

APPENDIX D: HISTORIC RESOURCES DESIGNATION

HISTORIC PRESERVATION DESIGNATION CRITERIA

The *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 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;
 - d. exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; or
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 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 addressed in the Mandatory Referral review processes.

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 of 10 percent 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 state (25 percent) and federal (20 percent) tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

HISTORY OF EAST SILVER SPRING

Prior to the late 19th-Century, East Silver Spring was an area of agrarian industry and small crossroad clusters. Development followed the road system, with stores and other community centers, such as post offices, being located at important crossroads. After the construction of the Metropolitan Branch of the B&O Railroad in the 1870s, large-scale suburbs were platted around the stations, including Takoma Park (1883). The road connections remained a vital local element, and were utilized in the early 20th century by local trolley companies. After WWI, the low cost automobile provided new opportunities to extend the suburbs even further from the public transportation systems.



NAME: DAVIS-WARNER HOUSE (ca. 1850-1875)
ADDRESS: 8114 Carroll Avenue, Takoma Park

History/Description: The Davis-Warner House is a large Stick Style frame structure located near the crossroads of Carroll Avenue and University Place. It is associated with the Davis family, operators of a store at this crossroads (indicated on the Martenet and Bond map of 1865). From 1940-1987, the house served as the primary building of the Cynthia Warner School, after which the property was sold to the Church of Jesus Christ of Latter Day Saints. In 1990, the structure was moved approximately 200 feet south of its original location, but retaining its historic orientation to Carroll Avenue. Notable features of the house include the cross-braces on the gable bay on the right side elevation and on the rear, with decorative banding at the windows and the lower portions of each floor. The front porch has an elaborate pierced rail with deep brackets at the columns. The front doors are replacement doors, but appropriate to the style of the structure.

Criteria: 1A, 1D, 2A, 2C, 2E

Environmental Setting: Parcel B (12,740 sf.)

