



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Evaluation of Significance for Demolition
HDC2022-01060, 1307 Seven Locks Road
Montgomery County Detention Center**

MEETING DATE: 5/19/2022

REPORT DATE: 5/12/2022

FROM: Sheila Bashiri,
Preservation Planner
240.314.8236
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APPLICATION Evaluation of Historic Significance
for the purpose of demolition.

DESCRIPTION: Applicant proposes to demolish
seven buildings at Montgomery
County Detention Center

APPLICANT: Montgomery County, Department
of General Services

AGENT: Greg Ossont, Deputy Director of
Department of General Services

OWNER: Montgomery County Government
101 Monroe Street
Rockville, MD 20850

FILING DATE: 4/11/22

RECOMMENDATION: Staff recommends that the HDC find that the seven buildings proposed for demolition at 1307 Seven Locks Road do not meet any of the Historic District Commission's (HDC's) adopted criteria for Historic Significance or Architectural, Design, and Landscape Significance.

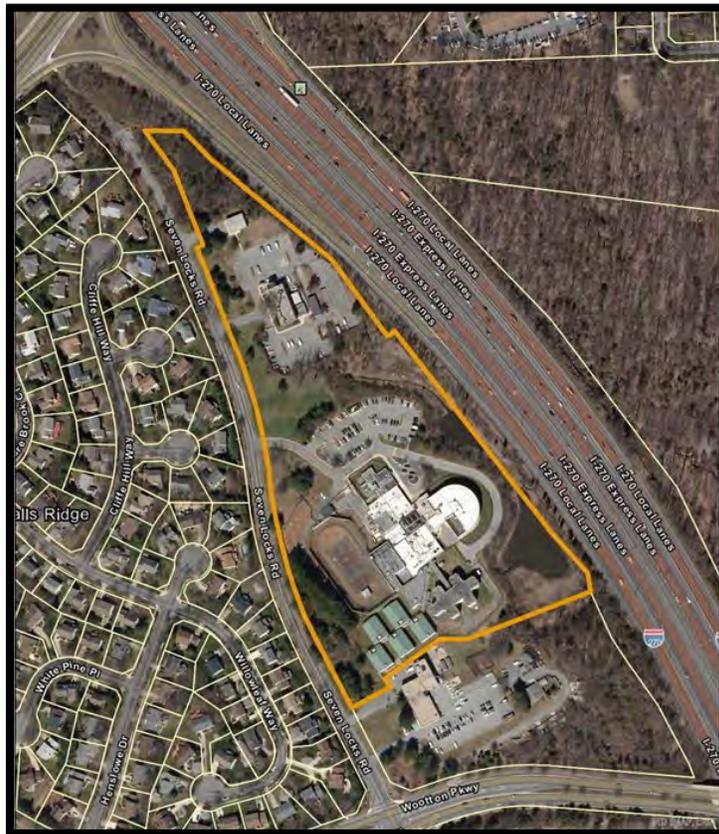
Staff therefore recommends that the HDC not forward a recommendation to the Mayor and Council to rezone the buildings to place them in the Historic District (HD) Overlay Zone.



Staff also recommends that the HDC vote to include a statement for the record that this evaluation covers only the seven buildings proposed for demolition and that it does not include any other buildings or the entire site, including the land below the buildings that are proposed for demolition; and that future proposals for demolition at this site will require evaluations of significance.

SITE DESCRIPTION

Location:	1307 Seven Locks Road
Applicant:	Montgomery County General Services
Owner:	Montgomery County General Services
Land Use Designation:	Civic and Public Institutional
Zoning District:	R-90 Single Family Residential
Existing Use:	Detention Center
Parcel Area:	25.8400 AC
Subdivision:	0201, Parcel-N580, PL 11092 PT PAR A Seven Locks
Building Floor Area:	Entire Site 107,713 SF
Dwelling Units:	No dwelling units, but capacity of up to 200 inmates



INITIATION OF THE PROCESS

On February 4, 2022, the Evaluation of Significance Application for 1307 Seven Locks Road was accepted as complete. The property is the site of the existing Montgomery County Detention Center (MCDC) complex, and the former 1st District Police Station. The application proposes demolition of seven out-of-operation structures that are part of the Detention Center, including the structure known as the Levels Building, five modular units known as the G-Wing, and the Crisis Intervention Unit (CIU) pod, which is currently used by Health and Human Services (HHS).

The application was submitted in advance of submission of a demolition permit, by Tammal Enterprises, the contractor that will execute the proposed demolition of the seven buildings. In accordance with Section 25.14.01. of the Zoning Ordinance, and Section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building.

The application was scheduled for review at the March 17, 2022 HDC meeting. The proposal was removed from the agenda at the request of Montgomery County to allow them to resubmit the application with additional information. The application was resubmitted on April 11, 2022, with Montgomery County General Services as the applicant. The application proposal was changed from Evaluation of Significance to Demolition. The applicant clarified that the current application does not relate to any other future plans in any circumstance.

At the February 28, 2022 Mayor and Council meeting, Montgomery County introduced a proposed future project for the site; however, finalized development plans have not yet been submitted to the City for review. This proposed project provides renovation/modification of MCDC for use primarily as a short-term holding and central processing facility. Under a separate future review by the Planning Commission, Montgomery County is proposing several site changes; however, the project is only in the planning stages and there is nothing definitive for review at this time. The future site plans are not subject to HDC's review. For more information about the overall concept, see the video of the February 28th Mayor and Council meeting here: https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4501.

Most of the information in this report was derived from the 2019 I-270 and I-495 Managed Lanes Study conducted by Maryland Department of Transportation State Highway Administration (MDOT SHA). Maryland Historical Trust (MHT) surveyed the property for the required Section 106 Project Review. Section 106 of the National Historic Preservation Act and the Maryland Historical Trust Act of 1985 require federal and state agencies to consider the effects of their projects on historic and archeological properties. MHT must identify and evaluate historic properties that may be affected by a project and develop measures to avoid, reduce or mitigate any adverse effects on those properties.

MDOT SHA currently has an archeological study underway for the Seven Locks sites and other areas impacted by the I-495 and I-270 Managed Lanes Study. Those studies are not related to the proposed demolition. The only topic within the purview of the Historic District Commission (HDC) is the submitted Demolition application. Therefore, the public hearing and HDC review will only address the Demolition application to determine if the seven structures on the site meet the approved HDC criteria for Historic Significance or Architectural, Design, and Landscape Significance.

The applicant submitted the following memo to the Historic District Commission to further clarify the project and the process for demolishing the buildings:

MEMOTO: Rockville Historic District Commission
FROM: Greg Ossont, Deputy Director
Montgomery County Department of General Services
SUBJECT: Partial Demolition - Montgomery County Detention Center

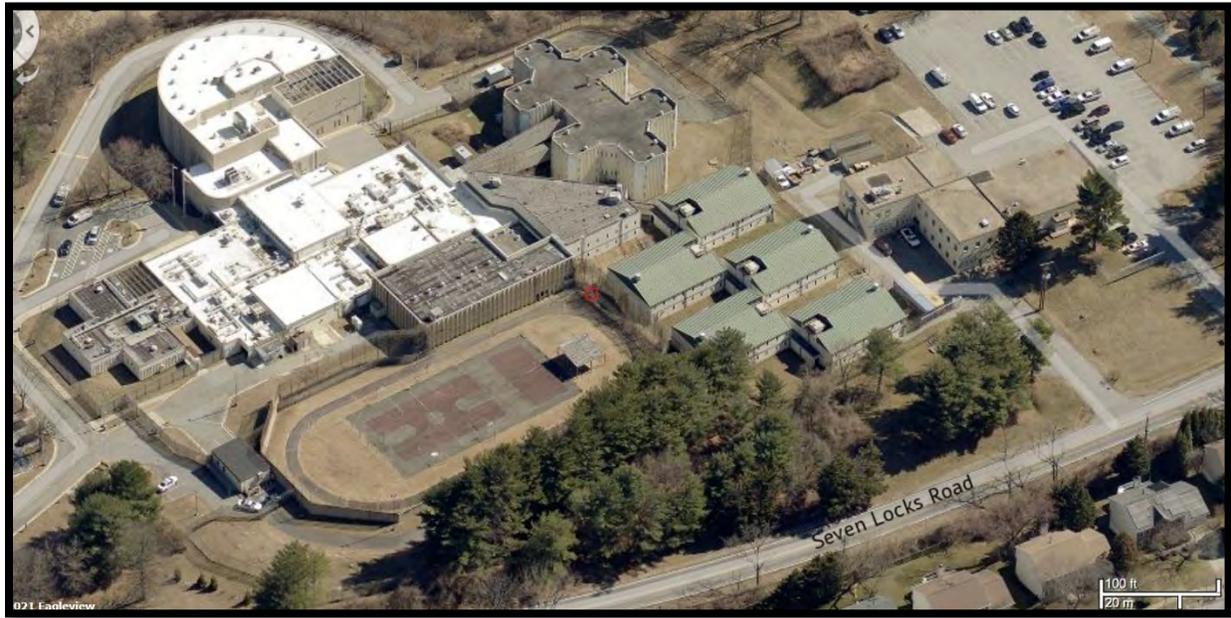
The purpose of this memorandum is to provide additional background and details related to the County project titled *Montgomery County Detention Center Partial Demolition and Renovation*. The purpose of this project is to eliminate existing buildings that are longer used, are functionally obsolete and vacated and require costly upkeep and maintenance while they remain. This project is not correlated, dependent, or in any other way connected to a reuse or redevelopment of the existing MCDC, or a possible future MCDC, or other use of the County-owned property.

The project provides for demolition of dilapidated and obsolete structures including the high-rise tower, five vacant modular units and an internal pod currently used by HHS. Prior to demolition, the existing utilities will be rerouted, and a new utility hub will be installed. HHS staff will be relocated from the pod to a temporary location within the remaining building while renovation of their final location is completed. Interior renovation of other select areas of the building is included.

Images of the buildings slated for removal are below.



As it relates to the demolition activity specifically, the County's contractor will not use any explosives or implosion techniques. The buildings will be systematically deconstructed with scissors-like attachments on heavy equipment. The project is projected to attain a recycle rate of 95 – 98%.



Birdseye View of the Entire Detention Center Complex

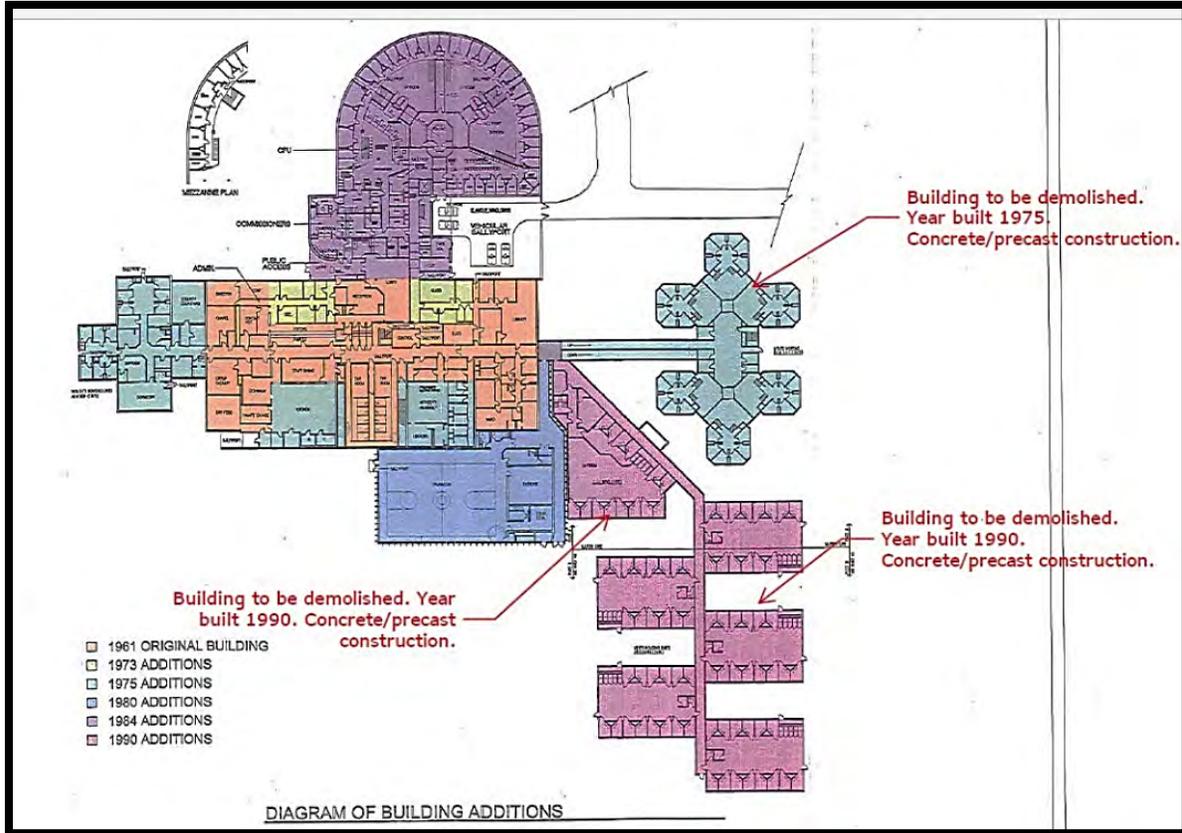
SITE ANALYSIS

Lot Description

Located at 1307 Seven Locks Road, the triangular subject property is bounded by Seven Locks Road and the Falls Ridge subdivision, with single-family dwellings to the west, I-270 to the east, and Wootton Parkway to the south. The tract is zoned MXT (Mixed-Use Transition) and owned entirely by Montgomery County. The property is bordered by lawns, trees, and shrubs, with a line of trees separating it from I-270. Two retention ponds are located northeast of the detention center building, near I-270.

The detention center is accessed from Seven Locks Road by a driveway that connects to the asphalt parking lot to the northwest, and to a chain link gate that provides entry to the detention center itself. West of the building is a recreation yard with a running track, paved sport courts and lawns.

Site Plan Showing Buildings Proposed for Demolition



Montgomery County Detention Center Complex

The chronological order of MDCDC building construction was as follows:

- 1961** The original building, including the rectangular portion known as the Core Building.
- 1973** Two small infill additions that currently house administrative and classroom functions.
- 1975** Two infill additions with spaces that serve as the kitchen, the Officers' Assembly, and locker rooms;
 - o The cross-shaped addition on the north side that was formerly the women's housing unit; and
 - o The high-rise men's housing known as the Levels Building on the south side.
- 1980** The gymnasium
- 1984** The entrance lobby and the circular housing unit known as the E/F-wing, on the west side that faces 1-270.
- 1990** Five rectangular buildings known as the G-Wing along a common spine east of the men's housing high-rise, and the triangular-shaped housing unit known as the CIU unit.

The detention center is oriented on a northwest-southeast axis, and the façade faces northwest. The irregular-shaped building was constructed over the course of several decades. Located at the center of the complex, is the original 1961 building, which is surrounded by additions. The 1961 building is one story, except for a two-story section at the center of what was once its northeast elevation. The exterior is clad with vertical recessed concrete panels. The windows have single, narrow, fixed black metal sashes with attached metal-framed security panels.

The public entrance is part of a rectangular two-story section linking the original building to a four-story semicircular addition along the original building's east side. The entrance on the larger addition consists of a pair of black metal and green-tinted glass doors, with a transom and sidelights. A matching window wall is located northeast of the doors. Metal lettering above the entrance reads "Montgomery County Detention Center." A concrete pedestrian walkway in front of the entrance extends southwest to the 1961 building and continues to the cross-plan addition's northwest elevation. The four-story semi-circular addition is clad with large rectangular concrete panels with recessed narrow, black sash windows.



Main Entrance to Montgomery County Detention Center



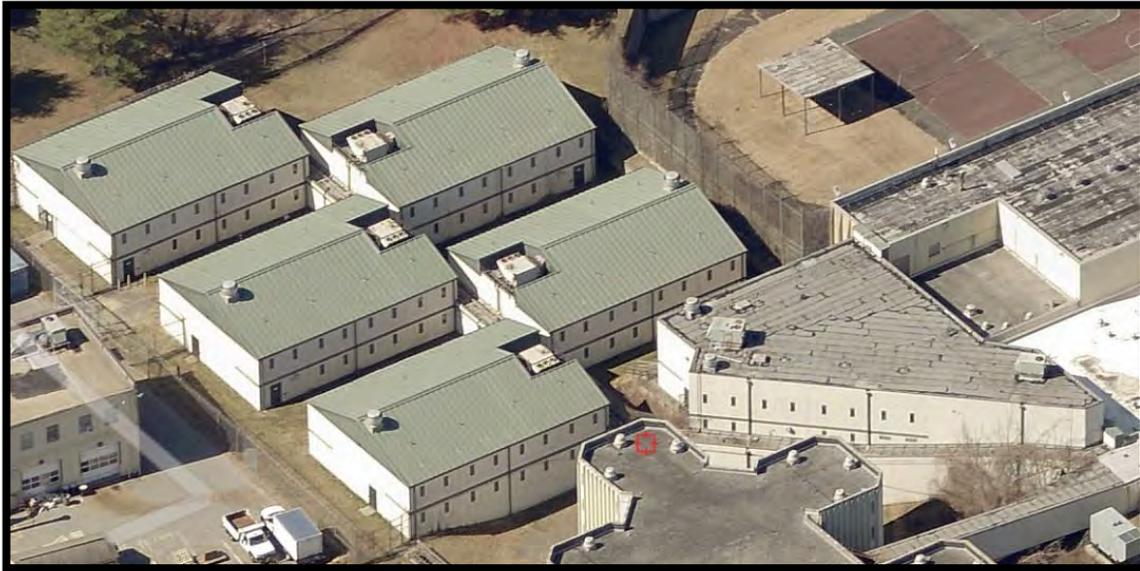


BUILDINGS PROPOSED FOR DEMOLITION

Levels Building

The buildings that were constructed in 1975 are proposed for demolition. These include the cross-shaped addition to the northwest. The four-story addition, which was the former holding cell, consists of a rectangular central core with six square projections. Two projections each are on both the northwest and southeast side elevations, and one projection each is on the northeast and southwest end elevations. The addition has unpainted concrete walls and pilasters, with single, narrow, fixed-sash windows. At the corner of each projection is a solid wall clad in painted corrugated metal panels. This addition connects to the 1961 building by a set of enclosed ramps.





G-Wing Buildings (Left) and Crisis Intervention Unit (CIU) (Right)

Crisis Intervention Unit (CIU) Building and G-Wing Buildings

In 1990, six concrete buildings were constructed for use as direct supervision center housing units. The Crisis Intervention Unit (CIU) Building is a two-story triangular addition that is attached directly to the original 1961 building at the southeast elevation. Located on the south side of the original 1961 building, the G-Wing consists of five two-story buildings that are connected by an enclosed outdoor walkway to each other. All six buildings are clad with synthetic stucco and have single fixed windows. The G-Wing buildings have green standing-seam-metal front-gabled roofs.



Views of G-Wing Buildings

Site History

The current location of the Montgomery County Detention Center and former District 1 Rockville Police Station was part of the Montgomery County Poor Farm Site and Cemetery. The Poor Farm consisted of an Almshouse and surrounding farm fields. The property was in use from as early as 1789 until the 1980s. The Poor Farm, which was managed by the Montgomery County Trustees of the Poor, provided shelter for Montgomery County residents who were unable to support themselves. ¹

Cultural Resources Planner III, Brian Crane, PhD, is an archaeologist in the Historic Preservation office at Montgomery County Planning. According to an article by Dr. Crane in the March 3, 2021 edition of The Third Place, A Montgomery County Planning Department Blog, *"The Poor Farm Cemetery: A Dark and Overlooked Part of Our Past,"* the Poor Farm was *"a place where people who were homeless, or suffering from mental illness, dementia, or physical infirmities were forced to live in terrible conditions. A 1913 report described the buildings as "overrun with vermin and very insanitary in every way." The residence building was apparently segregated by floor, and an 1877 report described the basement rooms reserved for African Americans as "overcrowded, dirty and offensive. Some children were forced to sleep on the kitchen floor. When people died, their bodies were not always removed immediately."* ²

The Montgomery County Trustees of the Poor originally purchased 50 acres for the site in 1789. The Poor Farm site continued to grow as the need for assistance grew; and, by 1882, it was approximately 150 acres covering land of the current I-270 right-of-way and portions of the Tower Oaks development. The overall site consisted of at least one building for residents, outbuildings, farm fields, and a cemetery. Poor Farm residents, Montgomery County residents without any family, and those whose families could not afford burial, were buried in the cemetery, often without grave markers. *"The graveyard is located on a hilly, wooded knoll at the end of Monroe Street in Rockville, about one mile south of the county courthouse. None of the graves is marked and the property, which abuts I-270, is heavily overgrown with trees and brush. The graveyard is littered with refuse, old appliances and even an old golf cart."* ³

The Poor Farm closed in the 1950s, and the Almshouse and several farm outbuildings, located on the west parcel, were demolished in 1959. However, the County continued to utilize, but not maintain, the cemetery into the early 1980s. *"At least 75 graves were identified during a 1983 survey of the property by state archeologists, but according to George R. Snowden, the funeral director who buried Schaefer, there may be as many as 500 people buried in the potter's field. If I said 500 people I'd be in the ballpark," said Snowden, who runs a Rockville funeral parlor founded in 1900 by his grandfather. "Back during the World War II era, we would go out there quite frequently."* ⁴

According to Brian Crane's article, National Park Service archaeologists moved sixty-to-seventy graves in 1987 from the original 1789 Poor Farm Tract and reinterred them in Parklawn Cemetery. Thirty-eight graves were discovered and moved by Montgomery County during the construction of the Tower Building (1101 Wootton Parkway) in 2000. The construction of I-270 may have covered portions of the cemetery,

¹ Crane, Brian. "The Poor Farm Cemetery: A Dark and Overlooked Part of Our Past." Montgomery Planning.Org, The Third Place, 3 Mar. 2021, <https://montgomeryplanning.org/blog-design/2021/03/the-poor-farm-cemetery-a-dark-and-overlooked-part-of-our-past/>. Accessed 2022.

² ibid

³ Girard, Keith F. "Montgomery Graveyard Sale Is Questioned." The Washington Post, 30 June 1985.

⁴ ibid

and it is believed that there are likely hundreds of unidentified graves that were not moved.⁵

In his article, Brian Crane states:

“Montgomery Planning is researching the history of the site to help anticipate where there may still be graves at the former Poor Farm almshouse site. We have mapped the parcels purchased by Montgomery County for the almshouse between 1789 and 1882 (Figure 4). Topographic maps from 1908 and 1944 show that the known burials were found on a hilltop in the original parcel between 100 and 500 feet of a building shown on an 1890 map (Figures 3 and 4). This is consistent with where cemeteries were often sited in our county and suggests other areas where people might have been buried.”⁶

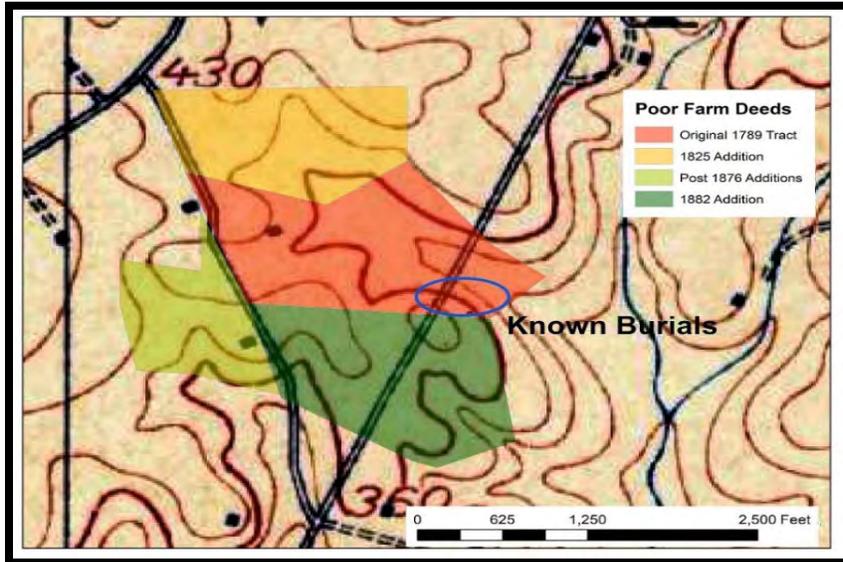


Figure 4: 1908 Topographic map overlain with parcels purchased for the Poor Farm over the course of a century (color shaded areas) and the area where burials were found in 1987 (blue oval).

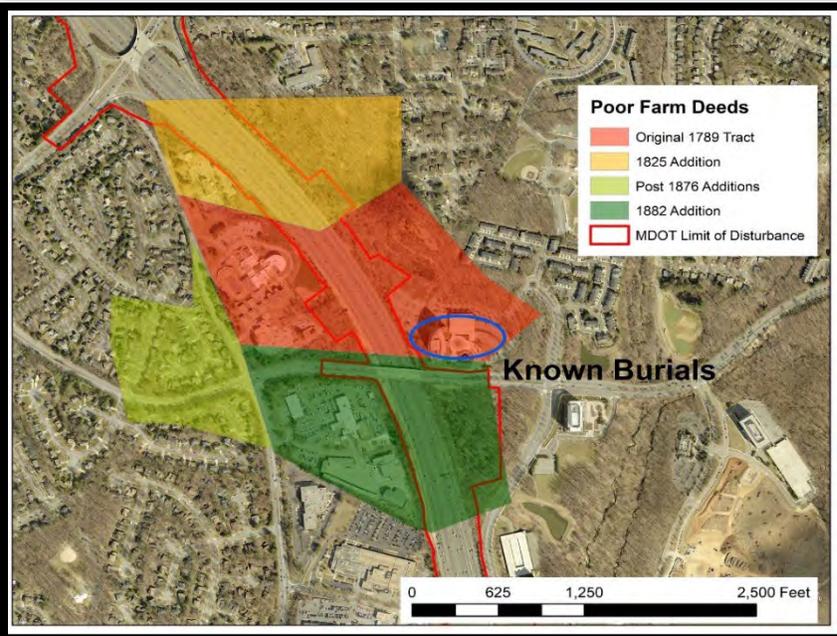


Figure 5: Proposed maximum limits of disturbance for expansion of I-270 (red outline) overlain on a 2019 aerial photograph with parcels purchased for the Poor Farm over the course of a century (color shaded areas) and the area where burials were found in 1987 (blue oval).

⁵ Crane, The Poor Farm Cemetery.

⁶ ibid

Figures 4 and 5 appear to show “Known Burials” on the opposite side of I-270 from the Detention Center site, but future research may reveal more information than is currently known. *“MDOT SHA has stated its intention to conduct additional archaeological investigations in the vicinity of the Poor Farm Cemetery site to find out if any unmarked graves could be affected by the I-270 project. Montgomery Planning will work with MDOT SHA, any descendants, and members of the interested public to ensure that remaining graves are found prior to new highway construction. If burials are found, the remains will be treated with the respect that has been so long denied to them.”*⁷

Construction of the Montgomery County Detention Center

The construction of I-270 (formerly US 240 and I-70S) in the area in the late 1950s separated the Montgomery County Poor Farm property into eastern and western parcels. In 1961 the City of Rockville annexed 131 acres of the Poor Farm into the City, The MCDC was constructed in 1961 on the Western parcel, to replace the jail at the Montgomery County Court House. The MCDC was designed by Montgomery County architect John B. Murphy as a “state of the art” facility with better living conditions for the inmates. Originally it held 125 inmates and included a combination dormitory-dayroom space, maximum-security cells, a drunk tank, a quiet room, sickbay, library, chapel, and landscaped patio. Between 1975 and 1990, new buildings were added, and the complex consistently grew larger. Building deterioration, overcrowding, and varying improvements in the science of incarceration and restoration accounted for the need to upgrade and add new structures. The CIU and G-Wing buildings, constructed in 1990, were a temporary overcrowding solution while Montgomery County constructed a new, larger facility in Clarksburg, which opened in 2003. The Montgomery County Detention Center remains in use and is responsible for the intake and processing of adult inmates before their transfer to the Montgomery County Correctional Facility.⁸

MARYLAND HISTORICAL TRUST ANALYSIS

MHT evaluated the Montgomery County Detention Center for eligibility on the National Register of Historic Places (NRHP). It was determined that MCDC does not have a significant association with historical trends, and due to numerous alterations since its construction, it does not reflect historical trends in corrections facilities. No association with influential persons in history was found. The MCDC was not a first example or last example of its type, period, or method of construction. The buildings have been altered since their initial construction and no longer reflect their original design. The buildings aren't associated with a master architect, and they are not high in artistic value.⁹

STAFF ANALYSIS

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

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing

⁷ ibid

⁸ Maryland Historical Trust, MDOT SHA I-495 & I-270 Managed Lanes Study, Determination of Eligibility Form, M: 26.82, 4

⁹ ibid 5

structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a)** Represents the development, heritage, or cultural characteristics of the City.
No. The site represents the growth of Rockville as a result of annexation. The Poor Farm itself was a highly significant feature of Rockville's and Montgomery County's history. However, the buildings proposed for demolition do not reflect this history and are not significant in the City's development.
- b)** Site of an important event in Rockville's history.
No. No significant event was found to have taken place at the buildings proposed for demolition.
- c)** Identified with a person or group of persons who influenced the City's history.
No. The subject buildings are not known to be identified with a person or group of persons who influenced the City's history.
- d)** Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.
No. The subject buildings do not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a)** Embodies distinctive characteristics of a type, period, or method of construction.
No. The buildings proposed for demolition do not represent distinctive design types representing any significant period or method of construction.
- b)** Represents the work of a master architect, craftsman, or builder.
No. The subject buildings do not represent the work of a master architect, craftsman, or builder.
- c)** Possesses a style or elements distinctive to the region or City.
No. The buildings don't possess a style or elements distinctive to the region or City.
- d)** Represents a significant architectural, design, or landscape entity in the City
No. The subject buildings do not represent a significant architectural, design, or landscape entity.

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

No. Due to the secure nature of the complex, the subject buildings are mostly shielded from view with greenery.

STAFF RECOMMENDATION

Staff recommends that the HDC find that the seven subject buildings proposed for demolition at 1307 Seven Locks Road do not meet any of the Historic District Commission's (HDC's) adopted criteria for Historic Significance or Architectural, Design, and Landscape Significance.

Staff therefore recommends that the HDC not forward a recommendation to the Mayor and Council to rezone the buildings to place them in the Historic District Overlay Zone.

Staff also recommends that the HDC vote to include a statement for the record that this evaluation covers only the buildings proposed for demolition and that it does not include any other buildings or the entire site, including the land below the buildings that are proposed for demolition; and that future proposals for demolition at this site will require evaluations of significance.

COMMUNITY OUTREACH

The posting of the required sign on the property occurred two weeks prior to the HDC Meeting, and postcard notices were also sent out to the required distribution area two weeks prior to the meeting. Staff also reached out to Peerless Rockville, Montgomery County Historical Society, and Montgomery County Historic Preservation staff to request additional information on the property. The leadership of Falls Ridge Citizens Association, Potomac Springs Civic Association, and Potomac Woods Citizens Association, as well as several outer area Community and Homeowners associations, have been informed of the upcoming HDC review for this property. Additionally, notification was done through social media including NextDoor and Rockville Reports.

APPENDIX A

DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

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

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

CRITERIA

Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the City; or
- b) Is the site of an important event in Rockville's history; or
- c) Is identified with a person or group of persons who influenced the City's history; or
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction; or
- b) Represents the work of a master architect, craftsman, or builder; or
- c) Possesses a style or elements distinctive to the region or City; or
- d) Represents a significant architectural, design, or landscape entity in the City; or
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

City of Rockville, Maryland Zoning Ordinance

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. Purpose – The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. Location

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. Historic District Commission – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. Designation of Properties

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.

(a) The filing of an application nominating the property for historic designation by one (1) or more of the following:

- (i) The property owner;
- (ii) The Historic District Commission;
- (iii) The Mayor and Council;
- (iv) The Planning Commission; or
- (v) Any other person;

(b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or

(c) The filing of an application for a demolition permit for the property; or

(d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.

2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.

3. *Historic District Commission Review and Decision* – The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.

4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.

5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:

- (a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
- (b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
- (c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

6. *Restrictions on Property During Interim Historic Review Period* – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of

Section 25.07.13. The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

- a. **Requirement** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.
- b. **Exceptions** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.

Montgomery County Historic Preservation Tax Credit Program

The City of Rockville participates in Montgomery County's Property Tax Credit program for historic resources designated by the City. Work related to maintenance that has been approved by the HDC, or ordinary maintenance work that does not require HDC review are eligible expenses.

Local (County) 25% Property Tax Credit

Montgomery County provides a property tax credit equal to 25% of qualified costs expended on exterior maintenance of properties designated historic by the Mayor and Council of Rockville. Owners of qualifying properties must spend a minimum of \$1,000 in a calendar year. The tax credit is then applied against the following year's property taxes. Properties listed *only* in the National Register are not eligible for this County tax credit, but would be eligible for the State or Federal tax credit programs described below.

State 20% Income Tax Credit

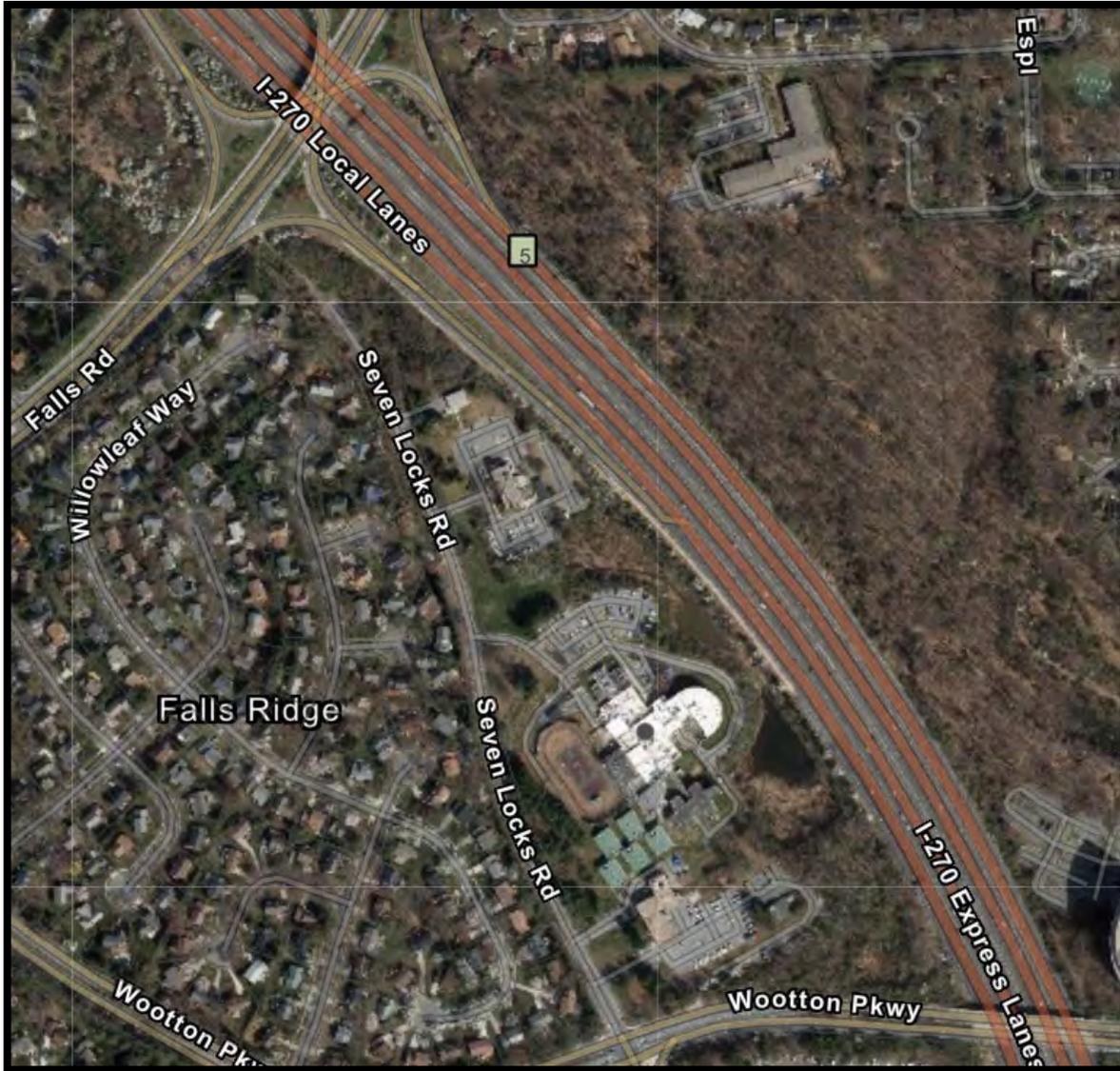
Maryland's Sustainable Communities Tax Credit Program provides Maryland income tax credits equal to 20% of qualified costs expended in the interior and exterior rehabilitation of certified historic structures. Commercial (income-producing) properties may receive an additional 5% tax credit if the rehabilitation results in LEED (environmental) Gold certification. Income-producing structures that are neither designated nor eligible for designation, may qualify for a 10% state income tax credit if certain requirements are met. Please note that State tax credit projects must be pre-approved by the Maryland Historic Trust to be eligible. Costs for projects that are considered to be primarily remodeling (i.e., replacement of kitchens and bathrooms that are in good repair and that are replaced only for aesthetic reasons) do not qualify. Qualifying properties include those listed in the National Register of Historic Places, or those locally designated properties that the Maryland Historical Trust deems eligible for listing in the National Register. This program is administered by the Maryland Historical Trust. Applications are available at <http://mht.maryland.gov/taxcredits.html>, and on the City's Web site.

Federal 20% Income Tax Credit

The Federal Historic Preservation Tax Incentives program offers Federal income tax credits for 20% of approved costs, for the rehabilitation of income-producing properties that are listed in the National Register. The applications are reviewed by the Maryland Historical Trust and by the National Park Service.

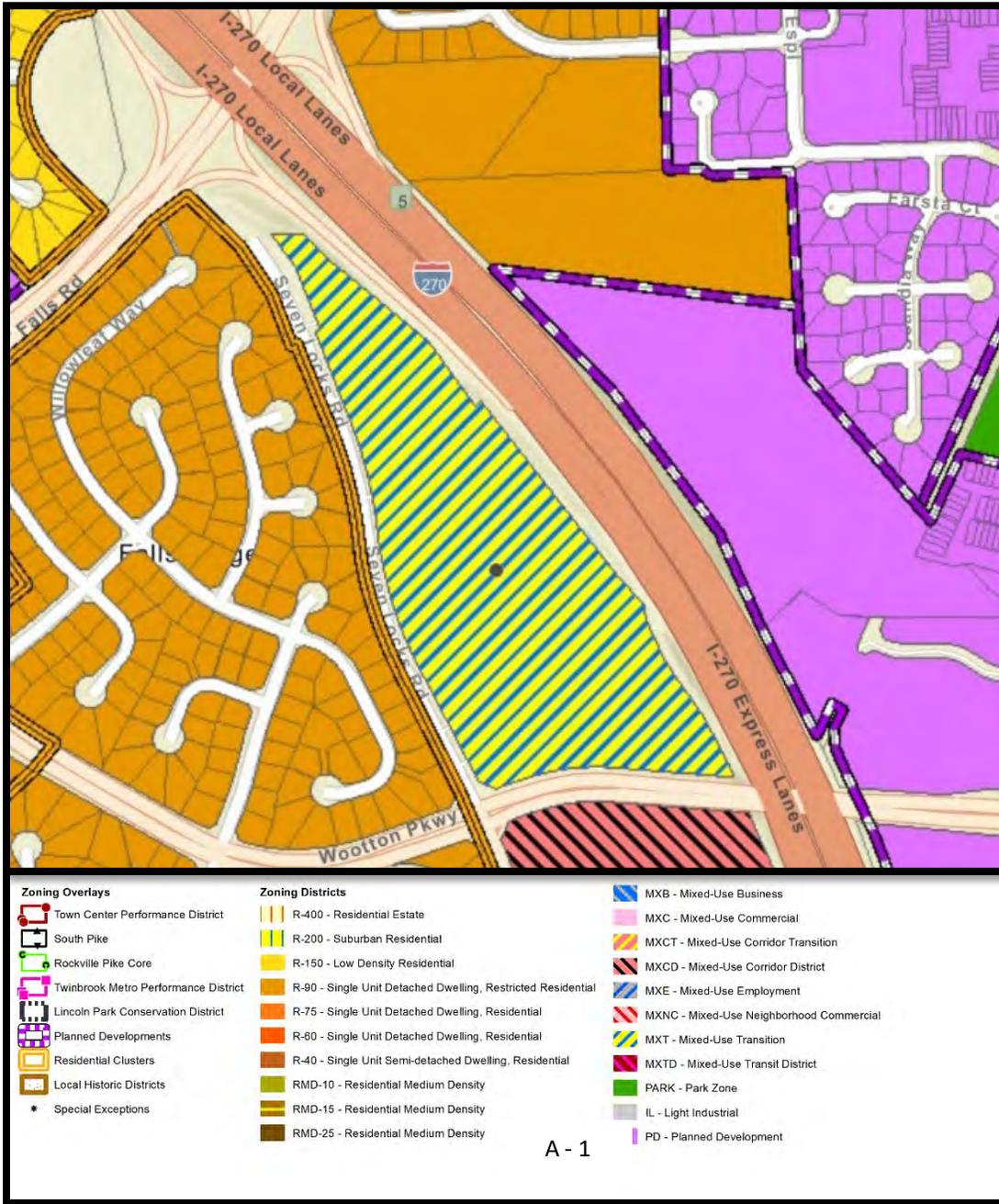
AERIAL MAP

Attachment A



ZONING MAP

Attachment B



B-1



Application for

Historic District Commission Review

Community Planning and
Development Services

Received

4/11/2022

HDC

8/19

City of Rockville

Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8230 • Fax: 240-314-8210 • E-mail: history@rockvillemd.gov • Website: www.rockvillemd.gov

Type of Application: (check all that apply)

Certificate of Approval Courtesy Review Evaluation of Significance Demolition Proposed Tax Credit

Property Address Information: (please print clearly or type)

Address: 1307 Seven Locks Rd. Rockville, MD.

Subdivision 0201 Lot(s) _____ Block _____

Zoning _____ Tax Account(s) _____ , _____ , _____

Applicant Information:

Applicant Montgomery County, Dept of General Services Address 101 Monroe Street, Rockville, MD 20850

phone _____

e-mail estimating@tammaldemo.com

Property Owner Montgomery County, Dept General Services Address 101 Monroe St. Rockville, MD 20850

phone 240-777-6192

email michael.kay@montgomerycountymd.gov

Agent Greg Ossont, Deputy Director DGS

Address 5705 Arundel Ave. Rockville, MD. 20852

phone 240-777-6192

e-mail greg.ossont@montgomerycountymd.gov

SCOPE OF WORK

<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER

Project Description Partial demolition of existing vacant buildings. See attached materials and attachments.

The project is limited in scope and limited to the removal of the attached vacant buildings.

No other site work or construction is proposed as part of this application.

STAFF USE ONLY

Application Acceptance:

Application # HDC2022-01060

Pre-Application _____

Date Accepted _____

Staff Contact _____

Application Intake:

Date Received 4/11/2022

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes No



SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH ADOPTED DOCUMENTS

Projects must be reviewed for compliance with the following documents:

- The Secretary of the Interior’s Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- City’s Technical Guides for Exterior Alterations, available at www.rockvillemd.gov form at the Department of Planning and Development Services
- The HDC’s Adopted Architectural Design Guidelines: www.rockvillemd.gov

3. FILING LOCATION

Applications must be filed with the City of Rockville Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD 20850. Applications will not be accepted until they are determined to be complete by City staff.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:30 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due five weeks preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division, and posted on the city’s website at <https://www.rockvillemd.gov/107/Historic-District-Commission>.

7. SIGN

A sign will be provided to you by City staff, which must be posted on the property announcing the public hearing by the Historic District Commission when the application is filed. After the HDC meeting, the sign must be removed and disposed of. **A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.** I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Michael Kay, P.E.
 I am approving this document
 2022.01.20 15:04:01-05'00'



Please Sign and Date

MEMO TO: Rockville Historic District Commission

FROM: Greg Ossont, Deputy Director
Montgomery County Department of General Services

SUBJECT: Partial Demolition - Montgomery County Detention Center

The purpose of this memorandum is to provide additional background and details related to the County project titled *Montgomery County Detention Center Partial Demolition and Renovation*. The purpose of this project is to eliminate existing buildings that are longer used, are functionally obsolete and vacated and require costly upkeep and maintenance while they remain. This project is not correlated, dependent, or in any other way connected to a reuse or redevelopment of the existing MCDC, or a possible future MCDC, or other use of the County-owned property.

The project provides for demolition of dilapidated and obsolete structures including the high-rise tower, five vacant modular units and an internal pod currently used by HHS. Prior to demolition, the existing utilities will be rerouted, and a new utility hub will be installed. HHS staff will be relocated from the pod to a temporary location within the remaining building while renovation of their final location is completed. Interior renovation of other select areas of the building is included.

Images of the buildings slated for removal are below.



As it relates to the demolition activity specifically, the County's contractor will not use any explosives or implosion techniques. The buildings will be systematically deconstructed with scissors-like attachments on heavy equipment. The project is projected to attain a recycle rate of 95 – 98%.

From: [Ossont, Greg](#)
To: [Ricky Barker](#); [Sheila Bashiri](#)
Cc: [Robert DiSpirito](#); [Dise, David E.](#)
Subject: 7 Locks Demo App Update
Date: Friday, April 29, 2022 12:46:00 PM

Ricky & Sheila,

We recently met with Peerless and cleared up the confusion regarding the application. Apparently, our contractor checked the 'evaluation for significance' box in addition to the demolition box which intimated to Peerless that the entire site was up for review. After explaining the current application and how it does not relate to any other future plans in any circumstance, we believe this miscommunication issue is resolved. The form application was revised to seek only 'demolition' HDC review;

We also recently met with M-NCPPC including the Area team as well as the Historic Preservation staff and staff archaeologist. We have several active projects, sites, etc. with the referenced teams so the lines of communication are well established. Again, after explaining the scope of the demolition application, I believe they better understand the current HDC review and our scope of work. From there, we shifted to the longer view and agreed to circle back with M-NCPPC HP staff should the County ever consider any redevelopment of the site. They understand we are only in planning stages and there is nothing definitive for review at this time. Further, we discussed the fact that the State of Maryland, State Highway, currently has an archeological study underway for the Seven Locks sites and other areas impacted by the 495/270 Managed Lanes Study. Again, we agreed to reconvene once the studies are complete but recognized those studies have no relevance to the pending demolition application.

In summary, we believe we have resolved any concerns or misunderstandings about the pending application and that these meetings coupled with the staff packet and supplemental information provided by the County will satisfy the upcoming HDC review.

We look forward to our May HDC meeting and would be happy to go over these events for the HDC as you see fit.

Regards,

Greg
Greg Ossont
Deputy Director
Department of General Services

No vibration or falling debris is anticipated as there are no explosives. Each building has been surveyed by the County's environmental engineers and all *Regulated Asbestos Containing Material* will be removed as defined by Maryland Department of Environment standards prior to the removal of the buildings.

Noise will be that of normal construction generated by the heavy equipment and the hauling of material from the site. Noise levels fall within the decibel levels stipulated by public regulation. The estimated number of hauling trips is 75 total over a period of months throughout the summer. The project hours will be 7AM to 5PM.

I hope this information is helpful.



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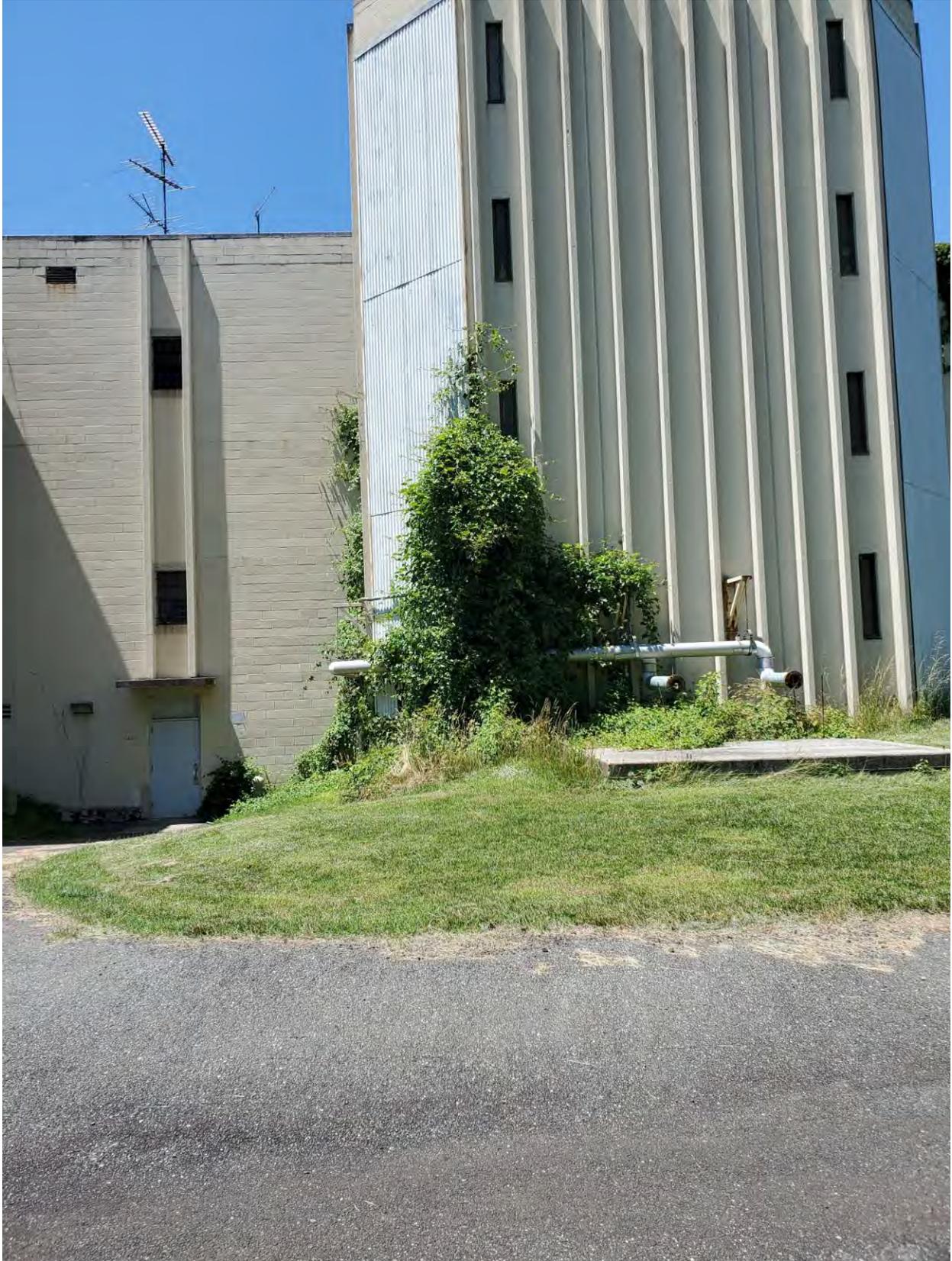
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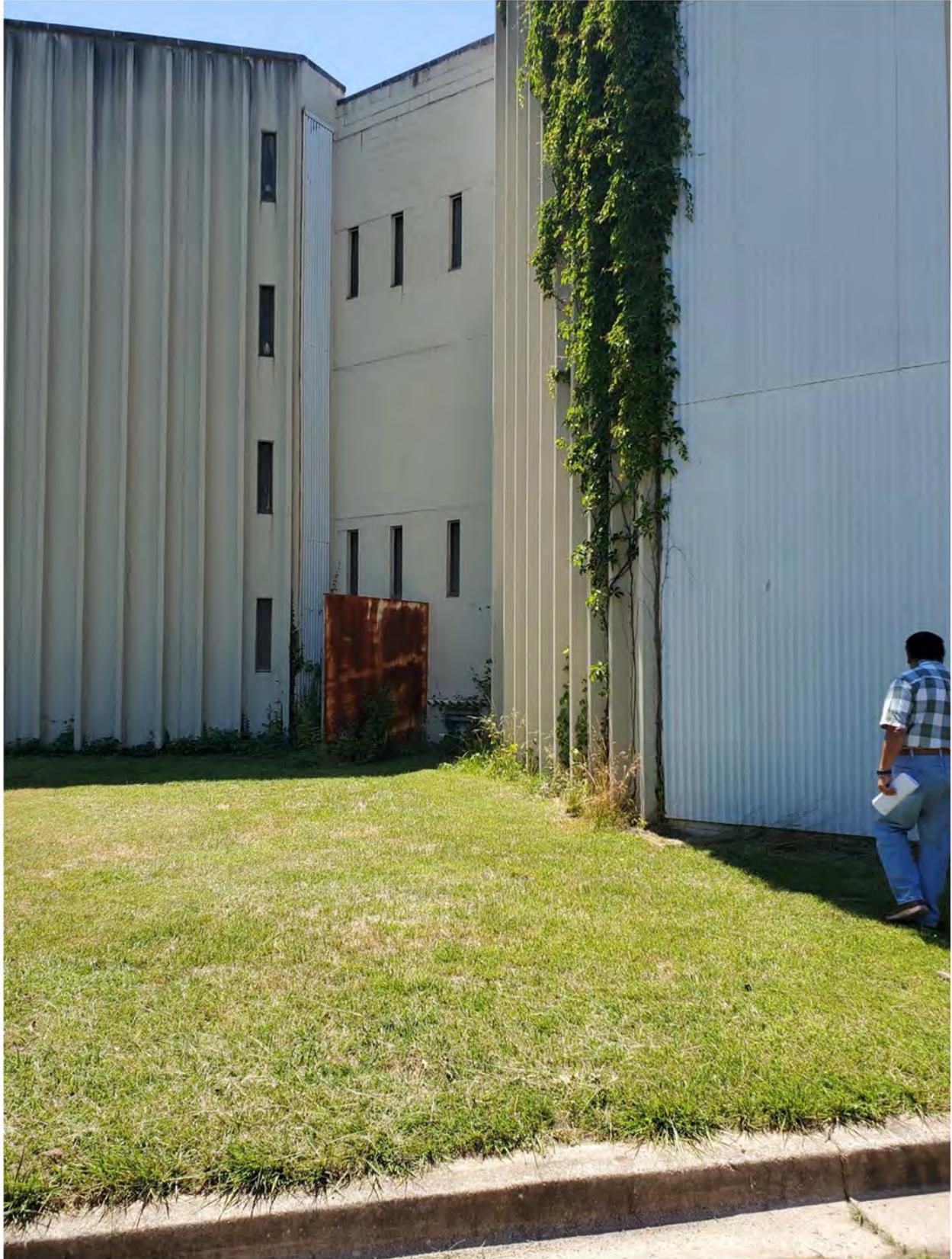
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From: [Mark Wetterhahn](#)
To: [Historic District Commission](#)
Subject: Demolition of 1307 Seven Locks Rd
Date: Friday, May 13, 2022 12:06:19 PM

My name is Mark Wetterhahn. I reside at 2 Don Mills Ct, Rockville MD, across I270 from the subject property and adjacent to the former "Poor Farm." While I have no objection to the demolition of the buildings which are on your agenda, *per se*, I believe that your commission should consider the need for additional conditions to protect any remaining historical sites, including graves, which may be under the footprint of the buildings to be demolished or in the surrounding areas to be used for heavy equipment or laydown areas.

While I recognize that much of the area has been previously disturbed, there is a possibility that without any conditions on the demolition, remaining items of historical value might be lost. In this regard, Peerless Rockville should be consulted and discussions initiated with the team conducting studies relating to the expansion of I270 and Poor House burials.

Perhaps heavy equipment should be excluded from certain areas or initial hand digging required in sensitive areas. Workers should be made aware of the need to stop and consult experts if a question arises as to anything out of the ordinary encountered. I leave the formulation of necessary conditions to those with experience in such matters. Thank you for your consideration.

To Whom It May Concern,

I'd like to respectfully submit the following testimony and website links for consideration at the meeting Historical commission discussion over the removal of MCDC outbuildings on May 19, 2022.

The current site of the MCDC and much of the surrounding property has been recognized by the county planning commission as the former site of the Montgomery Country Poor Farm.

According to the Planning Commission's documentation, the farm was started in 1787 ostensibly for the "relief of the poor." However benevolent the initial "act" passed by the MD state assembly was perceived to be, through the approximately 180 years it was operated as such this was not to be the case.

According to the county's blog, while it was intended as a "shelter for the poor," the residents were referred to as "inmates" and forced to wear the letters P and M on their clothing, and those who did not comply were punished by 15 lashings.

Over the years, the facility housed people who were homeless, mentally ill, suffered from dementia and/or had physical disabilities. The conditions under which people lived in these buildings were unsanitary and full of rodents and other infestations. African American residents, segregated from the general population occupied the lowest floors, typically the basement. People often died there and were not removed from the building.

Over the course of the 180 years of its existence, the poor farm covered over 150 acres of what is now the corner of Rockville where not only the current MCDC sits, but also the police sub-station for Montgomery County and local commercial and residential buildings.

Beyond the "poor farm" and its residents, the county believes burials of the other residents of Montgomery County, including both those who were unable to afford burial elsewhere as well as family members of those whose family had owned the land at one point. It has been estimated by Montgomery County that as many as 1,000 residents were buried in the area once designated as Poor Farm land, with burials continuing as late as 1983.

Among those buried there, may be unnamed individuals who may have been held as slaves by the wealthy Riggs family, whose members may have been buried there and then moved. However, their (believed) enslaved persons were actually relocated by the Snowden Funeral home to the Poor Farm "cemetery" in the 1980s. Montgomery County estimates "While parts of the cemetery may have been disturbed or covered by construction of Interstate 270, there are likely hundreds of unidentified graves that were not moved. No visible trace of the cemetery survives today."

As if the existence of both this farm and the thousand souls interred in these grounds were not of enough historical significance, the Washington Post among others has indicated that the general vicinity of the site of MCDC may have also been the site of one or more public lynching's within the county. While the Post article, 'A shameful affair': The last man lynched in Montgomery County, Md., believes the last recorded lynching in the county actually occurred closer to Viers Mill Road, the victim was believed to be buried here.

So why does this matter to the demolition of the MCDC outbuildings? At the time the initial facility was built in the early 1960's public sentiment and sensitivity to historical injustices were not what they are today. Without being able to go back in time, current sentiment may lead one to believe, that the selection of the site as the public detention facility may have been an attempt to continue or sanction in some way an out of date, uninhabitable facility. In my mind, I have to wonder that not only would the county's contracted builders not only ignore any human remains, or evidence of inhumane practices, but may have been encouraged to quite literally bury them.

Furthermore, while the outer buildings were built more recently, as the site was used for illegal dumping and burials until as late as 1983, even when these were built, there is no guarantee the county has treated any findings, including human remains with the respect they deserve.

As I-270 runs directly through the site of the former Poor Farm, the county and the state had agreed that the widening of 270 would only be allowed to disturb a minimal portion of the site, and that The Maryland State Highway Administration (MDOT SHA) has stated it would conduct an archeological investigation to see if any graves would be disturbed by the widening of 270.

I believe the county itself should be held to the same standard as it looks to tear down these buildings. At a minimum, the county needs to submit a plan that outlines the steps it will take to use care and caution to prevent the inadvertent destruction of human remains, and or archeological findings that may be of historical significance. If remains or artifacts are found, the county needs to document the process by which they will proceed and further explore other undisturbed remains/artifacts. Furthermore, this process should be monitored and reviewed by an outside committee.

As the state of Maryland has expressed interest in preserving sites such as these (https://mht.maryland.gov/research_cemeteries.shtml), perhaps a partnership between the city, the county, MDOT and the state of Maryland could be created in order to proceed with the dismantling of MCDC.

Link to Montgomery County Planning Commission blog: <https://montgomeryplanning.org/blog-design/2021/03/the-poor-farm-cemetery-a-dark-and-overlooked-part-of-our-past/>

Please see the map (from the article cited above) for reference to the location of the 150 acre poor farm with the MCDC site notated.

Thanks in advance for your consideration.

Sincerely,

Sara Devine

sarawalzak@yahoo.com

301-266-1178

