



# THE HISTORIC PRESERVATION OFFICE

## 2019 PROGRAM OVERVIEW

The Historic Preservation Office supports the Montgomery County Planning Board and Historic Preservation Commission in evaluating, protecting, and enhancing Montgomery County's heritage. Staff integrate the protection of important historic resources into the planning process and implement incentives and educational programs that encourage historic preservation by both the public and private sectors.

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# THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission (HPC) is a nine-member body appointed by the County Executive and confirmed by the County Council. The HPC membership must include specialists in the field of history, architecture, preservation, and urban design, as well as members who represent, to the extent possible, the geographic, social, economic, and cultural concerns of the residents of Montgomery County.

## HISTORIC AREA WORK PERMITS

A key duty of the Historic Preservation Commission is the review of Historic Area Work Permits (HAWPs). All applications for proposed exterior work involving properties listed on the Montgomery County *Master Plan for Historic Preservation*, either as individual sites or as properties within a historic district, require HPC approval.

Historic Preservation staff process approximately **220 HAWP applications per year** for public hearing. Their review applies criteria established in Chapter 24A of the Montgomery County Code and community-specific design guidelines adopted by the County Council.

## CASE STUDIES

The Historic Preservation Commission has carefully reviewed proposals for a comprehensive commercial and residential redevelopment on the parcel containing the **Farm Women's Co-Operative Market**, a Bethesda community institution and landmark founded in 1932 as a self-help response to the Great Depression. The market building was designated as a *Master Plan* site in 1980.



The HPC also recently reviewed and approved the rehabilitation of two historic structures that will be integrated into the development of **the Solera Reserve at Kensington**, a new senior living facility in Kensington. The project will provide new housing and preserve two 1930's commercial buildings for reuse as a coffee shop and spa. The Town of Kensington was designated as a *Master Plan* historic district in 1986.





# THE DESIGNATION PROCESS

Montgomery County maintains two types of historic designation. The *Locational Atlas & Index of Historic Sites* temporarily lists resources that are potentially historically significant and provides partial protection from demolition and substantial alteration until the resource or district is evaluated for designation in the *Master Plan for Historic Preservation*. The *Master Plan for Historic Preservation* was adopted by the County Council in 1979. It recognizes sites and districts of historic, cultural, architectural, and design significance and currently includes 24 designated historic districts and over 300 individually designated sites. Designation of new sites to the *Master Plan* is based on a determination that the resource meets the criteria outlined under Chapter 24A of the Montgomery County Code.

## Locational Atlas & Index of Historic Sites



## Master Plan for Historic Preservation



Each step in this evaluative process is **measured, careful, and transparent**. Citizens have numerous opportunities to make their views known. Each reviewing body in turn publicly evaluates whether or not they believe a resource meets the criteria for designation, and at each step of the process property owners and interested parties have an opportunity to provide comments in writing or in person.

# UPCOMING DESIGNATIONS

Over the next year, the Historic Preservation Office will bring forward several new resources for listing on the *Locational Atlas* or for designation to the *Master Plan for Historic Preservation*.

## INEZ ZEIGLER MCABEE HOME

Inez McAbee was a civil rights activist who led multiple efforts to integrate Montgomery County. Her home in Damascus is included on the *Locational Atlas*, but designation to the *Master Plan* will provide further protection and recognition for this site.



## EDWARD U. TAYLOR SCHOOL

The Edward U. Taylor School in Boyds opened in 1952 as a segregated school for African American children. It represents the struggle and perseverance of Montgomery County's African American community as they fought for equal rights during segregation and integration of the school system. Designation of the Taylor school to the *Master Plan* will protect this important legacy.



## CHERRY GROVE EASEMENT

Cherry Grove, located just south of Ashton, is a c. 1773 Georgian style brick home. The home is designated on the *Master Plan*, but the homeowners would like to add additional protection by conveying an easement on the property that would protect the home's exterior, environmental setting, and significant interior features including the original wood paneling and banister. Staff are working to document these key elements with new digital tools including photogrammetry. Once completed, this will be the first interior historic preservation easement held by the County.



## WOODSIDE & POTOMAC OVERLOOK HISTORIC DISTRICTS

Two National Register-eligible historic district are under consideration for designation to the *Master Plan*: Woodside, an early subdivision near Silver Spring already listed on the *Locational Atlas*, and Potomac Overlook, a modernist neighborhood. Both districts are being evaluated with architectural survey and archival research to determine if they meet the criteria for designation.





# TAX CREDIT PROGRAM

For 35 years, Montgomery County has offered a tax credit program for the rehabilitation of historic properties in the County. To be eligible, the property must be listed in the Montgomery County *Master Plan for Historic Designation*. Property owners may receive a credit that covers 25% of eligible expenditures for exterior maintenance, restoration or preservation work. The tax credit has supported the rehabilitation of homes, commercial, and agricultural buildings around the County since its inception in 1984.

## CASE STUDY

The Historic Preservation Office authorized approximately \$200,000 in Montgomery County historic preservation tax credits for the rehabilitation of the deteriorated c. 1907 gymnasium at the National Park Seminary, a National Register Historic District. This project was carefully reviewed by staff and the Historic Preservation Commission to ensure it met historic preservation standards. This 25% credit helped offset over \$800,000 in eligible preservation expenditures, reduce total project costs, and bring this abandoned structure back into active use as a 12-unit condominium dwelling.



The National Park Seminary Gymnasium before and after restoration and reuse. Historic photo held by the Library of Congress.

## 2016-2018 BY THE NUMBERS

Staff reviewed **314 applications** for Montgomery County historic preservation tax credits.

Property owners submitted over **\$6.6 million in eligible preservation expenses**—representing an enormous investment in the County's historic buildings and communities.

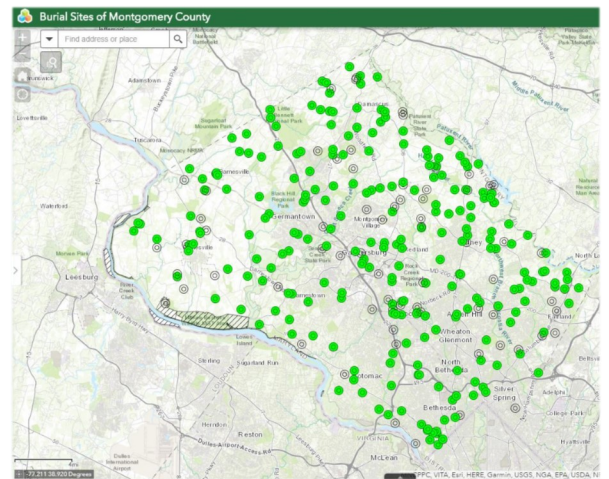
With the 25% historic preservation tax credit, Montgomery County property owners received almost **\$1.7 million in tax credits**.

# BURIAL SITES INVENTORY & GUIDELINES

Montgomery County recognizes the significance of cemetery and burial sites to the community. In 2017, the County Council passed two laws to help preserve and protect these unique and fragile resources. Ordinance 33A-17 requires the Planning Board to maintain an inventory of human burial sites in the county. Ordinance 18-31 requires these sites to be preserved and protected during the preliminary plan of subdivision review and approval process.

## BURIAL SITES INVENTORY MAP

Since passage of this legislation, Historic Preservation staff partnered with Montgomery Preservation, Inc. and the community to develop a GIS data layer that captures known and approximate locations of burial sites and helps guide decision-making by Montgomery Planning staff and members of the public.



## VISUAL GUIDELINES

Historic Preservation staff are finalizing a visual version of the Guidelines for Burial Sites that will clearly convey standards for the preservation and maintenance of burial sites and procedures for archaeological investigations and report preparation and improve public understanding of these processes.



## OUTREACH

Public meetings and educational events have helped property owners and the public to understand the inventory's purpose and their rights and responsibilities. Outreach meetings and a community survey have provided staff with important feedback on how best to share burial sites resources with the community. Future outreach efforts will focus on preservation and documentation of African American cemeteries and burial sites.



DRAFT

Montgomery County Planning Board

# GUIDELINES

For

# BURIAL SITES



## Preliminary Plan Review Process



**Forest Conservation**

**Description:** Before submitting a Preliminary Plan, a Natural Resources Inventory (NRI) or Forest Conservation Plan Exemption (FCPE) must be approved.

**Cemetery Requirements:** Conduct initial survey and inventory of cemetery boundaries and features. Applicants may meet with Planning Department Staff to determine what studies may be required for cemetery delineation, and begin those investigations prior to preliminary plan submittal.

**Timing:** Planning Department Staff have 30 days to review NRIFSD and cemetery documentation provided at that time.



**Submit Preliminary Plan**

**Description:** Instructions for submitting Preliminary Plans can be found at: <https://montgomeryplanning.org/development/development-applications/preliminary-plan/>

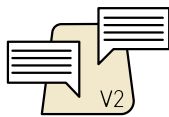
**Cemetery Requirements:** Stake cemetery boundary, include boundary on preliminary plans



**Development Review Committee**

**Description:** Preliminary Plans go to DRC. Planning Staff prepare recommendations for Planning Board

**Cemetery Requirements:** Planning Department Staff will review to determine whether additional investigations are required to verify or refine proposed cemetery boundary



**Preliminary Plan Revisions**

**Description:** Applicant may revise Preliminary Plans based on Planning Department Staff Comment.

**Cemetery Requirements:** Complete any needed historical, oral history, or archaeological investigations to revise or refine cemetery boundaries.



**Planning Board Hearing**

**Description:** Planning Board takes testimony and votes whether to approve the preliminary plan.

**Cemetery Requirements:** Prior to Planning Board Hearing, cemetery studies must be completed and approved by Planning Department staff, and final cemetery boundaries staked and shown on Preliminary Plan drawings.

**Timing** Within 120 days of preliminary plan submittal



**Amendments**

**Description:** Preliminary Plans may be amended. Before submitting an application, applicants must meet with planning staff and receive an amendment checklist that outlines the required submission items.



**Relocations**

**Description:** Preliminary plans proposing to relocate human remains with the approval of the Planning Board.

**Cemetery Requirements:** Must comply with the provisions of Section IV of the Burial Sites Guidelines, including obtaining the authorization of the State's Attorney for Montgomery County.

**Timing** Following approval of the preliminary plan by the Planning Board.

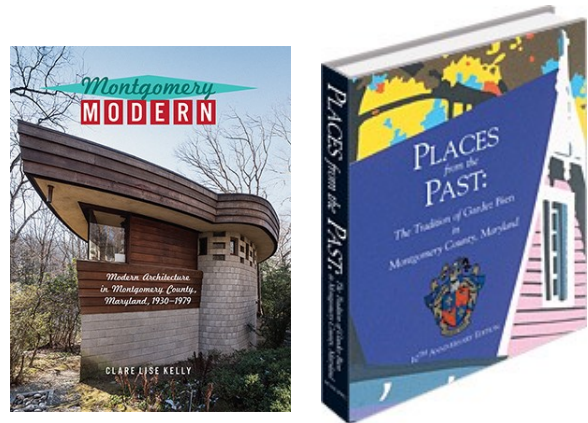


# OUTREACH & EDUCATION

The Historic Preservation Office works to raise awareness of the importance of protecting the County's architectural legacy and history and to engage community members in the historic preservation planning process.

## PUBLICATIONS

The Office has published several award-winning books that promote an appreciation for community history and the County's historic sites and districts.



## TOURS

Bus and bike tours provide hands-on opportunities to visit and learn about historic landmarks and encourage residents to explore the County's past. Past tours have featured schools, cemeteries, and the County's significant midcentury modern buildings and neighborhoods.



## EDUCATION

Historic Preservation staff have organized and delivered numerous educational programs including lectures and exhibits to share knowledge with the public, encourage further research, and support communities' interest in local history.

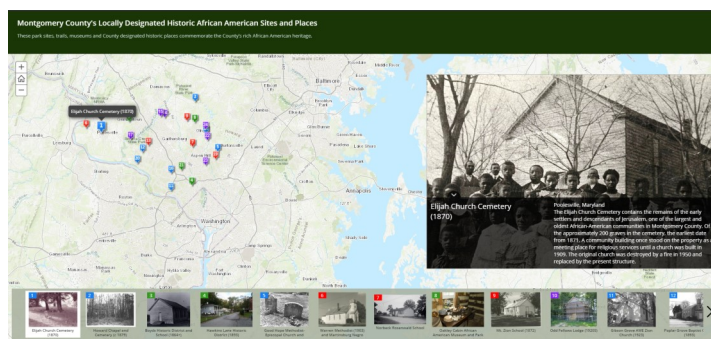


# SPECIAL PROJECTS

The Historic Preservation Office is engaged in several projects that will expand recognition of the history of Montgomery County's underrepresented communities and the historic sites associated with their lives and contributions.

## AFRICAN AMERICAN HISTORIC SITES COMMITTEE

The Historic Preservation Office has worked with community members, the County Council, and the African American Historic Sites Committee to broaden awareness of African American communities and heritage sites with accessible tools including an online StoryMap and a series of historical markers.



StoryMap: Montgomery County's Locally Designated Historic African American Sites and Places  
<http://montgomeryplanning.org/planning/historic/african-american-historic-sites/>

## LGBTQ HISTORY

In collaboration with non-profit Preservation Maryland and the City of Baltimore, the Historic Preservation Office will undertake groundbreaking research to document the statewide contributions of Maryland's LGBTQ community and to make new and updated nominations to the National Register of Historic Places that will finally document this movement for equality.



## WOMEN'S SUFFRAGE

2020 will mark the hundredth anniversary of the adoption of the 19th Amendment. This project will research and document the places in Montgomery County where women fought for political equality and will support efforts by the Montgomery County Commission for Women to commemorate this significant anniversary.



Lucy Branham in Occoquan Prison Dress, 1919



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