



Red Brick Courthouse, Rockville.

WHAT HISTORIC DESIGNATION DOES

Designation protects distinctive architectural character and settings.

Historic Designation fosters community pride and appreciation for its heritage through research, family

history interviews, and educational materials.

Designation highlights the aesthetic hallmarks of a community and promotes residents' quality of life.

Designation can provide county, state, and federal tax credits to help pay for property maintenance and rehabilitation.

Designation enhances the economic value of a property and neighborhood. It can improve, protect, and attract new business and revenue streams in commercial areas.

Designation can protect an area from inappropriate development.

Designation safeguards historic buildings, neighborhoods, streets, and sites. It preserves our county's built and visual legacy for the future.

Designation maintains Montgomery County's scenic areas for the benefit for all.

Designation preserves evidence for scholars today and for future generations to interpret the past.

Designation encourages deeper consideration when a property may be affected by a public or private project.



Monocacy River Aqueduct

HISTORIC DESIGNATION IN MONTGOMERY COUNTY, MD

MONTGOMERY PRESERVATION, INC.
P.O. Box 4661, Rockville, MD 20849
www.montgomerypreservation.org



Silver Spring B&O Railroad Station



Day Farm, Agricultural Reserve

Montgomery County's Architectural Legacy

includes individual buildings, residential neighborhoods, cemeteries, retail centers, places of worship, rural landscapes and farmsteads, canals, railroads, bridges, and

a host of other sites that form our county's fabric. Visually, these places tell the story of Montgomery County while providing familiar surroundings for homes, amenities, and services.

Misinformation about designation sometimes discourages owners from nominating their property and claiming the county, state, and sometimes federal benefits that can help maintain and improve them. Owners may wrongly think that no additions or changes can be made to a historic property, that designation requires restoration, that paint colors, landscaping and interior design are regulated, and that there is a lengthy and difficult approval process for changes and maintenance. There is a fear that ordinary agricultural practices such as livestock fencing, planting and tilling are hindered by review and approval.



None of the above is true.

Landmarks: An individual site like the Germantown Cider Barrel is often called a "landmark." It conveys the distinct character and style of an era and is usually a familiar building. Agricultural sites with farm outbuildings are often also listed as landmarks.

A Historic District like Takoma Park is composed of adjacent privately owned resources with architectural



Takoma Park Streetscape

features and streetscapes that evoke the sense of a different time.

Historic Districts are the only way in the planning and permit process to preserve and protect the character of a neighborhood from teardowns or other incompatible development.

You bought your property because you appreciate its distinctive style and its surroundings, be they open fields or suburban streets. Montgomery County, Rockville and Gaithersburg have preservation staff to help you keep, maintain, and preserve your neighborhood or surroundings for the future.

HISTORIC DESIGNATION PROCESS IN MONTGOMERY COUNTY

Architecturally or historically significant sites may be nominated for designation on Montgomery County's *Master Plan for Historic Preservation* or for a city list. Historic designation adds certain protections and may make property owners eligible for 10 to 30% in financial incentives for approved qualified rehabilitation and maintenance projects.

The Maryland-National Capital Park and Planning Commission (M-NCPPC) researched properties and identified potential historic sites on the 1976 *Locational Atlas & Index of Historic Sites*. Sites listed on the *Atlas* are protected from demolition or "substantial alteration" and are the basis for additions to the *Master Plan for Historic Preservation*. Other jurisdictions have similar lists.

If a building, structure or historic district is **not** on the *Atlas* or a city list, a citizen or group may nominate it for historic designation by preparing a research form. After submission, it is reviewed by the HPC or HDC, the planning body, County or City Council, and chief executive before a final decision is made.

Owners and interested parties can provide comments in writing or in person at hearings.

The county Historic Preservation Commission (HPC) or local Historic District Commission (HDC) staff provides guidance to owners, assists with designation, tax credit applications, and Historic Area Work Permits. Staff works with owners and architects to submit plans that satisfy their needs yet preserve building character and the neighborhood. Staff can provide guidelines on maintenance and repair of older structures and can refer you to a list of skilled craftspeople.

The HPC or HDC initiates the evaluation of Atlas or nominated resources by assigning staff to research or review the property's history and architecture and to make a recommendation.

The Preservation Commission holds a public hearing to evaluate the resource's significance and eligibility for designation. It sends its recommendation to the Planning Board for inclusion in the Draft Amendment to the Master Plan for Historic Preservation or local resource list.



Fowlers' Market, Forest Glen

The Planning Board or local body holds a public hearing. After the hearing the Board conducts a worksession to review the recommendations, the public hearing testimony, and the Historic Preservation planning staff's recommendations, then prepares its own recommendations and transmits them to the Council for review. In addition, the County Executive may provide comments on the amendment or nomination.

The Council holds a public hearing and worksessions and approves, disapproves, or amends the Planning Board recommendation. If approved, it becomes an Amendment to the Master Plan for Historic Preservation or is locally rezoned as a historic site or district.

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Photo Credits: Art McMurdie, Richard Rowe, Judy Christensen, Germantown Historical Society, Capitol View Park Historical Society, Montgomery County Department of Parks.

Moore-Bell House,
Gaithersburg



This evaluation process is careful, open, and transparent.

Citizens and owners have numerous opportunities to express their views through written and oral comments.

The Preservation Commission, planning body, and County and City Council, each in turn, publically evaluate whether or not they believe a resource meets the criteria for designation.

Historic Designation and Building Codes

All general County and municipal zoning, building and maintenance codes and permits apply to historic properties.

- No permit is required to paint a historic property your favorite exterior colors unless it is previously unpainted brick or masonry.
- No permit is required for general landscaping of a historic property. Removal of healthy mature shade or street trees may require approval. Contact your jurisdiction.
- No permit is required for ordinary maintenance and in-kind repairs - replacement of deteriorated or broken building parts with those of the same design and materials.
- Design approval is not required for interior changes in a historic structure.
- Regular building, utility, sign, tree removal, or fence permits may be required. The permit will be referred to the local preservation staff for review by the permitting office if necessary.

HISTORIC DESIGNATION:

- Does not tell you how to run your business or your property.
- Does not require restoration or improvement of your property. All existing conditions and materials present at designation can be repaired or replaced in kind.
- Does not prevent appropriate changes or additions to your property.
- Does not prevent operation of a business on your property with regular permits.
- Does not prevent emergency repairs on your property. Contact your jurisdiction for help.
- Does not require participation in house tours or plaques on your property.
- Does not interfere with ordinary agricultural or farming practices.

For more information, contact:

Maryland Historical Trust: www.mht.maryland.gov
(for federal and state tax credit forms, other resources.)
(410) 514-7600

Montgomery County Preservation:
www.montgomeryplanning.org/historic
(for guidelines, designation help, local tax credit information.) (301) 563-3400

Rockville: www.rockvillemd.gov/historic
(240) 314-8230
Gaithersburg: www.gaithersburgmd.gov/hdc
(301) 258-6330
MPI: www.montgomerypreservation.org
(301) 495-4915

Woodlawn Manor,
Norbeck

