

Ordinance No. 10-21

ORDINANCE:

To grant Zoning Map
Amendment
MAP2021-00121,
Historic District
Commission of
Rockville, Applicant

WHEREAS, the Historic District Commission of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed Sectional Map Amendment application MAP2021-00121, requesting that the property located at 203 Forest Avenue, Rockville, Maryland, and further identified as Tax Map GR22, Lots 8 and 9, Block 16, containing 20,000 square feet of land, more or less, and further identified as part of a tract of land called "Bealls Subdivision," be placed in the Historic District; and

WHEREAS, the subject property was evaluated for historic, architectural and cultural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 7th day of June 2021, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was published in accordance with the requirements of Land Use Article of the Annotated Code of Maryland; and

WHEREAS, on the 7th day of June 2021, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the property located at 203 Forest Avenue, Rockville, Maryland, and further identified as Tax Map GR22, Lots 8 and 9, Block 16, containing 20,000 square feet of land, more

or less, and further identified as part of a tract of land called “Bealls Subdivision.”” is historically significant to the City and the County; and

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property located at 203 Forest Avenue, Rockville, Maryland, and further identified as Tax Map GR22, Lots 8 and 9, Block 16, containing 20,000 square feet of land, more or less, and further identified as part of a tract of land called “Bealls Subdivision,” in the Historic District, based on the findings that the proposed zoning change is in conformance with:

- a. The HDC’s adopted criteria, finding that the house and property are representative of the various stages of the development and growth of Rockville; the house maintains its integrity and represents the transitional style, incorporating both Prairie style and Victorian period detailing; and that the house was designed by Franklin Karn, a prominent builder in Rockville.

The historic significance of 203 Forest Avenue can be found in several aspects of its existence. The property has a rich history based in Rockville’s earliest days. It was developed by Margaret Beall in the 1890s from family farmland, in anticipation of a housing boom that never came to fruition. As a result, the lot remained empty until the early 20th century, with the construction of the subject house. Like many of the smaller homes developed at this time, it lies just outside the West Montgomery Avenue Historic District.

Franklin H. Karn, a prominent local builder who was also president of the County Commissioners for Montgomery County from 1934 to 1938, built this house in 1913. Considered a master builder, Karn built many houses throughout the City of

Rockville. Karn perfected transitional Prairie style houses that were distinctive and easily identifiable, and this 1913 bungalow is an important example of the houses that he was known for. The house embodies the distinctive eclectic characteristics of the transitional style in which both the Victorian period and the Prairie style period are represented. Vernacular Prairie style detailing includes the low hipped asphalt shingle roof with low central dormers and broad enclosed eaves, supported by sturdy square columns on massive square piers. Victorian era features include the veranda, which wraps around two sides of the house, cross patterned porch railings, bay windows, and wood shutters.

Franklin Karn's sons followed in his footsteps and kept his legacy alive. Through the first half of the 20th century, three generations of Karns built many of the elegant homes in the West End. In tribute to the Karns, the Mayor and Council named a park after them.

- b. The associated Comprehensive Master Plan in that designation would contribute to preserving an increased number of historic resources in the city, and the recommendation that property owners should be encouraged to nominate their property for historic designation; and
- c. The purpose of the Historic District Zone per Section 25.14.01 of the Zoning Ordinance, to safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, and economic history.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Historic District Commission of Rockville, Sectional Map Amendment MAP2021-00121, requesting the reclassification of the property located at 203 Forest Avenue, Rockville, Maryland, and further identified as Tax Map GR22, Lots 8 and 9, Block 16, containing 20,000 square feet of land, more or less, and further identified as part of a tract of land called "Bealls Subdivision," granted, and the subject property is hereby included in and made a part of the Historic District.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council of Rockville at its meeting of June 21, 2021.


Sara Taylor-Ferrell,
City Clerk/Director of Council Operations