

Ordinance No. 24-18

ORDINANCE:

To grant Zoning Map
Amendment
MAP2018-00118,
Historic District
Commission of
Rockville, Applicant

WHEREAS, the Historic District Commission of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed Sectional Map Amendment application MAP2018-00118, requesting that the property located at 214 Frederick Avenue, Rockville, Maryland, and further identified as Tax Map GR33, Lot P29, Block 7, as shown on Plat No. 342, containing 9,750 square feet of land, more or less, and further identified as part of a tract of land called "England's 2nd Addition to Lincoln Park," 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 17th day of September 2018, 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 17th day of September 2018, 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 214 Frederick Avenue, Rockville, Maryland, and further identified as Tax Map GR33, Lot P29, Block 7, as shown on Plat No. 342, containing

9,750 square feet of land, more or less, and further identified as part of a tract of land called “England’s 2nd Addition to Lincoln Park,” 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 214 Frederick Avenue, Rockville, Maryland, and further identified as Tax Map GR33, Lot P29, Block 7, as shown on Plat No. 342, containing 9,750 square feet of land, more or less, and further identified as part of a tract of land called “England’s 2nd Addition to Lincoln Park,” in the Historic District, based on the findings that the proposed zoning change is in conformance with:

- a. The HDC’s adopted criteria as being representative of the historical and physical development of the Lincoln Park community, and of the forward progress of its residents and African-Americans in Rockville since emancipation. The house is an important example of vernacular residential architecture, built within an African American community during the period of segregation, and further, its physical characteristics are established visual features of the neighborhood. Nelson and Miloy Cooper purchased the property in 1930. Nelson Cooper was a Water Meter reader for the City of Rockville, and a deacon at Mt. Calvary Baptist Church. As a community leader in Lincoln Park, he helped lead the effort to move the Historic Letha E. Payton House, to its current location at 224 Elizabeth Avenue. The Coopers built a stable life for themselves and their family at a time of tremendous change for African-Americans. When the Coopers built their home in the 1932, it exemplified the community-building efforts of African-Americans struggling under segregation and Jim Crow laws. They remained in their home as these laws began

to break up in the 1950's, and when the fight for civil rights became prominent in the lives of many African-Americans in the 1960's, they remained in this house that exemplifies the drive of Lincoln Park residents to improve their living standards against the odds. As the home of Nelson Cooper for over 60 years, the dwelling at 214 Frederick Avenue is an established visual feature of the neighborhood, and it represents the significant cultural and historical theme of African-American advancement in Rockville;

- b. The Secretary of the Interior's guidelines for integrity of a historic property, which include a building's location, design, setting, materials, workmanship, feeling and association. The house is listed in the City of Rockville Historic Buildings Catalogue as a good example of a Colonial Revival House, and it retains many of the original characteristics, such as its overall form, front porch and window and door locations, while changes that have been made are reversible.
- c. The associated master plans (the Lincoln Park Neighborhood Plan and the Comprehensive Master Plan) because the historic designation would contribute to 1) preserving an increased number of historic resources in the City; and 2) the recommendation that the City should foster and support a broader understanding of the unique cultural, historical and architectural characteristics of the Lincoln Park community; and
- d. 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 MAP2018-00118, requesting the reclassification of the property located at 214 Frederick Avenue, Rockville, Maryland, and further identified as Tax Map GR33, Lot P29, Block 7, as shown on Plat No. 342, containing 9,750 square feet of land, more or less, and further identified as part of a tract of land called "England's 2nd Addition to Lincoln Park," 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 December 10, 2018.



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