



Re: Historic District Commission Meeting regarding 408 Great Falls
Judy Freedman to: HistoricDistrict

ATTACHMENT C

Rd.

06/16/2010 11:33 AM

I am not able to attend anything on Thursdays, so am making my opinion known here. People like me who have a live and let live attitude, and understand that people without fabulous incomes need a roof too, usually avoid the political power plays of the so called community organizations.

The vocal West End residents are opposed to any new housing construction, especially for high density, low income residents. They are trying to use the historic designation to oppose this because they simply do not want construction or more buildings in their neighborhood. These same people do not hesitate to have their own construction projects and greatly expand their house footprints so they don't care at all about environmental impact or construction mess. They drive everywhere in huge SUV's and few take public transit, so are big factors in traffic themselves while they complain about traffic impact. They welcomed the Town Center, which did more to increase traffic through the immediate neighborhood than all housing built in the area in the last couple of decades but suited their desire to "upgrade" Rockville's image in terms of affluence.

I was opposed to a church, which truly would have a huge traffic mess, having experienced this in other places I've lived. I have no problem with a few houses being built, even though the noise and dirt will impact me as well. I live in a house that probably could be designated historic, while most of them live in houses built since the 1970's. This is all NIMBY in thin disguise and a lot of hypocrisy and selfishness.

Judy Freedman

100 Dale Drive

For Public Record

6/18/10

ATTACHMENT C

" → Urge HDC to please preserve
HQS Great Falls Rd. Asset to
community. "

Ruth Sharon - 304 Great Falls Rd,
by phone call



Request for Postponement
Michael Callahan to: HistoricDistrict
Cc: SULLery

ATTACHMENT C

06/20/2010 01:48 PM

I am requesting that actions on the matter HDC2010-00511, concerning 408 Great Falls Road, be further postponed until August or September as the new date now falls during the period of long scheduled travel for Mrs. Callahan & myself. The purpose of the travel on and immediately before July 15 is to attend a number of memorial activities marking the passing of a treasured friend in Massachusetts who passed away last July. We are an active part of these memorial events. As we could have made it to the originally scheduled June 17 meeting, we understand the need to provide proper notice. However, the rescheduling to July caused by the late notice precludes our attendance.

As the homeowners most directly affected by actions and plans for that property, we trust this postponement request will be favorably received and granted.

As we have had no contact with Mr. Culp on this matter, we believe our presence at the meeting is important to fully understand the rationale for and implications of this request. We were supportive of an earlier specific single-family development that a prospective buyer, Jim Wolohan, had several years ago. However, we note again that this earlier specific proposal did not include a request to designate 408 as historic and, noting further, that the intervening years have seen at least one prospective use be discussed that would be inimical to our interest.

Sincerely,

Michael S. Callahan
112 Monument Street
Rockville, MD, 20850
301-762-6570



Re: Request for Postponement

ATTACHMENT C

Michael Callahan o Rziek

06/24/2010 08:03 AM

Cc: mollyhuntm, JWasilak, Sullery

History: This message has been replied to.

I am confirming that Mrs. Callahan and I do withdraw our request for postponement.
Thanks, again, for your prompt response and assistance.

Michael Callahan
112 Monument Street

On Jun 23, 2010, at 10:20 AM, Rziek@rockvillemd.gov wrote:

Dear Mr. Callahan,

Thank you for talking with me about your request to postpone the Evaluation of Significance hearing for 408 Great Falls Road, scheduled for July 15th. I have talked with Mr. Culp and given him your phone number. He asked that I tell you that he will call you. He stated his preference to go forward with the July 15th date because he would like to get an answer from the Historic District Commission, one way or the other, about their recommendation on the historic significance of this property.

Acknowledging that there is no required time frame for this application, the HDC Chair, Ms. Janet Hunt-McCool, has also stated a preference to retain this on the July agenda, noting that the full commission could decide to postpone their deliberations at that meeting, and take it up again at their following meeting. In that case, however, the HDC would not deliberate until September because they will take an August recess. That added delay could be a hardship for the owner.

Please know that the HDC encourages community participation, and any materials received prior to July 7th at 5pm (letter, email, fax) will be copied and included in the HDC brief book that will go out on Thursday July 8th.

Thank you for contacting the City. - Robin

Robin Ziek
Historic Preservation Planner
City of Rockville
111 Maryland Avenue
Rockville, MD 20850
(240)314-8236
FAX: 240-314-8210
rziek@rockvillemd.gov

<graycol.gif>mollyhuntm---06/21/2010 11:12:49 AM---Mr. Callahan, I have referred your request to Robin Ziek, our staff preservation planner, to ask he

<ecblank.gif> <ecblank.gif>
From: mollyhuntm@comcast.net
<ecblank.gif> <ecblank.gif>
To: Michael Callahan <mike_callahan@govstrat.com>, Rziek <Rziek@rockvillemd.gov>
<ecblank.gif> <ecblank.gif>
Cc: SUllery@rockvillemd.gov, HistoricDistrict@rockvillemd.gov
<ecblank.gif> <ecblank.gif>
Date: 06/21/2010 11:12 AM
<ecblank.gif> <ecblank.gif>
Subject: Re: Request for Postponement

Mr. Callahan,

I have referred your request to Robin Ziek, our staff preservation planner, to ask her about statutory limitations on postponements. If we are not under legal time constraints, I will then ask the commission to make a determination on postponement. Such a request may require a special meeting of the Historic District Commission, again, requiring proper notification to citizens. I will get back to you as soon as I hear from Ms. Ziek on procedure.

Best wishes,
Janet Hunt-McCool, chair HDC

cc: Robin Ziek, Scott Ullery

----- Original Message -----

From: "Michael Callahan" <mike_callahan@govstrat.com>
To: HistoricDistrict@rockvillemd.gov
Cc: SUllery@rockvillemd.gov
Sent: Sunday, June 20, 2010 1:48:48 PM GMT -05:00 US/Canada Eastern
Subject: Request for Postponement

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28

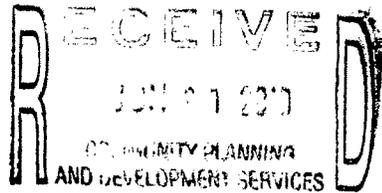
activities marking the passing of a treasured friend in Massachusetts who passed away last July. We are an active part of these memorial events. As we could have made it to the originally scheduled June 17 meeting, we understand the need to provide proper notice. However, the rescheduling to July caused by the late notice precludes our attendance.

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Sincerely,

Michael S. Callahan
112 Monument Street
Rockville, MD, 20850
301-762-6570



304 Great Falls Rd.
 Rockville, MD. 20850
 June 29, 2010

Robin Ziek
 Historic Preservation Planner
 City of Rockville
 111 Maryland Ave.
 Rockville, MD. 20850-

re: 408 Great Falls Rd.

I would like to see the Historic Preservation Committee designate the house at 408 Great Falls Rd. as a historic property.

I have lived at 304 Great Falls Rd for 44 years, and I think that the house and frontage provide a gracious entry to the city as people come off #270. This house gives a sense of what Rockville once was before the boom in cookie cutter mansions and I think it is important that the city retain some sense of its roots.

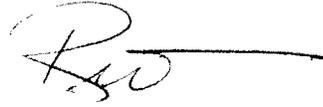
When there was an open house a couple of years ago, I first went inside the house and was completely charmed by the interior. From the upstairs window facing Falls Road you get a spectacular view of part of the West End.

I think it is important to preserve some of the

heritage of the city, and HOB is certainly a ^{ATTA}worthy ^{CHMENT} example.

Thank you for your consideration.

Sincerely,



(Ruth Shaw)

Shaw)



Preservation of Nicholson Home on Falls Road

ATTACHMENT C

GEORGE ELMORE t
o rziek
:

07/06/2010 10:45 AM

Ms. Ziek:

My wife and I lived at 205 Evans Street in Rockville from 1991 to 1998. Our backyard adjoined the Nicholson property. A gazebo in our yard was actually on Nicholson property. Our dogs romped on the open lots and they were befriended by Bill Nicholson. We helped him with his old dog who couldn't climb stairs, and Bill frequently penned our dogs during the day while we were at work.

Elizabeth (Boo) White Nicholson was widowed before we met her. She was a gracious hostess who frequently invited my wife over while I traveled abroad. My wife taught in Potomac and welcomed this companionship. Often Jack Oxley and other Rockville natives were there for cocktails.

Boo was the daughter of the doctor in Poolesville. She studied nursing in Baltimore and worked there. She married Brawner Nicholson, a banker, who was Bill's brother. The two brothers built their homes on "Nicholson Heights" about 1939 to 1940. Bill served in the US Army in Europe during WWII. I don't know about Brawner. The Nicholson family had held a large farm in that area. Bill told me that it included the land of the Falls Road/1-270 interchange.

Boo's family, the Whites, were prominent in the Poolesville area. Her father was the doctor. The ferry to Virginia is still White's Ferry. A Confederate officer ancestor led a noted raid across the Potomac into Maryland during the war. Boo had memorabilia of this event displayed in her home.

The Nicholson home with its mature trees, especially the huge magnolias, deserves consideration to be preserved as an example of mid-20th century architecture, values and lifestyle.

Roy and Mary Caryl Elmore
265 Walter Drive
West Jefferson, NC 28694

336-246-7567

112 Monument Street
Rockville, Maryland, 20850
July 6, 2010

City of Rockville Historic District Commission
111 Maryland Avenue
Rockville, MD, 20850

Mrs. Callahan and I are writing to urge the Historic District Commission not recommend the property at 408 Great Falls Road receive historic designation.

In general, we note that the City staff has done a great amount of earnest work on this property, and we understand how the staff, the Commission, and neighbors would like to see this property preserved as a large open space with a once fine old home upon it. We, too, would love to see it preserved as it is a treat to observe deer grazing at the old fruit trees and a falcon hunting rodents in the field. However, that desire translates into nostalgia, not history.

Mr. Culp deserves to be able to market his deceased relatives' property for use in accordance with the City's current zoning of the property. That attaches some degree of risk to us and other neighboring homeowners as the property passes hands. But that risk outweighs the risk to all that ensues if the historic designation process becomes a substitute for City Zoning processes and planning that should legitimately apply to this and other properties.

At the outset of the staff's discussion of the property's historic significance, it attaches much weight to its location within the Rockville Heights subdivision. It speaks to the slow development within the subdivision and notes that when development occurred, it was in accordance with a pattern that contributed to the low-density character of the neighborhood.

The fact is, there has never been a single family home built on a discreet single lot of the Rockville Heights plat. In fact, development has always ignored this plan. The Great Depression and the boom and bust cycles of development throughout the years didn't dictate this fact; if it did, development on lots of this size would have occurred during the good times. What we all need to realize is that Rockville Heights and its platted lots have never been the desire of a developer or a prospective home owner, and the fact that it is a failed project is no factor in preserving it as historical.

The staff also seems to anticipate, perhaps beyond its scope, the impact on Mr. Culp that a designation would incur as it discusses building lots remaining on his land. This discussion is speculation founded on little fact. There will be, in fact one useable lot (8) remaining unencumbered. The structure occupies, and would continue to occupy, part of lot 7. Lot 9 is partly on our property. Whatever the

legal definition of Minor Amendment may be, we all can be sure that such will neither be easy, nor be minor. Lots 7 and 9 will not likely be amendable to provide the necessary setbacks and easements to allow building. In any event, lot 8 remains as part of the Rockville Heights subdivision, on which no home has ever been built, and any resulting amended lots would be even smaller and more oddly shaped than those on the plat. The staff analysis in this regard is untenable, likely beyond its proper scope, and no value should be attached to it.

If, in fact, someone were to build on lot 8, it would be out of the "neighborhood character" and not in keeping with what the staff is purportedly out to preserve – "the low density estate" character of the properties and the neighborhood. So, by its own analysis in that regard, designating the property as historic defeats the intent to preserve the character of the property and neighborhood.

We are pleased to learn of the history of Mr. Culp's family and their fine careers in the Washington area and lives at home in Rockville. They were in fact a fine family and knowing their history is an important contribution to the City's body of historical knowledge. Mrs. Callahan has lived in Rockville since 1975 and in our house since 1987 and knew well her then- neighbor(s). It would be highly appropriate to commemorate the family as well as the Rockville Heights plan in a plaque that could be placed near the monuments in Monument Park, especially since that park is built on a good number of the Rockville Heights lots.

However, we see nothing in the staffs' analysis in this regard that rises to the level of historic that merits preservation of the property.

Similarly, and as the staff seemingly admits, there is no information that the work of the architect merits preservation.

The staff discussion of the structure's historical significance evidences quality effort as well, but falls short on certain facts. The home is an incomplete replica of a Colonial Revival home as it lacks a portico, arches above the doors and windows, and many other stylistic features. I've never seen a Colonial revival with a driveway and below-grade garage so prominently in view from the front and/or the front footage. While the structure may well have been informed by the Colonial Revival style, it fails as having the integrity of others in the neighborhood, especially 124 Monument Street and others on Adams Street, etc. It is more precisely an imitation Colonial, imperfect in many ways, and fails to meet a standard that should and does exist for designation.

We also have comments on the staff conclusions re the following criteria:

I.C. There's nothing about the platting of Rockville Heights or the subsequent development of the land that illustrates development here different than any other part of Rockville as one moves away from the Courthouses. Rockville Heights,

never having one home built on a platted lot, is an irrelevant part of this discussion.

I.D. There's no Rockville Heights subdivision in fact. It existed only on paper. It needs no historical marker. If the property truly represented the generational development of the City, then designation would mars this by forcing that type of development to halt. The sole prospect for development on the site would be sharply out of character with what is being "preserved".

II. A. It is not a good example of a Colonial Revival home. It is an imitation that pales in comparison with others that exist in the Rockville.

II.E. and III. In general I would observe that if the same general logic were applied to the now destroyed shopping center in downtown Rockville, one could apply nice words on its behalf in the effort to have it preserved ("the subject property constitutes the commercial center of Rockville and stands environmentally intact as an example of shopping center development that took place in the second half of the twentieth century... etc,").

Specifically, I believe the staff effort shapes the historical designation process to achieve a preservation of part of Falls Road by evoking it as, "one of the gateways to what was the town of Rockville." Similarly, it plays to emotions when it describes the, "feeling and association with the Nicholson family."

I have heard City staff and others state, "wouldn't it be nice if we can save all that open space on the corner of Monument Street and Great Falls," or "I knew the Nicholson family and it would be nice to leave the property as it was when they were alive." These remarks reflect those emotions and fond memories (which we share) rather than any fact of history.

We respect those emotions and feelings. We also would certainly benefit if the property is not developed in the near future, as it will almost certainly be, if the designation were to go forward and be approved since we will continue to have this large open space next to us until the parcel is saleable. It will, under historic designation and under the lingering economic conditions, remain vacant for some time.

We also might act differently if the Nicholson family were to request the designation. While we suspect we may harbor the same views as we express here, we might well have decided not to comment if that were the Culp's wishes. As fine neighbors the family would merit our support. But we would likely not believe it to be a true application of the designation process.

But that is not the case and it is our position that Mr. Culp is in jeopardy of being the victim of a process that will be used to preserve a nostalgic vision of what many perceive to be the way things were rather than the preservation of a

structure or a property that rises to historical significance to merit designation. Such imperfect use of the historic designation process has implication for every property owner who owns in the boundaries of the Rockville Heights plat.

In summary, we make two points.

First we applaud the time and effort that the staff and all who are concerned with preserving Rockville's history put into this matter. A plaque commemorating the history of the site in Monument Park would be fitting.

Second, we do not think that the structure or the property at 408 Great Falls Road rise to meet the requirements for designation as historic.

I withdrew a request for postponement of the July 15th in order to let this matter move forward out of respect for Mr. Culp and his right to get a decision from the City on this matter. July 15th is the one night that Mrs. Callahan & I would be unable to attend. Please allow sufficient time for us to view the meeting and provide additional comments.

Sincerely,



Michael S. Callahan
112 Monument Street
Rockville, MD, 20850
301-762-6570

July 7, 2010

Historic District Commission
City of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

HAND DELIVERED

Ladies and Gentlemen:

RE: Evaluation of Significance HDC2010-00511
408 Great Falls Road

I was very pleased to learn that after evaluating the above referenced property, the Historic District Commission (HDC) staff has drafted a Motion of Approval.

The home and its surrounds speak to a grace and civility that is too quickly disappearing from our area and, indeed, society in general. With the tragic loss of Chestnut Lodge, a respected landmark located on a major thoroughfare, and the incredible amount of development in our area, it has become even more important to preserve homes and natural landscapes as represented by the Nicholson property. It is a beautiful and welcoming sight as you enter Rockville via Great Falls Road and an important part of the ambience of Rockville.

After moving here in 1964, I rented and eventually purchased my home from the Nicholsons. I am very fortunate to have a view of their home, graced by the screened-in porch and the amply wooded land on which it is situated. The Nicholsons were a kind and generous family; an active and integral part of the community. My personal experiences with them were many and support my description of their character.

I would not only like to see the home designated historic, but also the land that is part and parcel of the property. The unnecessary downing of mature trees and other beneficial growth would be yet another detriment to our ecology should future development occur. Under careful monitoring by the HDC, perhaps insult to the environment would be kept at a minimum.

Although change is inevitable, I hope that a decision will be reached to preserve and protect the integrity of the property at 408 Great Falls Road. The stewardship of our historical inheritance is a responsibility that must be taken seriously.

Very truly yours,



Barbara A. Nottingham
13 Dale Drive
Rockville, MD 20850
301-762-5696

DONA E. HOUSEAL

MEMBER, MARYLAND BAR , (Retired)
DISTRICT OF COLUMBIA BAR (Retired)

Email: dchous4law@Verizon.net
FAX (301) 309-0428
Telephone: (301)309-1308

FAX TO: Robin Ziek, Historic District Commission
City of Rockville

FAX NUMBER: (240)314-8210

DATE: July 7, 2010

RE: HDC2010-0051, 408 Great Falls Road

FROM: Dona E. Houseal

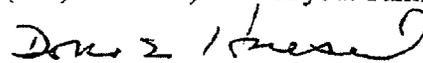
OUR FAX NUMBER: 301-309-0428

NUMBER OF PAGES including this cover page 5

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MESSAGE: Ms. Ziek, Attached is my letter of comments on the above-referenced property with attachments. If you have any questions, please contact me at (301)309-1308). Thank you. I anticipate being present at the hearing on July 15, 2010.



Dona E. Houseal

~~Please substitute a letter page.~~
~~Thank you~~

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C:\Files\Firms\FAX.HDC 07.07.10.wpd

(38)

107 Dale Drive
Rockville, Maryland 20850
July 7, 2010

To the Chair and Members of the City of Rockville Historic District Commission
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: HDC2010-00511 - 408 Great Falls Road

I am Dona E. Houseal and I have lived at 107 Dale Drive, Rockville since July 1988. 408 Great Falls Road is the only brick colonial revival of its style and historical significance one sees entering and leaving Rockville. The house stands on a promontory facing Great Falls Road and is an impressive edifice in the immediate area of the Great Falls Road leading into Rockville.

The Nicholsons were an old Montgomery County family. While they were living in the neighborhood, they told me they had a home near Seneca which was condemned and leveled by the US Park Service when the canal and towpath were built.

According to a longstanding neighbor, the Nicholsons operated a farm with the main house on the West Side of I-270 before the Route I-270 was built. Prior to this event, the house(which sat on the west side of what is now I-270) and that part of the farm was condemned or sold (page 9 of the Md. Historical Trust Inventory Form). The Nicholsons moved to the house in Rockville in approximately 1941. The area along the West side of Dale Drive in Rockville was owned in part by the Nicholsons and was farmed until the area was subdivided and the properties sold off.

I knew both Elizabeth Nicholson and Billy Nicholson. They recounted their early days as socialites(Staff Report - Paragraph 8) and their parties and social events. Anyone who knew these

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408 Great Falls Road - page 2

individuals was impressed by their character, class, kindness and sense of humor.

The house and surrounding trees (large magnolia, holly and evergreens) sits on a promontory of land facing Great Falls Road and is unique. Its design is symmetrical and has architectural details such as boxed cornice and classical surround to the front door. (Staff Report - Paragraph 7).

To allow it to be demolished would not only rob Rockville of this visible historical landmark, but would render this residential access to Rockville unremarkable.

Nicholson is a well-known family name in this area. To deny historic district designation to this property would obliterate this last remaining building of historic reference as a gateway from Great Falls Road to Rockville.

If the total property is designated historic, the Historic District Commission would have review authority over design of new homes. By Maryland Code, the Historic District Commission is directed to provide lenient review of new construction and preserve the character of the neighborhood.

Sincerely,

Dona E. Houseal

C:\Files\DEH Personal\408 Great Falls Road. 07.07.10.wpd

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7. Description

Inventory No.

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This brick-veneer two-story, three-bay Colonial Revival house was built c. 1940. The enclosed area includes approximately 1,600 square feet, not including basement or attic space. It has a slate side-gabled roof and a brick veneer foundation. There are porches on each side and an exterior brick chimney on the left side. A built-in two-car garage is accessed on the right side at the basement level.

The symmetrical front façade faces northwest toward Great Falls Road and is deeply set on its 1.5-acre lot. The center six-panel wood door has a decorative architrave with hood and fluted pilasters. Single 1/1, double-hung vinyl-sash windows flank the door on the first floor. Each has six-light snap-in grilles and fiberglass shutters. There are three vinyl-sash double-hung windows on the second story. Two are directly above the first floor windows and have 8/8 snap-in grilles. A smaller four-light vinyl-sash double-hung window is directly above the door. The cornice, vergeboard and soffit appear to be clad with aluminum.



Front and West Elevations



The west elevation includes an enclosed porch on the first floor above a basement-level two-car garage. The porch framing is clad with aluminum siding. The front and rear walls of the porch each contain a triple double-hung 6/6 vinyl-sash window. The west façade of the porch has two of these triple windows. The porch is accessed from the interior space via a multi-light wood door. The second floor contains a 12-light door that accesses the rooftop of the porch. This roof has a two-rail balustrade along the perimeter. There is also a 1/1 double-hung vinyl-sash window with six-light snap-in grilles. A smaller window is located in the apex of the gable. Each opening is flanked by synthetic shutters. Cornice returns and vergeboards are sheathed with aluminum. The submerged garage has a full-width overhead door.

The rear elevation has a nine-light door which is contained within a small shed-roofed screened porch. Windows are double-hung, vinyl-sash. A shed dormer breaks the rear slope of the roof and is clad in aluminum siding with a standing seam metal roof. There are three double-hung vinyl-sash windows in the dormer.

~~4~~
41

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	Architect/Builder	Browner Harding, Builder
----------------	-------------------	--------------------------

Construction dates c.1940

Evaluation for:
 National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The house at 408 Great Falls Road is an example of revival-style period architectural design. The original environmental setting is intact, as is its massing and its footprint. The windows have been replaced with vinyl-sash, but the openings have not been changed. The house illustrates the early incorporation of a garage into the body of a house. Both 406 and 408 Great Falls Road are remnants of the large and elaborate Rockville Heights subdivision, being built on originally platted lots in the 1930's. The Nicholson homes are historic markers of the Rockville Heights subdivision, before it was resubdivided and developed with split levels and ranch style homes. These two properties are associated with the Nicholson and Trail families, both large and prominent families, each with a long presence in Rockville and Montgomery County.

History and Support

The Rockville Heights subdivision was platted in 1890, with large lots, parks, boulevards and circles in anticipation of attracting upscale residential development. This subdivision created Maryland Avenue, Argyle Avenue, and Monument Street. Other rights-of-way, including Polk Street, and Florida and New York Avenues were later abandoned. The Rockville Heights subdivision was similar to the platted West End Park subdivision (1890), and to the first subdivision in East Rockville called Reading's First Addition to Rockville (1888). All of these subdivisions were platted with generous lots and picturesque roads, in the time-honored fashion of the late 19th century garden suburbs being built nationwide. All of these subdivisions were viewed as largely unsuccessful because they developed slowly. Many of the platted lots in all of these subdivisions remained vacant until well into the 20th century, and this is part of the history of the development of City of Rockville.

6
42

103 Dale Drive
Rockville, MD 20850

July 2, 2010

City of Rockville Historic District Commission
Rockville City Government
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

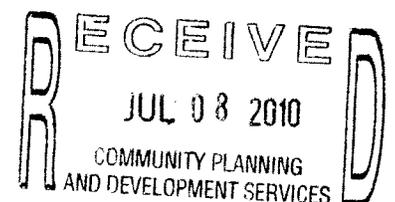
Re: Evaluation of Significance, HDC 2010-00511, 408 Great Falls Road,
Mr. Richard Culp

To Whom it May Concern:

We are writing to express our belief that the house and property at 408 Great Falls Road should be designated historic. As noted in the City of Rockville Historic Commission Staff Report, this property embodies a large lot common prior to World War II building. This large lot, with its beautiful c. 1940 Colonial Revival house set deeply into the property, is an unusual feature in our city. This large expanse is in direct contrast to the tightly-packed Rose Hill community directly across the street, which is less aesthetically pleasing but seems to have become the more common pattern of housing development in recent years. Preservation of the house and the property adjoining it would benefit future generations of Rockville residents by safeguarding this rare wide expanse of land and prominently situated residence.

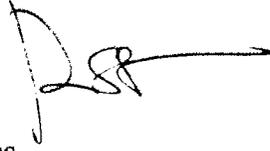
The property sits on one of the main gateways into our city, providing a distinctive view to individuals entering the city. The only other main thoroughfare from the west, West Montgomery Avenue, also used to provide the vista of the historical Chestnut Lodge and adjoining wide expanse of land. However, now that Chestnut Lodge is gone, 408 Great Falls provides the only remaining glimpse into Rockville's past on a main west-to-east thoroughfare.

In recent years the city has talked exclusively about differentiating itself from other locales, and has placed a great deal of emphasis on its historical foundations. Designating the house occupying 408 Great Falls Road and its adjoining property as historic would provide a testament to those entering our city that we are different from the exclusively cookie cutter housing developments comprising other cities.



If you have any questions, please do not hesitate to contact us at 301-738-6757.

Sincerely,



Melissa and Kenneth Scales