

Ordinance No. 2-17

ORDINANCE:

To grant Zoning Map
Amendment Application
MAP2017-00115, Historic
District Commission of
Rockville, Applicant

WHEREAS, the Historic District Commission of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed Map Amendment application MAP2017-00115, requesting that the property located at 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 100, 102, 104, 106, 108, 110, 112, 114, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148 and 150 Monroe Street, Rockville, Maryland, and further identified as Lot 1, Block 3, in the subdivision known as "Rockville Town Center," containing 7.5 acres of land, more or less, 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 on November 17, 2016, the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District and the Historic District Commission filed the Map Amendment application; and

WHEREAS, the Planning Commission of Rockville reviewed application MAP2017-00115 on February 8, 2017 and found that the application is in compliance with the Master Plan and the purpose of the Historic District Zone, as described in Section 25.14.01a of the Rockville City Code; 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 March 13, 2017, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties of 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 March 13, 2017, 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 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 100, 102, 104, 106, 108, 110, 112, 114, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148 and 150 Monroe Street, Rockville, Maryland, and further identified as Lot 1, Block 3, in the subdivision known as "Rockville Town Center," Rockville, Maryland, containing 7.5 acres of land, more or less, is historically significant to the City and the County; and

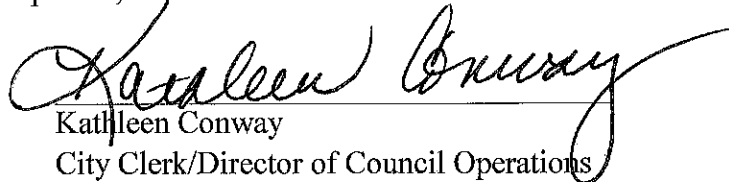
WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property located at 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 100, 102, 104, 106, 108, 110, 112, 114, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148 and 150 Monroe Street, Rockville, Maryland, and further identified as Lot 1, Block 3, in the subdivision known as "Rockville Town Center," Rockville, Maryland, in the Historic District, based on the following findings:

- a) The Americana Centre represents the era of urban renewal in Rockville that spanned the 1960s and 1970s. It introduced an unprecedented and distinctively modern residential community with a mix of multifamily types to downtown Rockville.
- b) The Americana Centre was the large and successful residential component of the Mid-City Urban Renewal Project in Rockville. It is one of the first components of Urban Renewal in the city and remains one of the last vestiges of that grand renewal plan.

- c) The Americana Centre was developed by Carl M. Freeman who was a national leader in building and popularizing modern multifamily housing. He is credited with introducing the modern garden apartment complex to the Washington, DC metropolitan area. His work has been cited in numerous publications. Freeman founded the Suburban Maryland Builders Association and was instrumental in advocating for modernizing zoning laws and building codes to encourage mixed uses and high density housing in traditionally single-family residential suburbs.
- d) The Americana Centre exemplifies the cultural, economic, social, political, and historical heritage and development of the City during the 1970s.
- e) The Americana Centre is characteristic of 1970s multifamily residential housing and of Carl M. Freeman's "Americana" branding concept.
- f) As an innovator in housing development, Carl Freeman was a leader in the home-building industry in the Washington DC metropolitan area. He played a leadership role in popularizing multifamily and mixed residential housing.
- g) Carl M. Freeman was known for exploring new frontiers in building design. He brought innovative elements to his residential designs, including the Americana Centre, such as park-like settings, scenic views, and mixing different residential types in a single project.
- h) The Americana Centre is a good example of a modernist multifamily complex that incorporates three different housing types (high-rise, garden apartments and townhouses) within one development while providing a distinct sense of community.
- i) The large scale of the Americana Centre, on approximately 7.5 acres, and its location at the core of Rockville's downtown, represents an established visual feature of the city.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF
ROCKVILLE, MARYLAND, that the application filed by the Historic District Commission of
Rockville, MAP2017-00115, requesting the reclassification of the property located at 4, 6, 8, 10,
12, 14, 16, 18, 20, 22, 100, 102, 104, 106, 108, 110, 112, 114, 118, 120, 122, 124, 126, 128, 130,
132, 134, 136, 138, 140, 142, 144, 146, 148 and 150 Monroe Street, Rockville, Maryland, and
further identified as Lot 1, Block 3, in the subdivision known as "Rockville Town Center,"
Rockville, Maryland, containing 7.5 acres of land, more or less, and the same is hereby, 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 April 17, 2017.


Kathleen Conway
City Clerk/Director of Council Operations