

Ordinance No. 10-22

ORDINANCE:

To grant Sectional Map  
Amendment Application  
MAP2022-00124 to rezone  
the property located at 500 Great  
Falls Road from R-90 to R-90 (HD  
– Historic District)

WHEREAS, on June 8, 2021, Peerless Rockville Historic Preservation, Ltd. (“Peerless Rockville”), a non-profit organization that focuses on historic preservation in the City of Rockville, filed an application nominating the property located at 500 Great Falls Road in the City of Rockville, which property is further identified as Tax Map GR22, Parcel P685, in the subdivision known as “Rockville Heights,” containing 28,069 square feet of land, more or less, (the “Subject Property”) for historic designation pursuant to Rockville City Code § 25.14.01.d; and

WHEREAS, at a duly noticed public meeting held on February 17, 2022, the Rockville Historic District Commission (the “Historic District Commission”) evaluated the Subject Property for historic, architectural, and cultural significance and, by unanimous vote of all commissioners present, found that the Subject Property met the criteria for local historic designation and initiated the filing of a sectional map amendment to place the Subject Property in the City’s historic district zone pursuant to Rockville City Code §§ 25.06.01.c.1(b) and 25.14.01.d.3 (the “Application”); and

WHEREAS, at a duly noticed public meeting held on March 9, 2022, the Rockville Planning Commission reviewed the Application pursuant to Rockville City Code § 25.06.01.g and found that the Application was consistent with the Comprehensive Plan of the City of Rockville, Maryland and with the purpose of the historic district zone in Rockville City Code § 25.12.01.a; and

WHEREAS, the Mayor and Council of Rockville (the “Mayor and Council”) gave notice that a public hearing on said application would be held by the Mayor and Council in the Council Chambers in Rockville and virtually on the 16<sup>th</sup> day of May 2022, 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 16<sup>th</sup> day of May 2022, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the full administrative record in these proceedings, the Mayor and Council has determined that the Subject Property is historically significant; and

WHEREAS, in support of its determination, the Mayor and Council makes the following findings:

The existing house and environmental setting of the Subject Property are representative of the early development of the Rockville Heights subdivision and the growth of Rockville and represent an established visual feature of the neighborhood and City because of the existing house’s physical characteristics and the surrounding landscape. The community grew around the Subject Property while it retained its estate size lot and house, which is unique to the neighborhood.

The Subject Property is also historically significant for its association with persons making significant contributions in Rockville, Montgomery County, Maryland, and national history. The Subject Property was purchased and the existing house was erected by Dr. Clara Bliss Finley. Dr. Finley and her daughter, a later owner and long-time resident of the home, were both early pioneering women in the local fight for women’s rights and advancements and Bliss was active in the National Suffrage Movement and in Montgomery County.

The existing house on the Subject Property is listed in the Rockville Historic Buildings Catalogue as a good example of a Colonial Revival House. It embodies many of the distinctive characteristics found in the Colonial Revival style, which includes the tall side-facing gable roof with gable end chimneys, symmetrically balanced windows and a center door, an accentuated front door with a decorative crown, and adjacent pairs of multi-lite double-hung windows. The masonry construction was usually reserved for high-end examples of the style.

The house is an established visual feature of the neighborhood and the City because of its distinctive Colonial Revival styling and its siting on the massive lot. The house massing and its footprint are intact, as is the environmental setting. As a result of the deep expansive front yard, the property's prominent location is a familiar and distinctive visual feature at the corner of Great Falls Road and Monument Road. The Subject Property represents what was once estate size lots in the town of Rockville.

Historic designation of the Subject Property is also consistent with the City's Comprehensive Plan, in that designation would contribute to enforcing the Certified Local Government requirement to designate and protect historic properties, preserving and recognizing significant examples of architectural periods, historic themes and the diversity of Rockville's history, and supporting the connection between historic preservation and environmental sustainability by preserving the materials, energy, and human capital already expended in the construction of older buildings. It would also contribute to the goal and vision to preserve, protect and enhance the quality of life in, and the unique history and identity of, the Planning Area 4 neighborhoods; and

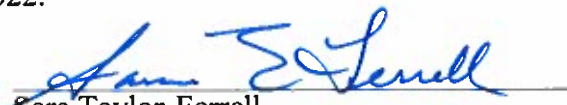
WHEREAS, the Mayor and Council further finds that historic designation of the Subject Property is consistent with the purposes of the historic district zone in Rockville City Code § 25.14.01.a and the public purpose of historic preservation in the State of Maryland as established in § 8-102 of the Land Use Article of the Maryland Annotated Code; and

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the Subject Property in the Historic District.

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 MAP2022-00124, requesting the reclassification of the property located at 500 Great Falls Road, Rockville, Maryland, and further identified as Tax Map GR22, Parcel P685 in the subdivision known as "Rockville Heights," containing 28,069 square feet of land, more or less, be, and the same is hereby granted, and the Subject Property is hereby included in and made a part of the Historic District.

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I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of June 27, 2022.

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