

Ordinance No. 08-26

ORDINANCE:

To grant Zoning Map
Amendment
MAP2027-127,
Historic District
Commission of
Rockville, Applicant

WHEREAS, the Historic District Commission of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed Sectional Map Amendment application MAP2027-127, requesting that the property located at 24 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P649, containing 35,369 square feet of land, more or less, and further identified with a legal description of “Lot Near Martins Lane” be placed in the Historic District Overlay zone; 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 Overlay zone; 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 14th day of September 2026, at 6:30 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 14th day of September 2026, 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 24 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P649, containing 35,369 square feet of land, more or less, and further identified with a legal description of “Lot Near Martins Lane” 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 24 Martins Lane, Rockville, Maryland, and further identified as Tax Map GR33, Parcel P649, containing 35,369 square feet of land, more or less, and further identified with a legal description of “Lot Near Martins Lane” in the Historic District, based on the findings that the proposed zoning change is in conformance with:

- a. The Historic District Commission’s adopted designation criteria, as the property represents the Black heritage of Rockville; is located in one of the earliest Black settlements in Rockville; is identified with Samuel Martin, an influential figure in Rockville’s history who formed the earliest Black community in Rockville; exemplifies the cultural, social and historical heritage of Rockville; and embodies distinctive characteristics of early vernacular home construction in the city, dating back to the late 19th and early 20th centuries.
- b. The Rockville 2040 Comprehensive Plan in that designation would contribute to maintaining Rockville’s Certified Local Government status; recognizes native, under-represented, and diverse historical contexts, communities and periods of development in Rockville; celebrates and displays the rich history of Planning Area 4 and generates public awareness and greater recognition of the Haiti/Martins Lane community.

- c. The purpose of the Historic District Overlay zone, per Section 25.11.1.1 of the Zoning Ordinance, to safeguard the heritage of the City by preserving sites and structures that reflect elements of cultural, social, economic, political, archaeological or architectural 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 MAP2027-127, requesting the reclassification of the property located at 24 Martins Lane, Rockville, Maryland, and further identified as Tax Map Tax Map GR33, Parcel P649, containing 35,369 square feet of land, more or less, and further identified with a legal description of "Lot Near Martins Lane" granted, and the subject property is hereby rezoned into the Historic District Overlay zone and shall be known as the Powell/Crutchfield House 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 September 14, 2026

A handwritten signature in cursive script, reading "Sara Taylor-Ferrell", written over a horizontal line.

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