

FOR ADDITIONAL INFORMATION

See correspondence dated October 9, 1987

ACTION TAKEN

FINAL DRAFT AMENDMENT
TO
THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to remove the Damascus Historic District from the Locational Atlas and Index of Historic Sites in Montgomery County and to designate one resource within the area as an individual Historic Site to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code:

<u>Atlas Number</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
11/6-2	Druid Theater	9840 Main Street	1.74 Acres

- Constructed between 1945 and 1947, this "streamlined" theatre exhibits features of the Art Deco/Moderne styles including zig-zag patterns cut into the roof line of its limestone facade, a sweeping four-tiered marquee and an entrance flanked by curved corner walls of glass block.
- Largely unaltered, the Druid is based on a design by the regionally well known movie theatre architect of the period, John J. Zink, and is one of only three period theatres remaining in the County.
- This amendment recognizes that the Druid Theater, because of its scale, prominent location, and distinctive architecture, has emerged as a landmark along Main Street. The intention of designation is to seek the preservation and integration of the significant architectural features of the theater building proper in any adaptive reuse or redevelopment.

Sites within the Damascus Historic District not recommended for regulation under the Historic Preservation Ordinance are listed in the Appendix.

M: 11-6-2

FOR ADDITIONAL INFORMATION

See correspondence dated May 30, 1986

ACTION TAKEN

M: 11/6 Damascus Historic District

PRELIMINARY DRAFT AMENDMENT
TO
THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to consider the recommendation of the Montgomery County Historic Preservation Commission to remove the Damascus Historic District from the Locational Atlas and Index of Historic Sites in Montgomery County and to designate the following resources within the area as individual Historic Sites to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code:

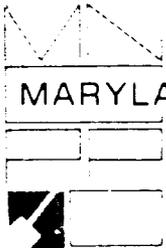
<u>Atlas Number</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
11/6-1	John Mount House	9721 Main St.	5.73 Acres

11/6-2	Druid Theater	9840 Main Street	1.74 Acre
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M 11/6-2

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



MEMORANDUM

May 30, 1986

TO: Richard Ferrara, Director
 Department of Housing and Community Development
 John L. Menke, Director
 Department of Environmental Protection
 ✓ J. Rodney Little, Director
 State Historic Preservation Office
 Philip Cantelon, Chairperson
 Historic Preservation Commission

FROM: Melissa C. Banach, Coordinator *MCB*
 Community Planning North

SUBJECT: Preliminary Draft Amendment to the Master Plan for
 Historic Preservation: Damascus Historic Resources

 I am pleased to transmit to you this Preliminary Draft Amendment to the Master Plan for Historic Preservation: Damascus Historic Resources.

This document contains the Montgomery County Historic Preservation Commission's recommendation to remove the Damascus Historic District from the Locational Atlas and Index of Historic Sites and to designate two resources within the District as individual historic sites.

The Montgomery County Planning Board will hold a public hearing on this Preliminary Draft Amendment on June 19, 1986 at 10:00 A.M., in the Auditorium of the Montgomery Regional Office at 8787 Georgia Avenue, Silver Spring, Maryland.

Should you have any questions concerning this specific Preliminary Draft Amendment, please do not hesitate to contact Marty Reinhart at 495-4565.

MCB:MR:dws
 Attachment

PRELIMINARY DRAFT AMENDMENT
TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:
DAMASCUS HISTORIC RESOURCES

May 1986

An amendment to the Damascus Master Plan, June 1982, as amended 1985; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-9990

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

ABSTRACT

TITLE: Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Damascus Historic Resources

AUTHOR: The Maryland-National Capital Park and Planning
Commission

SUBJECT: Preliminary Draft Amendment to the Master Plan for
Historic Preservation: Damascus Historic Resources

DATE: May 1986

PLANNING AGENCY: The Maryland-National Capital Park and Planning
Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning
Commission
8787 Georgia Avenue
Silver Spring, MD 20910

SERIES NUMBER: 8063862506

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ABSTRACT: This document contains the text, with supporting maps,
for an amendment to the Master Plan for Historic
Preservation and to the Damascus Master Plan. It
contains the recommendations of the Montgomery County
Historic Preservation Commission for the designation
of two historic resources located within the Damascus
Locational Atlas historic district as individual
historic sites, and for the removal of the balance of
the Damascus district from the Atlas and further regu-
lation under the County's Preservation Ordinance.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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INTRODUCTION

In July 1979 the County moved to establish permanent tools for protecting and preserving its historic and architectural heritage by adopting a functional Master Plan for Historic Preservation and enacting a Historic Preservation Ordinance, Chapter 24A of the County Code.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to criteria specified in the Ordinance. The Commission then recommends those worthy of preservation to the Montgomery County Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the Ordinance.

THE AMENDMENT PROCESS

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the Ordinance, and balancing the importance of the historic resource with other public interests.

If, in balance, the Planning Board finds the historic resource should be designated, it will then forward a Master Plan Amendment to the County Council. The Council may hold a hearing before it acts, if appropriate. Upon approval by the Council and adoption by the Planning Board of the amendment, the historic resource would then become designated on the Master Plan, and thus, subject to the protection of the Ordinance.

Like the Master Plan itself, these amendments would not attempt to specifically delineate the appurtenances and environmental setting for each resource. As a general rule, the resource would be recommended for placement with its original or existing property boundaries or, in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, upon the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the site. The Master Plan Amendment will, however, indicate where the environmental setting is subject to refinement in the event of development. Where applicable, the amendment will describe an appropriate setting and specify those features of the site and their location relative to the resource that the setting is intended to protect. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided. Designation of the entire parcel at the time of placement on the Master Plan will therefore allow the maximum flexibility to preserve the site while retaining the ability to be responsive to development plans which recognize important features of the resource.

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

PRELIMINARY DRAFT AMENDMENT
TO
THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to consider the recommendation of the Montgomery County Historic Preservation Commission to remove the Damascus Historic District from the Locational Atlas and Index of Historic Sites in Montgomery County and to designate the following resources within the area as individual Historic Sites to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code:

<u>Atlas Number</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
11/6-1	John Mount House	9721 Main St.	5.73 Acres
-	Large two-story frame house in the Gothic Revival style featuring an unusual amount of detailing including decorative verge boards on the triple gable roof treatment, pointed arched windows in each of the gables, and distinctive porch columns with stylized capitals.		
-	Built in 1868 as the private home of John Mount, master carpenter and builder in the Damascus area believed responsible for much of the construction in the community during the later half of the 19th century.		
-	The entire 5.73 acre parcel associated with the resources is recommended as the environmental setting with the proviso that the building could be moved without seriously compromising its integrity as a historic resource.		

11/6-2

Druid Theater

9840 Main Street

1.74 Acre

- Constructed between 1945 and 1947, this "streamlined" theatre exhibits features of the Art Deco/Modern styles including zig-zag patterns cut into the roof line of its limestone facade, a sweeping four-tiered marquee and an entrance flanked by curved corner walls of glass block.
- Largely unaltered, the Druid is based on a design by the regionally well known movie theatre architect of the period, John J. Zink, and is one of only three period theatres remaining in the County.
- The Druid is recommend with its flanking one story, commercial wings and with the entire 1.74 acre parcel associated with the resource as the environmental setting.

Sites within the Damascus Historic District not recommended for regulation under the Historic Preservation Ordinance are listed in Appendix A.

IMPLEMENTATION

Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, any significant changes to all historic site or resources within a Historic District must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance. (A copy of the Ordinance is provided in Appendix B of this amendment.)

Preservation Incentives

A number of Federal and State incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant on low interest loan programs were outlined in the original Master Plan for Historic Preservation adopted by the County in 1979.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies only to those properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799.

RELATIONSHIP TO DAMASCUS MASTER PLAN

The Damascus Master Plan states:

The Planning Board recommends that the Damascus Historic District be removed from the Montgomery County Atlas of Historic Sites. Individual sites presently located within this area may be added to the [Master Plan for Historic Preservation], but will have to be recommended on their own merit.

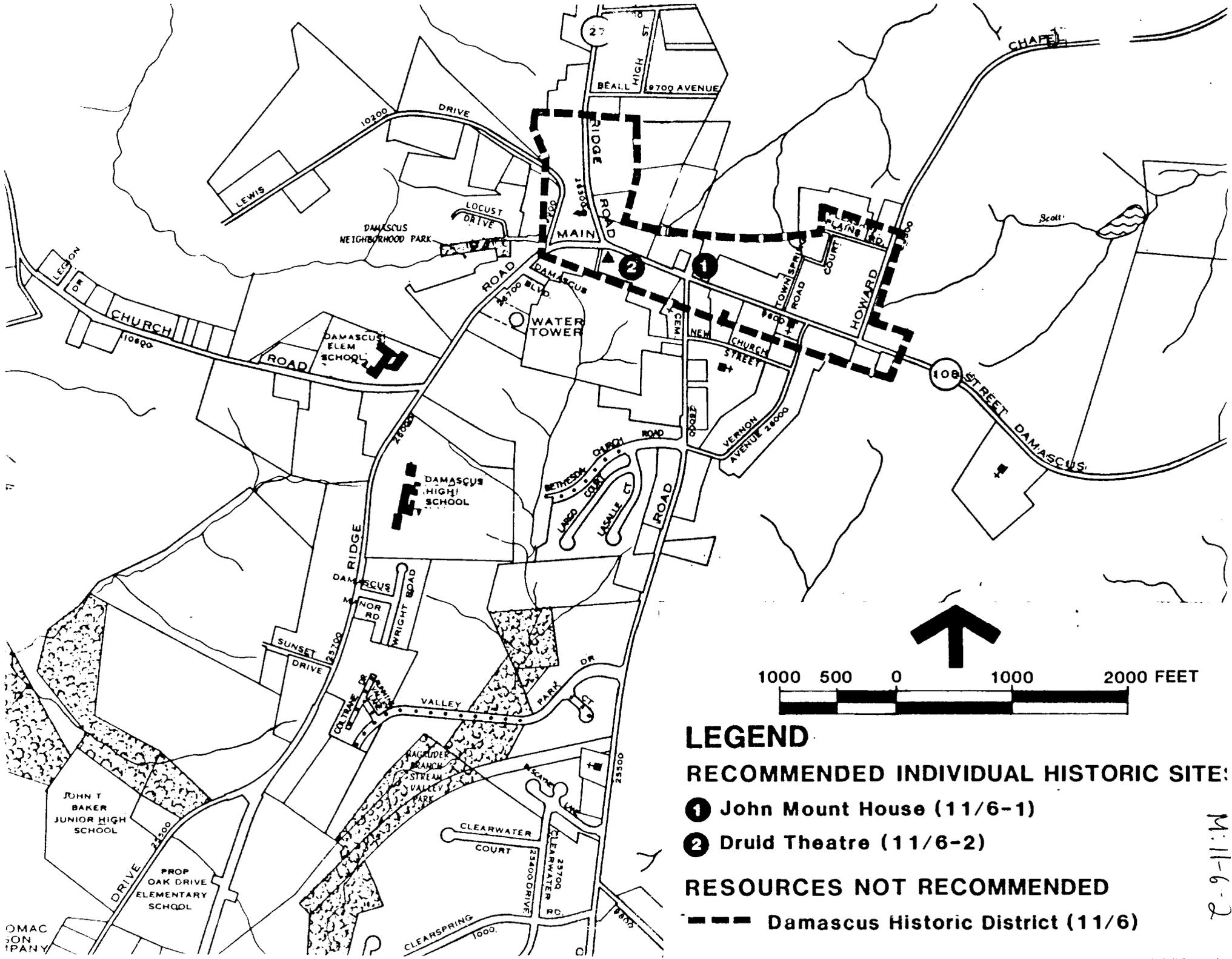
This Preliminary Draft Amendment helps implement that recommendation.

APPENDIX A

SITES NOT RECOMMENDED FOR REGULATION UNDER THE HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE MONTGOMERY COUNTY CODE

The Montgomery County Preservation Commission evaluated the area identified as the Damascus historic district in the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland and found the district as delineated in the following map did not meet ordinance criteria for Master Plan designation. The Commission recommends that the following properties, which have been identified as part of the district, be removed from further regulation under the Moratorium on Alteration and Demolition, Section 24A-10 of the County's Historic Preservation Ordinance:

<u>Parcel</u>	<u>Property</u>	<u>Associated Acreage</u>
P665	Bellison's Carry Out 9899 Main St.	(see P665)
P665	Miles' Residence 9875 Main St.	1.04a (includes Bellison's)
P664	Gladhill Bldg. 26307 Ridge Road	6313 sq. ft.
P610	Olin Molesworth Funeral Home 26401 Ridge Road	1.17a
P565	Henry Edwards House 9725 Main St.	4.94a
P732	Ethel Mount House 9711 Main St.	0.96a
P783	Wm. Baker House 9703 Main St.	2.20a
P809	Rosa Stanley House 9615 Main St.	0.66a
P858	Levi Pearce House 9507 Main St.	0.32a
P961	Residence 9436 Main St.	22751 sq. ft.
P910	Residence 9460 Main St.	23756 sq. ft.
P444	Residence 9340 Main St.	29403 sq. ft.



LEGEND

RECOMMENDED INDIVIDUAL HISTORIC SITE:

- ① John Mount House (11/6-1)
- ② Druid Theatre (11/6-2)

RESOURCES NOT RECOMMENDED

- Damascus Historic District (11/6)

M:11-6-2