

City of Gaithersburg

Historic Preservation



2018
Master Plan
Element

CITY OF GAITHERSBURG 2018 MASTER PLAN

HISTORIC PRESERVATION ELEMENT

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Contents

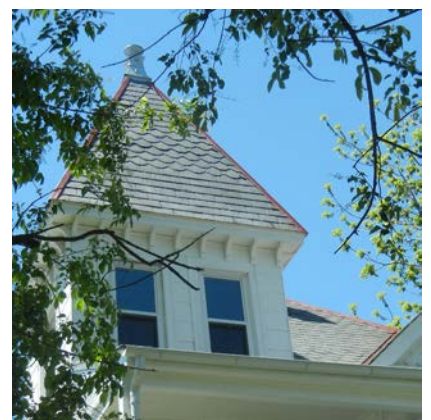


Top to bottom: B&O Railroad Station; International Latitude Observatory; Brookes, Russell, and Walker Historic District; and Summit Hall Smokehouse.

	Acknowledgments	i
	Contents	iii
I.	Overview	1
II.	Introduction	2
	Element Background	2
	Role of the Preservation Element	3
	Use of the Preservation Element	3
	Relationship to Other Elements and Policies	4
	Review of the 2003 Preservation Element	5
	Analysis	5
	Continuing Applicability of the 2003 Element	5
	Preservation Program Overview	6
	Administration Component	6
	Identification and Designation	8
	Management	12
	Incentives and Benefits Component	14
	Education	16
	Advocacy	17
III.	Gaithersburg Development History	18
	Pre-Railroad (Prior to 1873)	19
	Summit Hall	19
	Early Settlements	19
	Railroad-End of WWI (1873-1918)	20
	B & O Railroad	20
	Mills	20
	Early Planned Residential Developments	21
	Post World War I-Post World War II (1919-1945)	22
	Asbury	22
	Pre-World War II Residential Developments	22
	Post World War II (1946-1969)	23
	Montgomery County Fairgrounds	23
	National Institute of Standards and Technology	23
	Housing Developments	23
	Commercial / Institutional / Civic Development	24
	Suburban Development (1970-1979)	25
	Housing Developments	25
	Commercial / Institutional / Civic Development	25
	Traditional Neighborhood Development (1980-present)	26
	Housing Developments	26
	Commercial / Institutional / Civic Development	27

Contents

IV. Historic Resources	28
Previously Designated	29
Chart / Map	29
Most Recently Designated	36
England-Crown Farm	36
Severance House	36
Carriage House	36
Firehouse	36
Kentlands Mansion	37
Brick Building	37
Arts Barn	37
Kentlands Green and Building	37
Most Recently Designated Maps	38
Courtesy Review Areas	41
Olde Towne District	41
Observatory Heights	42
Realty Park	43
Other Historic Resources	44
Potential Historic Resources	44
Other Resources of Note	46
Other Neighborhoods of Note	50
V. Historic Preservation in Action	51
Environmental Sustainability	51
Resource Conservation	51
Sustainable Design Features	52
Embodied Energy	52
Wood Window Retention	53
Economic Sustainability	54
Small Business Incubation	54
Downtown Revitalization	55
Main Street Resiliency	55
Local Historic District Values	56
Tax Credit Investments	56
Heritage Tourism	57
Adaptive Reuse	57
Social Sustainability	58
Community Design	58
Affordable Housing	59
Diversity	59
VI. Preservation Objectives and Action Items	60
VII. Bibliography	63
Appendix A: Photos of Designated Historic Resources	
Appendix B: Fiscal Impact of Local Designation on Gaithersburg's Historic Districts	



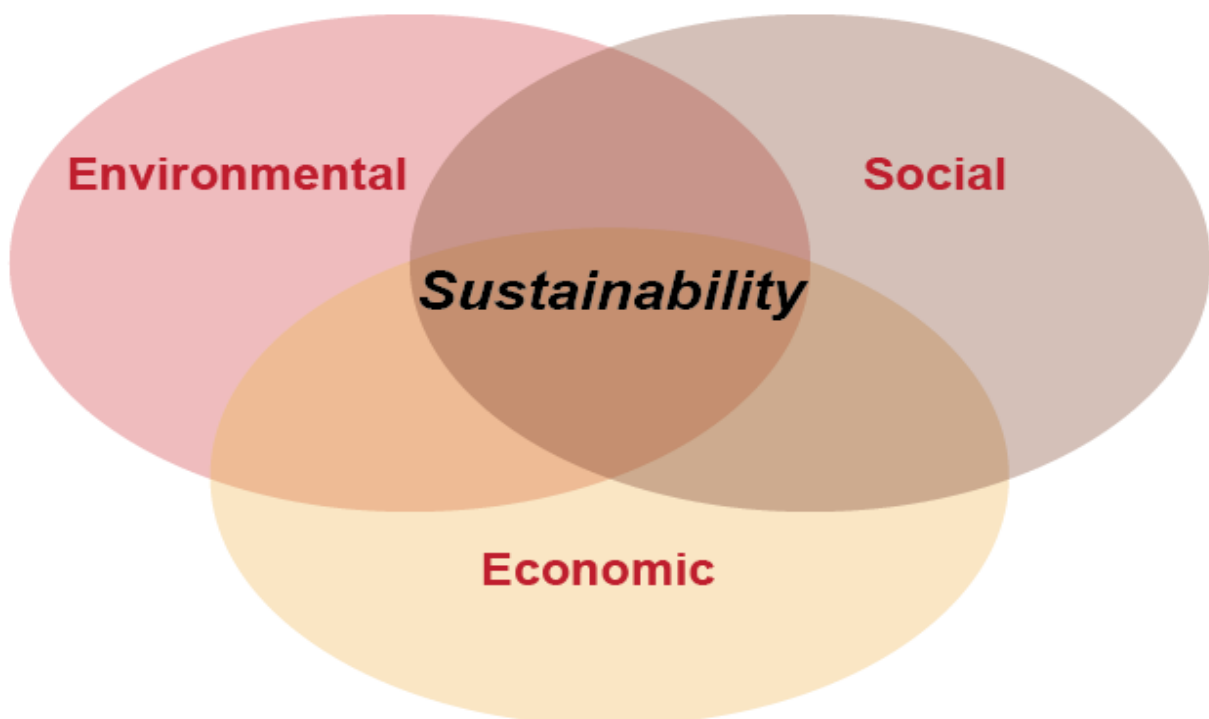
Top to bottom: Diamond Drugstore; Brookes, Russell, Walker Historic District; Arts Barn; and Fulks House.

I. Overview

This Preservation Element is a portion of the Gaithersburg Master Plan. It defines the City of Gaithersburg's goals, policies, and actions for preservation. It also provides a framework for other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing historic resources. The Element's primary goals are the preservation and active use of historic resources to enhance the City's social, economic, and environmental sustainability.

The Element covers a wide spectrum of strategies and objectives. The Element approaches historic preservation as an integral component of community development. In this respect, it touches on many subjects that also appear in other City of Gaithersburg Master Plan elements. At the same time, it presents program-specific actions related to aspects of a conventional preservation program. These will require strategic use of resources and collaboration among others who recognize the benefits of historic preservation.

The Element recognizes that historic preservation contributes to the evolution of the City's built environment. Gaithersburg has good examples of historic buildings that have been adapted to meet modern needs. For example, the Thomas Cannery is a former factory that was converted and adaptively reused into offices and commercial space. Its transformation is reflective of the ability of historic resources to evolve and contribute to the ever-changing urban environment through historicity and contemporary use.



II. Introduction



*The Belt Building was constructed in 1903.**

Element Background

Gaithersburg has a well-established preservation program key to community well-being and livability. Noteworthy landmarks, such as the B&O Railroad Station, International Latitude Observatory, and Summit Hall Farm at Bohrer Park, stand as focal points in the city. Some neighborhoods, former mills, and other structures also are valued for their historic significance.

While historic resources are valued many factors challenge their preservation. Some properties may be drastically altered. Others may be under pressure for demolition, sometimes for redevelopment and sometimes because of extensive deterioration.

These challenges exist in part because some owners may not value their properties. Others are not aware of the significance of their buildings, or lack the means to maintain them. In some cases, other objectives may appear to be in conflict with preservation. Responding to these factors in strategic ways is key to an effective preservation program.

While challenges will continue, this is a particularly exciting time of opportunity for preservation in Gaithersburg and the nation as a whole. A revised Preservation Element is necessary to reflect these advances. There is an increasing understanding of the role that preservation can play in sustainability and how it complements many other community development objectives such as Smart Growth. New partnerships are forming in which a variety of groups promote historic resources in their work programs. For example, health care providers are promoting “Healthy Heritage” walks as part of their preventive wellness strategies.

New technologies also are emerging that will make it easier to identify historic resources, distribute information about their proper stewardship and facilitate appropriate management. Linking historic resource information to Geographic Information Systems (GIS) is an example. This tool will make historic survey information available to a wide range of users, enhance an understanding of historic properties, and make the formal preservation system more understandable and predictable to the community at large.

** Photos used with permission from Shaun Curtis of www.gaithersburghistory.com*

In This Chapter

Element Background

Role of the Preservation Element
Use of the Preservation Element
Relationship to Other Elements

2003 Preservation Element
Analysis
Applicability

Preservation Program Overview
Administration Component
Identification and Designation
Management
Incentives and Benefits
Education
Advocacy

Role of the Preservation Element

The purpose of the Preservation Element of the Gaithersburg Master Plan is to expand on the objectives and action items identified in the Preservation Element of the 2003 Master Plan.

Since that document was completed in 2007, the City designated additional historic sites and gained certified local government (CLG) status, and the State of Maryland approved the Twelve Planning Visions law. It is also evident that the City’s historic preservation program is poorly perceived by some citizenry and in need of a new direction. There are also additional areas in the City that should be further studied as they near or surpass 50 years old, the age at which a site is typically deemed potentially worthy to be protected from demolition or alteration.

The Element is a guiding document for the City of Gaithersburg to utilize in planning for the future of the City while still maintaining remnants from its past. In order to protect these resources while also furthering sustainability; the City must gain a clear picture of the existing resources and how they can be integrated into the City’s future growth.

Use of the Preservation Element

The Element is intended to guide Gaithersburg’s preservation program. It will be used by the City to guide and monitor preservation efforts in the community and serve as a policy document for the Mayor and City Council, Planning Commission, Historic District Commission (HDC), and other City boards, business owners, property owners, and the general public may also use the plan to learn about the preservation program and the status of preservation efforts. Because preservation is a part of many community interests--including sustainability, public participation, community design, housing, and economic development--the plan seeks to balance broader community objectives while achieving its core mission of retaining cultural resources.

Preservation Element Acronym Chart	Name	Acronym
	Baltimore and Ohio	B&O
	Certified Local Government	CLG
	Duany Plater-Zyberk	DPZ
	Environmental Protection Agency	EPA
	Geographic Information Systems	GIS
	Historic Area Work Permit	HAWP
	Historic Designation	HD
	Historic District Commission	HDC
	Historic Tax Credit	HTC
	International Building Code	IBC
	International Business Machines	IBM
	Maryland Association of Historic District Commissions	MAHDC
	Maryland Historical Trust	MHT
	Maryland Inventory of Historic Properties	MIHP
	Mixed Use Development	MXD
	National Institute of Standards and Technology	NIST
	National Historic Landmark	NHL
	National Park Service	NPS
	National Register of Historic Places	NRHP



Residences in the Brookes, Russell, and Walker Historic District.

Relationship to Other Elements and Policies

The 2018 Preservation Element is an update to the 2003 Element, which was adopted by the Mayor and City Council on October 1, 2007. The 2018 Element has been expanded to address a much broader range of objectives and actions.

As detailed in the Objectives and Action Items, the Element coordinates with and reflects the other elements of the master plan such as Land Use, Community Facilities, and Environment and Sustainability. In addition to community plans and policies, the Element reflects the federal, state, and local regulations that provide the legal basis for historic preservation efforts in Gaithersburg. Local regulations include Chapter 24, Article XII, of the City Code, which outlines specific regulations that apply to Gaithersburg’s historic resources.

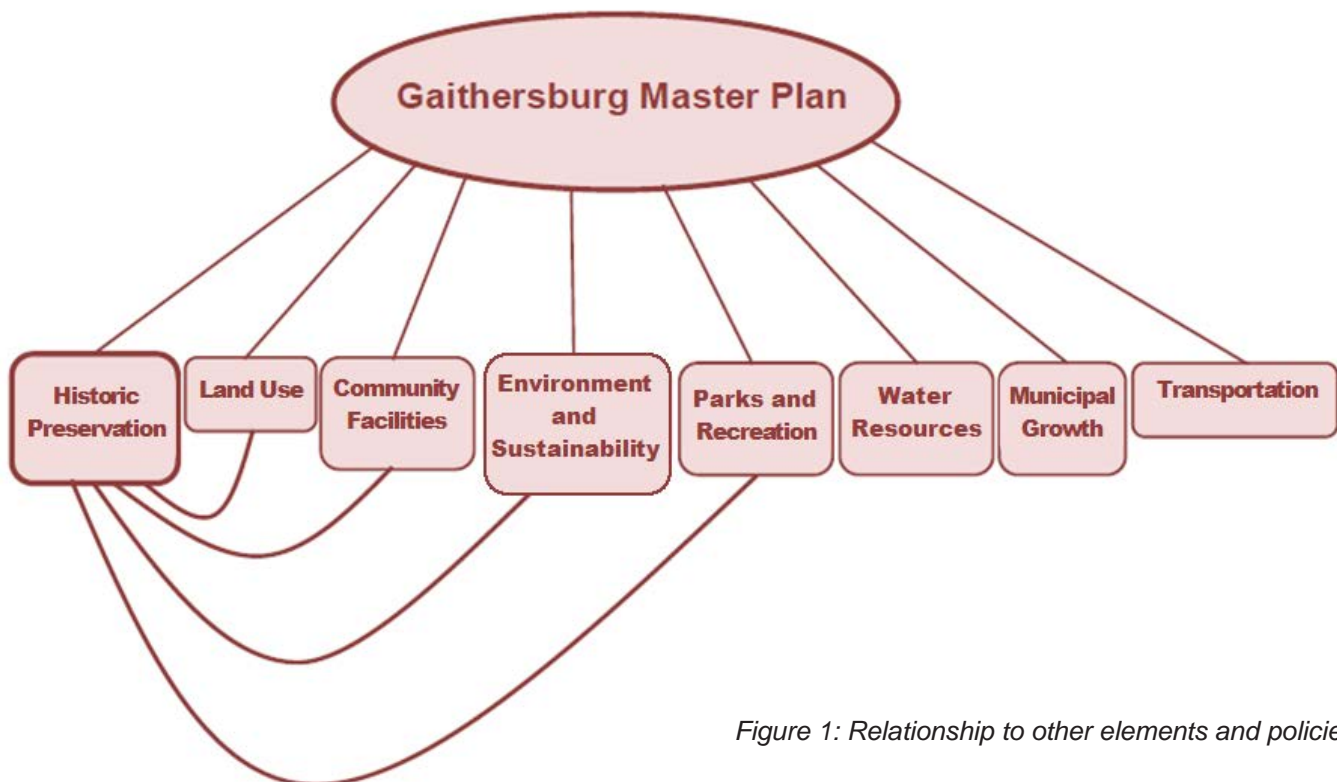


Figure 1: Relationship to other elements and policies.

Review of the 2003 Preservation Element

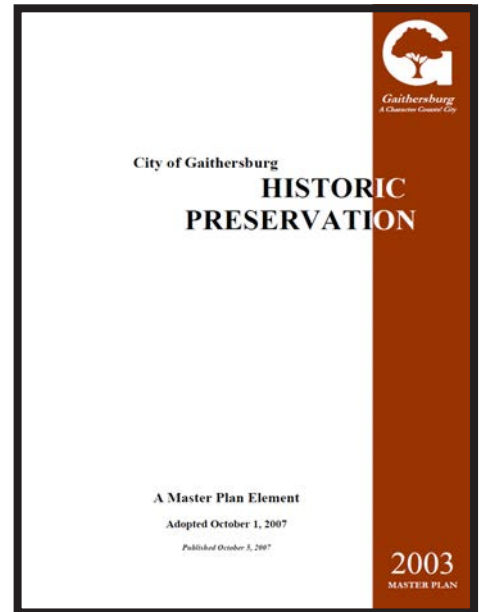
Now a decade old, the 2003 Element was the City's first preservation element. It addressed the City's history and provided the basis for historic preservation at the national, state, and local level. It included brief histories of the then individually-designated historic sites and historic districts; brief histories of significant, non-designated properties; lists and maps of potentially significant properties; and objectives and specific action items.

Analysis

The 2003 Element is a straightforward overview of the City's historic preservation program. It focuses on the City's past with a basic plan for the future in the Objectives and Actions. It only briefly addresses important facets of preservation such as sustainability, economic development, and heritage tourism. Many of the Objectives and Actions remain relevant to the City's future historic preservation goals because of the open-ended language and to the fact that goals have yet to be met a decade later.

Continuing Applicability of the 2003 Element

The City's Master Plan is a living document. Unless specifically discussed in the 2018 Element, the information and recommendations put forth in the 2003 Element are still relevant and applicable. With that said, references to defunct programs and organizations should be revised, and demolished buildings should be removed.



Master Plans

The Preservation Element is a section of the Gaithersburg Master Plan. A master plan, sometimes called a comprehensive plan, is the foundational policy document for local governments. It establishes a framework to guide public and private decisions about future growth, preservation, and change over the next decade or so.

What Is Historic Preservation?

This Element uses the term "historic preservation" to refer to a wide range of strategies that sustain remnants from Gaithersburg's past. In most cases, the term is used in reference to buildings, but it may also apply to other man-made structures, objects, archaeological sites, landscapes, and intangible heritage. The term also describes a range of specific treatments for historic sites such as rehabilitation, restoration, and reconstruction.

Preservation Program Overview

In 1981, the City of Gaithersburg approved Article XII, Chapter 24, of the City Code, which provided legislation for the preservation of historic resources in accordance with Article 66B of the Annotated Code of Maryland (now Title 8 of the Maryland Land Use Code Ann., Sec. 8-101 et seq). Since then, the City has designated approximately 100 historic resources comprised of 20 individual properties and two residential historic districts: the Brookes, Russell, and Walker, designated in 1987, and the Chestnut/Meem, designated in 1997.

The City’s preservation program has six main components: administration, identification, management, education, advocacy, and incentives and benefits.

Administration Component

The administrative component of the preservation program provides its operating framework, including the staff that manages daily activities and the HDC that administers adopted regulations and guidelines.

Certified Local Government

The City demonstrated its commitment to historic preservation when it successfully pursued CLG status in 2012. The CLG program is a local, state and federal government partnership to preserve, protect, and increase awareness of historic resources. An eligible municipality must possess an adequate preservation ordinance and review board to designate historic properties and oversee alterations. In turn, the municipality receives access to funding and technical assistance. In Gaithersburg, the Maryland Historical Trust (MHT) administers the program at the state level; the National Park Service (NPS) is the responsible federal agency.

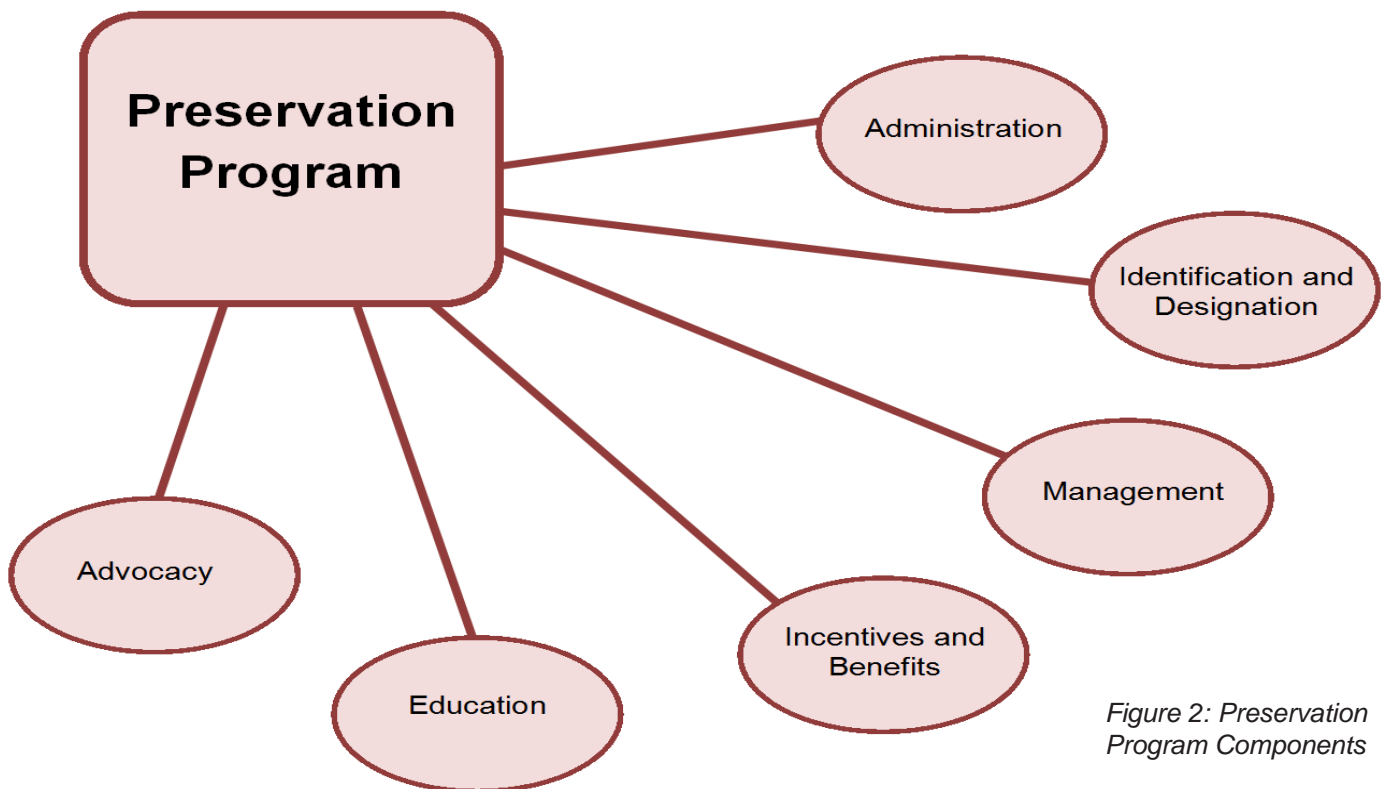


Figure 2: Preservation Program Components

Qualified Review Commission

A local government must also establish a qualified preservation review commission. The HDC, a board comprised of as few as five members and one alternate, serves this role in Gaithersburg. These commissioners are appointed by the Mayor and City Council and required to attend an annual training. A chair is elected annually by the members of the HDC and presides over the monthly meetings.

Public Participation

Finally, the City must provide for public participation in the historic preservation process. HDC meetings must be properly advertised and open to the general public. The agenda and meeting materials are posted on the City's website. Additionally, the City currently televises every HDC meeting and publishes minutes and video recordings of each meeting available on the City website.

Liaison to the Historic District Commission

The duties of the liaison to the HDC include coordinating the City's preservation activities with state and federal agencies and with local, state, and national preservation organizations. As the CLG coordinator, the liaison to the HDC oversees CLG requirements and grant funding. Other City Staff also assist with preservation activities.



The Gaithersburg B&O Railroad Station was built circa 1884.

Identification and Designation

Historians, preservationists, and architects have developed standards to evaluate older properties. In creating these historic resource surveys, professionals and Staff employ a variety of research tools to make determinations. Research tools include summaries of historical patterns, defined as “contexts” and “themes,” along with descriptions of the typical property types and building styles associated with them. The City’s GIS also has emerged as an important tool for identifying potentially significant resources. As of 2017, approximately 250 properties in Gaithersburg had been surveyed and recorded in the Maryland Inventory of Historic Properties (MIHP).

Surveys

The MIHP is a repository of information on districts, sites, buildings, structures, and objects of known or potential value to the prehistory and history of the State of Maryland. This data is intended for informational purposes only and is not intended for use as a regulatory tool. The properties surveyed have not been evaluated for historic significance or otherwise according to National Register of Historic Places (NRHP) criteria unless the data is accompanied by a Determination of Eligibility for inclusion in the NRHP. Survey information must be updated periodically and available to the public. Surveyors of historic properties use adopted criteria for determining which properties or districts have historic or archeological significance.

The survey process includes a field inspection; collection of historic information about the physical and cultural history of the property; and documentation in photographs, drawings and maps. A survey should include a listing of all of the properties researched, indicating the significance of each of the resources and, where applicable, should also include a description of the general character of the surroundings. Additionally, the survey form should include defining characteristics of individual properties or groups of buildings.

As shown on the following map, most of the historic resources dating to the City’s earliest development have been recorded. However, a number of properties built after World War II have yet to be surveyed.

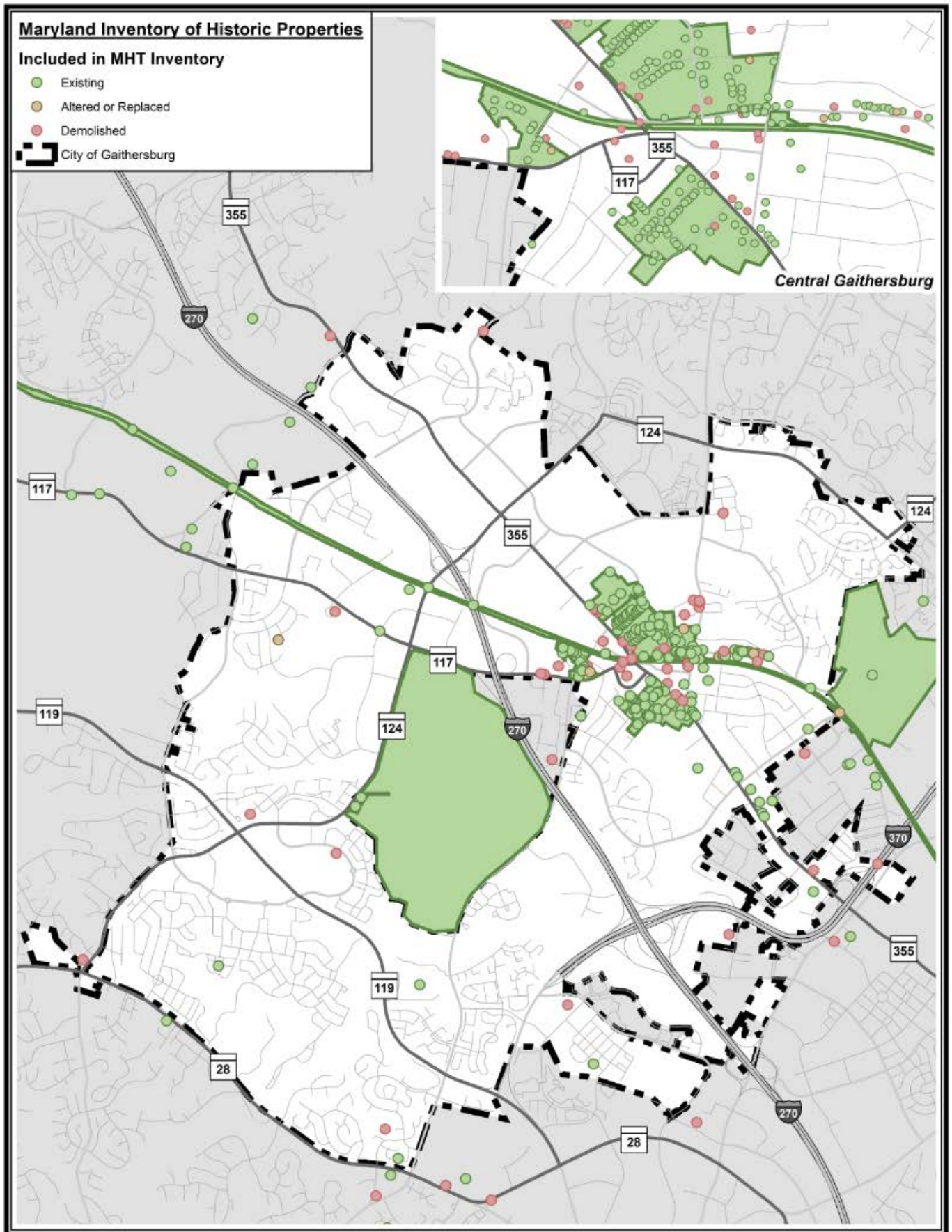


*The Martha Meem House is contributing to the locally designated Chestnut/Meem Historic District.**

Identification Vs. Designation

It should be noted there is a distinction between simply identifying that a property may have historic significance and formally designating it as a historic resource, either locally or at the national level. Designation requires a report that includes a history of the property, a detailed description, and an analysis of historic importance. Designation requires evaluation according to established criteria and a process for approval both at the local and national level.

Location of Surveyed Historic Properties in Gaithersburg



Historic Themes and Contexts

Historic themes group information related to existing historic resources based on a subject, specific time period, or geographic area. The relative importance of individual historic resources is better understood by determining how they fit into a theme. Individual historic resources may relate to more than one theme.

Historic contexts discuss the historical patterns and trends that produced individual properties in the City. Other terms are frequently used, such as trend, pattern, or cultural affiliation, but the concept is the same. The premise is that properties represent interweaving factors in history and did not occur in isolation. These relationships are understood in the context descriptions.

A historic context includes three elements: a historical theme, geographical area, and a chronological period. A historic context provides an essential basis for determining the association that a specific property may have in the history of the community and, therefore, is a key tool used to identify resources with historic significance.

Designation Process

After survey, a resource is evaluated to determine if it meets the requirements to be historically designated. A resource in Gaithersburg can be designated at the local or national level.

A property designated by the City of Gaithersburg must possess historic and cultural significance or architectural and design significance. The Mayor and City Council designates historic resources by resolution. Local designation makes a property eligible for the Montgomery County Historic Preservation Tax Credit.

For a resource to be eligible for listing in the National Register of Historic Places (NRHP), a property must meet the criteria for evaluation established by the U.S. Department of the Interior. This involves examining the property's age, integrity, and significance. NRHP nominations are reviewed by the State Historic Preservation Office. The Maryland Historical Trust (MHT) functions in this role in the state. If the nomination is recommended by the state, it is submitted to the National Park Service for final review. Listing in the NRHP generally makes a property eligible for state and federal incentive programs.

Building Age and Historic Significance

Age does not bestow historic significance to a property, but can serve as a useful tool in identifying properties that may then be evaluated for historic significance. A significant portion of Gaithersburg's building stock may reach a 50-year mark in the coming decades, but this does not necessarily mean that all will be considered significant at that time.

To be eligible for historic designation at the City or federal level, a resource must possess architectural or historic importance and retain a high degree of its traditional appearance.

Geographic Information System (GIS)

In recent years, the City's GIS has emerged as an important tool in developing an understanding of where historic resources may be located and how they relate to other planning factors, including land use, transportation patterns, sustainability initiatives, community facilities, and socioeconomics. The GIS system contains many "layers" of information linked to individual properties in the City. GIS is widely used in many departments and thus offers the capability of combining information from individual disciplines, including preservation, to create holistic analyses and reviews.

New Designation Techniques

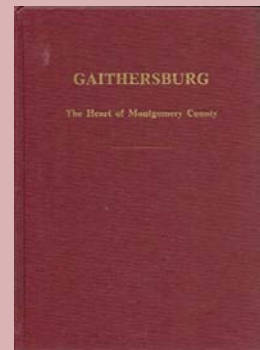
Some communities are using a tiered designation system that indicates varying levels of integrity and significance for historic structures. Such a designation system may also identify new buildings that are compatible with their context. A tiered designation system can be linked to a variety of planning objectives and be calibrated to fit differing review and permitting processes. For example, properties with a high level of historic significance may be subject to review by the HDC, whereas those of a lesser level may be approved by Staff.

In Gaithersburg, a tiered designation system could have three levels:

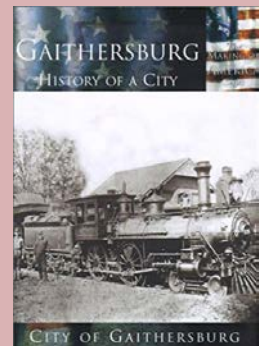
- 1.) resources significant at a national or state level, including individually designated resources;
- 2.) resources significant at a local level, including individually designated and contributing resources to historic districts; and
- 3.) noncontributing resources in historic districts.

The HDC would review alterations to properties that fall within highest two levels, while Staff would review changes to properties at the lowest.

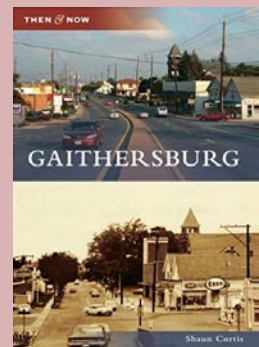
Gaithersburg History Books



Gaithersburg:
The Heart of
Montgomery County



Gaithersburg:
History of a City



Gaithersburg
(Then & Now)

Management

Management tools are the mechanisms for protecting historic resources and providing technical assistance. The City seeks to streamline preservation management tools to accomplish its goals most efficiently. This includes simplifying design review and some related forms of permitting.

Gaithersburg's primary management tools are the preservation-related ordinances; the underlying zoning regulations; and the design review process and design guidelines that manage treatment of the city's historic resources. These provide an effective framework for preservation. In some cases, however, individual tools lack sufficient clarity or conflict with others.

Ordinance

The Code of the City of Gaithersburg, Maryland, is the primary regulatory tool available to the City. The Preservation of Historic Resources article of the ordinance formalized the preservation program and provides a legal basis for preservation action by the City. This ordinance states the City's goals and responsibilities to promote preservation, enhance awareness, and protect the finite resources that define the community. It establishes criteria for the designation of buildings and districts, as well as policies and review procedures for their treatment. The code approximately follows the format of the State of Maryland's model historic preservation code. Topics addressed by the City Code include:

- Formation and operation of the Historic District Commission (HDC)
- Designation procedures for historic resources
- When a Historic Area Work Permit (HAWP) is required
- The HDC's criteria for decisions on HAWPs
- Procedures for demolition of locally designated historic resources



The Moore-Bell House in the Brookes, Russell, and Walker Historic District.

Ordinances and Regulations

A variety of regulations establish the rules for construction related to historic resources and establishes certain protections.

In addition, to the International Building Code (IBC), key Gaithersburg regulations that address historic preservation include:

- Chapter 24, Article XII, Preservation of Historic Resources, of the Code of the City of Gaithersburg, Maryland
- Historic District Guidelines for the Brookes, Russell, and Walker Historic District and Individually Designated Sites
- Chestnut/Meem Historic District Guidelines
- Olde Towne District Design Guidelines

Demolition

A demolition permit is required prior to the removal of any structure in the City. Further, the HDC reviews demolition permits for any structure more than 50 years old to determine if it is eligible for historic designation. Per the City Code, the HDC may request that the City Manager withhold issuance of the demolition permit for up to six months if a property may be historically significant to allow for the pursuit of historic designation. The applicant is required to provide photographs of property prior to demolition.

Demolition of Designated Historic Properties

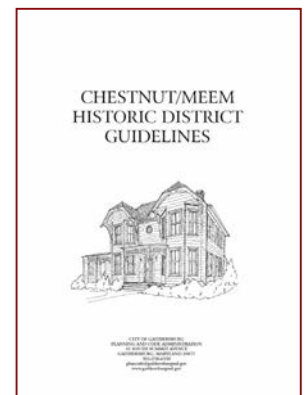
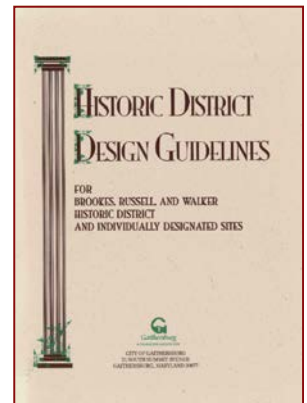
According to the City Code, the HDC may only consider allowing demolition of a designated historic property for one of three reasons: 1.) if the site is an impediment to major improvement program; 2.) the retention of the site would not be in the interests of the community as a whole; or 3.) not approving the demolition does or would cause an undue financial hardship on the owner. The owner must prove that a financial hardship exists by providing documentation detailed in the City Code. As with non-historically designated buildings, no mitigation, besides photo documentation, is required before demolition can move forward.

Design Guidelines

The City has two adopted design guidelines related to historic preservation: the Chestnut/Meem Historic District Design Guidelines (adopted in 1998) and the Historic District Design Guidelines for Brookes, Russell, and Walker and Individually Designated Sites (adopted in 2004). The Olde Towne District Design Guidelines (adopted in 2009) also affect designated properties located in that district.

The design guidelines for Chestnut/Meem and Brookes, Russell, and Walker are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The pair of guidelines build on the City Code and provide historic property owners with direction on how to proceed with alterations to exterior and environmental components such as windows, siding, and trees.

The bulk of the information contained within the design guidelines remain relevant; however, revisions to encapsulate modern trends are advised. For example, the guidelines lack sufficient information on renewable energy sources such as solar panels, wind, and geothermal. The guidelines also lack detailed information on alternative materials and modern technological mechanisms such as communication facilities.



International Building Code (IBC)

Requirements for fire safety, emergency exiting, seismic mitigation, and other construction-related issues are part of the building code. The City uses the existing International Building Code as adopted in Chapter 5 of the City Code for projects involving historic structures. City staff can assist applicants with flexible design solutions that promote preservation objectives and meet code requirements.

Incentives and Benefits Component

The incentives and benefits component of the preservation program includes the tools that assist property owners in maintaining historic resources. Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. As of this writing, owners of designated historic properties in Gaithersburg may be eligible for one or more of the incentive and benefit programs described below.

Montgomery County Historic Preservation Tax Credit

In 1984, Montgomery County created a preservation tax credit program for county-designated historic properties. The tax credit was 10 percent for many years until 2013, when it was increased to 25 percent. As a municipality within Montgomery County, Gaithersburg's historic resources also are eligible for the program. Historic tax credit applications are reviewed by City Staff and certified by the HDC before they are delivered to the county finance department for final review.

Maryland Heritage Structure Rehabilitation Tax Credit

At the present time, owners of a certified historic property or a property with qualified rehabilitation expenditures are eligible for the state's MHT Homeowner Tax Credit equal to 20 percent. The credit is capped at \$50,000 in a 24-month period and must have a minimum of \$5,000 of eligible expenses to qualify.

Federal Historic Preservation Tax Credit

The Historic Rehabilitation Tax Credit Program currently is a one-time federal income tax credit for costs associated with the certified rehabilitation of historic buildings. It applies only to income-producing properties such as multifamily and commercial buildings and is jointly administered by the NPS and Internal Revenue Service.

Easement Opportunities

Historic property owners may find additional tax credits by granting a historic preservation easement to a government or nonprofit. A historic preservation easement is a contractual agreement between a property owner and a holding organization designed to protect a significant historic, archaeological, or cultural resource. Owners agree to relinquish partial rights in order to maintain the property and provide limited public access in exchange for a reduction in assessed property value.

Certified Local Government Opportunities

In the past, the MHT has awarded some of its annual allocation from the Historic Preservation Fund to CLG projects and educational opportunities. MHT also partners with the Maryland Association of Historic District Commissions (MAHDC) to provide training programs for CLGs and other local governments.

Tax Credit Comparisons

	Incentives	Time Frame	Purpose	Restriction
Montgomery County Historic Preservation Tax Credit	25%	annual	exterior preservation, rehabilitation, and restoration	may need HAWP; if no HAWP required, project must cost min of \$1,000
Maryland Homeowner Tax Credit	20% (capped at \$50,000)	24 months	residential restorations	project must cost a min of \$5,000
Maryland Competitive Commercial Tax Credit	20% (capped at \$3 million)	one time	large scale commercial rehabilitation	income-producing project must cost min of \$25,000
Maryland Small Commercial Tax Credit	20% (capped at \$50,000)	24 months	small scale commercial rehabilitation	income-producing project must cost min of \$5,000
Federal Historic Preservation Tax Credit	20%	Distributed over 5 years	multifamily/commercial rehabilitation	only for income-producing properties

Education

Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available to adaptive reuse of historic properties. Well-written design guidelines that provide useful information can also serve as an educational role.

A number of area groups and organizations, such as Preservation Maryland and the Maryland Association of Historic District Commissions (MAHDC), provide education and outreach programs that help broaden awareness of history and preservation in the city.

Gaithersburg Community Museum

The Community Museum is comprised of the B&O Railroad Station's Freight House, the History Park, and the Rolling Stock. The City collects photographs, documents, and other historic articles to interpret Gaithersburg's story at the museum. The museum includes permanent and rotating exhibits, educational programs, and a gift shop. Community Museum Staff organizes tours, educational programs, publications, and conduct research.

Community Museum Staff regularly host astronomy-themed events at the Gaithersburg International Latitude Observatory. The events provide opportunities to bring attention to the National Historic Landmark and educate the public on the Observatory's historical function and the role it in played in furthering scientific knowledge. The Community Museum and International Latitude Observatory also regularly participate in Montgomery County Heritage Days, held each year to spotlight historic sites located throughout the county.



The Community Museum and Rolling Stock.



Advocacy

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes that are compatible with traditional neighborhood development patterns in older neighborhoods and supporting adoption of new incentives to maintain historic structures. They also work to expand the base of preservation players and engage partners in collaborative preservation programs.

Besides City Staff, private citizens and nonprofit organizations lead preservation advocacy in Gaithersburg.

Preservation Partners

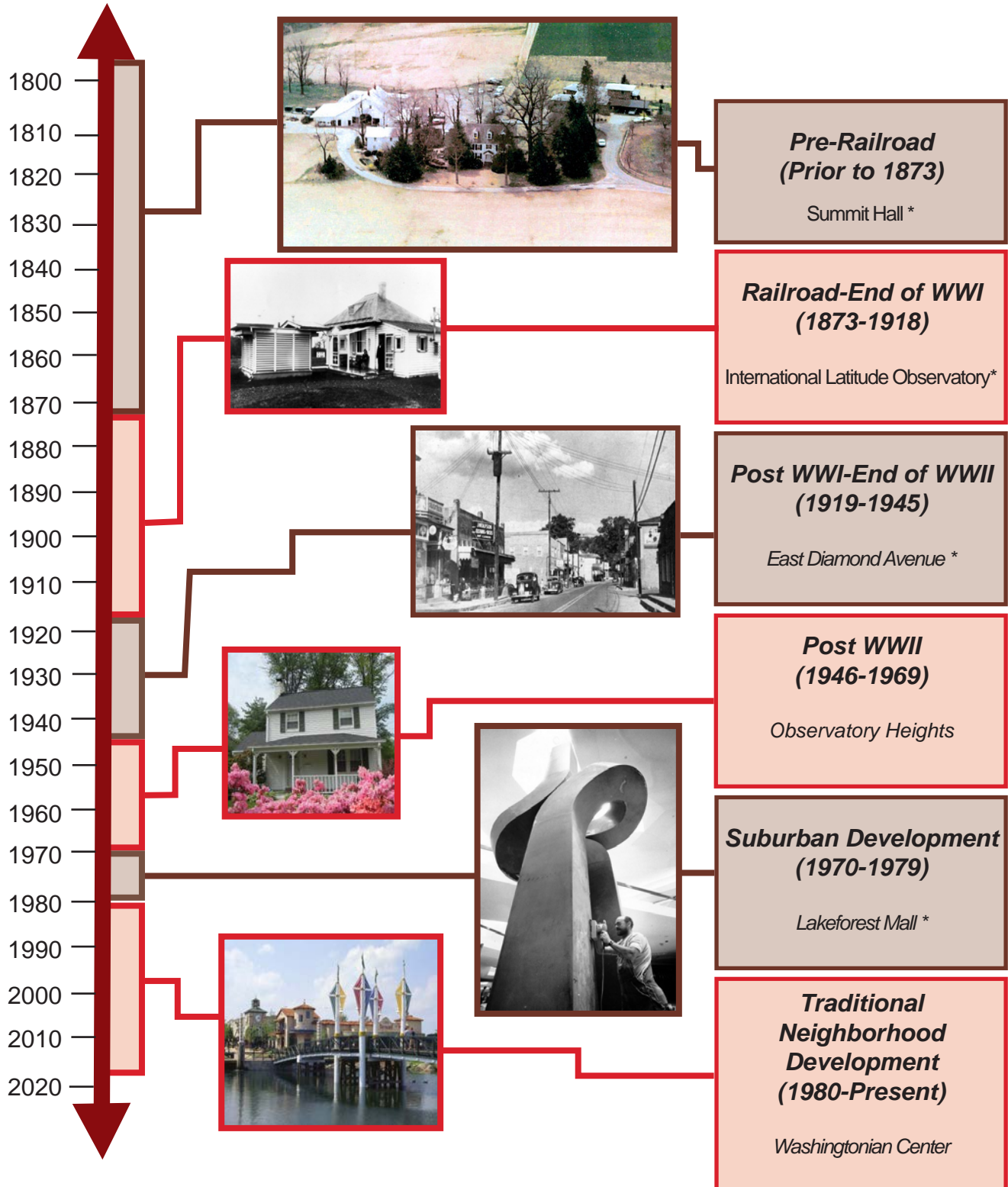
Building a stronger and more extensive network of organizations that include information in their own programs to building awareness of historic properties is an essential priority. Because historic properties and older neighborhoods can support other community programs, many affiliates make strong partners. The City should strengthen ties among the following preservation-related organizations:

- Heritage Montgomery
- Montgomery Preservation Inc.
- Maryland Association of Historic District Commissions
- Preservation Maryland
- Maryland Historical Trust
- National Trust for Historic Preservation
- National Alliance of Preservation Commissions
- National Park Service
- Advisory Council on Historic Preservation
- Montgomery County Historical Society

Other potential preservation partners may include:

- Affordable housing organizations
- Business organizations
- Land trusts
- Churches / religious organizations
- Civic organizations
- Developers interested in preservation
- Economic development organizations
- Environmental protection and sustainability organizations
- Interested residents
- Libraries / librarians
- Local media
- Museums

III. Gaithersburg Development History

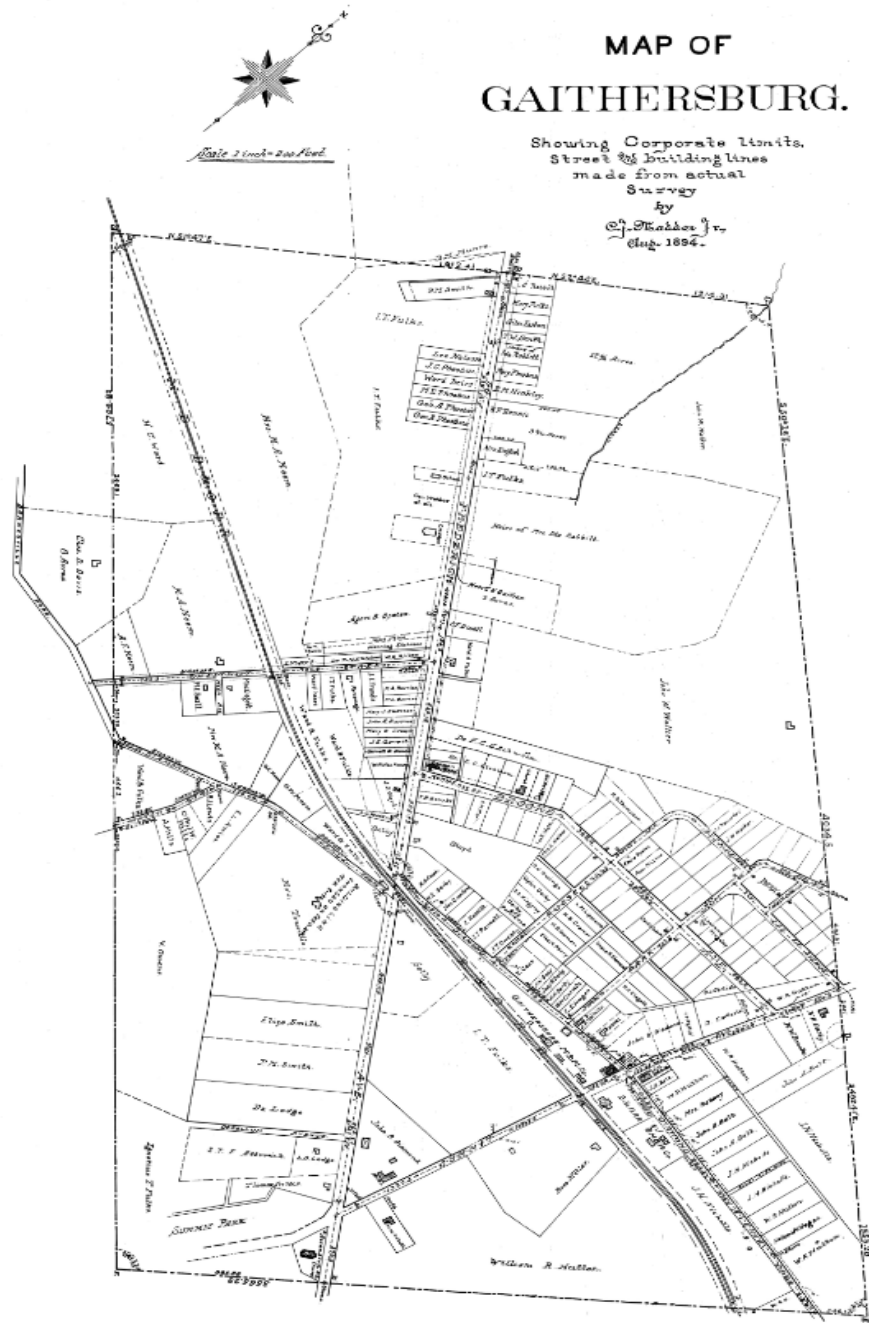


Pre-Railroad (Prior to 1873)

Summit Hall

As detailed in the 2003 Preservation Element of the Master Plan, Gaithersburg originated from a series of tobacco and corn farms established beginning in the mid-1700s along the “Great Road West,” a former Native American trail that extended from Georgetown to Frederick, Maryland. Today, the route is known as Frederick Avenue or Maryland Route 355.

The Summit Hall Farm at Bohrer Park, at 56 acres, is a surviving example of this early period of Gaithersburg development. The farmstead was born circa 1810 when a log main house and smokehouse were built on the promontory overlooking Frederick Avenue. Summit Hall Farm at Bohrer Park is now owned by the City and includes the main house, smokehouse, 19th century tenant house and barn, and mid-20th century tenant house.



First known map of Gaithersburg, published in 1894.

Early Settlements

Log Town, the first settlement in what would become Gaithersburg, formed in about 1765 along Frederick Avenue near present-day Gaithersburg High School. The 12-acre community consisted of streets and lots and was focused on the production of leather. No visible evidence of Log Town remains today.

Benjamin Gaither opened a store at the junction of Frederick and Diamond avenues in 1802. A tavern followed, and the intersection became a commercial center known as Forest Oak. The Forest Oak Cemetery, established in 1866, is a remnant of this development. The lot containing the former Carson Ward Store at 101 North Frederick Avenue is an example of one of Forest Oak’s narrow lots along the highway.

Railroad to End of WWI (1873-1918)

B&O Railroad

The construction of the Metropolitan Branch of the Baltimore and Ohio (B&O) Railroad Company in 1873 spurred development in proximity to the corridor. Vacationers escaped the Washington, D.C., summer heat in places such as the Forest Oak Hotel. The town of Gaithersburg incorporated in 1878, and within 10 years it had doubled in size through annexations. New subdivision plat additions were created in Olde Towne¹ as the commercial center shifted to the intersection of Diamond and Summit avenues near the 1884 railroad station and freight shed. The buildings at this intersection include Diamond Drugs (1874), First National Bank (1891), and the Belt Building (1903).

Residential development also proliferated in this era. Two-story wood frame residences were built on one acre lots platted to the east and west of Olde Towne along East Diamond and Frederick avenues. Surviving examples include the Gartner House (1889) at 415 East Diamond; 442 East Diamond Avenue (1890); and the Nash/Mills House (1889) at 18 East Diamond Avenue.

Mills

The Thomas Cannery (1917) at 3 East Diamond Avenue was among a series of mills built along the railroad tracks. The mills represented Gaithersburg's importance to the booming local agricultural-based economy. The multistory, Industrial Vernacular style buildings had linear layouts to maximize frontage along the tracks. The Thomas Cannery and the Bowman Mill (1945) at 401 East Diamond Avenue, a former flour mill now known as Granary Row, have been rehabilitated into office and retail space. Other examples include the Bryant Mill (1945) at 503 East Diamond Avenue and the Fulks Store (1942) at 697 East Diamond Avenue.



*Olde Towne Gaithersburg was a transportation and industrial hub in the early and mid-20th century. **

¹ The term "Olde Towne" was established in the early 1980's by the Gaithersburg Chamber of Commerce and the City of Gaithersburg in order to establish a branding for the area and to initiate funding for enhancements.

Railroad to End of WWI (1873-1918)

Early Planned Residential Developments

The Brookes, Russell, and Walker Historic District formed in 1888 as a suburb to both the Frederick Avenue and Olde Towne developments. The suburban development featured narrow, rectangular lots that measured about a third of an acre in size situated along curvilinear blocks backed by alleys. The middle-class, single family detached houses were set back about 20 to 30 feet from the streets. They were built in the common housing types of the period such as Queen Anne, Folk Victorian, Foursquare, and Craftsman. Gardens and chicken houses were common in the rear yards. Development began first with the Russell and Brookes Addition along Park, Brookes, and Russell avenues before Walker Addition lots were platted and sold beginning in 1904. The Russell and Brookes Addition lots were not built out completely until the mid-20th century.

Meem's Addition, portions of which are now known as the Chestnut/Meem Historic District, was platted in 1910 on acreage that surrounded the Second Empire style Meem House (1879) at 104 Chestnut Street. The suburban neighborhood had a rectilinear plan with approximately 0.5-acre rectangular lots backed by alleys. The handful of houses that were built in the 1910s were similar in size, design, and setbacks to those built in the Brookes, Russell, and Walker Historic District at the same time. Most of the neighborhood's houses were built in the 1950s after the western half of Meem's Addition was platted. The duplexes and Cape Cod houses built in this decade were more modest than the predecessors. This may be a reflection of the neighborhood's proximity to the mills in Olde Towne and the need for work-force housing in Gaithersburg.



Residences in the Chestnut/Meem and Brookes, Russell, and Walker historic districts.



Top: Asbury Methodist Village.
Bottom: Observatory Heights.



Post-World War I-Post World War II (1919-1945)

Asbury

The original construction at Asbury Methodist Village (originally known as the Methodist Home for Aged and Orphans) was influenced by the City Beautiful movement. Wilson Hall (1926) was centered at the end of Walker Avenue to form a terminating vista for motorists arriving from Frederick Avenue. An oval driveway was placed directly in front. The two-and-a-half story Colonial Revival style building was symmetrical in design. Additions to Wilson Hall followed over the years, but the building's symmetrical plan, design, and materials were maintained.

Pre-World War II Residential Developments

Development of Observatory Heights, Realty Park, and Deer Park began in the years between World Wars I and II. The three suburban neighborhoods were characterized by lots measuring approximately a quarter of an acre, consistent setbacks, and rectilinear street grids. Housing styles in Observatory Heights and Realty Park included wood frame Foursquares, Bungalows, Craftsmans, and Colonial Revivals before the neighborhoods were built out with smaller house types such as Cape Cods and Bungalows. The earliest houses in Deer Park were frame Bungalows and brick two-story, Colonial Revival style houses. Development of the neighborhood was completed in the 1950s and 1960s after the eastern portions of the neighborhood were annexed into the City. The predominate housing types included Cape Cods, Minimal Traditionals, and Split Levels situated along curvilinear streets. Duvall Park, a City-owned facility, was placed at the center of the neighborhood.

Post World War II (1946-1969)

Montgomery County Fairgrounds

The Montgomery County Agricultural Center, Inc., fair has been held in Gaithersburg since 1949 after a series of simple wood-frame exhibition and service buildings were built along a linear corridor. The fairgrounds property now encompasses 62 acres. The City annexed the western half of the property in 1968 (X-089).

National Institute of Standards and Technology (NIST)

As the Cold War intensified in the 1950s, the federal government sought to move critical federal facilities out of Washington, D.C. In 1957 the government purchased 555 acres near Gaithersburg for the new home for the National Bureau of Standards, now known as the National Institute of Standards and Technology (NIST). The agency's relocation had a major effect on Gaithersburg's expansion and growth as the City annexed properties adjacent to the federally-owned NIST campus. Gaithersburg's size increased through annexations from 804 acres in 1960 to 4,352 acres by the end of the decade. In 2016, the NIST campus was determined eligible for listing in the National Register of Historic Places (NRHP). NIST currently is pursuing listing in the NRHP because of its significant contributions to scientific history and its architecture.

Housing Developments

In addition to NIST, the Atomic Energy Commission's relocation to Germantown, Maryland, led to a residential construction boom in Gaithersburg. These developments catered to automobiles with the lack of sidewalks, prevalence of attached garages, and wide streets and driveways. Monotonous, sprawling neighborhoods predominated. The Ranch style was the most popular single-family housing style, distinguished by long, uninterrupted walls and low-pitched roofs. The West Riding and Rosemont neighborhoods are typical examples of their era and geographic region. The simple brick apartment buildings built along Frederick Avenue and in Olde Towne featured parking, grassy lawns, and limited landscaping.



*Above: Montgomery County Agricultural Fair in 1965.**

*Left: NIST campus in the 1960s.**

Post World War II (1946-1969) Continued

Commercial/ Institutional/Civic Development

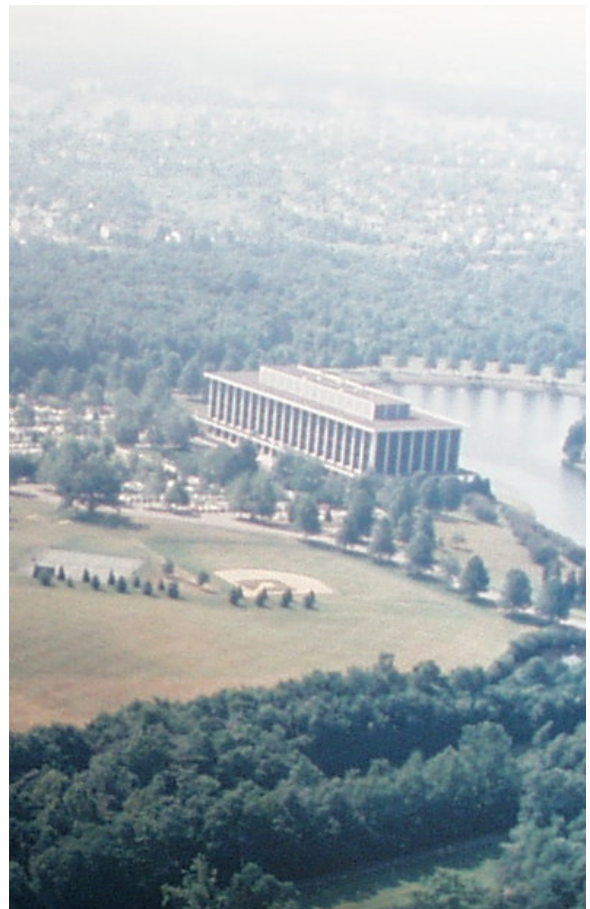
The construction of what would become I-270 led to rapid growth along the corridor. The interstate was originally numbered U.S. 240 when it was built through Gaithersburg in 1956. After creation of the Interstate Highway System the highway was renamed I-70S. It was designated I-270 in 1975.

NIST also caused an uptick in non-residential development activity in the City. The Frederick Avenue corridor, formerly lined mostly by single-family homes and small-scale apartments, began to redevelop after establishment of the General Commercial (C-2) zone in 1958 to meet the growing consumer demand for goods and services. Large shopping developments of the period typically had a large building set well back from a main road and were linked together with corridors lined with smaller tenants, usually in an L or T shape. They were often usually located next to major intersections and surrounded by large parking lots. Gaithersburg Square, which opened in the mid-1960s, is a shopping center that is emblematic of the decade and a common type found throughout the region and nation.

Churches also were geared toward the motorist with sanctuaries surrounded by parking lots. Examples in Gaithersburg include the new location of Epworth United Methodist Church (1964), Gaithersburg Presbyterian Church (1964), and Good Shepherd Lutheran Church (1969)—all located along South Frederick Avenue.

Government contractors established presences in the Gaithersburg area in wake of NIST's relocation. IBM's International style office building, built in 1966, at I-270 and Montgomery Village Avenue, is an example of this period of architecture. The square-shaped, two-story building featured a flat roof, bands of windows, wide roof overhangs, and the rhythmical placement of columns. It was annexed into the City in 1992 and is now owned by Leidos.

The former National Geographic Society membership operations building, now owned by Montgomery County, is another example of the International style built in the 1960s. The five-story, rectangular building was sited on the edge of a man-made pond and featured a flat roof and bands of windows interrupted by the regular placement of columns. The property was annexed into the City in 1989.



*Formerly the National Geographic headquarters, now owned by Montgomery County. **

Suburban Development (1970-1979)

Housing Developments

Gaithersburg solidified its status as a Washington, D.C., suburb in the 1970s. Most of the development occurred on land that was annexed in the previous decade, though the City did add an additional 517 acres from 1970 to 1979. New single-family, townhouse, and apartment subdivisions were built close to arterial roads, primarily on the west side of the City. They utilized cul-de-sacs and loop roads to limit traffic. The curvilinear streets featured long blocks, and building setbacks were consistent throughout the neighborhoods. Developers embraced production construction, sometimes resulting in entire neighborhoods that consisted of a few different layouts. The Ranch style still predominated, but more traditional stylistic elements began to take root. Representative examples typical of Gaithersburg and the region include Diamond Farms, and the Villa Ridge and Village Overlook condos. The City's first townhouse developments, such as Shady Grove Village, also were built during this decade.

Commercial / Institutional / Civic Development

Commercial development continued along the Frederick Avenue corridor in the 1970s. The Lakeforest Mall, opened in 1978, was the most notable example. The cross-shaped mall included a center court and anchor tenants linked by two stories of indoor corridors. The approximately 100-acre mall property was surrounded by thousands of parking spaces. Office and retail buildings were constructed on the outlying parcels. Similar to the mall, these buildings were surrounded by abundant parking.

The Diamond Farms Commercial area also developed beginning in the 1970s. The subdivision, located along Quince Orchard Boulevard across from the NIST campus, was comprised mostly of office buildings ranging from two to six stories tall and surrounded by parking.

The steep population growth in the decade led to the construction of schools such as Summit Hall, Fields Road, and Diamond Farms elementary schools.

None of the aforementioned developments from the 1970s are unique to the region.



Frederick Avenue in 1972.



*Lakeforest Mall construction in 1978 **

Traditional Neighborhood Development (1980-present)

Housing Developments

The cul-de-sac, automobile-centric residential development model continued into the 1980s for Gaithersburg's single-family and townhouse developments. The notable difference from previous decades was the increase in the sizes of single-family detached homes.

Saybrooke, built in the late 1980s, marked a transition toward the Traditional Neighborhood Developments that would follow. The single family residential neighborhood is distinguished by its common areas and unique garage placements on lots that measured about 0.15 acres—much smaller than residential lot sizes developed in previous decades.

Construction of the Kentlands began in the late 1980s, and work on the adjoining Lakelands began about a decade later. The desire to mix uses led to the creation of the MXD (Mixed Use Development) Zone in the City. Located on the former Kent Farm, the internationally recognized New Urbanist communities embraced traditional town planning and construction practices in a response to sprawl. Homes, shops, businesses, offices, schools, places of worship, restaurants, and recreation were situated in proximity to each other and interconnected by sidewalks and paths. Many natural areas were retained to provide habitat for wildlife and allow for natural drainage. The residences, which include single-family houses, townhomes, condos, urban cottages, and apartments, were intended to be affordable for people of a variety of means. The Main Street commercial district featured shops and restaurants on the ground floor with offices and residences on the upper two floors. Automobile-oriented shopping centers were built at the north end of the communities.

In 2006, Crown Farm was annexed into the City, and construction on Neighborhoods 1 and 2 began in 2013. When completed, the mixed-use development will include 2,250 residential units and up to 320,000 square feet of commercial and retail.



A row of homes in the Kentlands.

Traditional Neighborhood Development (1980-present) Continued

Commercial/Institutional/Civic Development

The 1980s also witnessed the birth of the Washingtonian Town Center development, an open air shopping and dining area located on the edge of a manmade lake. Washingtonian included a Main Street with restaurants, a hotel, entertainment such as a movie theater, and 760,000 square feet of retail, including a two-story Target. The development encouraged pedestrian activity with the concentrated commercial core and a trail around the lake. Parking garages and additional surface parking were placed at the edge of the commercial core.

The Medimmune office and medical research campus began construction in 2002 adjacent to the Kentlands retail area on land zoned MXD after the company occupied some existing office buildings built in the 1980s. The campus is adjacent to the Quince Orchard Park, a New Urbanist-inspired development, which is within walking distance.

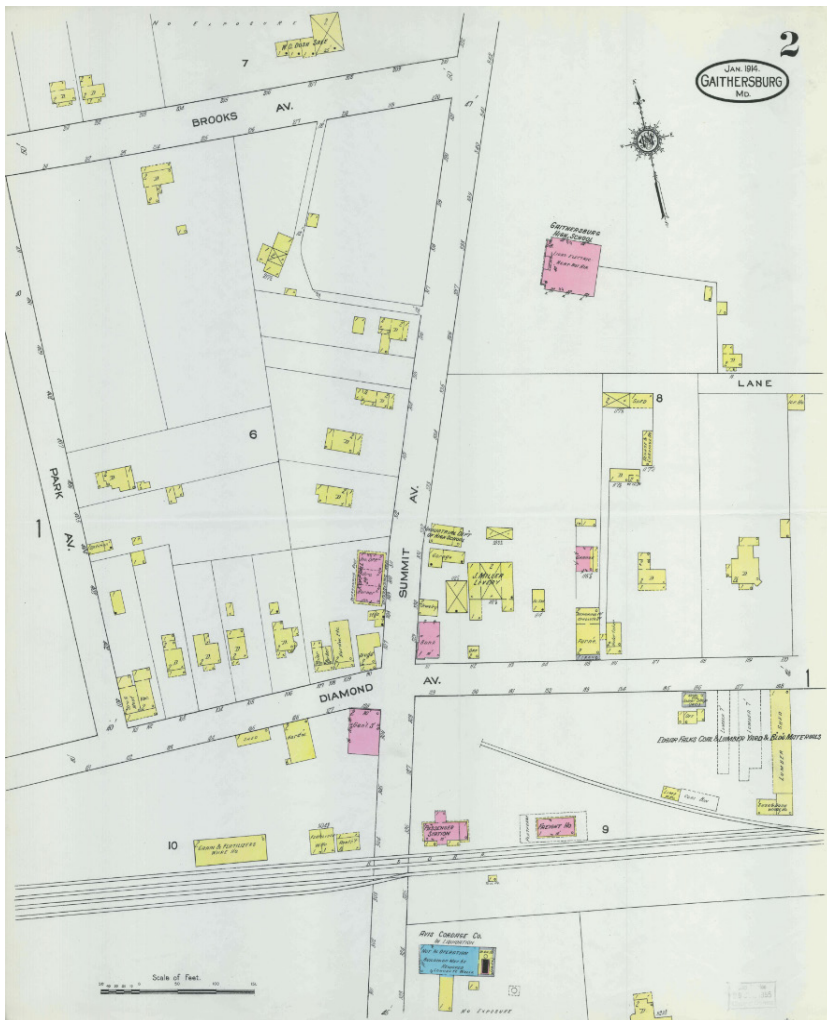


Washingtonian Town Center.

IV. Historic Resources

Twenty-two historic resources have been designated by the City of Gaithersburg (Appendix A). This includes 20 historic sites and two historic districts. Gaithersburg's designation status is one-sized fits all and does not take into account levels of historic importance.

Four historic sites are listed in the federal government's National Register of Historic Places (NRHP). Moreover, the International Latitude Observatory also is a National Historic Landmark (NHL), the highest federal status a historic site may achieve.



Gaithersburg Sanborn Map from 1914.

In This Chapter

- Previously Designated
- Most Recently Designated
- Courtesy Review Areas
- Other Historic Resources
- Potential Individual Historic Sites
- Potential Historic Districts
- Other Resources of Note
- Other Neighborhoods of Note

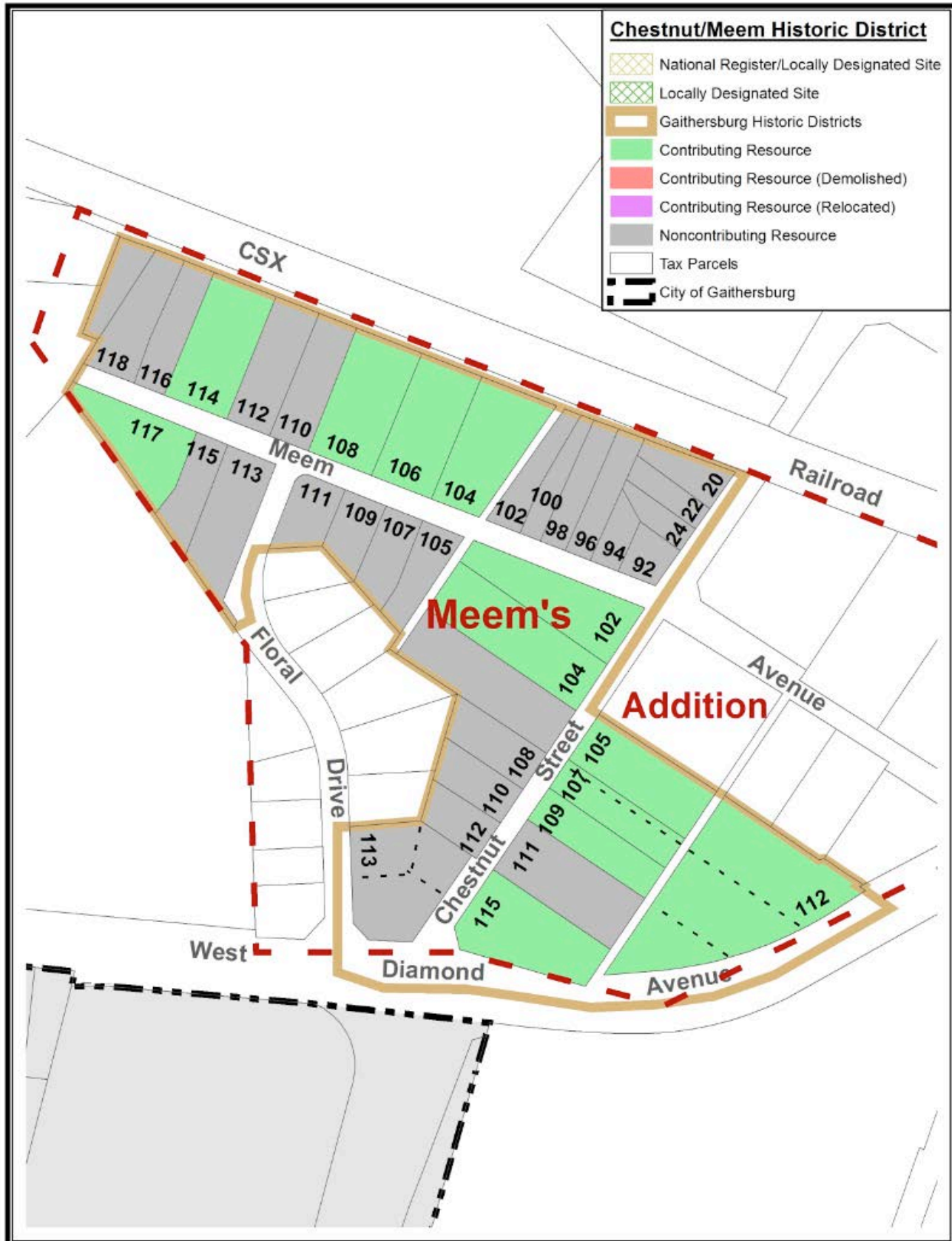
Previously Designated

The properties listed below were designated at the time of the adoption of the 2003 Element.

Resource Name	Address	Built Ca.	Designation #	Designation(s) Date	Note
B&O Railroad Station and Freight Shed	5 S. Summit Ave.	1884	HD 3	1983 (City); 1978 (NHL)	Queen Anne style structures represent railroad's importance to City development.
Gaithersburg International Latitude Observatory	100 DeSellum Ave.	1899	HD 2	1983 (City); 1985 (NRHP); 1989 (NHL)	One of 6 observatories in world constructed to study Earth's wobble.
Belt Building	227 E. Diamond Ave.	1903	HD 4	1983 (City); 1984 (NRHP)	Prominently located Olde Towne commercial building.
Fulks House	208 S. Frederick Ave.	1897	HD 6	1983 (City)	Queen Anne style residence with a design unique to Gaithersburg.
"Y" Site	200 Olde Towne Ave.	1888	HD 13	1986 (City)	Housing complex now stands on what was used as a turnaround for locomotives.
Exchange Building	124 E. Diamond Ave.	1903	HD 15	1987 (City)	Italian Renaissance style building originally served as the City's telephone exchange.
Thomas Cannery	3 E. Diamond Ave.	1917	HD 11	1987 (City); 1990 (NRHP)	Food cannery turned offices and retail represents Gaithersburg's former status as an agricultural hub.
Talbott House/Hair Bar	309 N. Frederick Ave.	1921	HD 17	1989 (City)	Brick Craftsman style residence built during City's post-World War I boom that now has a commercial use.
Amiss House	124 Water St.	1877	HD 20	1990 (City)	Former home of Edmund Amiss, an early Gaithersburg education leader.
Brewster-Lipscomb House	11 Russell Ave.	1890	HD 27	2000 (City)	Colonial Revival style home represents growing middle class after arrival of railroad.
Fulks-Harding House	20 S. Summit Ave.	1903	HD 28	2001 (City)	Relatively unchanged residence built by a prominent early City resident.
Ridgely-Royer House	100 Central Ave.	1917	HD 30	2004 (City)	Former farm house embodies City's transition from rural to suburban.
Brookes, Russell, Walker Historic District		1888	HD 14	1987 (City)	Characterizes City's late 19 th and early 20 th century transition to suburb after the arrival of the railroad.
Chestnut/Meem Historic District		1910	HD 22	1997 (City)	Early Gaithersburg residential development that was not completed until mid-20 th century.

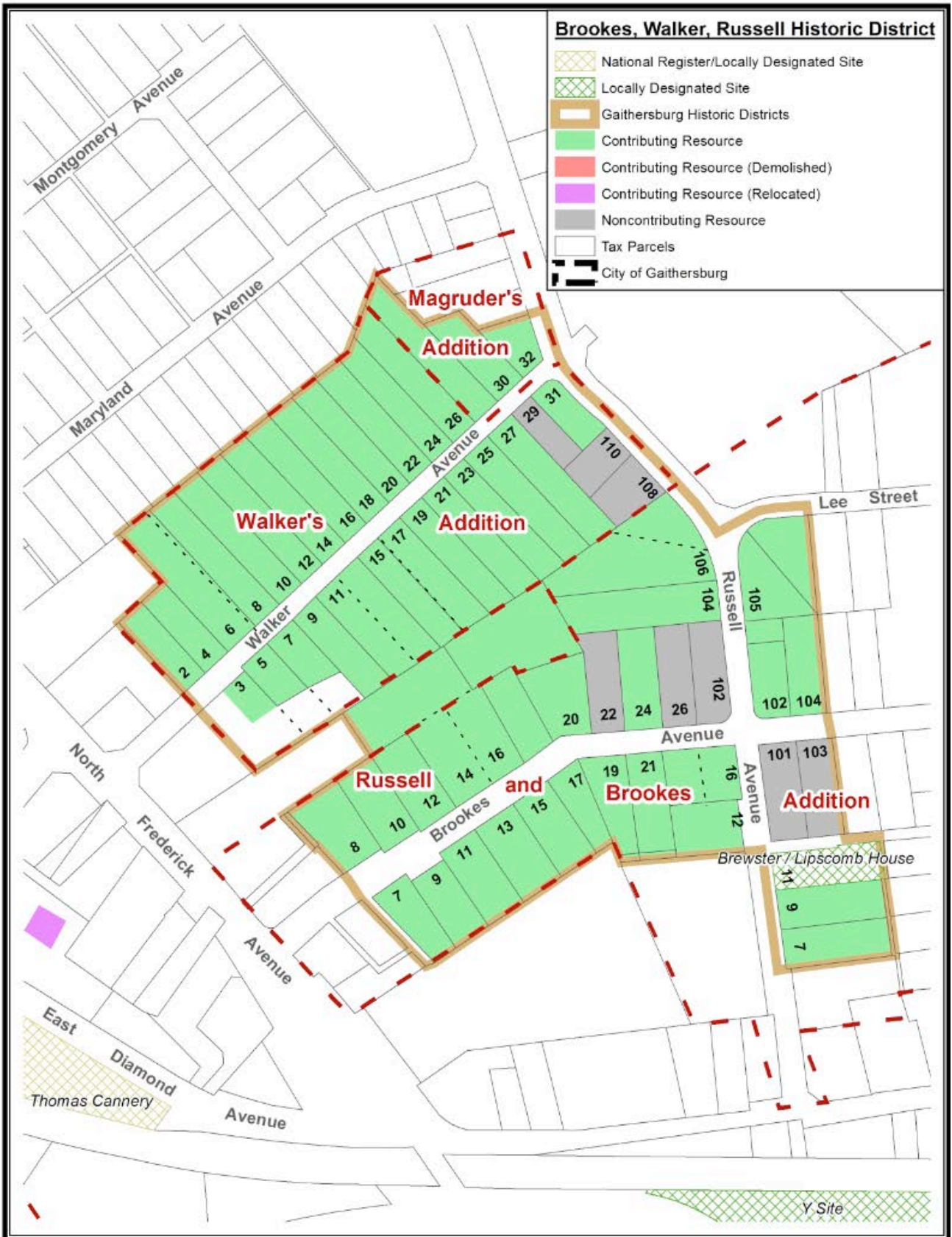
Previously Designated

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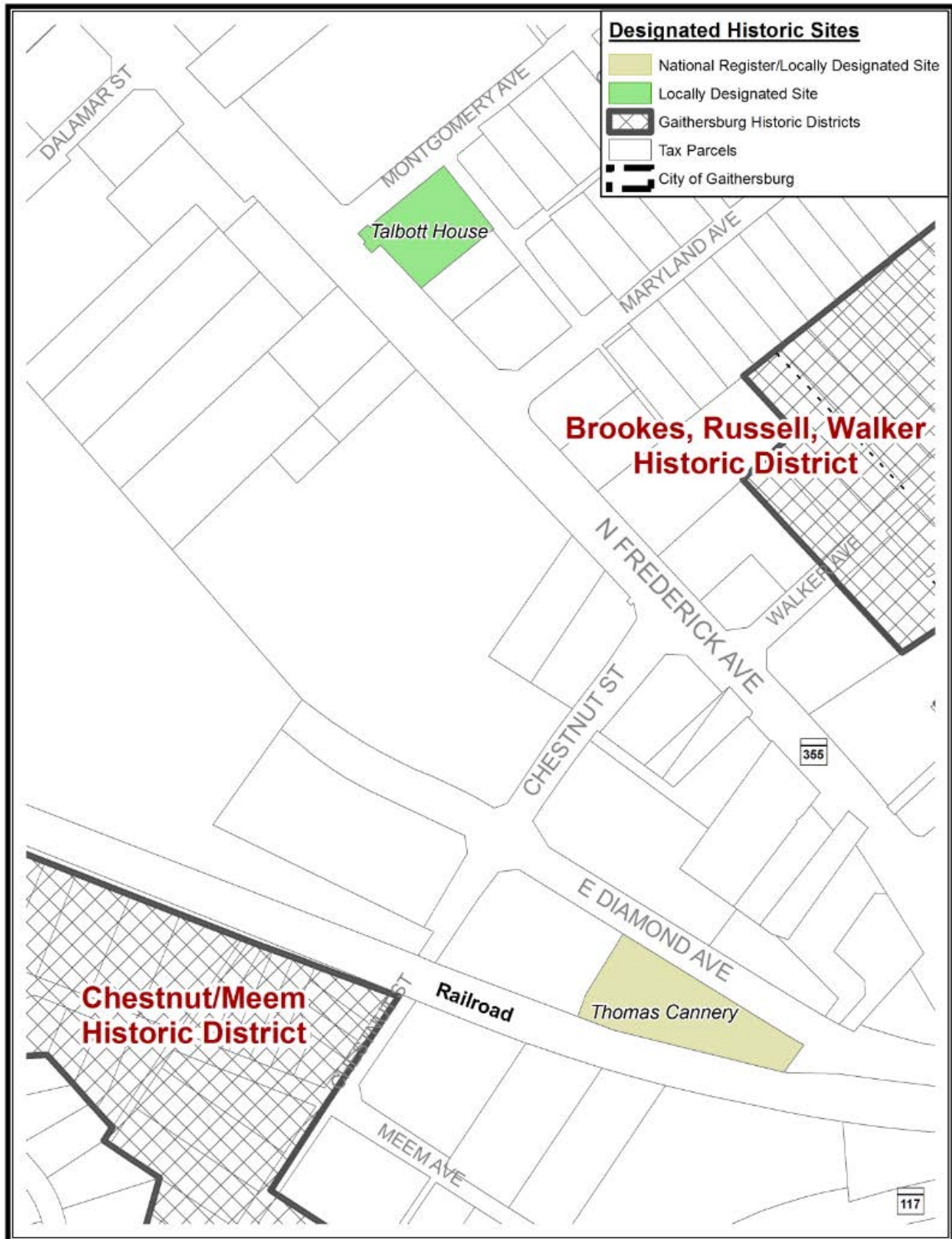
Previously Designated

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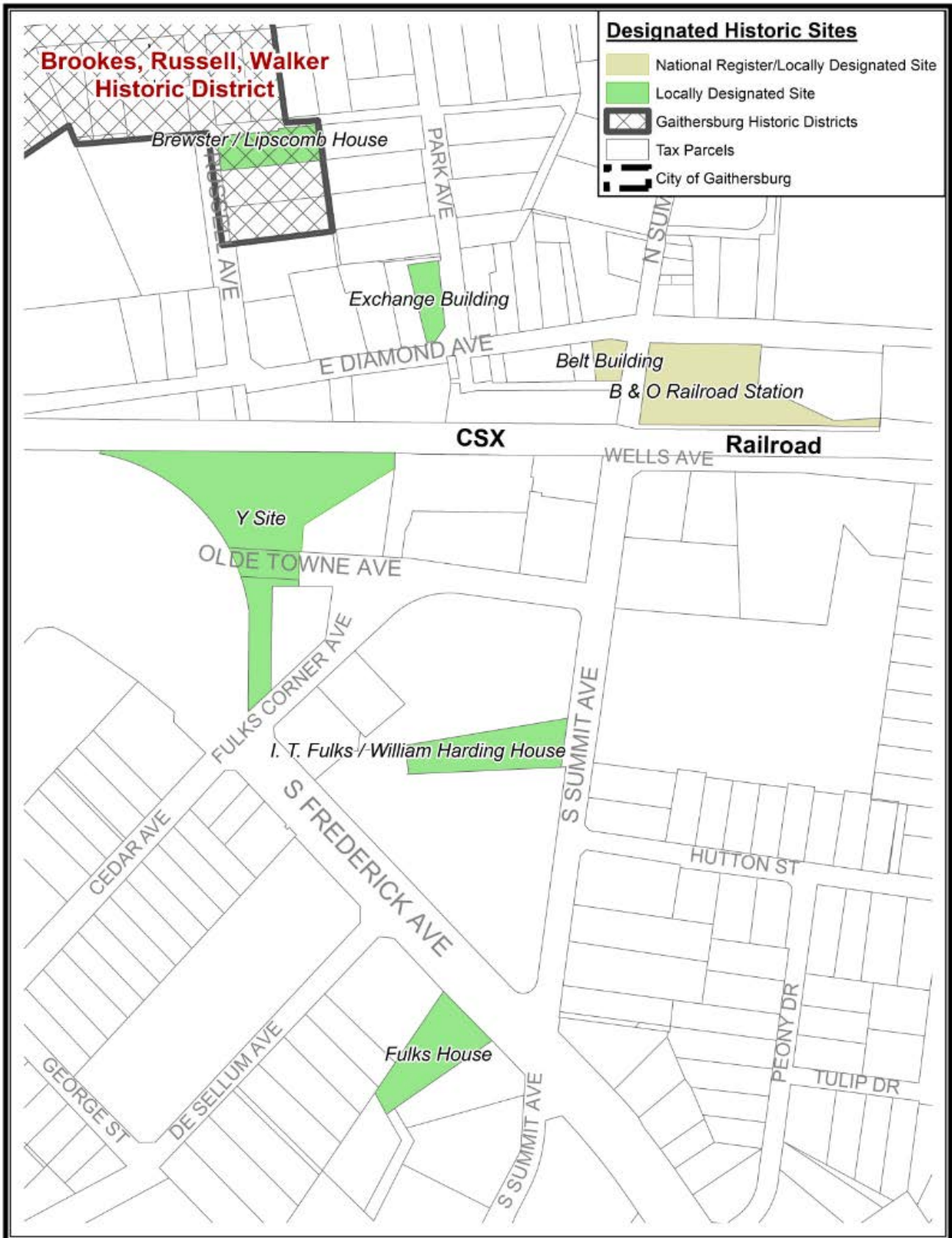
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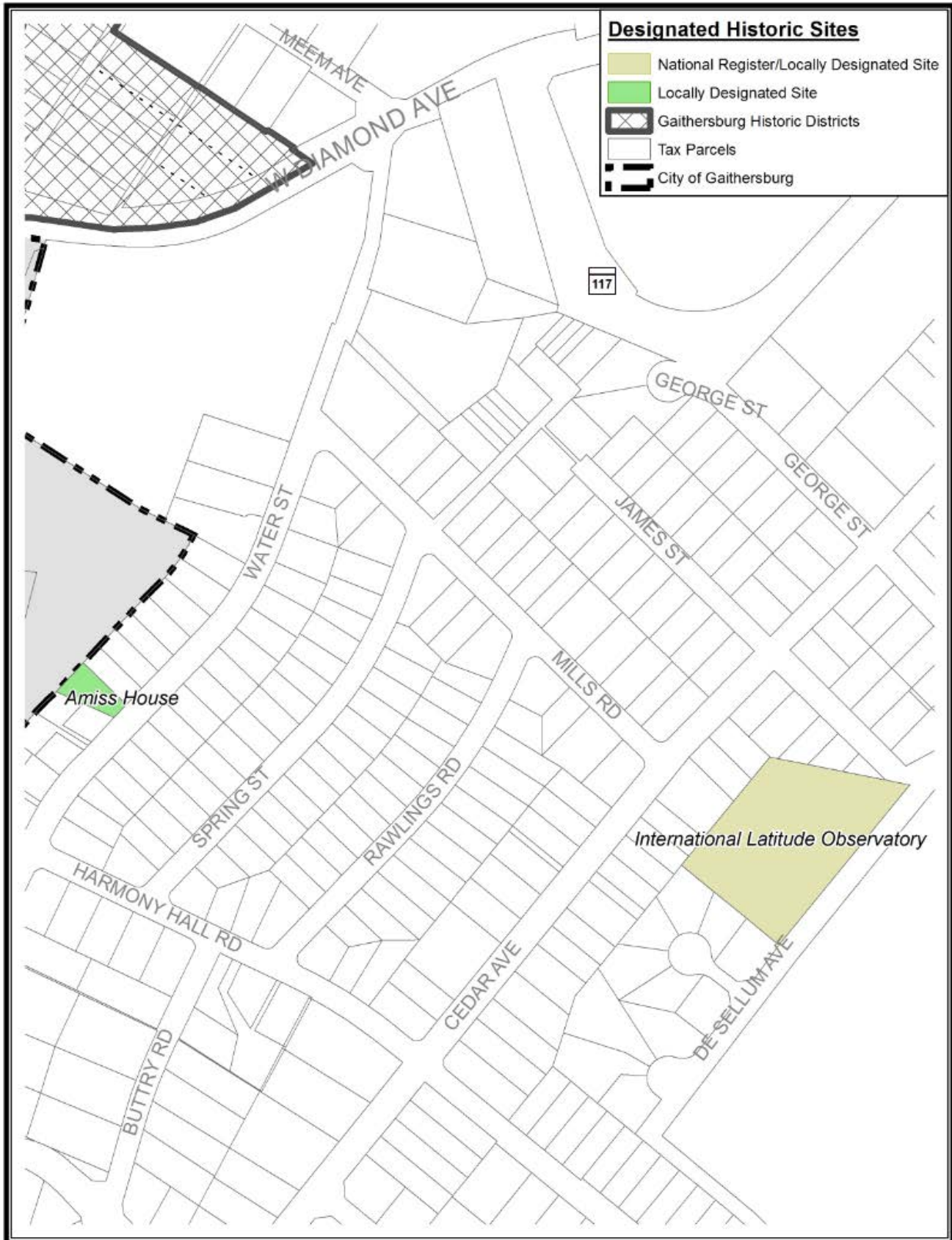
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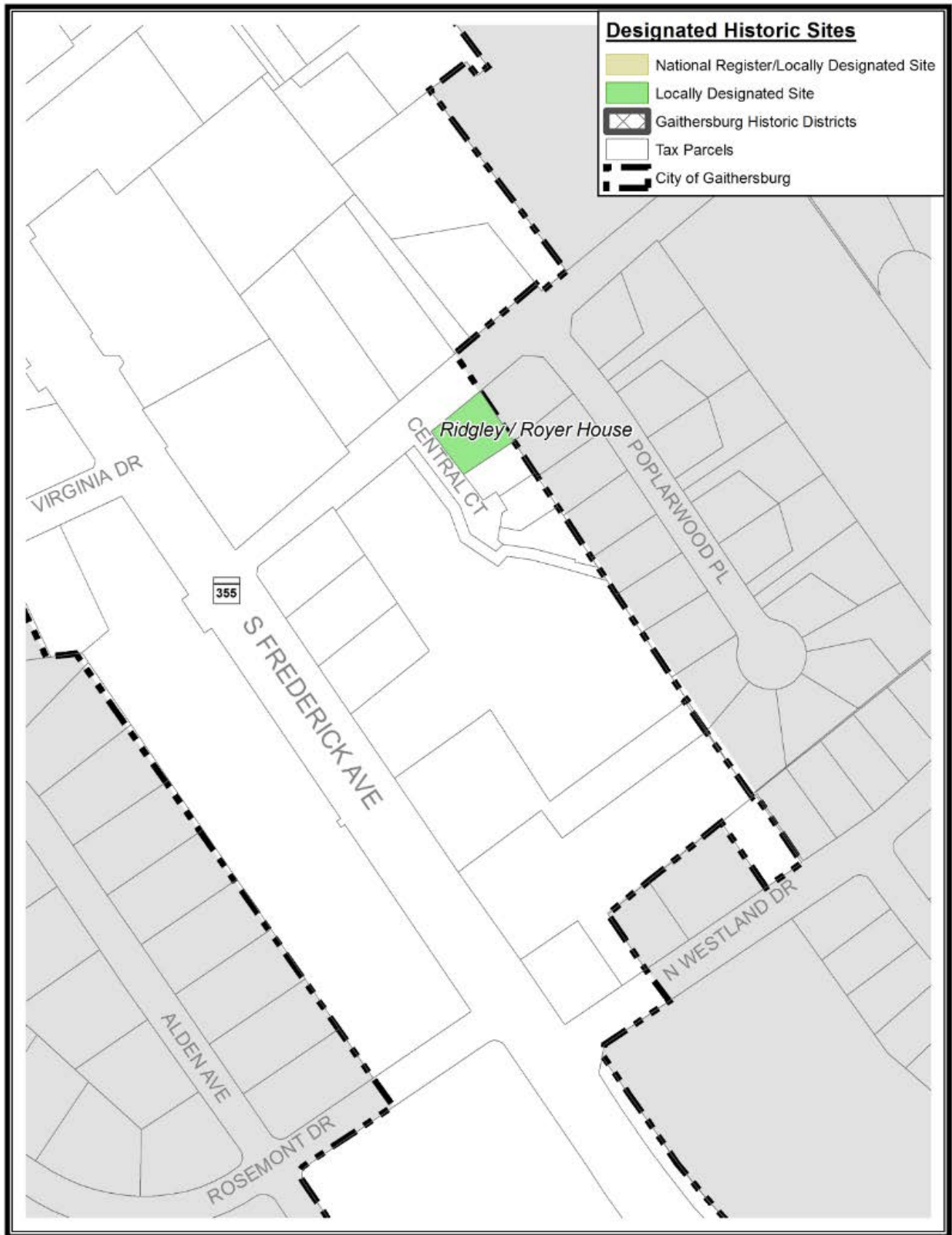
Previously Designated

The properties listed below were designated at the time of the adoption of the 2003 Element.



Previously Designated

The properties listed below were designated at the time of the adoption of the 2003 Element.



Most Recently Designated

The England-Crown Farm, Severance House, and six sites in the Kentlands have been historically designated since completion of the 2003 element. Descriptions of each follow.

England-Crown Farm

The England-Crown farmstead at 605 Steinbeck Avenue is located in the Crown Farm mixed use development. The farmstead spread across two parcels and was the centerpiece of the 180-acre farm that was annexed into the City in 2006. A fire destroyed several of the agricultural buildings on the site on May 29, 2011. The most prominent surviving building is the two-story Gothic Revival style main house, built in 1894. The properties include historic outbuildings such as a log tenant house, wood shed, corn crib, and a pair of silos. A non-historical garage and metal grain bin also are located on the properties. The City designated the entire farmstead as a single historic site in 2008 (HD 32).



Severance House

The Severance House, owned by the Church of the Ascension, is a Victorian-era Colonial Revival style building at 202 South Summit Avenue. It was built in 1903 in the Summit Park enclave for banker Frank B. Severance and his wife, Rosa Blanche Fulks, daughter of prominent early Gaithersburg citizen Ignatius T. Fulks. The City designated the property as historic in 2010 (HD 33).



Firehouse, 321 Firehouse Lane

The Firehouse of the Tschiffely-Kent Farm is a circa. 1960 building of brick-masonry construction that incorporates the remnants of a circa 1900 carriage house. Lawyer Otis Beall Kent collected and restored antique and vintage fire trucks and built the structure to house them. The structure was deeded to the City in 1992. The City designated the property as historic in 2012 (HD 34). Also that year, the City transferred ownership of the building to a family who converted the Firehouse into a private residence.



Carriage House, 321 Kent Square Road

The one-story brick building is four bays wide by one room deep and was built circa 1920. It is similar in appearance to the adjacent DPZ Office. It is now owned by the Kentlands Citizens Assembly. The City designated the property as historic in 2010 (HD 40).

From top to bottom: England-Crown Farm, Severance House, Kentlands Firehouse, Kentlands Carriage House

Most Recently Designated (Continued)

Kentlands Mansion, 320 Kent Square Road

The Mansion is a circa 1900 two-and-one-half-story Colonial Revival style brick building. Frederick A. Tschiffely, Jr., began work on the mansion shortly after he inherited the family farm in 1900. He spent summers at the mansion until his death in 1931. His descendants sold to Kent in 1942, and he enlarged the Mansion to its present appearance. The Mansion was donated to the City, which restored it in the 1990s as part of residential development of the Kentlands. The Mansion now serves as an events venue. The City designated the property as historic in 2012 (HD 35).



Brick Building, 320 Firehouse Lane

The Brick Building (DPZ Office) of the Kent-Tschiffely Farm is a small brick-masonry building that dates to circa 1920 when Tschiffely, Jr. owned the estate. It is unknown how the building was original utilized; theories include a residence or a kitchen building. The City designated the property as historic in 2012 (HD 36).



Arts Barn, 311 Kent Square Road

The Arts Barn of the Kent-Tschiffely Farm is a large circa 1900 barn of brick masonry construction built during Tschiffely, Jr.'s ownership. The barn's exterior is relatively unchanged through the Tschiffely and Kent ownership periods. In 1990s, the building was transferred to the City and converted into the arts center. The City designated the property as historic in 2012 (HD 37).



Kentlands Green and Dog & Cat Building, 117 Kent Square Road

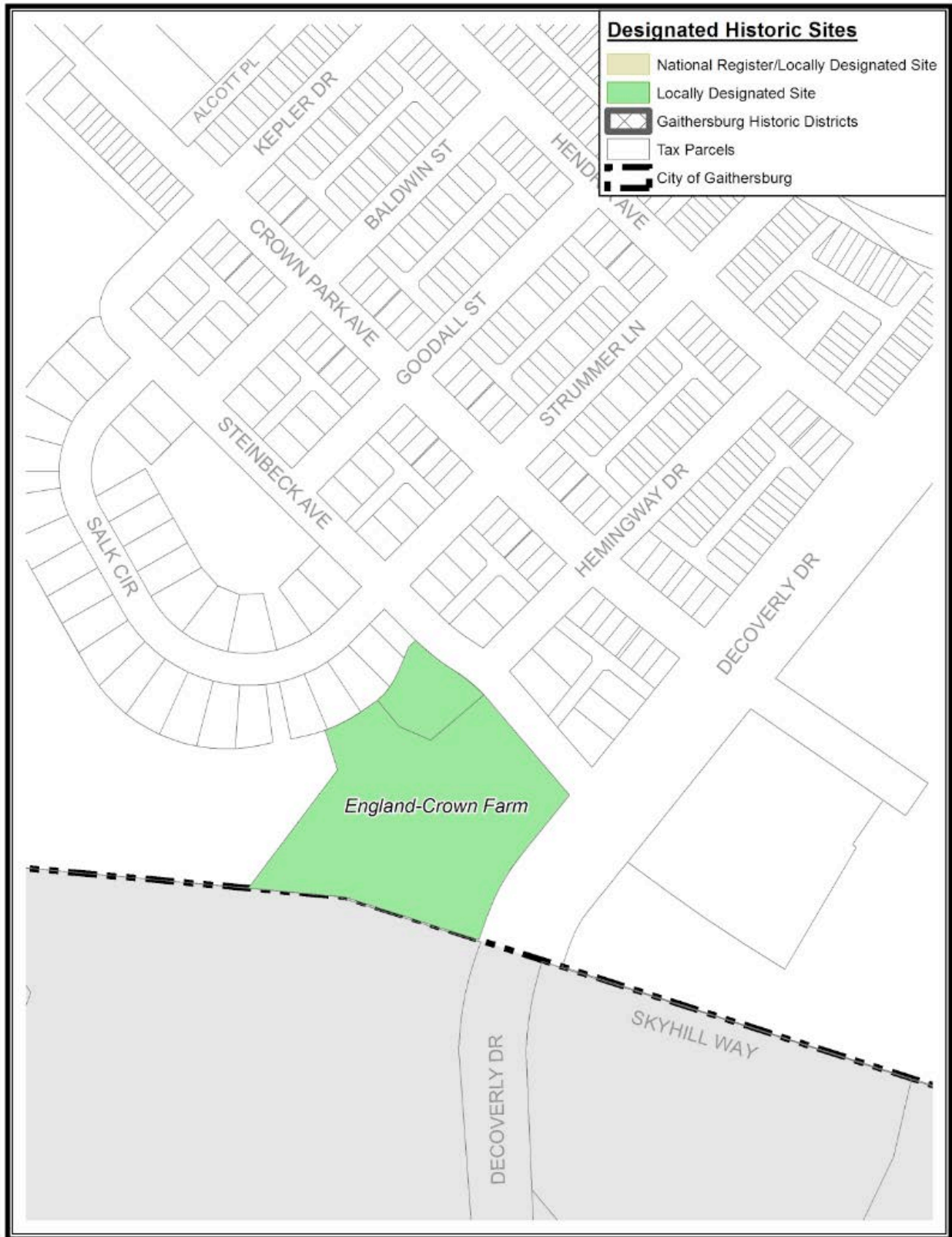
The approximately 1.25-acre Kentlands Green includes a two bay-wide and one room-deep single story brick building that dates to circa 1900. It was known as the "Peacock House" during Kent's ownership and could have been used for a number of purposes, including a privy, pump house, or office. The City now owns the green and the building and maintains them as a public park. The City designated the property as historic in 2012 (HD 39).



From top to bottom: Kentlands Mansion, Brick Building, Arts Barn, Green and Dog & Cat Building.

Most Recently Designated (Continued)

The properties listed below were designated after the 2003 Element.



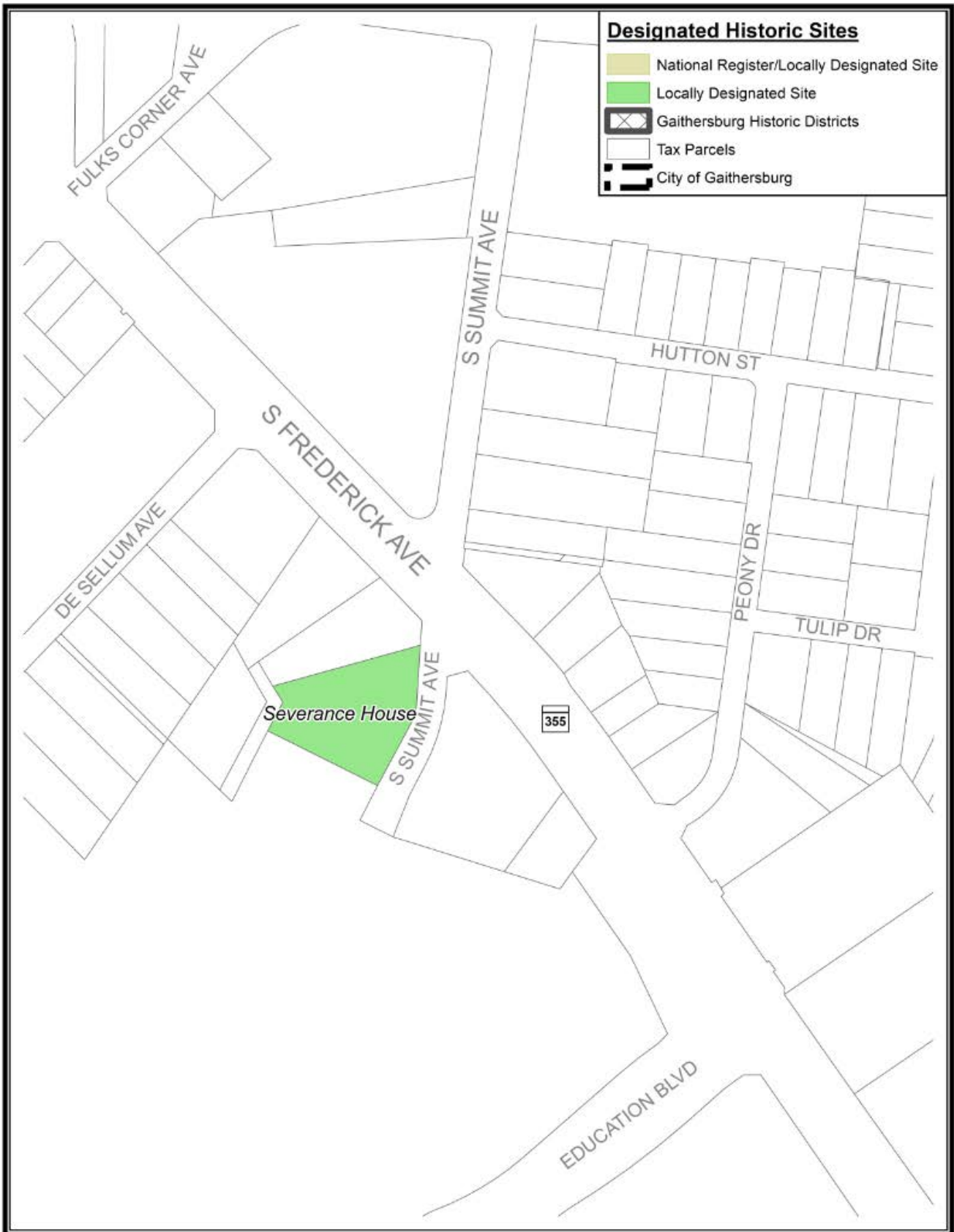
Most Recently Designated (Continued)

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Most Recently Designated (Continued)

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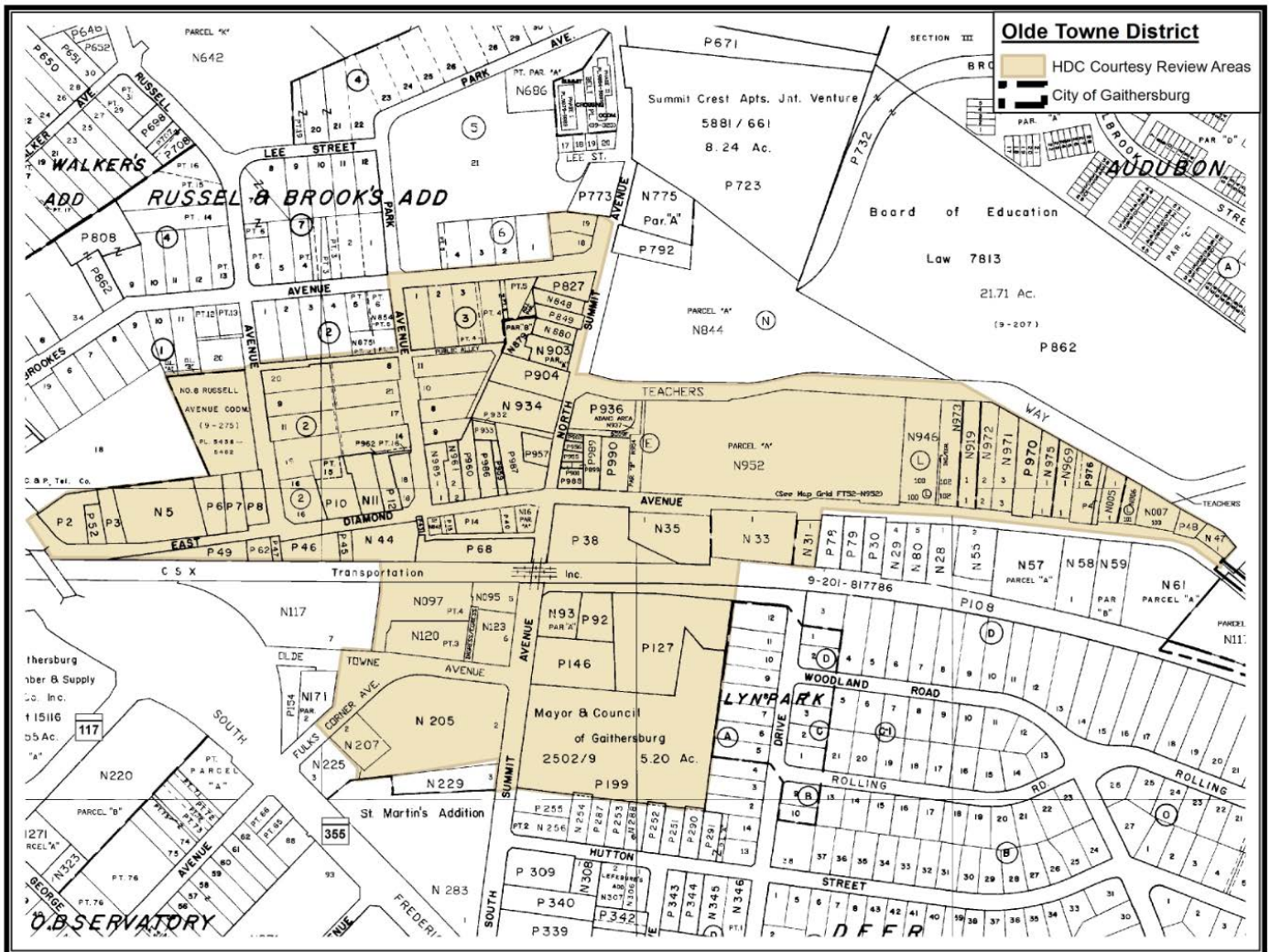


Courtesy Review Areas

In 2010, Gaithersburg established three HDC courtesy reviews areas: Olde Towne, Observatory Heights, and Realty Park. Any plan application requiring Planning Commission review must first undergo a courtesy review by the HDC, which provides comments as to the compatibility of the proposal within the context of its surroundings. The comments are then submitted to the Planning Commission, which provides the final review on the application.

Olde Towne District

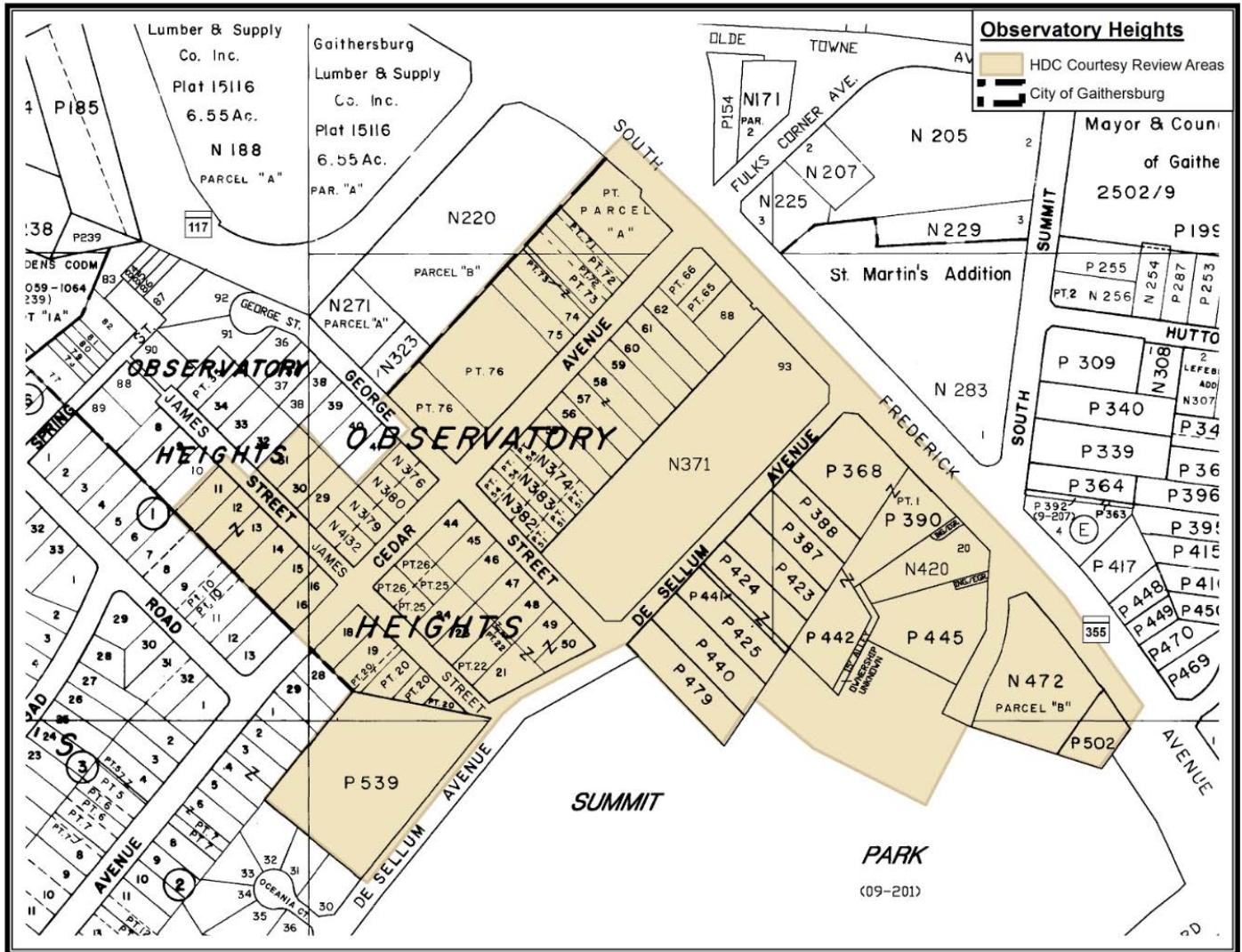
The construction of the Metropolitan Branch of the B&O Railroad in 1873 led to the development of this traditional mixed use downtown commercial district at the intersection of Summit and East Diamond avenues. Today Olde Towne includes small-scale office buildings, large multifamily housing complexes, and single-family detached homes, some of which have been converted into offices or retail uses.



Courtesy Review Areas (Continued)

Observatory Heights

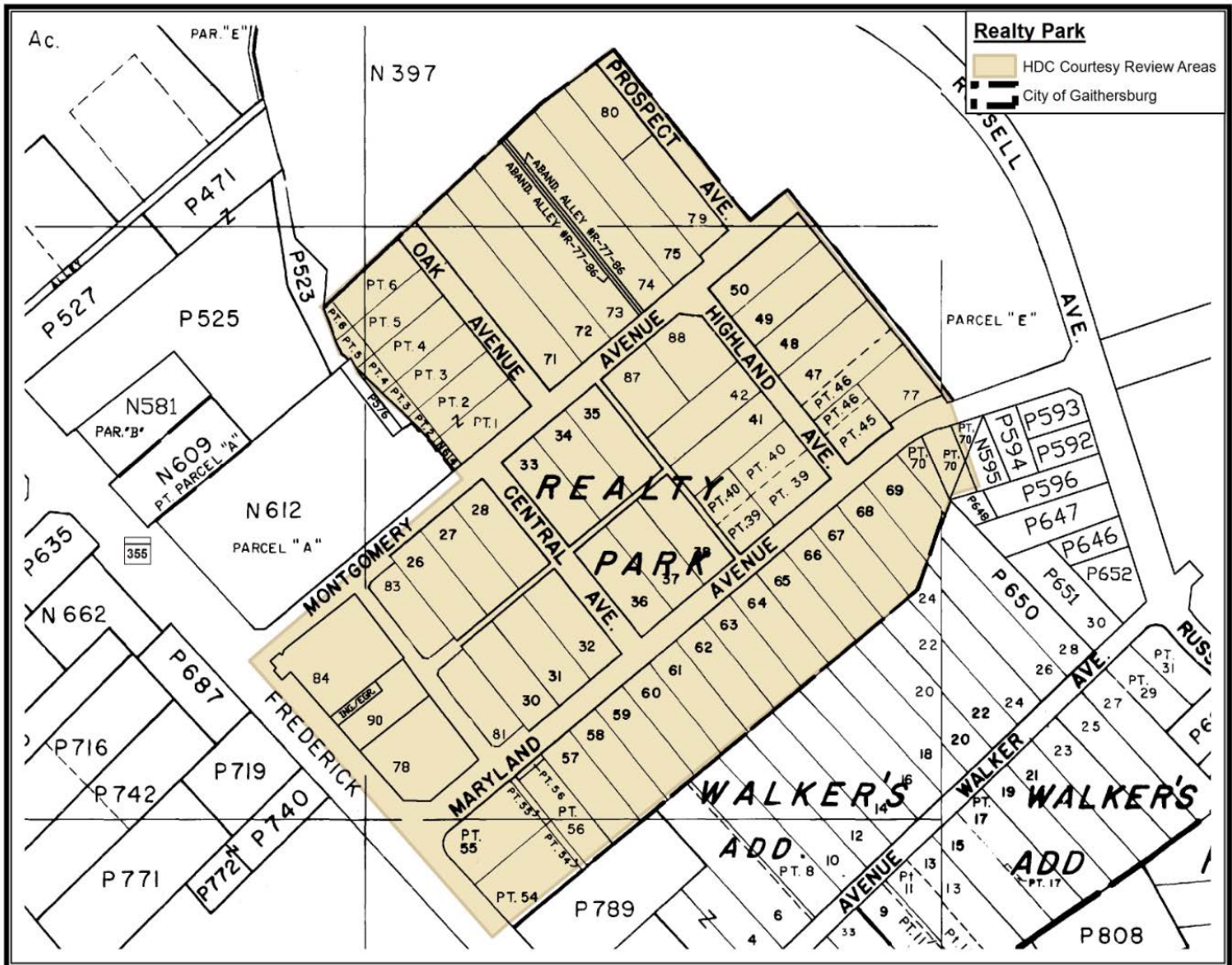
This neighborhood consisting mostly of residences was platted in 1911 and named after the nearby International Latitude Observatory. Construction continued through the 1950s, so a range of architectural styles are on display including Craftsmans, Bungalows, Foursquares, and Colonial Revivals. The varied housing stock is evidenced along the main roads: Cedar Avenue, James Street, and George Street. The neighborhood also includes commercial properties located along Frederick Avenue.



Courtesy Review Areas (Continued)

Realty Park

Realty Park was platted in 1921 adjacent to the north of the Brooks, Walker, and Russell Historic District. It is populated by a number of Craftsman and later Colonial Revival style homes. Unlike the Brookes, Russell, and Walker Historic District, a number of Realty Park homes have built-in garages, representing Gaithersburg's transformation from a rural to suburban community.



Potential Historic Resources

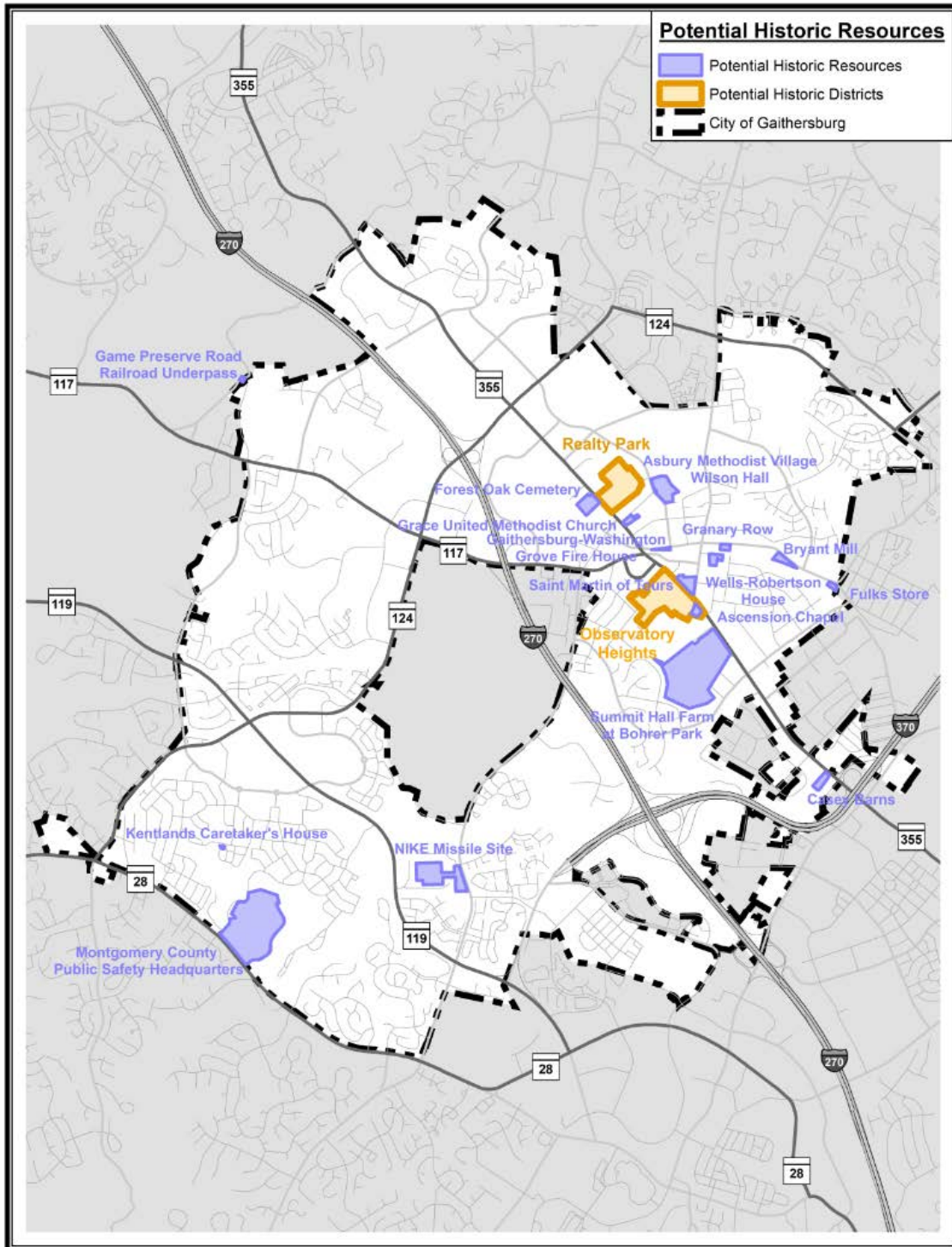
The following properties possess architecturally and historic significance and have retained a high degree of integrity. Research is available on each. They may be considered for historic designation by the City. These properties should be paid special consideration and integrated to the greatest extent possible into any redevelopment projects.

Resource Name	Address	Built Ca.	Description
Summit Hall Farm at Bohrer Park	510 S. Frederick Ave.	1810	City-owned property includes manor house (ca. 1810), smokehouse (ca. 1810), tenant house (ca. 1880), barn (ca. 1880), and tenant house (ca. 1950).
Casey Bams	810 S. Frederick Ave.	1938	City-owned community center originated as dairy barn.
Wells Robertson House	1 Wells Ave.	1885	City-owned Queen Anne style transitional housing facility.
Forest Oak Cemetery	N. Frederick Ave.	1866	Final resting place for many of the City's most prominent early citizens.
Kentlands Caretakers House	421 Kent Square Road	1900	Two-story brick residence located in Kentlands Old Farm neighborhood.
Asbury Methodist Village's Wilson Hall*	201 Russell Ave.	1926	Colonial Revival style former residence hall now serves as offices.
Grace United Methodist Church	119 N. Frederick Ave.	1905	Shingle style church features prominent bell tower and steeply pitched gable.
St. Martin of Tours Church	201 S. Frederick Ave.	1934	Brick church with rose window, steeple, and steeply pitched roof.
Ascension Chapel	201 S. Summit Ave.	1883	Oldest surviving church in Gaithersburg features a steeple centered on entryway.
Montgomery County Public Safety Headquarters	100 Edison Park Drive	1968	Former National Geographic Society membership operations building is an example of the International style.
Nike Missile Site	Muddy Branch Road	1954	Federally owned facility contained 3 missile bays to protect Washington, D.C., metro area from nuclear attack during Cold War.
Gaithersburg-Washington Grove Fire House	13 E. Diamond Ave.	1930	Former brick fire station is now a museum.
Granary Row	401 E. Diamond Ave.	1943	Former feed mill known as Bowman Mill has been converted into a commercial center.
Bryant Mill	503 E. Diamond Ave.	1945	Three-story former farm store currently serves as self-storage.
Fulks Store	697 E. Diamond Ave.	1942	Former farm store retains 4 silos; now a vehicle accessories retailer.
Game Preserve Road Railroad Underpass	Game Preserve Road at CSX Railroad	1906	Arched stone tunnel built to carry traffic under railroad tracks.

*Designation must be owner initiated per X-157.

Potential Historic Resources (Continued)

Resource Name	Description
Realty Park	Currently a Courtesy Review Area, this neighborhood represents residential development in Gaithersburg between the World Wars.
Observatory Heights	Similar to Realty Park, this Courtesy Review neighborhood is primarily comprised of residences from the 1920s on quarter-acre lots.
Olde Towne Industrial Thematic District	The Thomas Cannery, Granary Row, Bryant Mill, and Fulks Store are lasting vestiges of the City's agricultural 19 th and 20 th century role as an agricultural center.



Other Resources of Note

The list is intended to identify potential resources that may have historic significance and require additional consideration in any redevelopment projects. The 2003 Element listed properties of note in both Olde Towne and along the Frederick Avenue corridor. Most of the properties lacked detailed information, so the 2003 Element suggests that thorough research and evaluation of historic significance be conducted prior to demolition or significant alteration. Research is still lacking on most of the properties listed, but the tables and corresponding maps below reflect a more intensive review of architectural integrity than the properties listed in the 2003 Element. A few have been demolished since publication of the 2003 Element. As a result, a number of properties have been removed from lists contained in the 2003 Element.

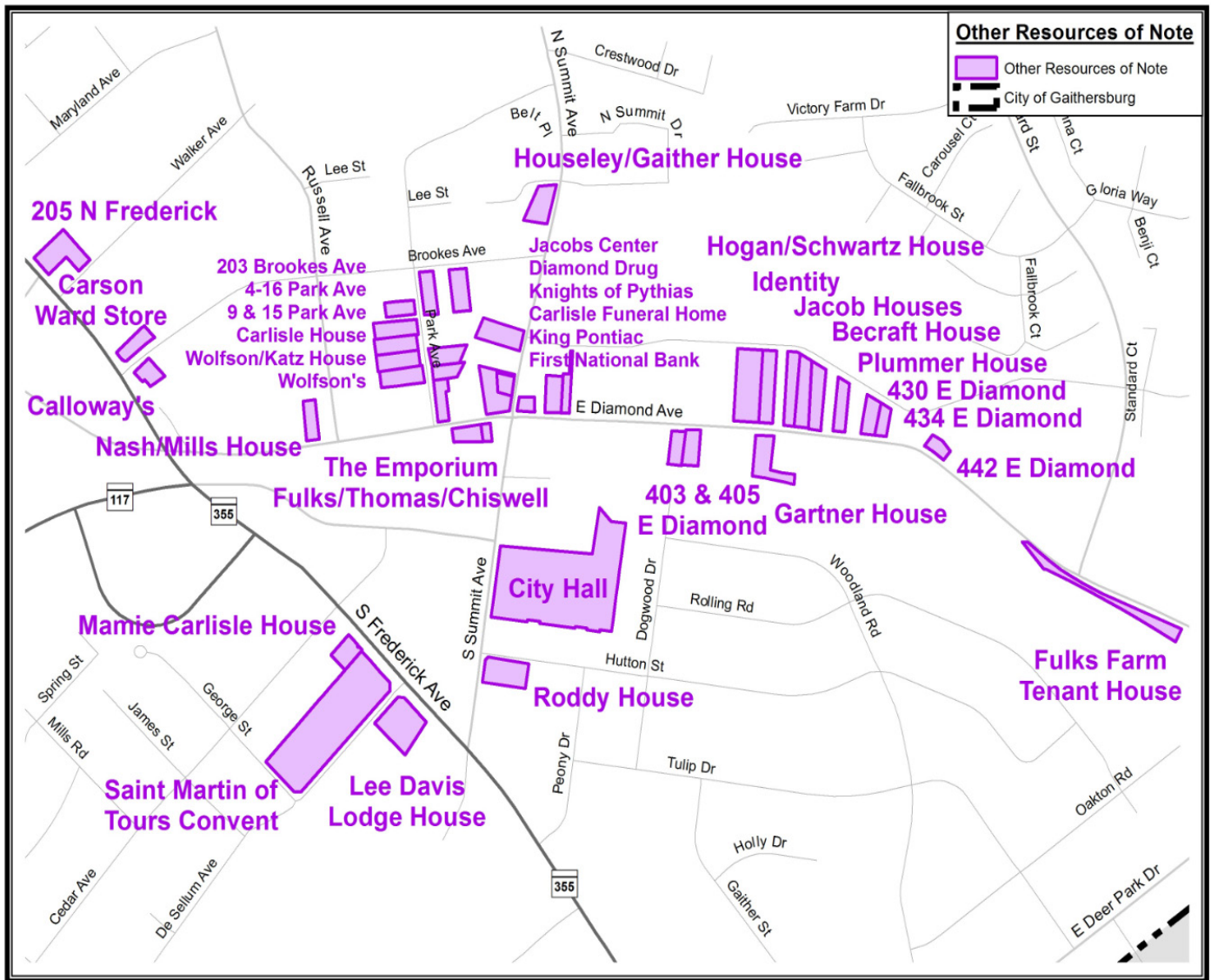
Resource Name	Address	Built Ca.	Description
Diamond Drug	226 E. Diamond Ave. / 4 N. Summit Ave.	1874	This prominently located 2-story Victorian-era commercial building is one of the oldest in Gaithersburg.
Leidos	700 N. Frederick Ave.	1966	International style former IBM facility where computer programming for the Apollo 11 mission to the moon in 1969 took place; rectangular addition designed by firm established by former Bauhaus director Walter Gropius.
205 N. Frederick Ave.	205 N. Frederick Ave.	1966	This 2-story mid-century modern office building is a representative example of a small-scale office building along the Frederick Avenue corridor.
Carson Ward Store	101 N. Frederick Ave.	1890	Longtime commercial building features 2 parallel gable roofs.
Calloway's	17 N. Frederick Ave.	1924	Simple rectangular commercial building located at the north end of the Father John Stanislaus Cuddy Bridge.
Mamie Carlisle House	106 S. Frederick Ave.	1917	Former residence has been converted into commercial use.
St. Martin of Tours Convent	110 S. Frederick Ave.	1883	Queen Anne style former residence has served various uses by church.
Lee Davis Lodge House	206 S. Frederick Ave.	1887	Queen Anne style residence with dentist office addition.
Montgomery House	519 S. Frederick Ave.	1960	One-half of an unaltered mid-century Garden style apartment building.
Montgomery House	521 S. Frederick Ave.	1960	One-half of an unaltered mid-century Garden style apartment building.
Hill Residence	103 Central Ave.	1962	Mid-century home with low-pitched roof and wall of glass.
Gaithersburg Presbyterian Church	610 S. Frederick Ave.	1964	Original sanctuary features prominent mid-century bell tower steeple.

Other Resources of Note (Continued)

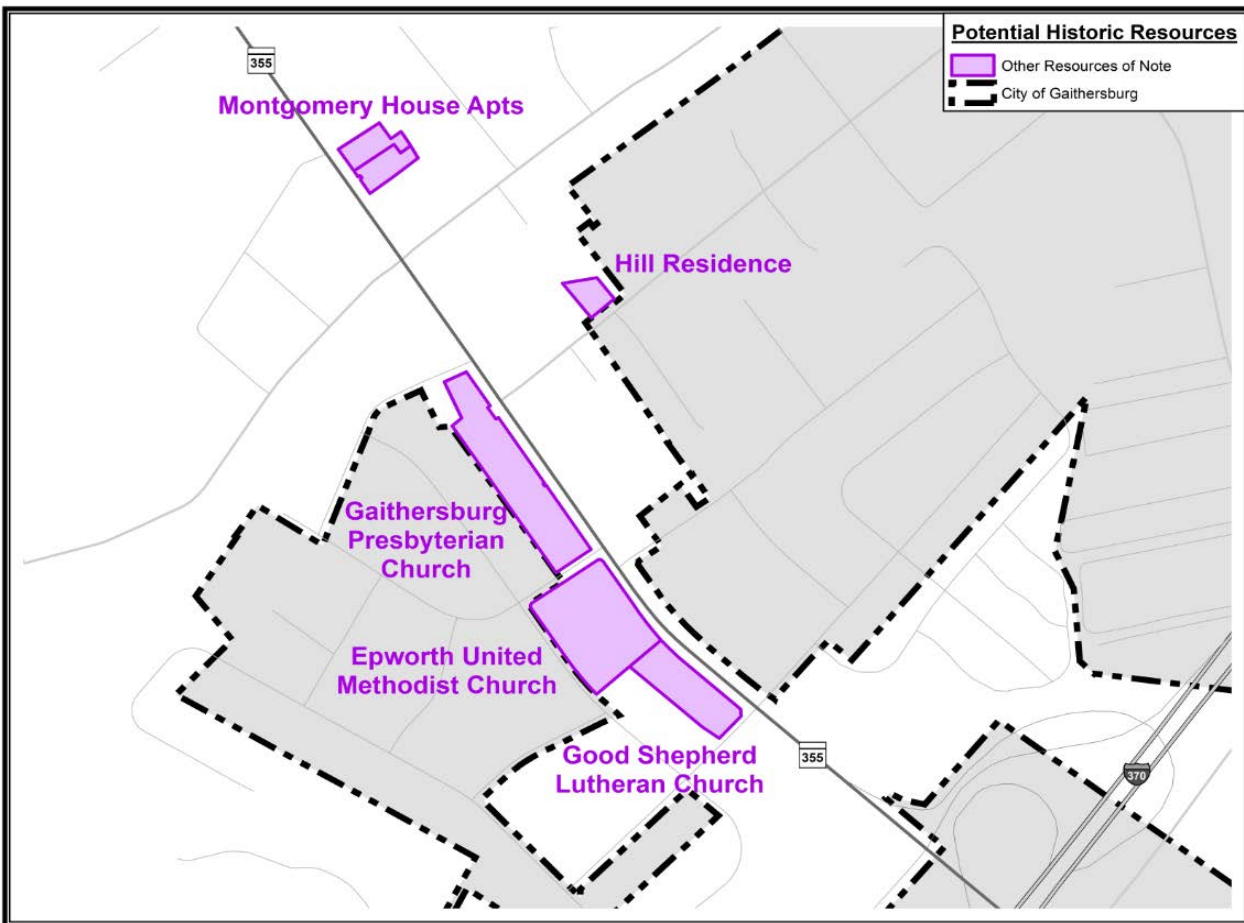
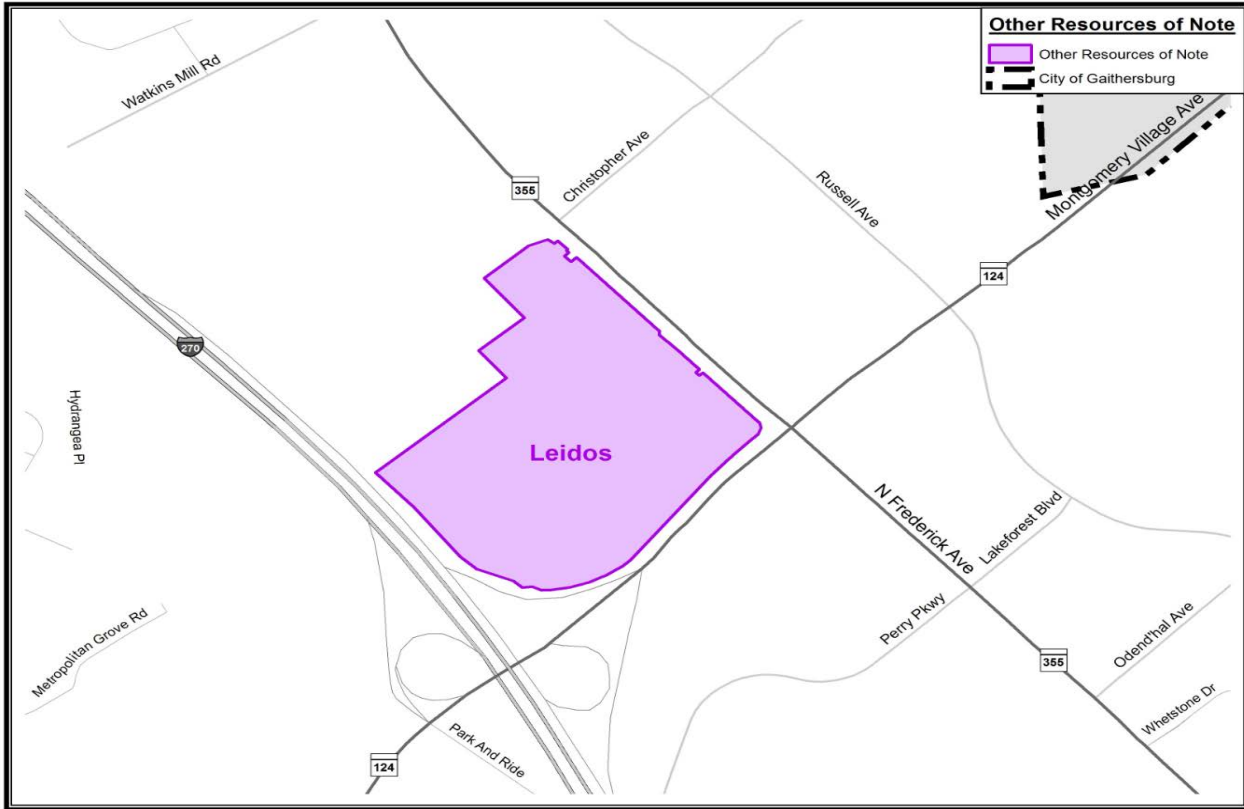
Resource Name	Address	Built Ca.	Description
Epworth United Methodist Church	9008 Rosemont Drive	1964	Midcentury sanctuary features delicate steeple with stained glass.
Good Shepherd Lutheran Church	16240 S. Westland Drive	1969	Distinguished by its octagon-shaped sanctuary.
Nash/Mills House	18 E. Diamond Ave.	1889	Folk Victorian residence repurposed into an office.
4 Park Ave.	4 Park Ave.	1879	2-story Queen Anne style residence turned office.
Wolfson/Katz House	5 Park Ave.	1879	2-story Folk Victorian style building now an office.
6 Park Ave.	6 Park Ave.	1909	Residential duplex now a commercial use.
Carlisle House	7 Park Ave.	1927	1.5 story Bungalow now an office.
9 Park Ave.	9 Park Ave.	1894	Victorian-era residence now a residence.
12 Park Ave.	12 Park Ave.	1909	Residential duplex now a commercial use.
14 Park Ave.	14 Park Ave.	1899	2-story Folk Victorian residence.
15 Park Ave.	15 Park Ave.	1914	2-story brick Foursquare.
16 Park Ave.	16 Park Ave.	1890	2-story Folk Victorian residence.
203 Brookes Ave.	203 Brookes Ave.	1900	2-story Folk Victorian residence converted into an office
Wolfson's	200-202 E. Diamond Ave.	1894	2-story Victorian-era commercial building.
The Emporium	223 E. Diamond Ave.	1933	1-story brick commercial building with parapet.
Fulks/Thomas/Chiswell	221 E. Diamond Ave.	1934	1-story brick commercial building with parapet.
Jacobs Center	26 N. Summit Ave.	1956	Midcentury modern style commercial building.
Housley/Gaither House	106 N. Summit Ave.	1929	1.5-story Craftsman bungalow with prominent front porch.
First National Bank	302 E. Diamond Ave.	1891	1-story commercial building at intersection of Summit and East Diamond avenues.
Knights of Pythias	12 N. Summit Ave.	1911	Two-story brick building once home to a fraternal organization.
Gaithersburg City Hall	31 S. Summit Ave.	1895	2-story former residence with Classical elements.
King Pontiac	312 E. Diamond Ave.	1919	Commerical building features centrally-placed pylon.
Carlisle Funeral Home	316 E. Diamond Ave.	1901	2-story hipped roof residence now has commercial use.
Roddy House	105 S. Summit Ave.	1880	Victorian-era 2-story residence with prominent center gable.
403 E. Diamond Ave.	403 E. Diamond Ave.	1909	Folk Victorian house with center gable now used for offices.
405 E. Diamond Ave.	405 E. Diamond Ave.	1909	Folk Victorian house.
Hogan/Schwartz House	412 E. Diamond Ave.	1888	Folk Victorian house with center gable now used for offices.
Identity	414 E. Diamond Ave.	1899	Victorian-era house repurposed into offices.
Gartner House	415 E. Diamond Ave.	1889	Victorian-era 2-story residence turned office with prominent center gable.
Jacobs House	418 E. Diamond Ave.	1908	Queen Anne style residence, now offices.

Other Resources of Note (Continued)

Resource Name	Address	Built Ca.	Description
Jacobs House	420 E. Diamond Ave.	1914	Foursquare converted into offices.
Becraft House	422 E. Diamond Ave.	1932	2-story wood frame residence with Craftsman elements.
Plummer House	426 E. Diamond Ave.	1927	Foursquare converted into offices.
430 E. Diamond Ave.	430 E. Diamond Ave.	1911	Folk Victorian house with center gable now used for offices.
434 E. Diamond Ave.	434 E. Diamond Ave.	1923	2-story residence with steeply pitched gable and rusticated block walls.
442 E. Diamond Ave.	442 E. Diamond Ave.	1890	Folk Victorian house with center gable now used for offices
Fulks Farm Tenant House	651 E. Diamond Ave.	1910	Simple 2-story wood frame residence.

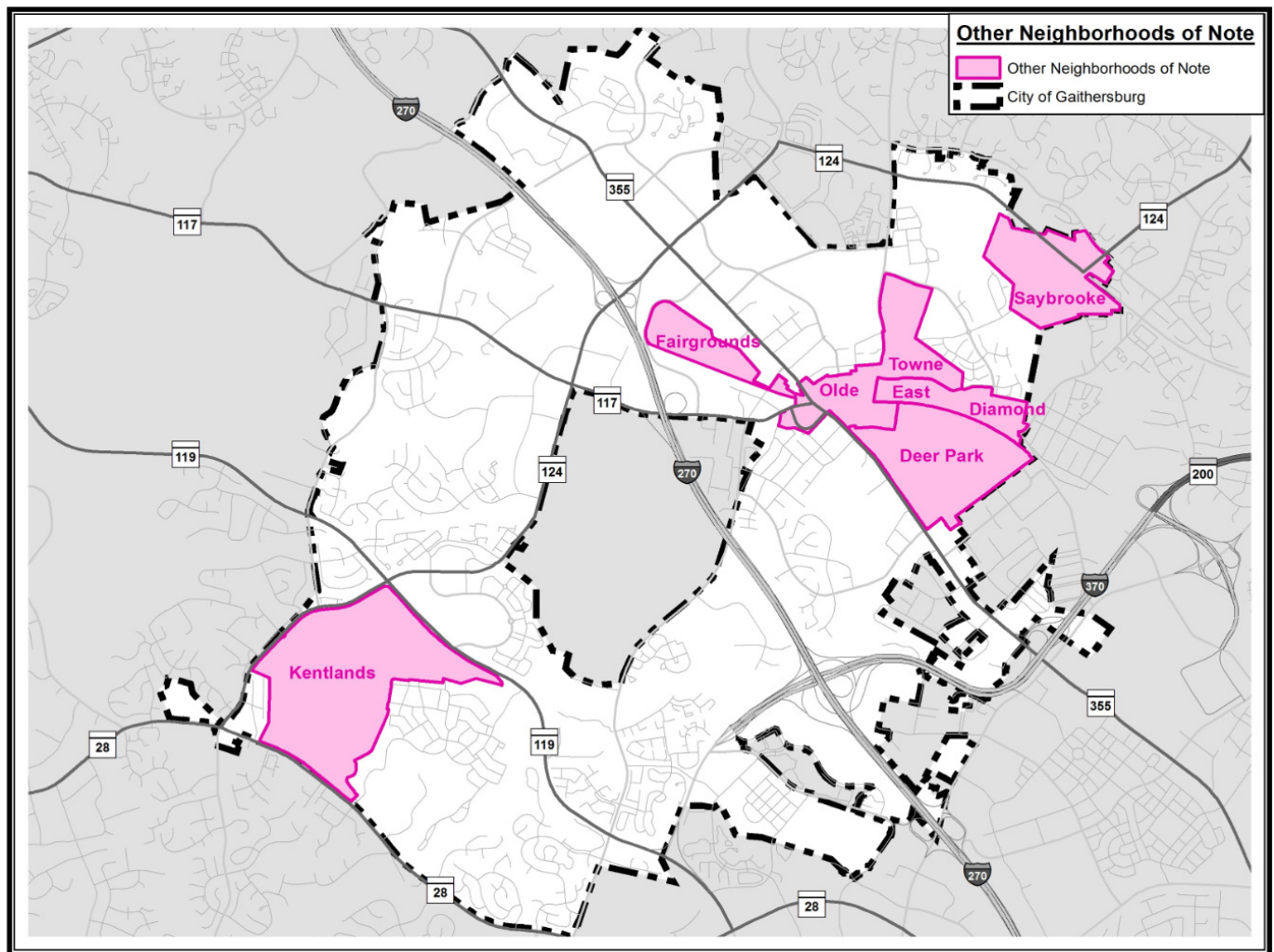


Other Resources of Note (Continued)



Other Neighborhoods of Note

Resource Name	Description
Montgomery County Fairgrounds	Collection of wood-frame exhibition and service buildings constructed beginning in 1949.
Olde Towne	Currently a Courtesy Review area, the commercial center developed shortly after railroad arrived in 1873.
East Diamond Avenue	Collection of Victorian-era residences constructed in the late 1800s and early 1900s.
Deer Park	Development of this residential neighborhood began shortly before World War II and accelerated after the war.
Saybrooke	Developed in late 1980s, the neighborhood was a forerunner to New Urbanism.
Kentlands	Internationally-recognized New Urbanist community welcomed its first residents in 1991.



V. Historic Preservation in Action

Gaithersburg strives to meet its environmental, economic, and social sustainability goals. Historic preservation is closely linked to each of these components and is an important part of the City's overall sustainability policy. What follows are examples of how preservation supports each of the three areas of sustainability.

Environmental Sustainability

Historic preservation is an important part of environmental sustainability and green building initiatives. It directly supports environmental sustainability through conservation of resources, design features, embodied energy, and windows that keep historic buildings in use and functional over long periods of time.

Resource Conservation

The continued use of existing buildings and communities minimizes the destruction of natural areas necessary for wildlife habitat and air and water quality. Continued use of existing buildings also reduces the demand for new materials, limiting impacts on the environment. Older communities are often located on established transportation corridors and in proximity to workplaces, so fuel consumption from cars is minimized, and residents can utilize more environmentally forms of transportation such as walking, bicycling, and mass transit.

As developable land becomes scarce, communities are recognizing the need to curb landfill waste. About a quarter of the material in solid waste facilities is construction debris, much of that from the demolition of older buildings.² According to EPA estimates, residential demolition produces 115 pounds of waste per square foot, and non-residential demolition generates 155 pounds of waste per square foot.³

² (Rypkema Winter 2006)

³ (Cronyn and Paull March 2009)

In This Chapter

Environmental Sustainability

- Resource Conservation
- Sustainable Design Features
- Embodied Energy
- Wood Window Retention

Economic Sustainability

- Small Business Incubation
- Downtown Revitalization
- Main Street Resiliency
- Local Historic District Values
- Tax Credit Investments
- Heritage Tourism
- Adaptive Reuse

Social Sustainability

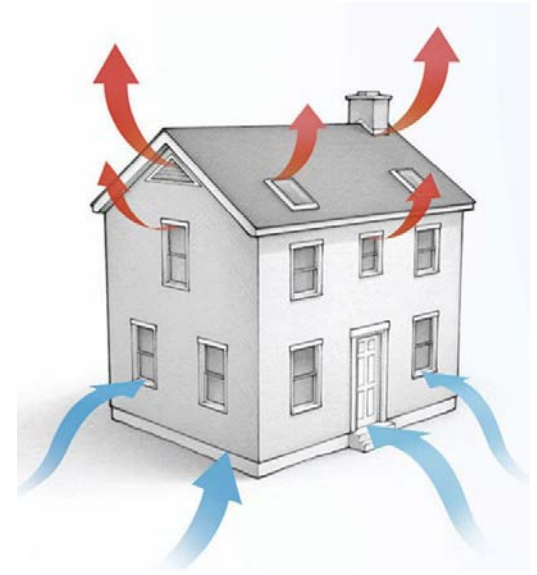
- Community Design
- Affordable Housing
- Diversity

Resource Conservation (Continued)

In 2016, the Portland, Oregon, City Council approved an ordinance that requires owners of older single family homes and duplexes who seek a demolition permit to deconstruct the building in order to maximize the reuse of salvageable materials and minimize the amount of materials that are deposited in a landfill. Portland expects the ordinance to create jobs, lead to the reuse of 8 million pounds of materials every year, and limit disposal of potentially harmful materials such as lead and asbestos.⁴

Sustainable Design Features

Architect Carl Elefante wrote: “The greenest building is...one that is already built.” Many older buildings are inherently sustainable through their design. Data from the U.S. Energy Information Administration show that commercial buildings constructed before 1920 on average used less energy per square foot than buildings constructed after.⁶ Older buildings, including those found in Gaithersburg, were often designed to take advantage of naturally occurring energy. The multiple window openings allowed ample air and sunlight and encouraged cross ventilation. Chimneys and windows in the basement and attics also facilitated natural air passage through the stack effect. The high ceilings enabled warm air to rise to the top of the room and allowed more sunlight to reach the center of the room. Louvered window shutters controlled heat gain in the warmer months, and encouraged heat retention in the colder ones. Double sash windows provided the opportunity to pull in cool air when the bottom sash was open and let out warm air when the top sash was open. Wide roof overhangs shaded interiors, as did deep front porches. Large shade trees, common in historic neighborhoods, also help lower interior temperatures in warmer months while still allowing ample sun in the winter after leaves have fallen.⁷



In the summer, cooler air enters buildings at the base and exits at the top.

Source: FineHomeBuilding.com

Embodied Energy

Embodied energy is the energy consumed by all of the processes associated with the production of a building, including collection, delivery, and assembly of the components. Preserving a historic structure retains this energy.

Older buildings generally are constructed of durable materials such as brick, plaster, concrete, and wood, while newer construction often utilizes less durable and biodegradable materials such as plastic, wood, vinyl, and aluminum.⁸ According to a life cycle analysis study, in almost every instance building retrofit resulted in fewer negative environmental impacts than new construction when buildings of a similar size and functionality were compared. Savings ranged from 4 percent to 46 percent over new construction. The environmental savings for building reuse in the analysis varied based on building type, location, and assumed level of energy efficiency. The study also analyzed the climate impacts of new, energy-efficient construction. However, the study found it can take from 10 to 80 years for an energy-efficient new building to overcome the impacts created by its construction.⁹

⁴ (City of Portland n.d.)

⁶ (Preservation Green Lab 2011)

⁸ (Rypkema Winter 2006)

⁵ (Elefante Summer 2007)

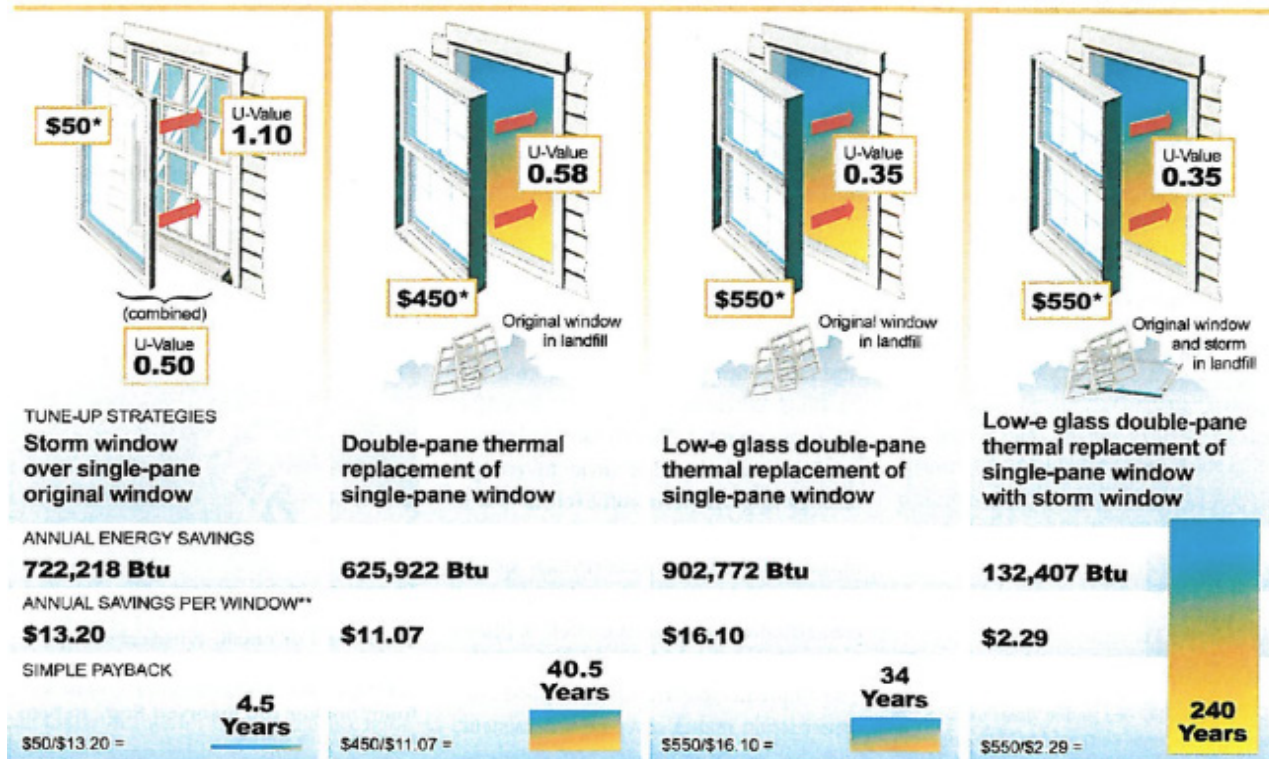
⁷ (Whole Building Design Guide 2016)

⁹ (Preservation Green Lab 2011)

Wood Window Retention

Even the replacement of a building's components may have a negative environmental effect long term. Poorly performing wood windows are most often targeted for replacement in favor of modern windows with better insulation ratings, known as R-value. A traditional single-pane sash window has an R-value of 1, compared with an R value of 3 for a new double-pane, sash window. Improvements such as the addition of storm windows, trim, and weather-stripping can result in efficiency similar to that of new insulated glass windows. In addition, windows on older buildings are often built of old growth wood that can be repaired indefinitely, unlike modern windows that often cannot be fixed and typically have a lifespan of a decade or two. The displaced windows are rarely of the same or better quality than the replacements. The energy required to manufacture a vinyl window is 40 times more than a comparable wood window; aluminum windows require 126 times more energy.¹⁰ And, unlike traditional wood windows, vinyl and aluminum windows have few recycling options and often end up in landfills.¹¹

Let the Numbers Convince You: Do the Math



Source (Keith Haberern P.E., R.A. Collingswood Historic District Commission)

¹⁰ (D. Rypkema 2007)

¹¹ (Rypkema Winter 2006)

Economic Sustainability

Heritage Tourism

Historic buildings represent a substantial economic investment by previous generations. The economic benefits of protecting historic resources are well documented across the nation. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism. Quality of life improvements associated with living in historic neighborhoods may also help communities recruit desirable businesses.

Small Business Incubation

Old buildings nurture small business development. According to the U.S. Small Business Administration, independent firms with fewer than 500 employees make up about 50 percent of private sector employment and 64 percent of new private sector jobs.¹² Approximately 85 percent of new jobs are created by businesses with fewer than 20 employees. Entrepreneurial businesses of this size—particularly startups—frequently seek affordable rents not in new, corporate office style settings but in the older buildings that populate traditional commercial centers.¹³

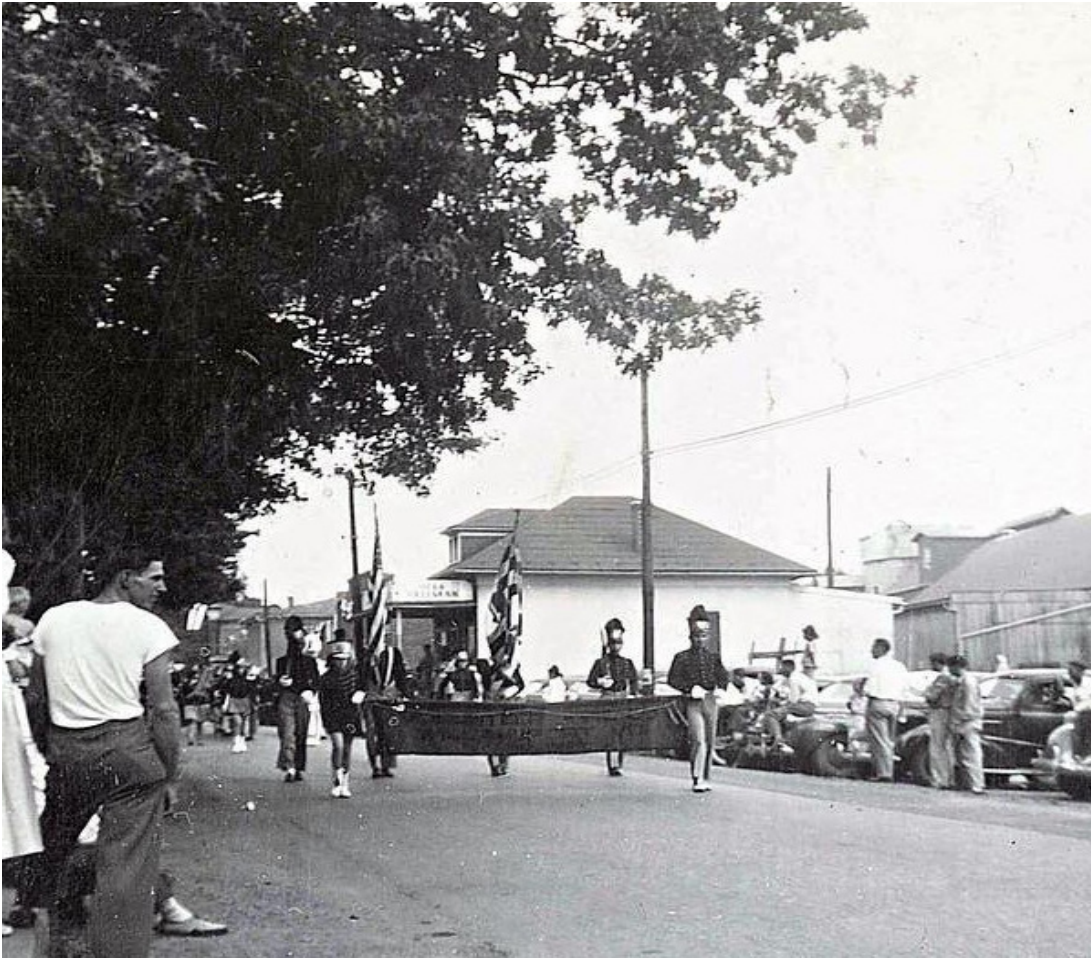
A 2014 study on the urban vitality in Washington, D.C., compared the city's older small-scale commercial buildings located in neighborhood cores with newer and taller office buildings, which are primarily located downtown. The taller office buildings were home to a larger number of jobs overall, but the historical buildings had more jobs per square foot. Further, the city's older small-scale commercial buildings fostered more small businesses, new enterprises, non-chains, and women and minority-owned companies than the city's newer office buildings.¹⁴

By encouraging locals and visitors to discover historic places, heritage tourism programs support objectives for preservation and economic development. They may also help forge lasting preservation partnerships between diverse groups and organizations.

¹² (U.S. Small Business Administration Office of Advocacy September 2012)

¹³ (Rypkema Winter 2006)

¹⁴ (Preservation Green Lab May 2014)



Main Street Labor Day parade.

Downtown Revitalization

Main Street America, a component of the National Trust for Historic Preservation, seeks to rejuvenate beleaguered commercial areas that range in size from small downtowns to urban commercial districts. The Main Street Approach seeks to utilize historical buildings to grow small, local businesses to offer consumers a unique experience. Since the Main Street program was launched in 1980, approximately 125,000 new businesses and 500,000 new jobs have been created for a reinvestment ratio of \$26.14 for every \$1 spent.¹⁵ Main Street America funding was utilized in the 1980s for façade upgrades in Gaithersburg’s Olde Towne. There are 28 Main Streets in Maryland, including in nearby communities such as Takoma Park, Frederick, and Mount Airy.

Main Street Resiliency

Older neighborhood-oriented commercial areas are less susceptible to market shifts than large retail centers in outlying areas. In recent years, large-scale malls and strip shopping centers have struggled to adapt to consumer demands in wake of the growth in online shopping resulting and stores are closing at record levels—and taking jobs with them. The e-commerce boom has also affected older commercial cores, but the locally owned businesses located in those areas can more quickly adjust to market trends to offer unique retail experiences that cannot be met on the internet.¹⁶

¹⁵ (Main Street America n.d.)

¹⁶ (Gray 2017)

Local Historic District Values

The primary goal of local historic districts is to maintain a neighborhood's distinctive characteristics, but local historic districts also create an investment environment. Historic preservation also has a positive effect on the value of residential properties. A number of studies of historic districts from across the United States and in Maryland have concluded that locally landmarked historic districts appreciate equal to and often times higher than non-designated properties. Further, the studies have found that historic properties are more resilient to fluctuations in the real estate markets.¹⁷ This was the case with a study of historic districts in Maryland such as Annapolis, Frederick, Chestertown, and Laurel.¹⁸

In 2017, Gaithersburg Staff tested this premise with a report titled Fiscal Impact of Local Designation on Gaithersburg's Historic Districts (Appendix B). Residences within the City's two historic districts—Brookes, Russell, and Walker and Chestnut/Meem—were studied and compared to residences within three comparable non-designated neighborhoods Realty Park, Observatory Heights, and Deer Park. The results showed that historic designation of the two historic districts had not had a negative effect on the value of the properties contained within the district boundaries when compared to properties within the three non-designated neighborhoods. The economic value indicators in the Brooks, Russell, and Walker and Chestnut/Meem historic districts often performed comparably—and sometimes better—than the indicators compiled for the three non-designated neighborhoods. The City's two locally landmarked historic districts also performed favorably in wake of the 2001 and 2007 economic recessions.

Tax Credit Investments

Historic preservation tax credit programs at the local, state, and national levels have proven successful. Historic renovation work is labor intensive, and an analysis revealed that since 1976, the federal Historic Tax Credit (HTC) has been utilized for the rehabilitation of about 40,000 buildings and created 2.4 million jobs. Every dollar in tax credits has returned \$1.20 in tax revenue to the government and has led to an average of \$4 private investment. In Maryland, the federal HTC was used for 397 rehabilitation projects from 2001 to 2013 and led to the creation of about 10,000 permanent jobs.¹⁹

Meanwhile, a study of Maryland's statewide historic tax credit program found that every \$1 of tax credits provided the state with a return of \$8.53, about 40 percent of which went toward wages. The study also found that 73 jobs are created for every \$1 million in state tax credits.²⁰

¹⁷ (Rypkema Winter 2006)
¹⁸ (Rypkema 1999)

¹⁹ (Place Economics June 2014)
²⁰ (Cronyn and Paull March 2009)

Heritage Tourism

Heritage tourism, the travel to places and participation in activities that recall the past, is a strong economic generator. A study found that “heritage visitors stay longer, visit twice as many places, and on a per trip basis spend two and one-half times as much money as other visitors.”²¹ Tourism is a \$6 billion industry in Maryland, and many visitors are drawn to the state for its historic activities. Heritage tourists spend on average about 40 percent more per household than other visitors to the state.²² In Gaithersburg, visitors are drawn to places such as the International Latitude Observatory and B&O Railroad Station, Community Museum, and Rolling Stock.



Top: The Thomas Cannery when it was used as a cannery.

Bottom: The Thomas Cannery after it was rehabilitated into offices.

Adaptive Reuse

Buildings must adapt to meet modern needs in order to survive. Adaptive reuse is a process to retrofit an underutilized building for a new purpose. The most successful adaptive reuse projects are those that retain a building’s historic character while modernizing it to provide future value. Older buildings with open floor plans such as churches, offices, and industrial spaces are particularly well-suited to adaptive reuse. They were often built of durable materials and feature one-of-a-kind architectural details.

There are many other examples of adaptive reuse projects in the area. For example, Miller’s Court in Baltimore was a shuttered former tin can factory before it was converted into affordable housing for Baltimore public school teachers. It also has office space to house education-related nonprofits.²³ In Gaithersburg, the Thomas Cannery and Granary Row are examples of former industrial spaces that have been repurposed into commercial and office space while maintaining the historic appearance. The Arts Barn is another example of a building that has been transformed into a new use while still reminding of its past use as a horse barn.

²² (Rypkema 1999)

²³ (Berton 2011)

²¹ (Rypkema Winter 2006)

Social Sustainability

This aspect of sustainability relates to the upkeep of Gaithersburg’s cultural traditions and social fabric. Preserving historic places and patterns promotes cultural and social sustainability by supporting everyday connections between residents and the cultural heritage of the community. These connections are reinforced by the physical characteristics of historic places.

Community Design

The design of most historic development promotes social interaction that supports a high quality of life and helps build a sense of community. Historic development is often compact and walkable, providing an environment for impromptu mixing of different cultural and economic groups. Front porches and other direct connections to the public realm provide additional opportunities for community interaction in historic areas.

The compact, pedestrian-friendly nature of most historic areas directly supports environmental sustainability by promoting smaller, more energy-efficient structures, reducing vehicle use, and supporting healthy-living initiatives such as physical activity and interaction among residents. Historic neighborhoods such as the Brookes, Russell, and Walker and Chestnut/Meem Historic Districts also tend to be centrally located with convenient access to public transportation systems. This physical pattern, combined with the inherent cultural developments such as parks, places of religious worship, businesses, and post offices, provides significant support for the community’s overall sustainability effort. Newer neighborhoods in the City, such as Saybrooke, Lakelands, and Kentlands have embraced these traditional design patterns.



Right: Gaithersburg-Washington Grove Volunteer Fire Department before the Labor Day parade.

Affordable Housing

Affordable housing is an ever-present issue in this country. Preservationists have been criticized for gentrifying the neighborhoods inhabited by yesterday's elite.²⁴ But this criticism fails to take into account the varied housing types available in older neighborhoods, particularly those that were built for working-class families. These less grandiose neighborhoods feature a mix of housing types. Residences constructed prior to 1950 are home to a significant portion of lower income families.²⁵ These homes may lack the amenities and room sizes common in new construction, but they do provide naturally occurring workforce housing options. A number of these residences exist in Gaithersburg in the form of Cape Cod type single-family homes and multistory, garden-style apartment buildings in the City's oldest neighborhoods. For example, in the Chestnut/Meem Historic District residences vary from detached single-family homes measuring up to 3,000 square feet to duplexes as small as 675 square feet.

Diversity

The United States continues to grow more diverse, and in few places is this more evident than in Gaithersburg. According to a 2017 analysis on household, religious, socioeconomic, cultural, and economic diversity, Gaithersburg was one of the most diverse cities in the United States.²⁶ Gaithersburg's oldest neighborhoods, such as the Chestnut/Meem Historic District, Deer Park, Observatory Heights, and Brown's Addition, reflect this mix as people of differing ethnicities and incomes live in close proximity. However, this is not the case in all of the City's neighborhoods, particularly those without a variety of housing sizes and those that have been built with homogeneous-priced housing.



Gaithersburg Community Museum at night.

²⁴ (Meeks 2016)

²⁵ (D. Rypkema 2007)

²⁶ (Bernardo 2017)

VI. Preservation Objectives and Action Items

Realizing Gaithersburg's vision for historic preservation requires the coordinated participation of many individuals, departments, and organizations. This chapter describes a series of objectives and actions that will help achieve the vision for historic preservation in the City. The following objectives and action items expand on those found in the 2003 Preservation Element. They seek to improve the efficiency of the City's preservation program and implement new advances since approval of the last element. The objectives reflect an expanded plan for implementation through policy and regulatory changes; express the goals defined in the City's annual Strategic Directions; reemphasize the connection and relationships between the Preservation Element and the other Master Plan elements; and reaffirm the role of historic preservation in the City's sustainability efforts.

The objectives are presented in a hierarchical structure and are organized around the three components of sustainability and the six preservation program areas described in Chapter 2. At the highest level, objectives indicate desired future conditions. Each action item indicates the general course of action and provides guidelines for decision making.

Effective preservation programs offer special incentives and benefits to stimulate investment in historic properties; encourage owners to follow appropriate rehabilitation procedures; and assist those with limited budgets.

- Offer incentives and benefits to cover a wide range of conditions.
- Enhance regulatory incentives to encourage preservation.
- Expand technical assistance programs to promote preservation.
- Establish a financial program to assist in the retention of legacy businesses at risk of closure.

A preservation program closely aligned with environmental sustainability.

- Promote preservation's role in City's environmental efforts.
- Investigate benefits of an ordinance that requires salvage of materials and careful deconstruction of structures approved for demolition.
- Use the City's programs to promote the link between preservation and sustainability.
- Provide design guidelines to historic property owners on the installation of solar, geothermal, and other renewable energies.
- Encourage planting of native and sustainable tree, shrub, and plant species.

Preservation should support economic development opportunities.

- Encourage active use of historic resources.
- Leverage the economic development opportunities provided by Gaithersburg's historic resources.
- Promote financial incentives that stimulate investment in historic properties.
- Embrace modern fundraising tools to finance preservation projects.
- Research strategies to reinvigorate older neighborhoods to increase City's tax base.
- Promote adaptive reuse of existing building stock so that underutilized buildings can be returned to active use.
- Integrate existing historic buildings into new development projects.

Historic preservation should be integral to City planning programs and balanced with social sustainability.

- Capitalize on and promote historic resources in community planning efforts.
- Promote ease of use, transparency of administration, and predictability in the preservation program.
- Establish heritage-themed programs that encourage exercise.
- Encourage reuse of existing buildings with the understanding that buildings must change in order to survive.

Administration of the program should include providing sufficient Staff and maintaining a well-managed Historic District Commission; and providing convenient access to information needed by property owners and other users.

- Maintain a certified historic preservation program.
- Monitor the performance of the preservation program on an on-going basis to assure that it maintains a high level of performance.
- Ensure that administrative resources are adequate for efficient operation of the program.
- Encourage outreach to historic property owners through technology such as listservs, email lists, social media pages, and text messaging.
- Promote collaboration among City departments, boards and commissions.

Identify the significance of the resources and also operate as a planning tool that is coordinated with other local land use regulations and incentive systems.

- Use zoning tools to promote historic preservation goals.
- Use cultural resource survey information in the City's resource designation and management tools.
- Enhance the level of survey information that is available to the public digitally.
- Complete the architectural survey of the potentially significant sites listed in the 2003 Element along Frederick Avenue and in Olde Towne.

Management of preservation regulations should reflect best practices in organization and content.

- Provide incentives to protect historic resources from demolition.
- Establish minimum mitigation standards for the demolition of structures 50 years or older.
- Ensure continuing maintenance of historic buildings.
- Develop a system to survey properties nearing the 50-year threshold.
- Update the Preservation of Historic Resources section of the City Code to reflect current preservation policies and goals.
- Establish clear categories for historic resource designation.
- Utilize the latest technology at Staff's disposal to capture visual information.
- Review the feasibility of a "tiered survey system" for historic resources that would streamline City review processes.
- Encourage efficient review of changes to historic resources by Staff or Consent reviews for clearly defined categories of work items.
- Utilize existing code language to limit effects on existing historic resources.
- Design guidelines should provide material flexibility to historic property owners to reflect a vibrant, changing City.

Educate historic property owners on City's past and the best practices for maintaining historic resources.

- Develop tour guides through mediums such as brochures, apps, and website.
- Hold educational events that educate historic property owners on best preservation practices.
- Encourage historic property owners to research the history of properties and share findings with City and other citizens.
- Create up-to-date, interactive maps of the City's historic resources.
- Program activities that celebrate the City's heritage.
- Implement a heritage education component to relevant City events.
- Create exhibits that promote the City's heritage.

City Staff shall strive for interdepartmental collaboration to advocate for preservation.

- Probe merits of an update to the 1999 Tree Inventory of Historic Districts.
- Install public art that recalls the City's past.
- Expand the use of web-based preservation information.
- Maintain City-owned historic properties in a manner that maintains historic integrity.
- Utilize technological advances to develop tours that further the City's heritage tourism opportunities.
- Ensure existing historic property owners comply with City regulations.
- Establish a central, publicly accessible archive containing written histories, photographs, videos, and oral histories.

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Appendix A:

Photos of Designated Historic Resources



HD 2 - International Latitude Observatory



HD 3 - B&O Railroad Station and Freight Shed



HD 4 - Belt Building



HD 6 - Fulks House

Appendix A:

Photos of Designated Historic Resources



HD 11 - Thomas Cannery



HD 13 - Y Site



HD 14 - Brookes, Russell, and Walker Historic District



HD 15 - Exchange Building

Appendix A:

Photos of Designated Historic Resources



HD 17 - Talbott House



HD 20 - Amiss House



HD 22 - Chestnut/Meem Historic District



HD 27 - Brewster-Lipscomb House

Appendix A:

Photos of Designated Historic Resources



HD 28 - Fulks-Harding House



HD 30 - Ridgley-Royer House



HD 32 - England-Crown Farm



HD 33 - Severance House

Appendix A:

Photos of Designated Historic Resources



HD 34 - Kentlands Firehouse



HD 35 - Kentlands Mansion



HD 36 - Kentlands Brick Building



HD 37 - Kentlands Arts Barn

Appendix A:

Photos of Designated Historic Resources



HD 39 - Kentlands Green and Dog & Cat Building



HD 40 - Kentlands Carriage House

Appendix B:

Fiscal Impact of Local Designation on Gaithersburg's Historic Districts



Gaithersburg
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Fiscal Impact of Local Designation on Gaithersburg's Historic Districts

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