

# Chapter Eight

## HISTORIC PRESERVATION PLAN

### *Historic Preservation Master Plan Amendment Process*

### *Implementation of the Master Plan for Historic Preservation*

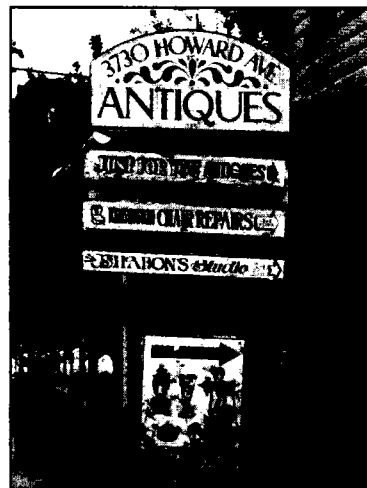
### *Previously Designated Master Plan Sites*

### *The Amendment*

### *Sites Recommended for Removal from the Locational Atlas*

### *Further Recommended Actions*

**T**his chapter serves as an amendment to the 1979 *Master Plan for Historic Preservation*. This amendment designates one site on the Master Plan, thereby extending to it the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. This Plan also lists five sites recommended for removal



from the *Locational Atlas and Index of Historic Sites in Montgomery County*. Once removed from the *Locational Atlas*, these sites are no longer governed by the Moratorium on Alteration and Demolition, Section 24A-10 of the Historic Preservation Ordinance.

### *Historic Preservation Master Plan Amendment Process*

**T**he *Master Plan for Historic Preservation* and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as a historic site or historic district and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting, and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

**(1) *Historical and cultural significance***

The historic resource:

- (a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation;
- (b) is the site of a significant historic event;
- (c) is identified with a person or a group of persons who influenced society; or
- (d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

**(2) *Architectural and design significance***

The historic resource:

- (a) embodies the distinctive characteristics of a type, period, or method of construction;
- (b) represents the work of a master;
- (c) possesses high artistic values;
- (d) represents a significant and distinguishable entity whose components may lack individual distinction; or
- (e) represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.



## ***Implementation of the Master Plan for Historic Preservation***

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation*, and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development

process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development, by describing an appropriate area to preserve the integrity of the resource, and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of a historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering a historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the mandatory referral review process.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. To provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives, including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants, and low-interest loan programs.

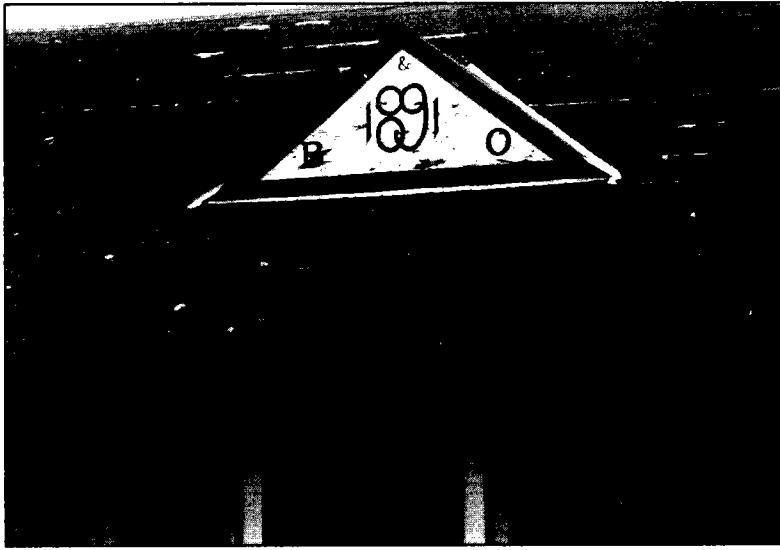
## *Previously Designated Master Plan Sites*

The following site was previously designated on the *Master Plan for Historic Preservation*:

Site #	Site Name	Location	Associated Acreage
31/10	Jenkins Broadcasting Station	10717 Georgia Avenue	8,957 sq. ft.

- Designated as part of the original September 1979 *Master Plan for Historic Preservation*.
- 1929—a simple 1-1/2 story frame bungalow.
- For four years (1929-32), the Broadcasting Station of Charles Frances Jenkins' radiomovies, the forerunner of today's television.

An evaluation of historic resources within the five sector plan areas was not conducted as a part of this study. Historic resources in the sector plan areas include historic districts in Kensington and Capital View that have already been placed on the *Master Plan for Historic Preservation*.



## The Amendment

The amendment recommends that the site designated as "B&O Viaduct/Newport Mill Site" on the *Locational Atlas* be separated and considered as individual resources, with the B&O viaduct becoming #31/5-1 and the Newport Mill site #31/5-2, and further recommends that the B&O Viaduct be included in the *Master Plan for Historic Preservation* under criteria 1a, 1d, and 2e.

Site #	Site Name	Location
31/5-1	B&O Viaduct	Beach Drive (north of Knowles Avenue)

- The viaduct, constructed in 1891, is a significant visual representation of the Metropolitan Branch of the Baltimore & Ohio Railroad, which, after opening in 1873, became the transportation link between western Maryland and Washington, D.C.

- The B&O Railroad played an essential role in the agricultural, economic, and social development of the County by providing for the rapid delivery of farm products, creating additional trade opportunities, increasing the demand for developing suburbs along the route of the railroad, and facilitating transportation into Washington, D.C.
- The viaduct is also important as a turn-of-the-century engineering solution to the need for greater load-bearing bridges and as one of the few remaining stone viaducts in Montgomery County.
- Highly visible from Beach Drive, the viaduct is an important feature of the landscape, which, while having historical and cultural value, also enhances the community.

## Sites Recommended for Removal from the Locational Atlas

The following sites are not recommended for regulation under the Historic Preservation Ordinance and are designated for removal from the *Locational Atlas and Index of Historic Sites in Montgomery County*.

Site #	Site	Location
31/1	Culver Farm	1851 Middlebridge Drive
31/2	Hardy House	2650 Cory Terrace
31/3	Stubbs House	2000 Shorefield Road
31/4	Mitchell House	11405 Monterrey Drive
31/5-2	Newport Mill Site	Beach Drive (north of Knowles Ave.)

## Further Recommended Actions

This Plan acknowledges the potential for future designation of additional historic sites in the Kensington-Wheaton communities and in the sector plan areas.

**TABLE 8-1**

**KENSINGTON-WHEATON HISTORIC SITES**  
*(Excludes Sector Plan Areas)*

<b>Site #</b>	<b>Site Name</b>	<b>Address</b>	<b>Physical Condition</b>	<b>HPC Recommendation</b>	<b>Planning Board Recommendation</b>
31/1	Culver Farm	1851 Middlebridge Drive	Good/Altered	Negative (too altered)	Negative
31/2	Hardy House	2650 Cory Terrace	Good/Altered	Negative (too altered)	Negative
31/3	Stubbs House	2000 Shorefield Road	Good/Altered	Negative (does not meet criteria)	Negative
31/4	Mitchell House	11405 Monterrey Drive	Good/Altered	Negative (too altered)	Negative
31/5-1	B&O Viaduct	Beach Drive (north of Knowles Ave.)	Excellent	Negative (does not meet criteria)	Positive
31/5-2	Newport Mill Site	Beach Drive (north of Knowles Ave.)	No longer standing	Negative (does not meet criteria)	Negative

Source: Montgomery County Planning Department.