

Ordinance No. _____

ORDINANCE:

To grant Zoning Map
Amendment Application
MAP2011-00109, Mayor and
Council of Rockville,
Applicant

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2011-00109, requesting that the property located at 540 Beall Avenue, Rockville, Maryland, and further identified as Lot 50, Block 7, in the subdivision known as “West End Park, containing 9,250 square feet of land, more or less, be placed in the Historic District; and

WHEREAS, the subject property was evaluated for historic, architectural and cultural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 28th day of February 2011, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was published in accordance with the requirements of Article 66B of the Annotated Code of Maryland; and

WHEREAS, on the 28th day of February 2011, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the property located at 540 Beall Avenue, Rockville, Maryland, and further

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identified as Lot 50, Block 7, in the subdivision known as “West End Park, containing 9,250 square feet of land, more or less, is historically significant to the City and the County. The property at 540 Beall Avenue exemplifies the development of West End Park, one of the important late 19th century subdivisions in Rockville. This subdivision was based on a national suburban model made possible by the extension of the Metropolitan Branch of the B&O Railroad from Washington DC into Rockville. The specific history of the property illustrates the economic hazards of the rampant land speculation in the late 19th century, and illustrates the city’s slow recovery at the turn of the 20th century.

The property was part of the proposed development of West End Park by Henry N. Copp. The subject property was part of the land sold by John Vinson to Henry Copp in 1890, who envisioned a large subdivision named West End Park. Copp’s 1890 publication, entitled: *How to Get Health, Wealth, Comfort. Peerless Rockville. What it offers to Homeseekers and Investors*, provides a glowing view of life in the Town of Rockville in the late 19th century.

540 Beall Avenue is a transitional vernacular Front Gable two-story frame house, built circa 1909. With Victorian features such as the vertical scale patterned window in the front gable, and the [restored] front porch decorative elements, the house reflects late 19th century design. Early 20th century ideas that reflect the Prairie style and its relative, the American Foursquare, can be seen in the pyramidal roof and general massing. Finally, there are Colonial Revival details as well, such as the broken pediment in the front gable.

Such eclectic design was not a-typical in this time period. Technological changes meant that construction and design elements were manufactured rather than hand-crafted and separate elements, or entire houses, could be delivered inexpensively by rail. Product advertising with

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pattern books, magazines, and newspapers also encouraged and supported eclectic design by providing a menu of choices for the market, or “the homeseekers.”

The foursquare plan involves a side entry hall leading to the kitchen at the rear, with the living and dining rooms to one side to fill out the square. It’s an efficient house to build. This house reflects this general plan, but with modifications with the front gable addition and rear gable ell. The modest size of the house, which is seen elsewhere in the city at this time period, reflects the new ability of middle class families to buy their own homes. The house has relatively simple detailing, with a few special elements such as the decorative newel post on the first floor and the attic window on the façade; and

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property located at 540 Beall Avenue, Rockville, Maryland, and further identified as Lot 50, Block 7, in the subdivision known as “West End Park, containing 9,250 square feet of land, more or less, in the Historic District; and

WHEREAS, the placement of the property located at 540 Beall Avenue in the Historic District Zone will:

- a. Safeguard the heritage of the City by preserving the structure that reflects elements of the City's cultural, social, economic, political and architectural history;
- b. Stabilize and improve property values in the Historic District;
- c. Foster civic beauty;
- d. Promote the use and preservation of the structure for the education and pleasure of the residents of Rockville; and

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e. Promote the general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Mayor and Council of Rockville, MAP2011-00109, requesting the reclassification of the property located at 540 Beall Avenue, Rockville, Maryland, and further identified as Lot 50, Block 7, in the subdivision known as “West End Park, containing 9,250 square feet of land, more or less, and the same is hereby, granted, and the subject property is hereby included in and made a part of the Historic District.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of

Glenda Evans, City Clerk