

Property of Montgomery County Historical Society

Montgomery Planning

Historic Preservation Office

5/15/2019

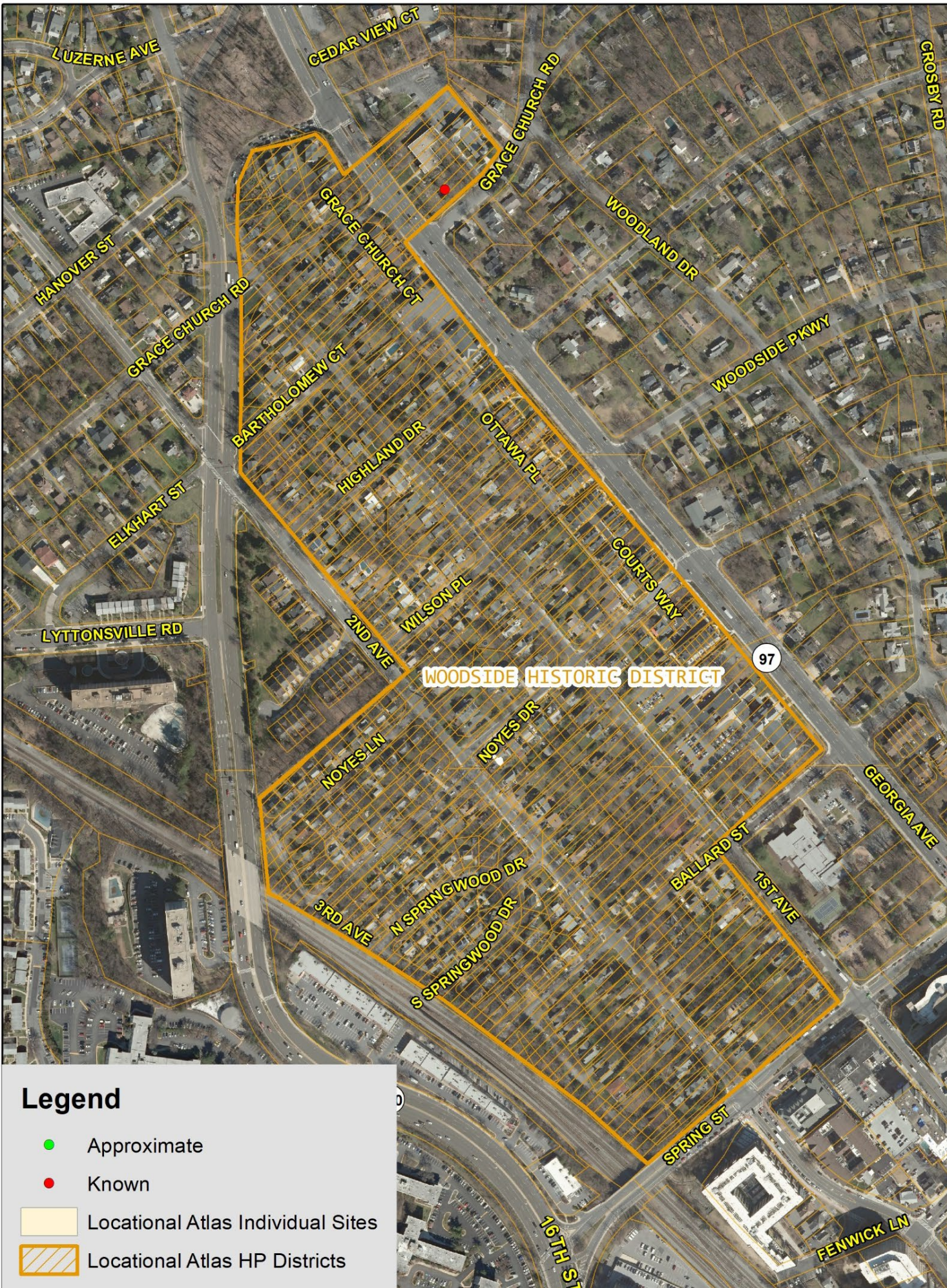
Woodside Locational Atlas District

Evaluation for listing in the Master Plan for Historic Preservation



Goals of Tonight's Presentation

- Discuss the different levels of historic preservation in Montgomery County.
- Review the current level of designation on the Woodside District.
- Provide an overview of the evaluation process.
- Outline the purpose of design guidelines and how historic districts are reviewed.

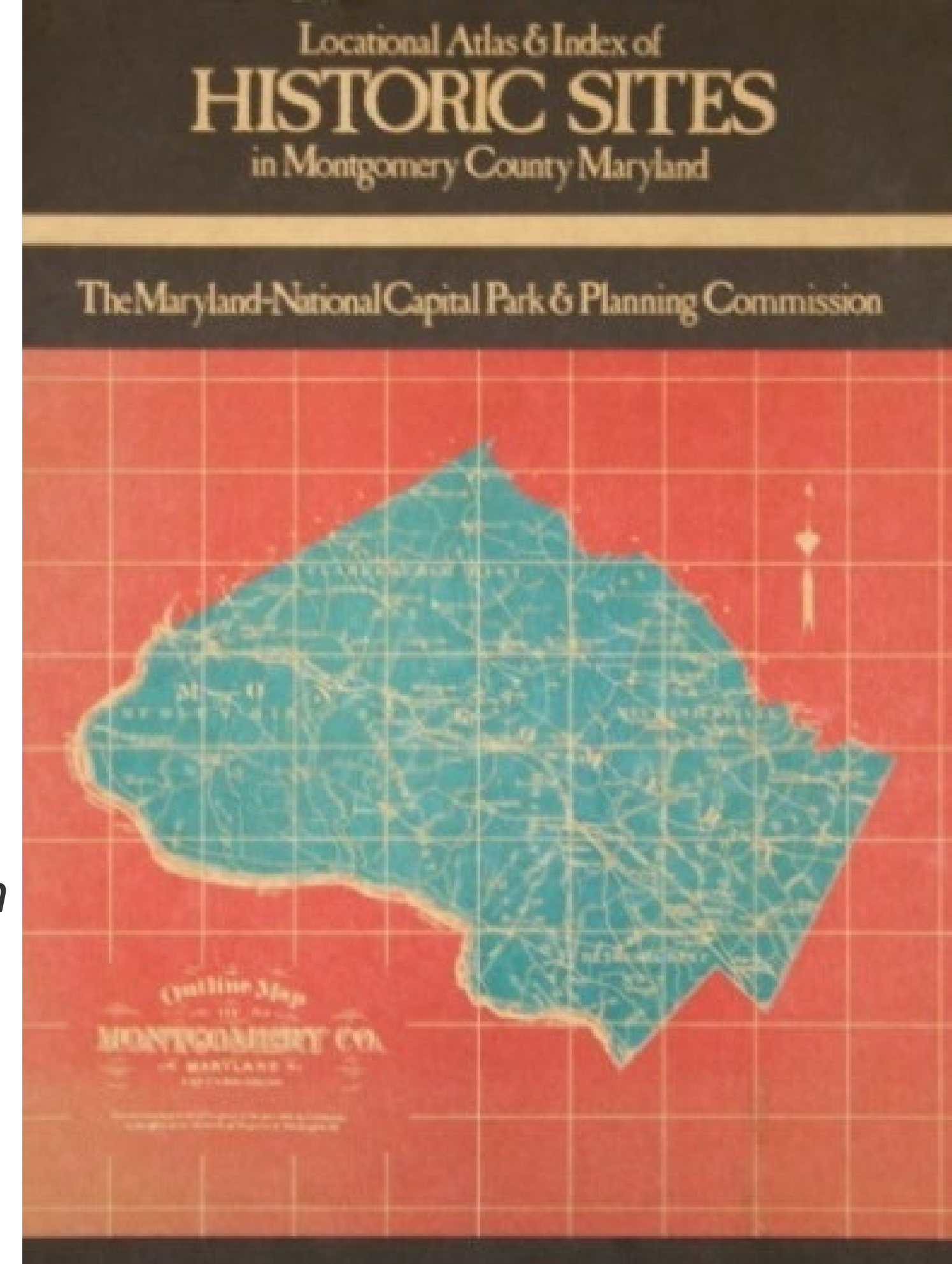


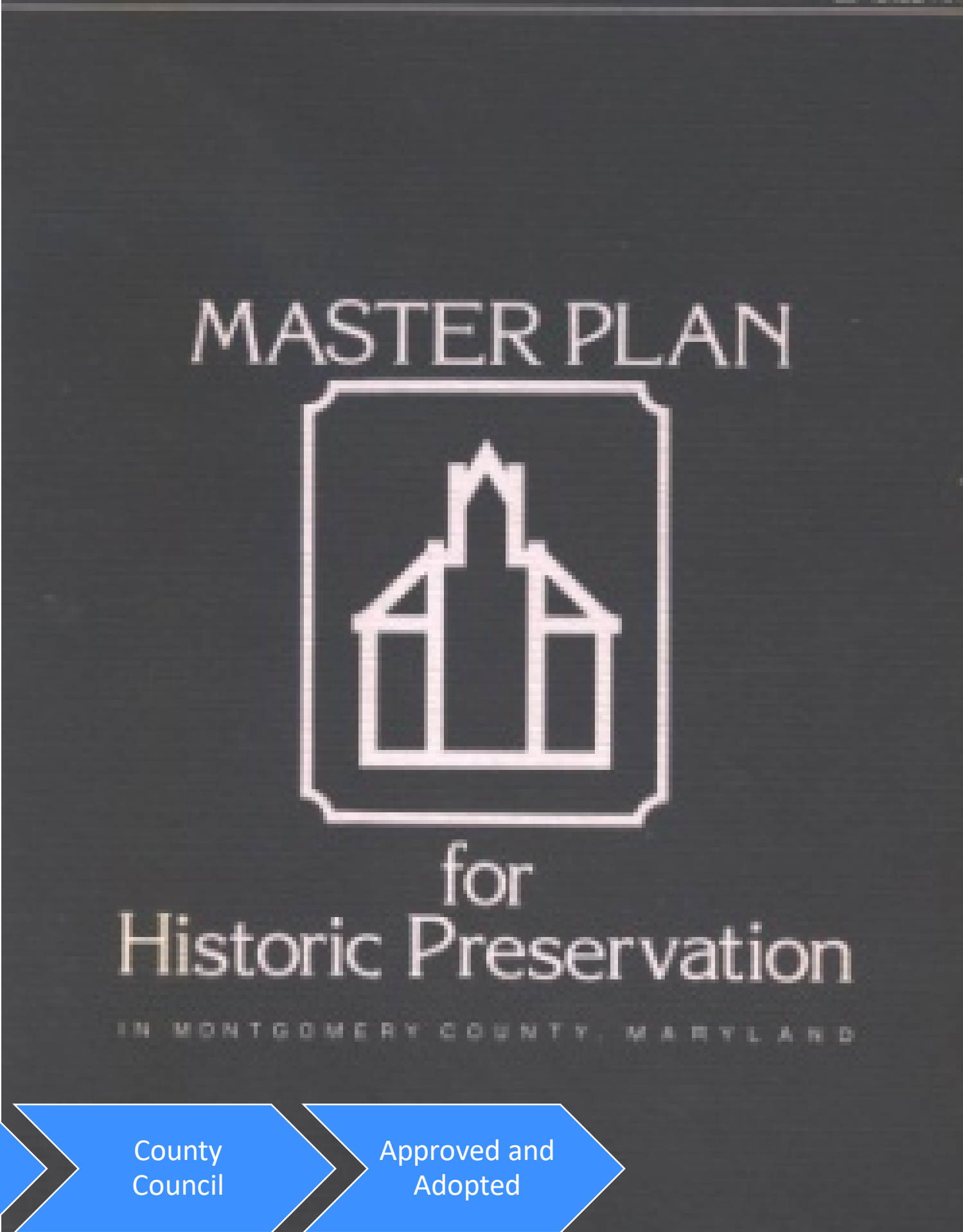
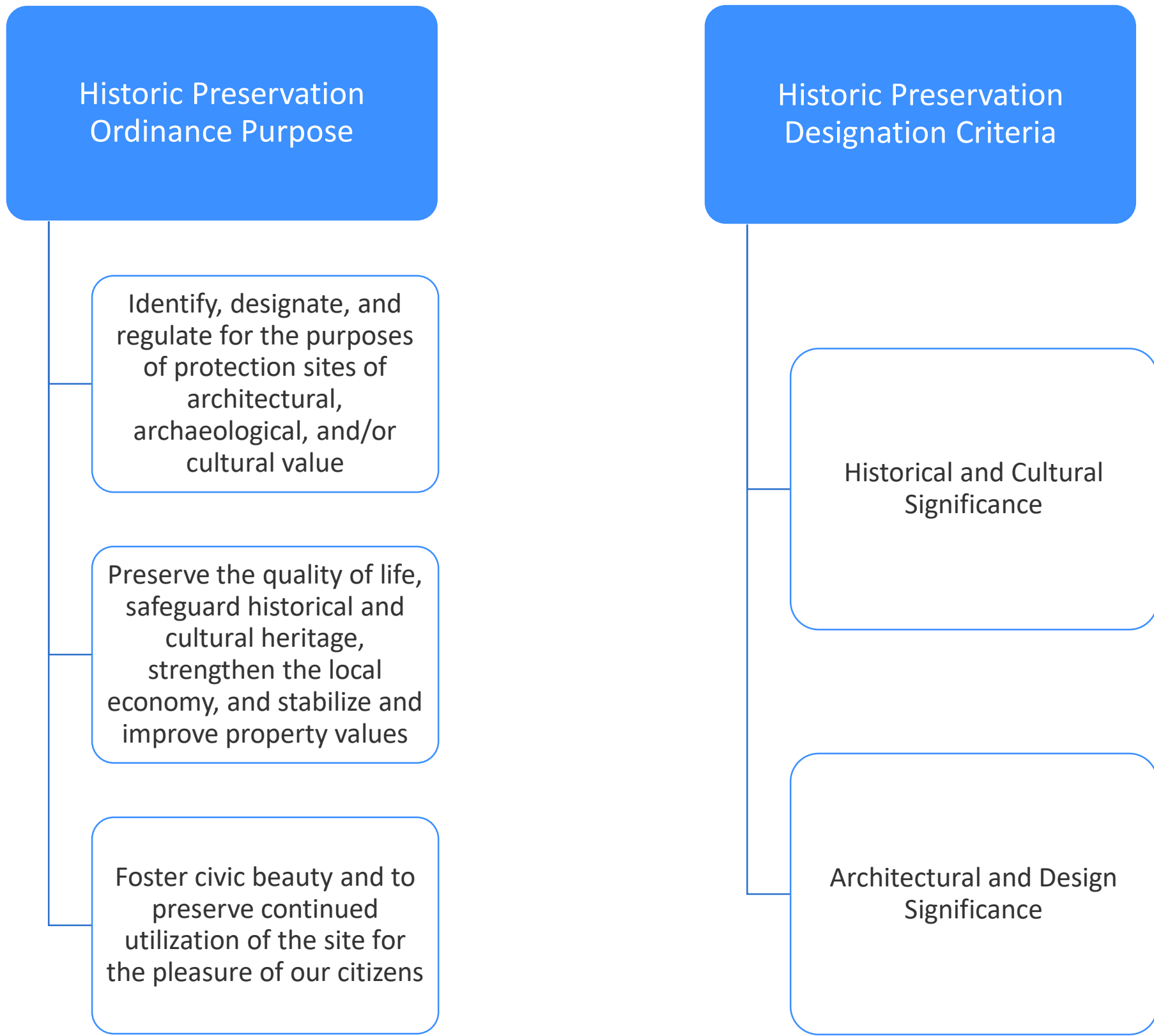
Boundary of the Woodside Locational Atlas District

General Terminology & Existing Designations

Locational Atlas and Index of Historic Sites

- Created by the Planning Board, part of the M-NCPPC, in 1976.
- Lists resources that are potentially historically significant.
- Provides partial protection from demolition and substantial alteration until the resource/district (Chapter 24A.10) is evaluated for the *Master Plan for Historic Preservation*.
- Woodside has been listed in the Locational Atlas and Index of Historic Sites for 43 years.





Major Differences

Locational Atlas and Index of Historic Sites

1. Temporary listing until full evaluation for designation in the Master Plan of Historic Preservation.
2. Provides protection from demolition and substantial alteration.
3. All permits require design review by at least the Historic Preservation Office.
4. No design guidelines.
5. No tax incentives are provided to the property owners.

Master Plan for Historic Preservation

1. Projects require design review by the Historic Preservation Commission (HPC).
2. Review based on established design guidelines drafted in consultation with the HPC and community.
3. Ability to exempt some projects/work items from HPC review and create staff level or minimum review standards.
4. Homeowners receive a 25% tax credit for documented expenses for exterior maintenance, restoration, and preservation.

What is Historic Preservation?

Historic Preservation Does:

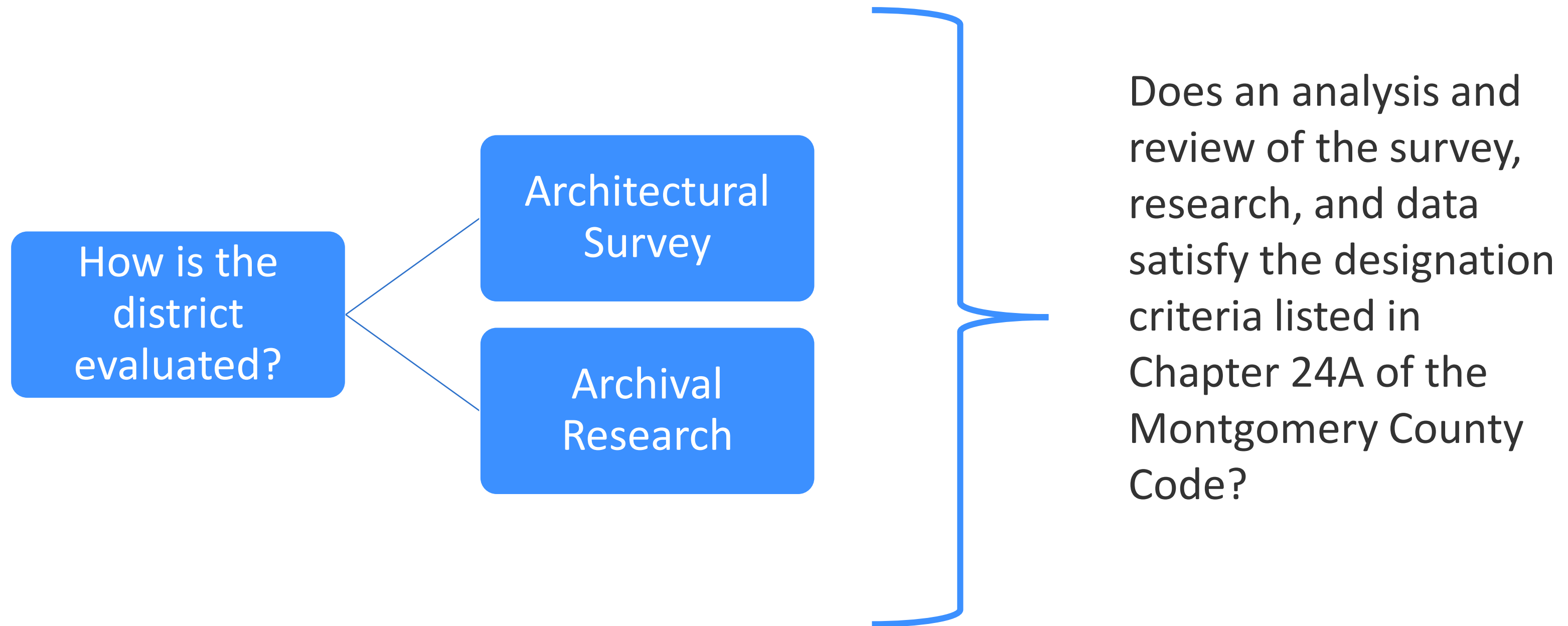
- Recognize and protect historic and cultural resources.
- Manage change in communities to protect significant character defining elements.
- Utilize a set of design guidelines to achieve equitable and consistent outcomes.
- Provide tax incentives to property owners for certain costs.

Historic Preservation Does Not:

- Prohibit changes to a building.
- Require property owners to restore buildings to their original condition.
- Prohibit development or the potential for demolition.
- Forbid the construction of accessory dwelling units.
- Exclude the use of green technology (such as solar power).
- Negatively affect property values.

Evaluation of the Woodside Locational Atlas District

Evaluation Process



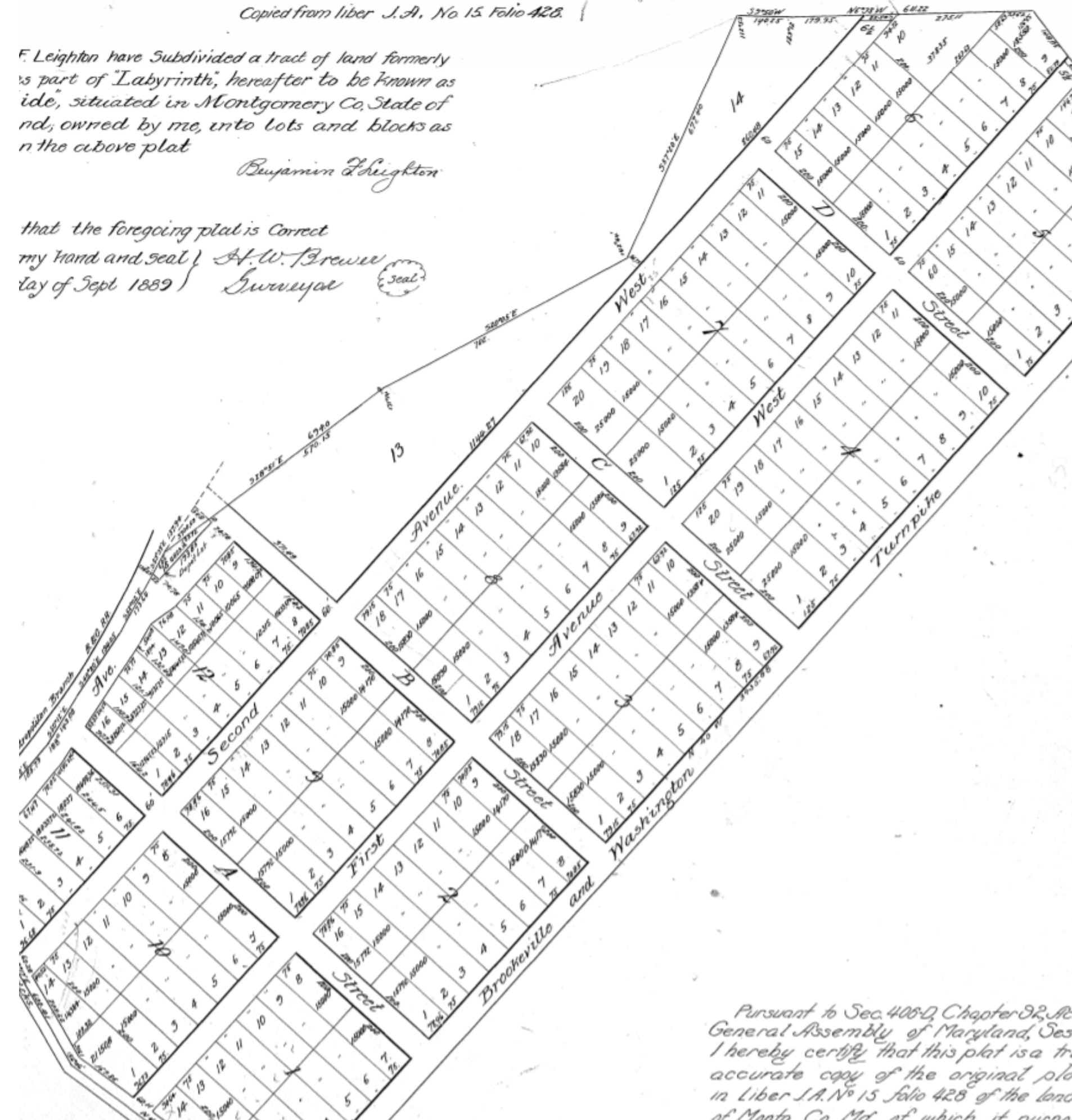
Architectural Survey

- Reconnaissance-level architectural survey from the public rights-of-way.
- Conducted by cultural resource specialists who will document architectural and landscape features for each property.
- Provides a baseline for analysis.

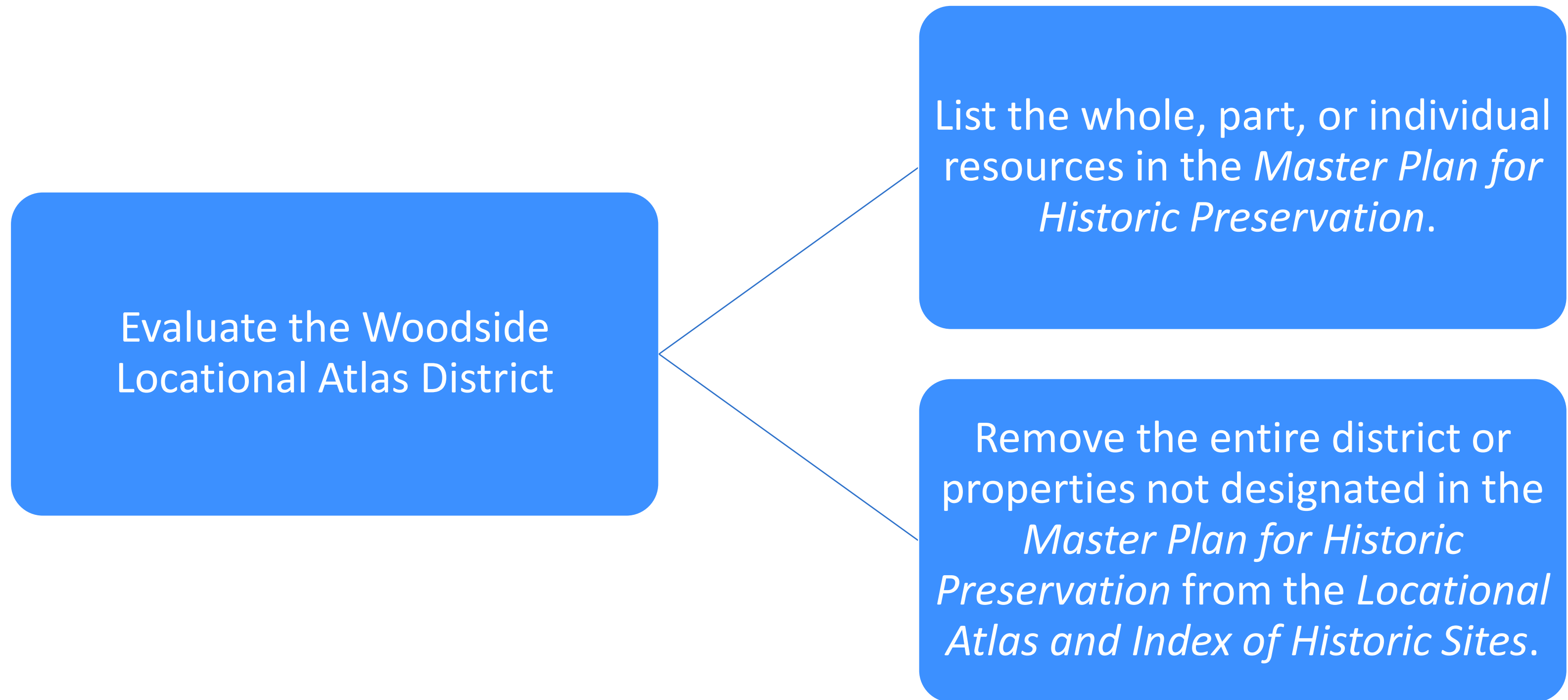


Archival Research

- Review of the historical development of the community.
- Research of primary and secondary resources such as cartographic records, newspapers, permit data, etc.



Potential Outcomes



How Would a Historic District be Reviewed?

Historic District Design Guidelines



- The Historic Preservation Office would work with community-appointed property owners and the Historic Preservation Commission (HPC) to formulate design guidelines.
- Design guidelines would provide clear direction regarding rehabilitation and permitted alterations within the district.
- Design guidelines could be specific or broad, protect mature trees, and permit the use of green technology (such as solar panels).
- The design guidelines would regulate how the HPC would review work permits.

Design Guidelines (Ex. Greenwich Forest)

- Categorize buildings into contributing and non-contributing resources.
- Proposals fall within various levels of review (limited, moderate, or strict scrutiny).
- Greater flexibility for modifications to non-contributing resources.
- Allows for the demolition of non-contributing resources.

Greenwich Forest Historic District Guidelines

The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter the decision-making body) for reviewing work permits within the Greenwich Forest Historic District. (Italicized terms are defined in section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of Montgomery County Historic Resources Preservation law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

The residents of the Greenwich Forest Historic District may submit to the County Council requests for amendments to these guidelines, if two-thirds of the households in the district approve the amendment, with each household casting one vote approve the amendment.

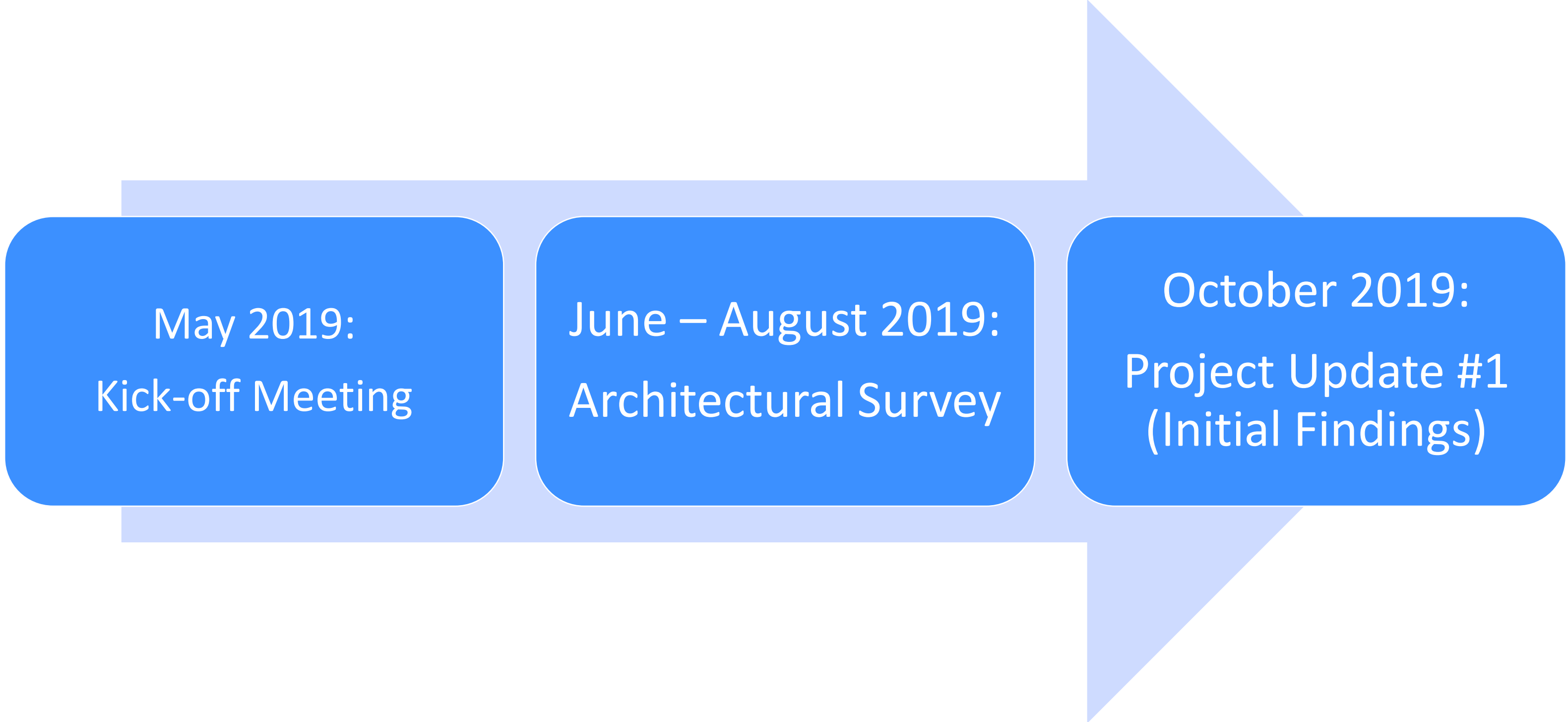
A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for *work permits*. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

- A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.
- A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric:
 - a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
 - b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these

The Montgomery County Council approved Resolution 17-187, which added the Greenwich Forest Historic District to the Master Plan for Historic Preservation and included the Greenwich Forest Historic District Guidelines for the evaluation of Historic Area Work Permits.

Tentative Timeline



May 2019:
Kick-off Meeting

June – August 2019:
Architectural Survey

October 2019:
Project Update #1
(Initial Findings)

Questions/comments

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<https://montgomeryplanning.org/planning/historic/research-and-designation/woodside-locational-atlas-district/>