

Ordinance No. 28-15

ORDINANCE:

To grant Zoning Map
Amendment
MAP2016-00113,
Historic District
Commission of
Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2016-00113, requesting that the property located at 17 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P591 in the subdivision known as part of a tract of land called "Exchange and New Exchange Enlarged," being Part of Lot 4 in the division of real estate of Samuel Martin, containing 61,419 square feet 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 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 21st day of September 2015, 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 21st day of September 2015, 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 17 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P591 in the subdivision known as part of a tract of land

called "Exchange and New Exchange Enlarged," being Part of Lot 4 in the division of real estate of Samuel Martin. containing 61,419 square feet 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 17 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P591 in the subdivision known as part of a tract of land called "Exchange and New Exchange Enlarged," being Part of Lot 4 in the division of real estate of Samuel Martin. containing 61,419 square feet of land, more or less, in the Historic District, based on the following findings:

- a. Finding the proposed zoning change in conformance with the HDC's adopted criteria as being representative of the historical and physical development of the Haiti/Martins Lane community and of the forward progress of its residents and African Americans in Rockville since emancipation. The cultural significance of the Haiti/Martins Lane neighborhood to the City as an African American kinship community has been recognized through various historical publications, and has been reinforced by the 2003 determination by the Maryland Historical Trust (MHT) that the district is eligible for listing in the National Register of Historic Places (NRHP). The determination states that all the properties constructed in the mid-1960s or earlier are considered contributing to the district.

The existing dwelling was built by Clarence Sr. and Mabel Hebron in 1942. The Hebron family is recognized as a founding family of Lincoln Park, while Clarence Hebron, Sr. was described as "the patriarch of Haiti." The house is a vernacular mix of Colonial Revival, Minimal Traditional, and ad-hoc functional and decorative

features that responded to the functional requirements, financial resources, and aesthetic sensibilities of the owners. The dwelling is an example of gradual improvement over time through additions and upgraded finishings (e.g., masonry veneer) characteristic of twentieth-century African American communities, and represents the significant historical theme of African American advancement;

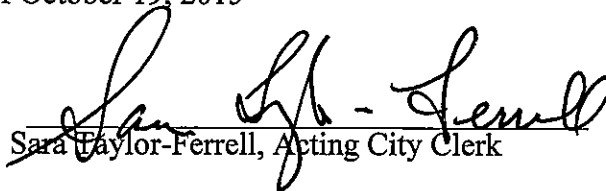
- b. Finding the proposed zoning change is in conformance with the associated master plans (the West End Woodley Gardens East-West Neighborhood Plan and the Comprehensive Master Plan) in that designation would contribute to preserving an increased number of historic resources in the City, and that the City should foster and support a broader understanding of the unique historical and architectural characteristics of the Martins Lane/Haiti Community. The zoning change would enhance the kinship community and reflect the wishes of the community and individual landowners; and
- c. Finding the proposed zoning change in conformance with 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.

WHEREAS, the Mayor and Council supports the subdivision of the property for the purpose of creating two additional lots behind the existing dwelling as described by the property owner.

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 MAP2016-00113, requesting the reclassification of the

property located at 17 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P591 in the subdivision known as part of a tract of land called "Exchange and New Exchange Enlarged," being Part of Lot 4 in the division of real estate of Samuel Martin, containing 61,419 square feet 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 October 19, 2015


Sara Taylor-Ferrell, Acting City Clerk