



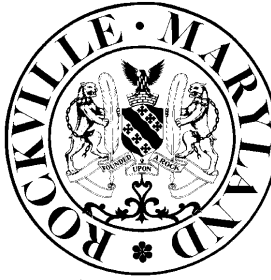
APPROVED AND ADOPTED LINCOLN PARK NEIGHBORHOOD CONSERVATION DISTRICT PLAN

FEBRUARY 26, 2007



CITY OF ROCKVILLE
MARYLAND

LINCOLN PARK NEIGHBORHOOD CONSERVATION DISTRICT PLAN



Mayor and Council of Rockville

Larry Giammo, Mayor
Robert E. Dorsey
Susan R. Hoffmann
Phyllis Marcuccio
Anne M. Robbins

City of Rockville Planning Commission

Kate Ostell, Chair
John Britton
David Hill
Gerald Holtz
Steve Johnson
Sarah Medearis
Robin Wiener

The Lincoln Park Community Preservation Committee

Was constituted as an all-volunteer citizen's committee to study and recommend a method to preserve the neighborhood character and history of Lincoln Park

Lucinda Hall, Chair
Hazel Offutt, Vice Chair

Community Committee Participants

Wilma Bell
Ruth Brown
Whitney Coleman
Bessie Corbin
Rev. Rodney Davis, Crusader Church
Louda Eller
Rev. Leon Grant, Mt. Calvary Baptist Church or representative
Fran Hawkins
Maude Kilgo
William Lee
Catina Morris
Beryl McWilliams
Dorothy Prather
Anita Summerour
Mindy Davis Waldron
James Wilburn

Peerless Rockville Representative

Terry Lachin

City of Rockville Staff

Jim Wasilak, Chief of Planning
Judy Christensen, (Former) Preservation Planner
Shelby Spillers, (Former) Preservation Planner

Lincoln Park Community Preservation Meeting Schedule

At the Lincoln Park Community Center

Thursday, October 7, 2004
Thursday, November 4, 2004
Thursday, December 2, 2004
Thursday, January 6, 2005
Thursday, February 3, 2005

Lincoln Park Neighborhood Conservation District Plan and Development Standards

PURPOSE AND INTENT

The purpose of the Lincoln Park Neighborhood Conservation District Standards is to preserve the existing character of the streetscape and community.

The site design of a structure in an area is an essential part of its character. This design includes the streetscape in which the structure is set, setbacks, driveways, walkways, retaining walls and fences, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. Certain common characteristics of Lincoln Park and its structures define the character of the community.

Traditionally, residential structures were sited on lots in a way that emphasized a progression of public to private spaces. Streetscapes led to sidewalks; sidewalks led to yards and front walkways, which led to porches and the private spaces within a house. In some instances, fences were used at the edge of the yard to further define these spaces.

Preservation of these progressions is essential to the preservation of the residential character of structures and of Lincoln Park.

Street trees and rear yard trees are also part of the neighborhood character. Front lawns with walkways to an entry door, often with a covered porch, define the sites in Lincoln Park.

The size, height, massing and location, or setbacks from the property lines, of structures on building lots are also character traits of Lincoln Park.

SUMMARY OF LINCOLN PARK COMMUNITY

A historic African American residential neighborhood near the center of Rockville



Community Characteristics

The latest population figures from Census 2000 indicate that the population of the Lincoln Park Neighborhood is 900 persons. Ethnic and racial diversity continues to expand in the neighborhood, although the neighborhood population contains a higher percentage of Black and Hispanic residents than Rockville as a whole. Other statistical information related to housing and land use is also included below. The Census shows a slightly higher than average person per household figure of 2.7, while the City is 2.65. Single-family uses occupy almost 80% of the land area.

There are 329 residences in the 82 acres of Lincoln Park, of which 208 are single-family homes. Most of the homes are small in size, ranging from 900 to 1,500 square feet, while built on relatively large lots of about 10,000 square feet, usually narrow but deep.

1. Neighborhood Characteristics

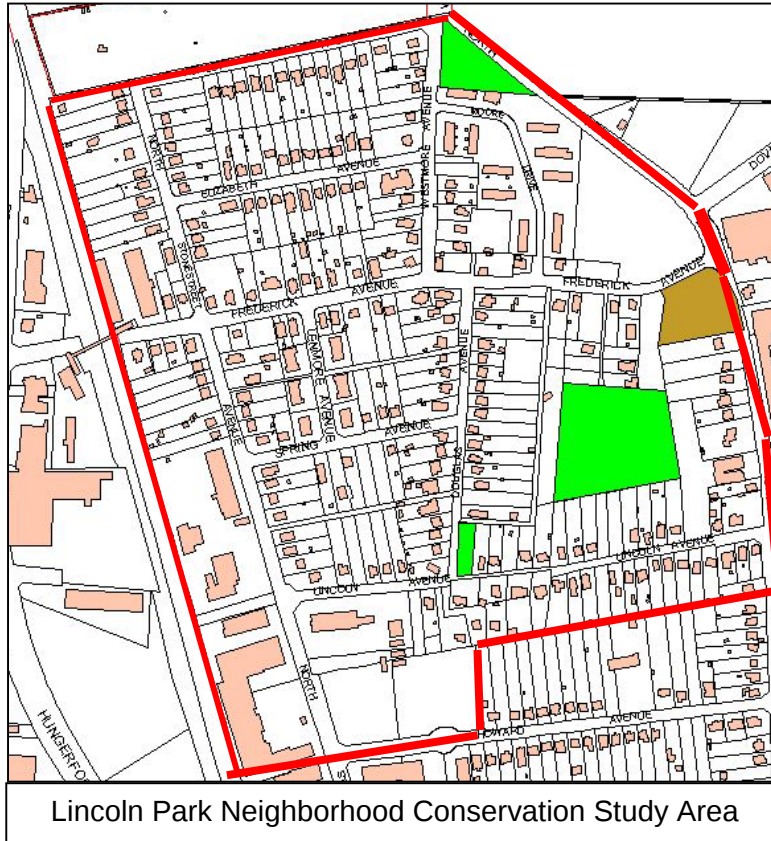
Housing Units 329
 Single-Family Residential units 208
 Attached Units 62
 Apartments (Public) 59
 Average Persons per Household 2.7
 Housing Density (units per acre) 4.0
 Commercial (Retail) 1.4 acres
 Parkland 5.6 acres
 Open Space (Cemetery) 3.3 acres

2. Population Characteristics (Census2000)

White 37 (4%)
 Black 622 (69%)
 Hispanic 195 (22%)
 Asian 15 (1.5%)
 Other 31 (3.5%)



LINCOLN PARK NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT PLAN AND DEVELOPMENT STANDARDS



A character hallmark of Lincoln Park is the long narrow lots, generally 50 feet wide and about two hundred feet deep and arranged in blocks with the narrow end facing the street. This lot configuration was typical in the late 19th Century when property owners depended on wells for water and outhouses or septic drainage fields for toilet and sanitary needs. In addition, most families raised a vegetable garden and kept small livestock and poultry to provide food for the table and for sale. Some owners also had a horse or mule for transportation or labor.

Although Lincoln Park is zoned R-60, which allows 6,000 square foot residential

building lots, the original platted lots range from 10,000 to 12,000 square feet in size. Lot size and shape are characteristics and hallmarks of Lincoln Park and should be retained.

The underlying R-60 zoning allows the principal structure to cover up to 35% of the lot and be a maximum of 35 feet high at the midpoint of the roof slope.

The setbacks for a qualifying undersize R-60 lot, as most Lincoln Park lots are less than 60 feet across the front, is a minimum of seven (7) feet from the side property line, 20 feet from the rear property line, and 25 feet from the front property line. If the lot is 60 feet at the front, the side setback is a minimum of eight (8) feet.

The standard or qualifying undersize R-60 zoning would permit a two-story house in excess of 7,000 square feet on a 10,000 square foot lot without counting attic or basement living space. The average size of an existing house in Lincoln Park is 1,200 to 1,500 square feet.

New construction or additions should be designed so that the building height, scale, massing, volume, directional emphasis, setback, materials and façade designs reflect the character and architectural context established by the community and surrounding structures. It should not conflict with or have an adverse impact upon the character of the streetscape and community character.

Infill construction should be designed to be compatible with the average height and width of surrounding buildings.

BOUNDARIES OF THE LINCOLN PARK CONSERVATION DISTRICT

The Lincoln Park conservation district is intended to preserve the character of existing streetscapes and houses. Therefore, the conservation district includes the Montgomery County Board of Education property on North Stonestreet Avenue and the former Lincoln High School, the property adjacent to Lincoln Park known as the WINX property, and the property formerly known as Lincoln Terrace and now known as Legacy at Lincoln Park. Development plans for these areas will be evaluated for compatibility by the City of Rockville Planning Commission as recommended in the approved and adopted Lincoln Park Neighborhood Plan.

See attached map of included areas on next page.



	CITY OF ROCKVILLE COMMUNITY PLANNING AND DEVELOPMENT SERVICES	Lincoln Park Conservation Area	
--	---	--	--

Area subject to Lincoln Park Conservation District

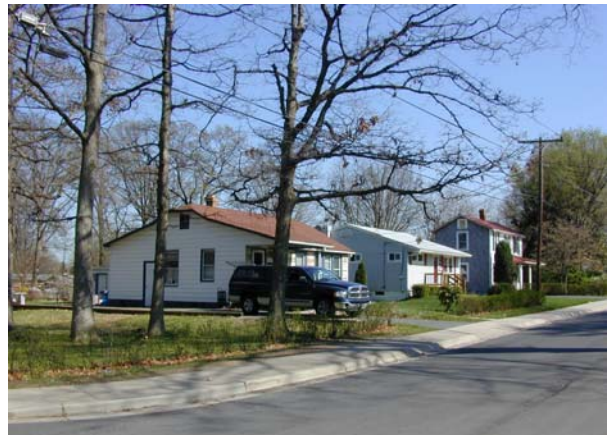
DEVELOPMENT STANDARDS

LOTS:

- Assemblage of separate lots for new development is not permitted.
- Resubdivision of existing original lots is not permitted.
- Pipestem lots are not permitted.

STANDARDS FOR NEW CONSTRUCTION:

- New construction or additions must conform to all other applicable building code and safety regulations of the City of Rockville as well as the Lincoln Park Neighborhood Conservation District Standards. A City of Rockville building permit is required for all construction.



Newer one-story houses and older two-story house on North Stonestreet Avenue.

- The lot coverage will be 25% of the maximum square footage of smallest new lot size permitted, 6,000 square feet. This allows 1,500 square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.
- The maximum actual height of new construction, a building or addition, is 25 feet from the grade to the ridgeline. A 29-foot height may be permitted for designs using a graduated 45-degree line of sight slope from the front property line to the highest point of the new construction. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.



The new house at the left is an actual 29 feet in height. Lot coverage is 1,482 square feet, below the allowed lot coverage under the new standards. The 29 foot height would have been permitted and more compatible with the streetscape using a 45-degree slope height transition such as a front porch.

- New buildings should follow prevailing irregular setback patterns and not line up in a row. A two to five foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is 25 feet.
- Infill new house construction should be designed so that the organization of the street-facing façades closely relates to any surrounding buildings.
- Additions should be constructed on the rear of the building or on a side, which ever has less impact on the character of the structure and streetscape.
- Roof heights of new additions should not dominate original rooflines. A graduated 45% line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
- Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding historic buildings in the district.
- Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- Churches and institutional uses located within the conservation district do not have separate standards for development but must comply with the regulations of the underlying zones and other applicable standards of the Zoning Ordinance.

LOT COVERAGE STANDARD FOR ADDITIONS TO EXISTING ONE-STOREY HOMES

The majority of single family houses in Lincoln Park are one-story dwellings, 1,200 square feet in lot coverage or less excluding any attic or basement space. The lot coverage proposed for new construction is 1,500 square feet, or 25% of the allowable smallest lot (6,000 square feet.) This does not address the needs of one-story houses built upon slabs or without basements due to the high water table in Lincoln Park. Many of these structures cannot accommodate a second story as built and will need to expand beyond the 1,500 square feet of lot coverage to gain space and amenities, or demolish and build a new house. Staff proposes the following as an incentive to preserve the existing housing stock and character:

- If existing one-story house is retained, an addition to bring total lot coverage up to 35% of the smallest lot size available or to 2,100 square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single family dwelling permit.

STREETS:

Streets were platted within the subdivisions as a rough north-south-east-west grid. Lincoln, Frederick, Spring, Elizabeth, and Ashley are east-west aligned. Douglass, Westmore, Stonestreet (Biltmore) and Horners Lane are north-south aligned. Horners Lane varies in direction, but existed prior to the platting of Lincoln Park only to the intersection of Parklawn Drive. Moore Drive was created in the late 1950's on a non-platted parcel to service an apartment complex, Lincoln Terrace. Johnson Drive is a private lane created before the present zoning code was adopted. Lenmore was created to serve the Lenmore Apartments and is not an original platted street. These existing later streets are grandfathered in, but additional streets should not be added. The original street grid is a character feature of Lincoln Park and should be preserved.

- New streets and private access driveways that function as streets are not permitted within the existing residential platted subdivisions. New streets in character with the community are permitted within redevelopment areas.
- Cul de sacs accessing structures set back from the main roads are not permitted.

APPEAL OF CONSERVATION DISTRICT STANDARDS:

Requests for a variance from the Lincoln Park Conservation District Standards would be processed by the City of Rockville Board of Appeals.

DEMOLITION:

Demolition of any structure 50 years old or older in any part of Rockville is evaluated for historic, architectural, archaeological, or cultural significance by the Historic Preservation staff and the Historic District Commission and may be recommended as eligible for designation as a single site historic district to the Planning Commission and Mayor and Council. The Mayor and Council may hold a separate public hearing and make the final decision. Historic Designation may result in denial of the demolition application.

Examples of new houses in Lincoln Park that meet the proposed height and lot coverage standards:



325 Lincoln Avenue

325 Lincoln Avenue

- 1-1/2 stories. Less than 25 feet high
- 1,120 square foot lot coverage excluding porch
- Full basement
- Substantial portico
- Total square footage: 2,660 SF with basement
- No garage

211 Lincoln Avenue

- 1-1/2 stories
- Less than 25 feet high
- 1,050 square foot lot coverage
- No basement
- Visual separation between stories on front elevation
- Total square footage: 2,100 SF
- No garage



211 Lincoln Avenue