



THE HISTORIC PRESERVATION OFFICE

2020 ANNUAL REPORT & 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.

THE HISTORIC PRESERVATION COMMISSION

THE DESIGNATION PROCESS

HISTORIC DESIGNATIONS

TAX CREDIT PROGRAM

BURIAL SITES INVENTORY & GUIDELINES

OUTREACH & EDUCATION

SPECIAL PROJECTS

HISTORIC PRESERVATION STAFF



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). Applications for exterior work involving properties listed on the *Master Plan for Historic Preservation* require HPC or staff-level approval.

Historic Preservation staff processed **243 HAWP applications last 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 STUDY



The Historic Preservation Commission has collaborated for several years with the owners of the **Dr. Horace Willson House** at 23335 Frederick Road in Clarksburg on a complex project involving a significant early-19th century structure.

The home was built in several phases beginning c. 1800 and is a contributing resource within the Clarksburg Historic District.

To accommodate a nearby road project, the house was successfully moved approximately 70 feet from its original location. The project included structural repairs and restoration of the house for adaptive reuse as a wine and beer shop.

THE HISTORIC PRESERVATION COMMISSION

POLICY UPDATE

The Historic Preservation Commission has recently adopted several significant policy changes. In February 2020, the HPC adopted **new policy guidance on the installation of solar panels** that supports expanded installation of solar technology at historic buildings and within historic districts. The new policy bolsters Montgomery County's climate action priorities while ensuring the protection of the county's historic resources.



MEETING THE CHALLENGES OF 2020

On March 16, 2020, the offices of the Montgomery County Planning Department closed to the public due to COVID-19 safety concerns. All public meetings, including those of the Historic Preservation Commission, shifted to remote formats.



The HPC held monthly meetings in April and May 2020 to accommodate the transition to a virtual platform, and then fully resumed its official biweekly meeting schedule by June 2020. The HPC continued to accept written comments as well as virtual public participation, and to provide robust feedback on proposed projects. Three new Commissioners, appointed in 2020, seamlessly integrated into the HPC's work despite the lack of in-person orientation. Immediate Past Chair Sandra Heiler led the HPC through many of the initial pandemic adaptations, and this work has continued with the newly appointed Chair Robert K. Sutton. 2020 also saw a record number of permit applications as many people were motivated to take on home improvement projects. The HP Office debuted new eHAWP filings, moving the office to a 100% digital permit transmission, review, and approval process.

THE COMMISSIONERS

Robert K. Sutton
Chair

Sandra Heiler

Jeffrey Hains

James Doman
Appointed 2020

Mark Clements
Appointed 2020

Karen Burditt
Vice Chair

Marsha Barnes

Cristina Radu

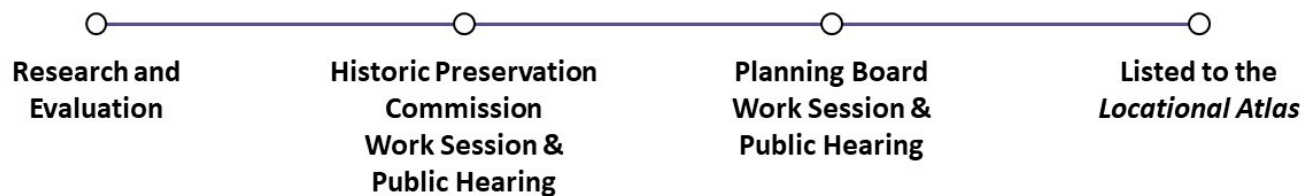
Julie Pelletier
Appointed 2020

THE DESIGNATION PROCESS

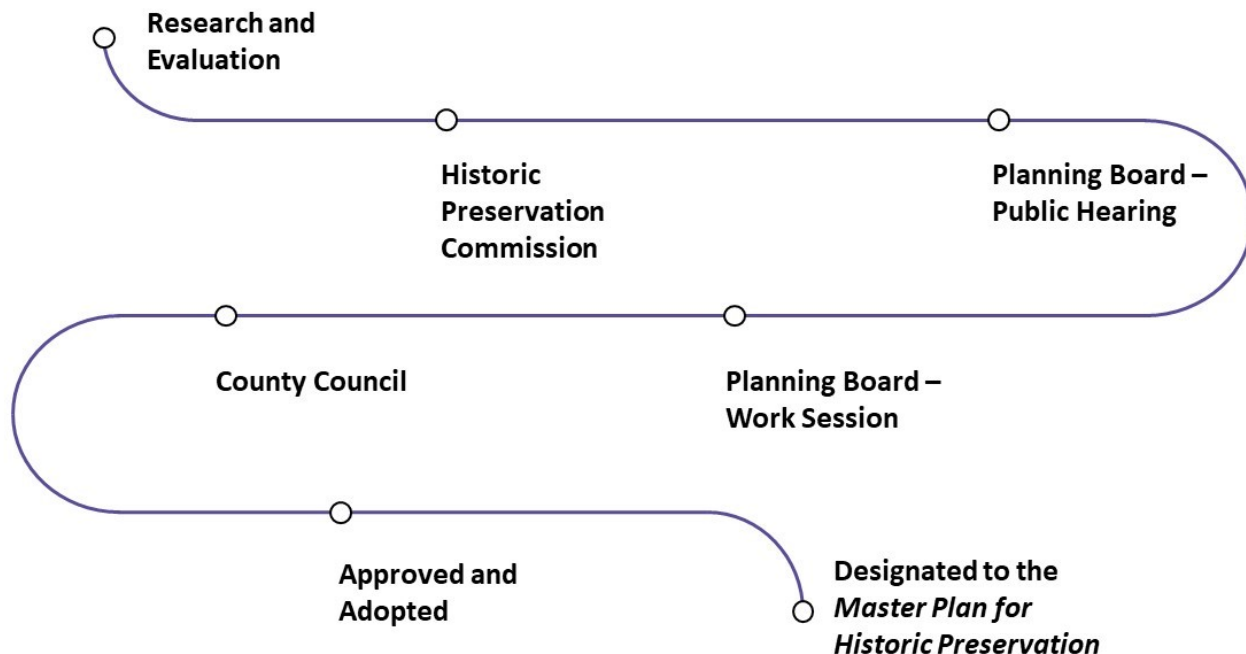
Montgomery County maintains two types of historic designation. The ***Locational Atlas & Index of Historic Sites*** temporarily lists resources that are potentially historically significant and provides partial protection from demolition and substantial alteration until the resource or district is evaluated 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. Each reviewing body in turn publicly evaluates whether they believe a resource meets the designation criteria, and each step of the process provides property owners and interested parties the opportunity to provide comments in writing or in person.

HISTORIC DESIGNATIONS

Two new historic resources have been designated in the *Master Plan for Historic Preservation*, and Historic Preservation Office staff are currently working to support designation of a new individual site and new historic district.

MIHRAN MESROBIAN HOUSE

In 1941, Mihran Mesrobian, a Turkish immigrant and highly-regarded Master architect, designed an Art Moderne style home on Connecticut Avenue for himself and his family. The Mesrobian House strikes a notable contrast with the traditional, revival style residences common to Chevy Chase. The home was designated to the *Master Plan for Historic Preservation* in January 2021.



DERWOOD STORE & POST OFFICE

The c. 1904 Derwood Store and Post Office reflects the impact of the B&O Railroad, the importance of general stores in rural communities, and the legacy of Derwood's three female postmasters, whose contributions are not reflected in other sites. In April 2021, the County Council approved historic designation of the Derwood Store as part of the *Shady Grove Minor Master Plan Amendment*.



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 perseverance of the county's African American communities throughout the struggle for equal rights and integration of the school system. Montgomery County Public Schools supports designation of the Taylor School to the *Master Plan* to protect this important legacy.



POTOMAC OVERLOOK HISTORIC DISTRICT

The Potomac Overlook subdivision contains a celebrated connection of modernist homes built 1956-1959 through a collaboration between developer Edward Bennett and the architecture firm of Keyes, Lethbridge, and Condon. The neighborhood has already been found eligible for the National Register of Historic Places, and residents requested it also be evaluated for designation to the *Master Plan for Historic Preservation*. The Historic Preservation Commission will begin consideration of the proposed historic district in June 2021.



TAX CREDIT PROGRAM

For 37 years, Montgomery County has offered a tax credit program for the rehabilitation of historic properties listed in the *Master Plan for Historic Preservation*. Property owners may apply for 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 \$58,000 in Montgomery County historic preservation tax credits for the rehabilitation of two historic structures within the National Park Seminary Historic District.

The project repaired exterior stucco and wood trim at the c. 1900 Queen Anne-style Senior House and c. 1911 Senior Annex. The two structures are part of five interconnected buildings adaptively reused as a condominium and affordable housing complex.

This 25% credit helped offset \$232,380 in eligible preservation expenditures, reduce total project costs, and ensure continued use for these historic buildings.



c. 1900 Senior House



c. 1911 Senior Annex

2020 BY THE NUMBERS

Staff reviewed a record high **127 applications** for Montgomery County's Historic Preservation Tax Credit, a 12% increase from the previous year.

Property owners submitted over **\$6.1 million in eligible preservation expenses**—representing an enormous investment in the County's historic buildings and communities.

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 REVISIONS

Historic Preservation Office staff have worked continuously since creation of the Burial Sites program to revise the Inventory with accurate locational information, to add new sites, and to update sites' names, historic status, and inventory forms as new information is uncovered.

PROJECT-RELATED CONSULTATION

In the past year, staff have reviewed preliminary plans, mandatory referrals, and National Historic Preservation Act Section 106 undertakings. Staff have closely analyzed the proposed managed lanes expansion of I-495 and I-270 and its potential impacts to burial sites.

OUTREACH

Staff have held outreach and education programs for Planning Department staff, county and state agencies, regional archaeologists, and the public. One highlight was a successful workshop with Dr. Alexandra Jones, founder of Archaeology in the Community, that trained volunteers to use photogrammetry to recover worn grave marker inscriptions.



PHOTOGRAMMETRY VIRTUAL WORKSHOPS

October 24th and November 7th, 2020

Class will meet via Zoom 11 am - 1 pm

Archaeology in the Community in partnership with the Historic Preservation Program of Montgomery County Planning Department, Maryland-National Capital Park and Planning Commission will train volunteers at no cost how to conduct photogrammetry. Each participant will be asked to photograph a headstone in a cemetery in Montgomery County.

For More Information email ajones@archaeologyincommunity.com



ARCHAEOLOGY IN THE COMMUNITY
WWW.ARCHAEOLOGYINCOMMUNITY.COM



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.

SUFFRAGE COMMEMORATION

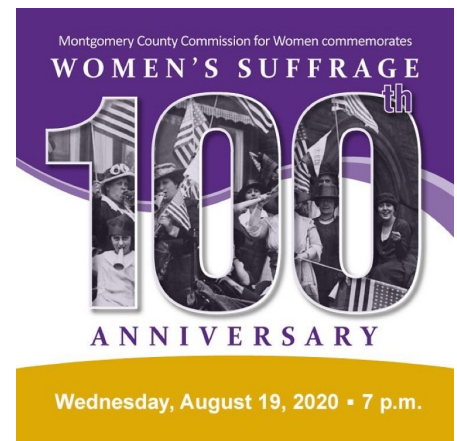
Historic Preservation staff joined the Montgomery County and Maryland Commissions for Women to plan commemorative programming and public events in recognition of the 100th anniversary of the ratification of the 19th Amendment in August 2020.

EDUCATION

Throughout 2020, Historic Preservation staff organized and delivered virtual educational programs including lectures to share knowledge with the public, workshops to highlight preservation incentives, and panel discussions that engaged local and national audiences.

TOURS

Bus and bike tours provide hands-on opportunities to visit and learn about historic and cultural landmarks. Though in-person tours were suspended for much of 2020, past tours have featured schools, cemeteries, and the County's significant midcentury modern buildings and neighborhoods.



From Isolation to Inclusion: LGBTQ+ Communities in Planning & Equity Issues

DATE: FRIDAY April 24th, 2020
TIME: 1:00 - 2:30 PM
LOCATION: Virtual

"The Montgomery Planning Department is partnering with the National Capital Area and Ohio APA Chapters to host a FREE webinar on Friday, April 24th from 1:00 to 2:30 PM EST; titled "From Isolation to Inclusion: LGBTQ+ Communities in Planning & Equity Issues." This event is a continuation of our community engagement efforts for the updated Thrive Montgomery Plan 2050 and addresses the need for increased awareness of key community issues through the lens of equity and inclusion. Together, we will learn from a panel of practitioners and researchers about their personal and professional experiences working at the intersection of the LGBTQ+ community concerns and planning policy. **Please join us** to gain valuable perspectives on key community issues through the lens of equity and inclusion. **You do not have to be a planner to join us.**

Webinar Link:
<https://attendee.gotowebinar.com/register/657858004328273677>



OUTREACH & EDUCATION

The Historic Preservation Office worked throughout 2020 to digitize our slide and photograph collection and Historic Area Work Permits to make these materials more easily accessible to property owners, researchers, historians, and the public.

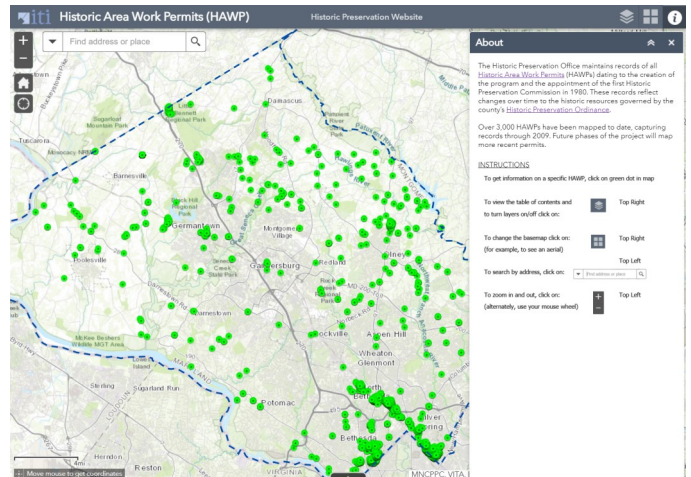
DIGITIZED SLIDE & PHOTOGRAPH COLLECTION

These slides reflect survey work, historic site documentation, and Master Planning studies beginning in the 1970s. Some of the photographs date from the agency's early history and document site conditions and communities from the 1930s-1950s.

Some depict known locations but many others show places and people from the county's past about which we have little information.



Barn, undated.



Mapped HAWPs are now available online.

SCANNED AND MAPPED HAWPs

Over 3,000 Historic Area Work Permits (HAWPs) through 2009 have now been scanned and digitally mapped. These records allow researchers to understand changes to historic sites and communities and provide information not previously available for many sites, including architectural drawings and site plans. The permits also provide property owners with new information about past alterations.

SPECIAL PROJECTS

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

LGBTQ+ HISTORY

The Historic Preservation Office worked closely with Preservation Maryland and the City of Baltimore to develop a historic context study that documents Maryland's LGBTQ history. This study identified several sites in Montgomery County associated with this movement for equality, including the homes of Bruce Williams, first openly gay elected official in Maryland, and Sue Silber, a longtime legal advocate for LGBTQ+ people. Future phases will include at least one nomination to the National Register of Historic Places.



Bruce Williams Home



Sue Silber Home

SILVER SPRING SURVEY

The Historic Preservation Office secured \$25,000 in funding from the Maryland Historical Trust to survey properties in and adjacent to downtown Silver Spring. The survey focused on development in the 1950s and 1960s, emphasizing themes related to the history of racial segregation and the fair housing movement. The survey drafts are now being reviewed by the State.



Rosemary Hills Drive (Rosemary Village) 1959-1961

SPECIAL PROJECTS


HISTORIC MARKERS

Historic markers in progress align with the Department's Equity Agenda for Planning by telling the county's history of political and social activism and campaigns for civil rights.

The first completed marker highlights Forest Glen native Lavinia Engle, a woman suffragist and the first woman delegate elected from Montgomery County.

Remarkable Montgomery: Montgomery County's Untold Stories

A Pioneering Woman Suffragist



Lavinia Margaret Engle (May 23, 1892 – May 29, 1979)


As a child in Forest Glen, Lavinia Margaret Engle grew up in a community of activist women. Her mother, Lavinia Hauke Engle, was a woman suffragist who raised her daughter to believe in women's voting rights. As a small child, her mother took her to meet Susan B. Anthony, who exclaimed, "Oh, another Lavinia!"

In 1912, Lavinia joined the National American Woman Suffrage Association (NAWSA) as a suffrage field organizer. This job took her across the country and eventually to France as a NAWSA volunteer during World War I. Here in Forest Glen, her mother organized for the suffragist Just Government League.

Ratification of the 19th Amendment in 1920 eliminated gender discrimination in voting, but many legal and economic barriers remained, in addition to racial barriers for women of color.

As Executive Secretary of the League of Women Voters of Maryland from 1921-1936, Lavinia worked to overturn barriers to women's equality.


In 1920 she became the first woman from Montgomery County elected to the Maryland House of Delegates, and in 1933 the first woman appointed to the Montgomery County Board of Commissioners.



The Engle Family Home

Around 1881, the Engle family built an eight-room house on the land where the park stands today. In the 18th and 19th centuries, before Forest Glen developed as a suburb, previous owners of this property enslaved Black workers and profited from the exploitation of their labor. Prior generations of the Engle family also held people in slavery on their land in present-day West Virginia.

(1949-1953) (Village Atlas)



Black Women Suffragists

Black women were early and vocal advocates for women's voting rights, despite facing racism within the suffrage movement.

Montgomery suffragist Estelle Hall Young organized Black women in Baltimore, and in 1920 traveled to Montgomery County to engage Black communities in a major voter registration push following ratification of the 19th Amendment.

Though Maryland did not impose statewide Jim Crow voter suppression, many Black women in Southern states were prevented from voting until passage of the Voting Rights Act of 1965.

About the Historic Preservation Office
The Historic Preservation Office provides for the identification, designation, and regulation of historic sites in Montgomery County. Historic Preservation staff also maintain documentation on county historic resources and provide preservation outreach and guidance on preservation best practices.

Montgomery Planning
www.montgomeryplanning.org/historic

SCOTLAND AME ZION CHURCH

Historic Preservation staff worked closely with leaders of the historically African American Scotland AME Zion Church in Potomac to address significant flood damage to this c. 1915 church. Staff assessed damage to the building and helped secure \$100,000 in Emergency Grant funding from the Maryland Heritage Area Authority that will support rehabilitation of the structure, beginning with a community visioning process.



LOOKING SOUTHWEST



HISTORIC PRESERVATION STAFF

Rebecca Ballo

Historic Preservation Program Supervisor

(301) 563-3404

Rebecca.Ballo@montgomeryplanning.org

Dan Bruechert

Senior Planner—Regulatory Review

(301) 563-3408

Dan.Bruechert@montgomeryplanning.org

Brian Crane, PhD

Archaeologist—Burial Sites, Federal Compliance

(301) 563-3402

Brian.Crane@montgomeryplanning.org

Michael Kyne

Planner Coordinator—Regulatory Review, Tax Credit Coordinator

(301) 563-3403

Michael.Kyne@montgomeryplanning.org

John Liebertz

Historic Preservation Specialist—Research, Documentation, Federal Compliance, Design Review

(301) 563-3405

John.Liebertz@montgomeryplanning.org

Kevin Manarolla

Senior Administrative Assistant

(301) 563-3400

Kevin.Manarolla@montgomeryplanning.org

Kacy Rohn

Historic Preservation Specialist—Research, Documentation, Outreach

(301) 563-3407

Kacy.Rohn@montgomeryplanning.org