

Resolution No. 10-22

RESOLUTION:

To deny Sectional Map Amendment Application MAP2022-00123, to rezone the property at 406 Great Falls Road from R-90 to R-90 (HD – Historic District); Historic District Commission of Rockville, applicants

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 406 Great Falls Road in the City of Rockville, which property is further identified as Tax Parcel 629 in the subdivision known as “Rockville Heights” and contains 68,358 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 December 16, 2021, the Rockville Historic District Commission (the “Historic District Commission”) evaluated the Subject Property for historic, architectural, and cultural significance and, by an affirmative vote of two of the three commissioners present, with one commissioner abstaining, 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 January 12, 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, pursuant to Rockville City Code § 25.06.01, the Mayor and Council of Rockville (the “Mayor and Council”) held a public hearing on the Application on April 25, 2022, which public hearing was noticed in accordance with the Rockville City Code and the requirements of State law; and

WHEREAS, after consideration of the full administrative record in these proceedings, the Mayor and Council has determined that the Subject Property is not historically significant; and

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

The existing home on the Subject Property is not architecturally significant and lacks the features and integrity necessary to embody distinctive characteristics of a historical type, period, or method of construction. The existing home also does not represent an established visual feature of the neighborhood and the City because of its physical characteristics and landscape components. Finally, given the poor condition of the existing home on the Subject Property, refurbishing the home for residential use would be an onerous and unwarranted financial burden on the owners of the Subject Property; and

WHEREAS, the Mayor and Council further finds that historic designation of the property known as 406 Great Falls Road is not 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.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Rockville Historic District Commission, Sectional Map Amendment Application MAP2022-00123, requesting the reclassification of the property located at 406 Great Falls Road in the City of Rockville, which

property is further identified as Parcel 629 in the subdivision known as "Rockville Heights,"
containing 68,358 square feet of land, more or less, be, is hereby denied.

I hereby certify that the foregoing is a true and correct copy
of a Resolution adopted by the Mayor and Council at its
meeting of July 18, 2022.

A handwritten signature in black ink, appearing to read "Sara Taylor-Ferrell", written over a horizontal line.

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