
INTRODUCTION

Visible, tangible reminders of Montgomery County's rich history are everywhere. Look beyond recent development and you will discover buildings from the County's early history as well as from the agrarian, industrial and more recent past. These buildings demonstrate how each generation leaves its mark on the built environment. Montgomery County has recognized the importance of preserving this legacy for the benefit of current and future County residents, and has created a system for the identification, designation, and preservation of important individual landmarks and historic districts.

We recognize the importance of such things as the archeological sites and mill ruins found along the County's stream valleys; the farms, banks, and meetings houses associated with the County's Quaker heritage; the lock houses, aqueducts, mines, and quarries bordering the Potomac River and the C&O Canal; the farmhouses and agricultural buildings from the County's rural past; the communities founded by African Americans; the early suburbs developed along the route of the B&O Railroad; small-scale commercial blocks from the early automobile era; as well as the postwar housing that shaped Montgomery County's suburban development, and more. Taken as a whole, these landmarks, neighborhoods, and communities create a rich and diverse historic landscape that helps to define Montgomery County.

The County works hard to preserve those aspects of its heritage deemed important to future generations. To this end, Montgomery County has established a comprehensive program to identify, protect and interpret this three-century-old legacy. Montgomery County's historic preservation program was established in 1979 through adoption of Chapter 24A of the Montgomery County Code. The ordinance created a nine-member, volunteer Historic Preservation Commission (HPC) to oversee the preservation program. The County Executive appoints the members of the HPC to three-year terms. The HPC is responsible for recommending sites and districts for designation and protection under Chapter 24A, and for reviewing projects related to designated sites and districts to ensure they are consistent with the Historic Preservation Ordinance. Montgomery County is a Certified Local Government, recognition that the county's historic preservation program meets federal and state standards.



The County preservation program:

- Provides accurate and thorough research on the history of the County and its historic resources;
 - Supports good stewardship of recognized historic buildings and sites by providing tax credits to defray the costs of rehabilitation;
 - Offers the expertise of professional staff that can work with property owners on rehabilitation plans; and
 - Administers a local grant fund for nonprofit organizations to support a variety of educational projects to help the residents of Montgomery County better understand our shared history.
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Design guidelines assist property owners, architects, contractors, local advisory panels and others in the design and review process.

The following historic districts have district-specific guidelines:

- Capitol View Park
 - Chevy Chase Village
 - Clarksburg
 - Hawkins Lane
 - Hyattstown
 - Kensington
 - Takoma Park
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The thousands of private property owners who preserve and maintain the County's historic buildings and sites are essential to the success of the countywide preservation program. This document, and the design guidelines included herein, are written primarily to assist these property owners and others charged with preserving the County's historic fabric.

This document provides a brief summary of the County's history and predominant architectural styles (for further reading, see *Places from the Past: The Tradition of Gardes Bien in Montgomery County*, Clare Lise Cavicchi (Kelly), 2001) and offers an overview of the County's preservation program. Central to this document are the design guidelines that articulate appropriate treatments for designated historic sites and properties within historic districts. These historic preservation design guidelines will be a source of information for property owners contemplating projects to repair, rehabilitate, or alter historic properties in Montgomery County, as well as a tool for architects, contractors, local advisory panels and others who assist in the design and review process. The guidelines will also assist the Montgomery County Historic Preservation Commission (HPC) in their consideration of historic area work permit (HAWP) applications.

The information that follows is based on nationally accepted best practices and is intended to be of assistance to all applicants, regardless of the location of their property. However, certain historic districts (see list, sidebar) have specific guidelines and/or review criteria developed expressly for that district. Applicants, design professionals, and LAPs should consult any guidelines specific to their historic district to assist in project development and assessment; the HPC will use these documents in the review of HAWP applications. In any cases where district-specific guidelines and the guidelines included in this document are in conflict, the HPC will base its evaluation on the guidance provided in the district-specific guidelines. The Historic Preservation Commission Rules, Guidelines, and Procedures, §1.5(b) states: "Where guidance in applicable master plan, sector plan, or functional master plan is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the master plan guidance shall take precedence." For information about district-specific review criteria, contact the Planning Department Historic Preservation office.

Contact Information:

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<http://www.mc-mncppc.org/historic/>