

Ordinance No. 16-20

ORDINANCE:

To grant Zoning Map
Amendment
MAP2020-00119,
Historic District
Commission of
Rockville, Applicant

WHEREAS, the Historic District Commission of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed Sectional Map Amendment application MAP2020-00119, requesting that the property located at 102 Aberdeen Road, Rockville, Maryland, and further identified as Tax Map GR22, Lot 14, Block 4, as shown on Plat No. 2150, containing 13,870 square feet of land, more or less, and further identified as part of a tract of land called "Roxboro." 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 8th day of June 2020, 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 8th day of June 2020, 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 102 Aberdeen Road, Rockville, Maryland, and further identified as Tax Map GR22, Lot 14, Block 4, as shown on Plat No. 2150, containing 13,870

square feet of land, more or less, and further identified as part of a tract of land called “Roxboro,” 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 102 Aberdeen Road, Rockville, Maryland, and further identified as Tax Map GR22, Lot 14, Block 4, as shown on Plat No. 2150, containing 13,870 square feet of land, more or less, and further identified as part of a tract of land called “Roxboro,” in the Historic District, based on the findings that the proposed zoning change is in conformance with:

- a. The HDC’s adopted criteria as the house and property are representative of the development of Roxboro Subdivision and the growth of Rockville, and the property represents an established visual feature of the neighborhood and city because of its physical characteristics and landscape components. The community grew around it while it retained its irregular lot and house, which is unique to any other structure in the neighborhood.

In 1886, John Phillip Mulfinger purchased 29 acres of rural wooded land located just outside of Rockville’s city limits, and across Darnestown Road from the newly developed West End Park Subdivision. Mulfinger constructed a small farmhouse, which he sold in 1889, with eighteen acres, to Henry and Susie Wells. Henry Wells. They sold four acres of the tract in 1890. Between 1906 and 1912, the Wells enlarged the original farmhouse, which included cladding the German wood lap siding of the frame farmhouse in the existing pebble-dash stucco. The Wells lived in the house for forty-five years, during which time they added a barn and other outbuildings for their horses, cattle, and hogs. When the Wells passed and the property was sold, it

consisted of fourteen acres, with an eight-room house, tenant houses, and outbuildings. This was the land that became Roxboro Subdivision.

In August 1936, Porter and Emma Butt purchased the property, which included the subject lot and undeveloped land south of West Montgomery Avenue. In 1946, during the Post WWII building boom, the Butts subdivided the fourteen acres, and platted parts of blocks 3, 4 and 5. The subject property, which was the largest lot in the subdivision, was given a trapezoidal shape. By 1949, twenty-two small Cape Cod and Ranch-style houses had been constructed in Roxboro.

Dr. George Bowditch Hunter and his wife Elizabeth purchased the property in 1956. Prior to the platting of Roxboro, the front of the house faced north toward Darnestown Road. With the growth of West End, Darnestown Road became West Montgomery Avenue, and the subject property had a new address on Aberdeen Road. The Hunters reconfigured the front of the house to face Aberdeen Road, and built a two-story addition.

James and Nadean Pedersen Belote purchased the home in 1982. In the 1980s, the house served as a bed and breakfast for visitors to Chestnut Lodge Hospital and Peerless Rockville held their 12th Annual New Year's Day Brunch there in 1987, which was the same year the house turned 100. The character of the neighborhood continues to rapidly change around this unique and historic property.

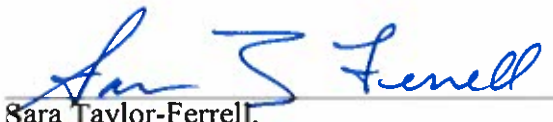
- b. The associated Comprehensive Master Plan in that designation would contribute to preserving an increased number of historic resources in the city, and the

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 MAP2020-00119, requesting the reclassification of the property located at 102 Aberdeen Road, Rockville, Maryland, and further identified as Tax Map GR22, Lot 14, Block 4, as shown on Plat No. 2150, containing 13,870 square feet of land, more or less, and further identified as part of a tract of land called "Roxboro," 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 at its meeting of July 20, 2020.


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