includes, in addition to the items below, explicit statements of the problem to be addressed and the methods or tests to be applied. The purpose of the statement of objectives is to explain the rationale behind the documentation effort; to define the scope of the investigation; to identify the methods, techniques, and procedures to be used; to provide a schedule for the activities; and to permit comparison of the proposed research with the results. The research design for an archeological documentation effort follows the same guidelines as those for identification (see the Guidelines for Identification) but has a more property-specific orientation.

The research design should draw upon the preservation plan to identify:

1. Evaluated significance of the property(ies) to be studied;

2. Research problems or other issues relevant to the significance of the property;

3. Prior research on the topic and property type; and how the proposed documentation objectives are related to previous research and existing knowledge;

4. The amount and kinds of information (data) required to address the documentation objectives and to make reliable statements, including at what point information is redundant and documentation efforts have reached a point of diminishing returns;

5. Methods to be used to find the information; and

6. Relationship of the proposed archeological investigation to anticipated historical or structural documentation, or other treatments.

The primary focus of archeological documentation is on the data classes that are required to address the specified documentation objectives. This may mean that other data classes are deliberately neglected. If so, the reasons for such a decision should be carefully justified in terms of the preservation plan.

Archeological investigations seldom are able to collect and record all possible data. It is essental to determine the point at which further data recovery and documentation fail to improve the usefulness of the archeological information being recovered. One purpose of the research design is to estimate those limits in advance and to suggest at what point information becomes duplicative. Investigation strategies should be selected based on these general principles, considering the following factors:

1. Specific data needs;

2. Time and funds available to secure the data; and

3. Relative cost efficiency of various strategies.

Responsiveness to the concerns of local groups (e.g., Native American groups with ties to specific properties) that was built into survey and evaluation phases of the preservation plan, should be maintained in archeological investigation, since such activity usually involves site disturbance. The research design, in addition to providing for appropriate ethnographic research and consultation, should consider concerns voiced in previous phases. In the absence of previous efforts to coordinate with local or other interested groups, the research design should anticipate the need to initiate appropriate contracts and provide a mechanism for responding to sensitive issues, such as the possible uncovering of human remains or discovery of sacred areas.

The research design facilitates an orderly, goal directed and economical project. However, the research design must be flexible enough to allow for examination of unanticipated but important research opportunities that arise during the investigation.

Documentation Methods

Background Review: Archeological documentation usually is preceded by, or integrated with historical research (i.e. that intensive background information gathering including identification of previous archeological work and inspection of museum collections; gathering relevant data on geology, botany, urban geography and other related disciplines; archival research; informant interviews, or recording of oral tradition, etc.).

Depending on the goals of the archeological documentation, the background historical and archeological research may exceed the level of research accomplished for development of the relevant historic contexts or for identification and evaluation, and focuses on the unique aspects of the property to be treated. This assists in directing the investigation and locates a broader base of information than that contained in the property itself for response to the documentation goals. This activity is particularly important for historic archeological properties where information sources other than the property itself may be critical to preserving the significant aspects of the property. (See the Secretary of the Interior's Standards and Guidelines for Historical Documentation for discussion of associated research activities.)

Field Studies: The implementation of the research design in the field must be flexible enough to accommodate the discovery of new or unexpected data classes or properties, or changing field conditions. A phased approach may be appropriated when dealing with large complex properties or groups of properties, allowing for changes in emphasis or field strategy, or termination of the program, based on analysis of recovered data at the end of each phase. Such an approach permits the confirmation of assumptions concerning property extent, content or organization which had been made based on data gathered from identification and evaluation efforts, or the adjustment of those expectations and resulting changes in procedure. In some cases a phased approach may be necessary to gather sufficient data to calculate the necessary sample size for a statistically valid sample. A phased documentation program may often be most cost-effective, in allowing for early termination of work if the desired objectives cannot be achieved.

Explicit descriptive statements of and justification for field study techniques are important to provide a means of evaluating results. In some cases, especially those employing a sampling strategy in earlier phases (such as identification or evaluation), it is possible to estimate parameters of certain classes of data in a fairly rigorous statistical manner. It is thus desirable to maintain some consistency in choice of sampling designs throughout multiple phases of work at the same property. Consistency with previously employed areal sampling frameworks also improves potential replication in terms of later locating sampled and unsampled areas. It often is desirable to estimate the nature and frequency of data parameters based on existing information or analogy to other similar cases. These estimates may then be tested in field studies.

An important consideration in choosing methods to be used in the field studies should be assuring full, clear, and accurate descriptions of all field operations and observations, including excavation and recording techniques and stratigraphic or inter-site relationships.

To the extent feasible, chosen methodologies and techniques should take into account the possibility that future researchers will need to use the recovered data to address problems not recognized at the time the data were recovered. The field operation may recover data that may not be fully analyzed; this data, as well as the data analyzed, should be recorded and preserved in a way to facilitate future research.

A variety of methodologies may be used. Choices must be explained, including a measure of cost-effectiveness relative to other potential choices. Actual results can then be measured against expectations, and the information applied later in similar cases.

Destructive methods should not be applied to portions or elements of the property if nondestructive methods are practical. If portions or elements of the property being documented are to be preserved in place, the archeological investigation should employ methods that will leave the property as undisturbed as possible. However, in cases where the property will be destroyed by, for example, construction following the investigation, it may be most practical to gather the needed data in the most direct manner, even though that may involve use of destructive techniques.

Logistics in the field, including the deployment of personnel and materials and the execution of sampling strategies, should consider site significant, anticipated location of most important data, cost effectiveness, potential time limitations and possible adverse environmental conditions.

The choice of methods for recording data gathered in the field should be based on the research design. Based on that statement, it is known in advance of field work what kinds of information are needed for analysis; record-keeping techniques should focus on these data. Field records should be maintained in a manner that permits independent interpretation in so far as possible. Record-keeping should be standardized in format and level of detail.

Archeological documentation should be conducted under the supervision of qualified professionals in the disciplines appropriate to the data that are to be recovered. When the general public is directly involved in archeological documentation activities, provision should be made for training and supervision by qualified professionals. (See the Professional Qualifications Standards.)

Analysis: Archeological documentation is not completed with field work; analysis of the collected information is an integral part of the documentation activity, and should be planned for in the research design. Analytical techniques should be selected that are relevant to the objectives of the investigation. Forms of analysis that may be appropriate, depending on the type of data recovered and the objectives of the investigation, include but are not limited to: studying artifact types and distribution; radiometric and other means of age determination; studies of soil stratigraphy; studies of organic matter such as human remains, pollen, animal bones, shells and seeds; study of the composition of soils and study of the natural environment in which the property appears.

Reporting Results

Report Contents: Archeological documentation concludes with written report(s) including minimally the following topics:

1. Description of the study area;
2. Relevant historical documentation/background research;
3. The research design;
4. The field studies as actually implemented, including any deviation from the research design and the reason for the changes;
5. All field observations;
6. Analyses and results, illustrated as appropriate with tables, charts, and graphs;
7. Evaluation of the investigation in terms of the goals and objectives of the investigation, including discussion of how well the needs dictated by the planning process were served;
8. Recommendations for updating the relevant historic contexts and planning goals and priorities, and generation of new or revised information needs;
9. Reference to related on-going or proposed treatment activities, such as structural documentation, stabilization, etc.; and

10. Information on the location of original data in the form of field notes, photographs, and other materials.

Some individual property information, such as specific locational data, may be highly sensitive to disclosure, because of the threat of vandalism. If the objectives of the documentation effort are such that a report containing confidential information such as specific site locations or information on religious practices is necessary, it may be appropriate to prepare a separate report for public distribution. The additional report should summarize that information that is not under restricted access in a format most useful to the expected groups of potential users. Peer review of draft reports is recommended to ensure that state-of-the-art technical reports are produced.

Availability: Results must be made available to the full range of potential users. This can be accomplished through a variety of means including publication of results in monographs and professionals journals and distribution of the report to libraries or technical clearinghouses such as the National Technical Information Service in Springfield, Virginia.

Curation

Archeological specimens and records are part of the documentary record of an archeological site. They must be curated for future use in research, interpretation, preservation, and resource management activities. Curation of important archeological specimens and records should be provided for in the development of any archeological program or project.

Archeological specimens and records that should be curated are those that embody the information important to history and prehistory. They include artifacts and their associated documents, photographs, maps, and field notes; materials of an environmental nature such as bones, shells, soil and sediment samples, wood, seeds, pollen, and their associated records; and the products and associated records of laboratory procedures such as thin sections, and sediment fractions that result from the analysis of archeological data.

Satisfactory curation occurs when:

1. Curation facilities have adequate space, facilities, and professional personnel;

2. Archeological specimens are maintained so that their information values are not lost through deterioration, and records are maintained to a professional archival standard;

3. Curated collections are accessible to qualified researchers within a reasonable time of having been requested; and

4. Collections are available for interpretive purposes, subject to reasonable security precautions.

Recommended Sources of Technical Information

Archeomagnetism: A Handbook for the Archeologist. Jeffrey L. Eighmy, U.S. Department of the Interior, Washington, D.C., 1980.

The Curation and Management of Archeological Collections: A Pilot Study. Cultural Resource Management Series, U.S. Department of the Interior, September 1980.

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Manual for Museums. Ralph H. Lewis, National Park Service, U.S. Department of the Interior, 1978.

Treatment of Archeological Properties: A Handbook. Advisory Council on Historic Preservation, Washington D.C., 1980.

Secretary of the Interior's Standards for Historic Preservation Projects

General Standards for Historic Preservation Projects

The following general standards apply to all treatments undertaken on historic properties listed in the National Register.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive architectural features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Specific Standards for Historic Preservation Projects

The following specific standards for each treatment are to be used in conjunction with the eight general standards and, in each case, begin with number 9. For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under standards for Acquisition. The specific standards differ from those published for use in Historic Preservation Fund grant-in-aid projects (36 CFR Part 68) in that they discuss more fully the treatment of archeological properties.

Standards for Acquisition

9. Careful consideration shall be given to the type and extent of property rights which are required to assure the preservation of the historic resource. The preservation objectives shall determine the exact property rights to be acquired.

10. Properties shall be acquired in fee simple when absolute ownership is required to insure their preservation.

11. The purchase of less-than-fee-simple interests, such as open space or facade easements, shall undertaken when a limited interest achieves the preservation objective.

12. Every reasonable effort shall be made to acquire sufficient property w. the historic resource to protect its historical, archeological, architectural or cultural significance.

Standard for Protection

. Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

10. Protection shall safeguard the physical condition or environment of a property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.

11. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

Standards for Stabilization

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

10. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance and significance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical or archeological quality of the property, except where concealment would result in the alteration or destruction of historically or archeologically significant material or spaces. Accurate documentation of stabilization procedures shall be kept and made available for future needs.

11. Stabilization work that will result in ground disturbance shall be preceded by sufficient archeological investigation to determine whether significant subsurface features or artifacts will be affected. Recovery, curation and documentation of archeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

Standards for Preservation

9. Preservation shall maintain the existing form, integrity, and materials of a building, structure, or site. Archeological sites shall be preserved undisturbed whenever feasible and practical. Substantial reconstruction or restoration of lost features generally are not included in a preservation undertaking.

10. Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of ongoing maintenance.

11. Use of destructive techniques, such as archeological excavation, shall be limited to providing sufficient information for research, interpretation and management needs.

Standards for Rehabilitation

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Standards for Restoration

9. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.

10. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed wherever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.

11. Restoration work such as the demolition of non-contributing additions that will result in ground or structural disturbance shall be preceded by sufficient archeological investigation to determine whether significant subsurface or structural features or artifacts will be affected. Recovery, curation and documentation of archeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

Standards for Reconstruction

9. Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene, and when a contemporary design solution is not acceptable. Reconstruction of archeological sites generally is not appropriate.

10. Reconstruction of all or a part of a historic property shall be appropriate when the reconstruction is essential for understanding and interpreting the value of a historic district, or when no other building, structure, object, or landscape feature with the same associative value has survived and sufficient historical or archeological documentation exists to insure an accurate reproduction of the original.

11. The reproduction of missing elements accomplished with new materials shall duplicate the composition, design, color, texture, and other visual qualities of the missing element. Reconstruction of missing architectural or archeological features shall be based upon accurate duplication of original features substantiated by physical or documentary evidence rather than upon conjectural designs or the availability of different architectural features from other buildings.

12. Reconstruction of a building or structure on an original site shall be preceded by a thorough archeological investigation to locate and identify all subsurface features and artifacts. Recovery, curation and documentation of archeological features and specimens shall be undertaken in accordance with professional methods and techniques.

13. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original surviving features are unimpaired.

Secretary of the Interior Guidelines for Historic Preservation Projects

The guidelines for the Secretary of the Interior's Standards for Historic Preservation Projects, not included here because of their length, may be obtained separately from the National Park Serivce.

Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of fulltime work but

may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;

2. At least four months of supervised field and analytic experience in general North American archeology; and

3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history; or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture.

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications historic in architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or

2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

Preservation Terminology

Acquisition—the act or process of acquiring fee title or interest other than fee title of real property (including acquisition of development rights or remainder interest).

Comprehensive Historic Preservation Planning—the organization into a logical sequence of preservation information pertaining to identification, evaluation, registration and treatment of historic properties, and setting priorities for accomplishing preservation activities.

Historic Context—a unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area.

Historic Property—a district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.

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.

Intensive Survey—a systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

Inventory—a list of historic properties determined to meet specified criteria of significance.

National Register Criteria—the established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

Preservation (treatment)—the act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Property Type—a grouping of individual properties based on a set of shared physical or associative characteristics.

Protection (treatment)—the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

Reconnaissance Survey—an examination of all or part of an area accomplished in sufficient detail to make generalizations about the types and distributions of historic properties that may be present.

Reconstruction (treatment)—the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specific period of time.

Rehabilitation (treatment)—the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Research design—a statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

Restoration—the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time

...is of the removal of later work ...e replacement of missing earlier ...ork.

Sample Survey—survey of a ...epresentative sample of lands within a ...iven area in order to generate or test ...redictions about the types and ...istributions of historic properties in the ...ntire area.

Stabilization (treatment)—the act or ...rocess of applying measures designed ...o reestablish a weather resistant ...nclosure and the structural stability of ...n unsafe or deteriorated property while ...naintaining the essential form as it ...exists at present.

Statement of objectives—see Research design.

Dated: September 26, 1983.

Russell E. Dickenson,

Director, National Park Service.

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APPENDIX I

REFERENCE MATERIAL

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U.S. Library of Congress -(LC)
City of Rockville Planning Department -(RPD)
City of Rockville Public Works - (RPW)

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MARYLAND HISTORICAL TRUST INVENTORIED SITES- ROCKVILLE

MARYLAND HISTORICAL TRUST INVENTORY FORMS, Prepared by Sugarloaf Trails, Peerless Rockville Historic Preservation, Inc., and City of Rockville, Md. are available at:

Montgomery County Public Library, Rockville Municipal Collection (RMC)
Montgomery County Historical Society (MCHS)
City of Rockville Planning Department (RPD).

Forms are listed by MHT form Number, Title, Street Address.

1750-1825

M:26/10/1 "Beall-Dawson House, 103 West Montgomery Avenue."

M:26/11/11 "Christ Episcopal Church, 109 South Washington St."

M:26/10/14 "Robb/Higgins/Ward House, 101 North Adams Street."

M:26/10/16 "Jenkins/Miller/ McFarland House, 5 North Adams Street."

M:26/10/22 "Rockville Christian Church/Bell Tower Building, 101 West Jefferson Street."

M:26/10/25 "Old Baptist Cemetery, West Jefferson Street."

M:26/11/6 "B.R. Stone and Jefferson Street Stone, Vinson Street, West Jefferson Street."

M:26/10/2 "Rockville Academy, 103 South Adams Street."

1825-1873

M:26/10/13 "Jones/Peter/Muth House, 106 North Adams Street."

M:26/10/3 "Prettyman House", 104 West Jefferson Street."

M:26/8 "Rose Hill, Great Falls Road."

M:26/20 "Lyddane/Bradley House, 1201 Rockville Pike."

M:26/10/68 "Magruder Sisters House, 236 Great Falls Road."

M:26/16/1 "Ross/ Powell House, 22 Martin's Lane."

M:26/10/39 "Jerusalem Methodist Episcopal Church, 21 Wood Lane."

M:26/10/40 "Jerusalem Methodist Episcopal Church Parsonage , 17 Wood Lane."

M:26/10/24 "Methodist Parsonage, 111 West Jefferson Street."

Sites established 1873-1931

Agriculture

M:26/19 "Dawson Farm, (including Blacksmith Shop) 1401 Aintree Drive."

M:26/20 "Lyddane/Bradley House, 1201 Rockville Pike."

M:26/19 "Dawson Farm, (1874 and 1912 Houses), 817 Rockville Pike."

Architecture, Landscape Architecture, Community Planning

Darnestown Road Houses

M:26/10/6 "Speare House, 208 West Montgomery Avenue."

M:26/10/43 "The Judge's Chambers, 212 West Montgomery Avenue."

M:26/10/56 "Reiche Cottage, 720 West Montgomery Avenue."

M:26/10/5 "Daniel Owen's House, 218 West Montgomery." (1890)

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M:26/10/69 "Cottage at Quality Hill, 10 South Adams." (1870s)

M:26/10/21 "Jerkinhead Cottage, 12 South Adams." (1889)

M:26/10/20 "Bessie Lyddane House, 14 South Adams". (1889-90)

M:26/10/10 "Grahame House, 107 North Adams."

M:26/10/12 "House at Wood Lane, 108 North Adams". (1914-28)

M:26/10/11 "Darby House, 109 North Adams."

M:26/10/17 "Judge Anderson's House, 39 West Montgomery". (1881)

M:26/10/19 "Rebecca Veirs House, 100 West Montgomery." (1888)

M:26/10/8 "Edwin West House, 114 West Montgomery". (1889)

Brewer's Third Addition To Rockville

M:26/12/4 "Brewer/Offutt/Winx, 8 Baltimore Road". (1878)

Margaret Beall's Subdivision

M:26/10/26 "Stokes House, 115 West Montgomery". (1888-89)

M:26/10/27 "Lowry Villa, 117 West Montgomery". (1889)

M:26/10/41 "Wagner House, 201 West Montgomery". (1895)

M:26/10/29 "Wagman House, 203 West Montgomery". (1884-86)

M:26/10/30 "Morrow House, 227 West Montgomery". (1888)

M:26/10/46 "Miss Lucy Simpson's House, 229 West Montgomery". (1879)

M:26/10/60 "Dawson/Nicewarner House, 215 Harrison". (1889), moved (1930)

M:26/10/47 "Welsh's Folly, 301 West Montgomery". (1913)

M:26/10/48 "Rosenberger House, 310 West Montgomery". (1887)

M:26/10/49 "314 West Montgomery". (1887)

South Washington Street Historic District (part of National Register Courthouse Square Historic District)

M:26/11/3 "Porter Ward House, 100 South Washington (1893)."

M:26/11/5 "Lamar House, 101 South Washington (1884)."

M:26/11/9 "Anderson House, 104 South Washington (1884)."

M:26/11/8 "Greene House, 105 South Washington (1887)."

M:26/11/7 "Abert House, 107 South Washington (1905)."

M:26/11/4 "Dr. Linthicum House, 110 South Washington (1903)."

Higginsville

M:26/10/66 "John Higgins House, 300 Great Falls Road (1889)."

M:26/10/7 "Frank Higgins House, 304 Great Falls Road (1886-88)."

M:26/10/67 "Stone/Goodson House, 301 Great Falls Road (1899)."

The Park

M:26/12/5 "Spates Bungalow, 115 Park Avenue (1923)."

Rebecca T. Veirs Addition

M:26/10/61 "Dr. Willson Cottage, 10 Thomas (1890)."

M:26/10/63 "Garrett Cottage, 19 Wall (1891)"

M:26/10/64 "Green, Headley, Lai House, 21 Wall Stone".

M:26/10/33 "Kilgour House, 25 Wall (1892)"

M:26/10/34 "Yearley House, 26 Wall (1892)".

M:26/10/49 "314 West Montgomery Avenue".

M:26/10/50 "Allen/Prettyman House, 318 West Montgomery Avenue."

M:26/10/51 "The Duncan House, 400 West Montgomery Avenue".

M:26/10/62 "Gude Cottage, 16 Wall". (1891)

Sarah T. McCahill's Addition

M:26/10/31 "Talbott/Abbe House, 100 Forest Avenue". (1891)

M:26/10/57 "Edwin Smith House, 108 Forest Avenue". (1890)

M:26/10/58 "Presbyterian Manse, 112 Forest Avenue". (1890-91)

Rockville Heights

M:26/22/3 "Chambers House, 140 South Adams". (1906)

M:26/22/2 "Frank Tyler House, 149 South Adams". (1931)

M:26/22/1 "Hunter/Hyatt House, 18 Maryland Avenue". (1904)

Reading's First Addition

M:26/13/1 "Warfield House, 207 Baltimore Road". (1890s)

Rockville Park

M:26/13/2 "Riggs House, 401 Baltimore Road". (1905-06)

Lincoln Park and Cemetery

M:26/15/2 "Cooke House, 302 Lincoln Avenue". (1895)

Haiti and Cemetery

M:26/16/2 "Old Carroll House, 206 Martin's Lane". (1887)

West End Park

M:26/10/52 "Jones/Kelly House, 401 West Montgomery". (1890)

M:26/10/54 "Veirs/England Villa, 409 West Montgomery". (1890)

M:26/7/3 "Braunberg House, 419 West Montgomery". (1889)

M:26/7/2 "Greene House, 11 Laird Street". (1891)

M:26/7/1 "Sante-Allnutt House, 541 Beall Avenue". (1890)

M:26/7/4 "Fisher/Winner House, 605 Anderson Avenue". (1892)

M:26/10/53 "McDonald/Gilchrist House, 405 West Montgomery". (1909)

M:26/10/55 "Conklin House, 411 West Montgomery:. (1924)

Economics

M:26/12/3 "Wire Hardware, (and frame sheds), 20-22 Baltimore Road".

M:26/10/1 "Dr. E. E. Stonestreet's Office", relocated at the Beall-Dawson House, 103 West Montgomery Avene.

Government/Law

M:26/11/1 "Montgomery County Courthouse, 1891., Courthouse Square."

M:26/11/1 "Montgomery County Courthouse, 1931., Courthouse Square."

Religion

M:26/11/11 "Christ Episcopal Church Complex, 109 South Washington."
Sanctuary (1884-87)
Parish Hall (1926)

M:26/10/45 "The Old Episcopal Rectory, 223 West Montgomery." (1874-75)

M:26/10/22 "Former Rockville Christian Church, 101 West Jefferson Street". (1892)

M:26/10/25 "Old Baptist Cemetery, (Jefferson and Van Buren)".

M:26/10/15 "Baptist Parsonage, 9 North Adams". (1886)

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Government/Law

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