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.
Historic Preservation Ordinance Purpose

- Identify, designate, and regulate for the purposes of protection sites of architectural, archaeological, and/or cultural value
- Preserve the quality of life, safeguard historical and cultural heritage, strengthen the local economy, and stabilize and improve property values
- Foster civic beauty and to preserve continued utilization of the site for the pleasure of our citizens

Historic Preservation Designation Criteria

- Historical and Cultural Significance
- Architectural and Design Significance

Designation Process
- Historic Preservation Commission
- Planning Board – Public Hearing
- Planning Board – Work Session
- County Council
- Approved and Adopted
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

How is the district evaluated?

- Architectural Survey
- Archival Research

Does an analysis and review of the survey, research, and data satisfy the designation criteria listed in Chapter 24A of the Montgomery County Code?
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

- Evaluate the Woodside Locational Atlas District
- List the whole, part, or individual resources in the *Master Plan for Historic Preservation*.
- Remove the entire district or properties not designated in the *Master Plan for Historic Preservation* from the *Locational Atlas and Index of Historic Sites*. 
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.
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/