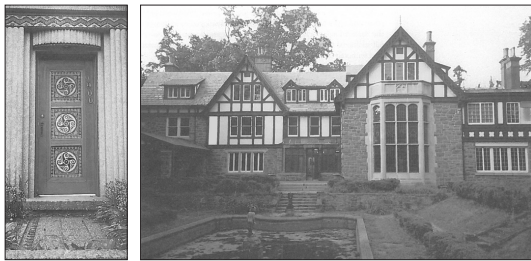


# the Preservationist

Summer 2008

## Design Guidelines to Be Published

### DESIGN GUIDELINES FOR HISTORIC DISTRICTS IN MONTGOMERY COUNTY, MARYLAND



Draft 1b

May 18, 2008

*New historic preservation design guidelines are available in draft form at [mc-mncppc.org/historic](http://mc-mncppc.org/historic).*

The Montgomery County Historic Preservation Commission (HPC) is in the process of drafting historic preservation design guidelines that will be a source of information for property owners contemplating projects to repair, rehabilitate, or alter historic properties in Montgomery County. Available online in draft form at [mc-mncppc.org/historic](http://mc-mncppc.org/historic), the guidelines will also be a tool for architects, contractors, local advisory panels and others who assist in the design and review process and will assist the HPC in their consideration of historic area work permits (HAWPs).

The Montgomery County Planning Department has

contracted with Winter and Company, a national leader in the fields of historic preservation, urban design, and planning services, to develop the historic preservation design guidelines. The guidelines are a statement of existing HPC policy and practice in the review of HAWPs, and not a new policy direction. Based on nationally accepted historic preservation best practices tailored specifically for the range of historic resources found in Montgomery County, the guidelines will not change review criteria currently in place.

HAWPs are evaluated individually and reviewed for their consistency with the Montgomery County historic preservation ordinance (Chapter 24A of the county code), the Secretary of the Interior's Standards, and where applicable, district-specific guidelines included in the *Master Plan for Historic Preservation*. Review guidelines, adopted as part of the Master Plan amendment designating certain historic districts, will remain in force. The design

guidelines currently in development are intended to supplement – *not replace* – the review criteria and standards presently in use by providing focused, detailed information on recommended and not recommended treatments for historic properties. Guidelines address design concepts and provide direction without foreclosing other options.

The document will include specific guidance on topics such as appropriate treatment of character defining features, original materials, porches, windows and doors, roofs, landscape features, outbuildings, signs, and more. The guidelines also include information that will assist in the design of appropriate additions, as well as provide extensive sources of information to assist in project design.

Public comments on the draft guidelines are welcome. Written comments may be submitted by mail to Scott Whipple, Historic Preservation Supervisor, Montgomery County Planning Department, 8787 Georgia Avenue, Silver Spring, MD 20910 or via email to [scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org). The HPC will consider the guidelines at a public meeting in late summer/early fall and the public will have an opportunity to provide testimony. Watch for an announcement on the historic preservation section web site at [mc-mncppc.org/historic](http://mc-mncppc.org/historic). Please contact Scott Whipple if you have questions about the project or if you would like additional information.

### Preservation Tax Credits in Review

The Montgomery County Historic Preservation Office is currently reviewing county historic preservation tax credit applications for 2007. The office received 98 applications representing nearly \$2 million of investment in our county's historic resources and districts. The Historic Preservation Commission and staff intend to have all applications reviewed and all eligible expenses approved by the end of the summer. The credits should be assigned by the County Director of Finance before the end of the calendar year.

The deadline for applying for 2007 credits has past. For more information, see [mcparkandplanning.org/historic/instructions/taxcredit.shtm](http://mcparkandplanning.org/historic/instructions/taxcredit.shtm) or contact Rachel Kennedy, HPC Senior Planner, at 301-563-3400 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org). Special thanks to all who invested on our important historic places over the last year.

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# Historic Preservation News and Notes



A Glen Echo carousel horse.

## Montgomery County Heritage Days

Montgomery County Heritage Days has some great new venues and wonderful new musical presentations this year. There will be 42 historic sites across the county open from 12 noon to 4 p.m. on Saturday, June 28 and/or Sunday, June 29. From Blues guitar to Latvian folk dancing, you will be sure to find a musical genre that appeals to your melodic senses. Most events are open to the public without tickets or reservations necessary; however, the "Summer Brunch" at the Comus Inn on Saturday, and "English Tea" at the Gaithersburg Inn on Saturday and Sunday both require reservations.

Never seen before as part of this annual heritage event will be:

- Gateway Heliport Gallery in Silver Spring
- Button Farm Living History Museum in Germantown
- Clarksburg Historical Society Visitor Center
- Blockhouse Point Conservation Park

For more information call 301-515-0753 or go to [heritagemontgomery.org](http://heritagemontgomery.org). Maps of this year's tour can be found at libraries, parks and recreation centers, or at participating sites.

## Celebrate the Founding of Montgomery County

On Sunday, September 7 there will be a big celebration of Montgomery County's 232nd Birthday at the Beall-Dawson House Historical Park, 103 West Montgomery Avenue in Rockville from 2 to 5 p.m. Explore the county's history through exhibits by local historical groups, living history presentations, videos, an archaeological dig, tours of the house, and historical games. There will be historical music and, of course a birthday cake. Come and enjoy a fun and educational experience for the whole family. This

annual event is co-sponsored by the Montgomery County Historic Preservation Commission and the Montgomery County Historical Society. For more information call 301-762-1492 or go to [montgomeryhistory.org](http://montgomeryhistory.org).

## Montgomery County Preservation Awards

Montgomery Preservation Inc. presented the 2008 Montgomery County Awards for Historic Preservation at a ceremony on June 6. The winners are:

- Nina H. Clarke for Lifetime Achievement in Heritage Education
- Mary Kay Harper for Sustained Leadership of a Historical Society
- Eileen McGuckian for Sustained Leadership of a Preservation Organization
- Silver Spring Arts Media Documentary "Next Stop, Silver Spring"
- Higgins Tavern Restoration, 16834 Georgia Avenue, Olney
- Renovation of 218 West Montgomery Avenue, Rockville
- Reconstruction and Reuse of a Farm Outbuilding at King Farm Park
- MPI President's Award - EHT Traceries, Inc., Emily Eig, principal for support to local historic organizations
- Montgomery County Executive Award - The Howard Hughes Medical Institute for stewardship of Hayes Manor

The Montgomery Preservation Inc. awards program is made possible in part with assistance from the Montgomery County Historic Preservation grant fund.

## Maryland Preservation Awards

The Board of Trustees of the Maryland Historical Trust, the State Historic Preservation Office, recognized two Montgomery County projects with 2008 Educational Excellence Awards. The awards were presented at a ceremony in Hagerstown on May 30 during Maryland's annual Historic Preservation and Revitalization Conference. Heritage Montgomery received recognition for the production of the Montgomery Rural Heritage Byway Tour podcast, the first of its kind in Maryland. Montgomery Preservation, Inc., along with a coalition of organizations including the Clarksburg Civic Association, EHT Traceries, Montgomery College, and the Montgomery County Historic Preservation Commission, received an award for the Comsat/Caesar Pelli Charette, organized to raise attention about the significance of the Caesar Pelli-designed Comsat building. . Additional information about the Maryland Preservation Awards is available at [marylandhistoricaltrust.net](http://marylandhistoricaltrust.net).

## the Preservationist

The Preservationist is the official publication of the Montgomery County Historic Preservation Commission, 8787 Georgia Avenue, Silver Spring, MD 20910. Phone: 301-563-3400. Statements herein do not necessarily reflect the official policies of the Commission. Created by the Historic Resources Preservation Ordinance (Chapter 24A, Montgomery County Code) the Commission is responsible for identification, designation, and regulation for purposes of protection, preservation, continued use, and enhancement of sites and structures of historical, archeological, architectural, or cultural value. Commission members are appointed by the Montgomery County Executive and confirmed by the Montgomery County Council.

### Commission

Jef Fuller, AIA, Chair    David S. Rotenstein, Vice Chair  
Nuray Anahtar, AIA    Lee Burstyn    Caroline Alderson  
Timothy J. Duffy    Thomas C. Jester    Warren Fleming    Leslie K. Miles  
Historic Preservation Supervisor Scott Whipple

Requests to be on the mailing list and content information should be directed to the Commission.

# Green Rehabilitation of Historic Buildings

It seems as if everyone wants to get on the “green” bandwagon these days. Several states, and now Montgomery County, are requiring that certain new buildings meet the Leadership in Energy and Environmental Design (LEED) requirements developed by the U.S. Green Building Council, or Energy Star guidelines of the Environmental Protection Agency. Buildings constructed in accordance with these requirements will be more energy efficient, use less water, and have less environmental impact than most buildings constructed in the last 50 years.

But what about existing buildings? Tearing down existing buildings creates pollution and contributes to the landfill waste stream. Can an old building be made more energy efficient through retrofitting and rehabilitation without expending the energy and new materials cost of tearing it down and building a new structure? The answer to this question is Yes!

In fact, “green” and “historic” are not contradictory terms. According to Richard Moe, President of the National Trust for Historic Preservation, “We can’t build our way out of our environmental problems. New buildings will always have an impact on the environment. We can only mitigate this impact, not reverse it. The only way to reduce the impact of buildings on the environment is to address the performance of existing structures.” It was the noted architect Carl Elfante who coined the phrase, “The greenest building is one that is already built” in a 2007 article for the journal of the National Trust for Historic Preservation. He says, “To fully capture the value of the existing building stock... requires an understanding of how to respect and renew what is already here and a vision for where and how to transform the legacy of the past into the promise of tomorrow.”

Many old buildings may already have some energy efficient components. Buildings constructed before central air conditioning and heating, elevators, and flat tar roofs, were built to work with the environment, not against it. Large operable windows let in light and air; shutters could keep out either the hot summer sun or the cold winter wind; porches, window awnings and trees shaded the building in the summer but allowed the warming rays of the lower winter sun; high ceilings, transoms, attic windows, cupolas and towers let the heat rise up and out.

We have learned some surprising things about sustainability in our study of older buildings. We have learned that properly repaired and maintained historic wood-frame windows do not have to be



*Bussard Farmhouse in Derwood exemplifies use of “green” rehabilitation techniques.*

replaced to keep out the cold. In fact, with the addition of compatible storm windows historic windows can be even more efficient than the new double-paned windows, plus less costly to repair. We have learned that the old natural roofing materials of wood, metal, tile or slate are actually more energy efficient than asphalt shingles. And we now know that modern energy saving tools such as geothermal heat pumps, eco-roofs, insulation and solar panels can be sympathetically installed in historic buildings, thus preserving the historical character of a building while taking advantage of these green technologies.

Historic preservation and the sustainability of older buildings go hand in hand. Most historic buildings can be retrofitted and made into energy efficient places for modern operations. By keeping the façade and important historical elements intact, a commercial building can remain a historical treasure for the community and still be useful.

Even the federal government is endorsing the preservation of older buildings rather than tearing them down and building new. According to the Department of Defense Legacy Resource Management Program, “A compelling argument can be made that appropriate rehabilitation and reuse of existing facilities, rather than new construction, is the single most important way for an installation to improve its sustainability rating while meeting current and developing mission requirements”

Green rehabilitation of older buildings is not a new idea, it is a process that is meeting our modern needs while retaining what is important for our communities. Historic preservation is not just for beautification, it is about conserving the physical pieces of our past that can inform us and help us to build a better future. And that is what sustainability is all about.

## 2009 Historic Preservation Grants Available

Thanks to continued support from the County Executive and Council, the Montgomery County Historic Preservation Grant Fund received \$30,000 that will be available for disbursement in fiscal year 2009. These grants, which the Montgomery County Historic Preservation Commission administers, are given to non-profit groups or municipal governments for non-capital historical activities. Applicants must match the grants with local funding or in-kind services. Grants cannot be used for capital projects or staffing.

### 2009 Grant Fund Schedule

#### Early August 2008:

Applications mailed to interested parties, advertisements placed in newspapers.

#### September 30, 2008:

Deadline for completed applications.

#### October 2008 :

Applications processed and a committee of Historic Preservation Commission members reviews applications and makes recommendations to the full Commission, who then votes on the proposals.

#### October 31, 2008:

Applicants notified of awards. Notice to proceed with projects is issued around January 1, depending on completion of executed documents. Completed projects are due the end of December 2009.

If you would like to receive an application for an HPC Historic Preservation Grant please call 301-563-3400. You can download an application and instructions at [mcparkandplanning.org/historic/grants/Grants.shtm](http://mcparkandplanning.org/historic/grants/Grants.shtm).

# Calendar

**Exhibit through September 21:** *Good Advice*, a survey of almost 200 years of American advice books, aimed at helping us to improve our lives from top to bottom. Beall-Dawson House, 111 West Montgomery Ave., Rockville. Tuesdays through Sundays, 12:30-4:30 p.m. 301-762-1492. montgomeryhistory.org

**July 12 to September 20:** *Historical Montgomery County*, an exhibit of two-dimensional art. Waters House, 12535 Milestone Manor Lane, Germantown. Wed. & Sat., 10 a.m.-4 p.m. and by appointment. 301-515-2887. montgomeryhistory.org

**Through June 30:** *Green Rehabilitation of Historic Buildings*, lobby of the Montgomery County Planning Board auditorium, 8787 Georgia Ave., Silver Spring. M-F 9 a.m.-5 p.m., 301-563-3400.

## June

**25** HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. 301-563-3400. mc-mncppc.org

**28 & 29** Montgomery County Heritage Days. Tour more than 40 heritage sites in Montgomery

County, Noon-4 p.m. 301-515-0753. heritagemontgomery.org.

## July

**9 & 23** HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. 301-563-3400. mc-mncppc.org

## August

**13** HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. 301-563-3400. mc-mncppc.org

## September

**10 & 24** HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. 301-563-3400. mc-mncppc.org

**7** Happy Birthday Montgomery County Celebration, 2-5 p.m., Beall-Dawson House, 111 West Montgomery Ave., Rockville. 762-1492. montgomeryhistory.org

## October

**7** (Tues.) HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. 301-563-3400. mc-mncppc.org

Montgomery County Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

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