

Meeting No. 2-2022: Thursday February 17, 2022

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA**  
**7:00 p.m.**

**Anita Neal Powell, Chair**  
**Laurie Kawa, Mercy Shenge**

Sheila Bashiri, Preservation Planner  
David Levy, Assistant Director, Planning & Development Services  
Cynthia Walters, Deputy City Attorney  
Christopher Davis, Administration  
Mercedes Delgado, Administration

Agenda item times are estimates only. Items may be considered at times other than those indicated.

To support social distancing during the COVID-19 emergency, meetings of the Historic District Commission are being conducted online via WebEx until further notice. The virtual meetings can be viewed on Rockville 11 (channel 11 on county cable) and livestreamed at [www.rockvillemd.gov/rockville11](http://www.rockvillemd.gov/rockville11). Each meeting is also available for viewing soon after the meeting is held, at [www.rockvillemd.gov/videoondemand](http://www.rockvillemd.gov/videoondemand).

7:00 pm **I. COMMITTEE / ORGANIZATION REPORTS**

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments

7:15 pm **II. CONSENT AGENDA**

*Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.*

**A. APPROVAL OF MINUTES:**

March 18, 2021

**B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT APPLICATIONS:**

**TAX CREDIT [HDC2021-01019](#)**

**Applicant:** Stephanie F. Yoffee

**Address:** 702 Maple Avenue

**Request:** Historic Tax Credit Application

**TAX CREDIT [HDC2021-01023](#)**

**Applicant:** Frederick and Patricia Evans

**Address:** 701 Grandin Avenue

**Request:** Historic Tax Credit Application

**TAX CREDIT [HDC2021-01024](#)**

**Applicant:** Jeanne O'Meara

**Address:** 419 West Montgomery Avenue

**Request:** Historic Tax Credit Application

**TAX CREDIT [HDC2021-01025](#)**

**Applicant:** Matro LLC/Matin Maghsoudzadeh and Robert H. Kirchiro

**Address:** 218 West Montgomery Avenue

**Request:** Historic Tax Credit Application

7:15 pm **III. CERTIFICATE OF APPROVAL**

**A. [HDC2022-01050](#)**

**Applicant:** 10 South Adams Street, LLC and 12 South Adams Street, LLC

**Owner:** Alvin L. Aubinoe

**Address:** 10 South Adams Street  
12 South Adams Street

**Request:** Certificate of Approval to construct a new curb cut and driveway between 10 and 12 South Adams Street.

[View public testimony received](#)

7:35 pm **VI. EVALUATION OF SIGNIFICANCE**

**A. [HDC2021-01034](#)**

**Applicant:** Peerless Rockville Preservation, LTD

**Owner:** Hector G. Mora

**Address:** 500 Great Falls Road

**Request:** Evaluation of Historic Significance  
(Designation Proposed)

[View public testimony received](#)

8:45 pm **V. DISCUSSION**

**A. Old Business:**

**B. New Business:**

9:00 pm **VI. ADJOURN**

The HDC adjourns by 10:00 pm, unless extended by the Chair.

**HISTORIC DISTRICT COMMISSION  
UPCOMING MEETINGS CALENDAR FOR 2022**

<b>2022 MEETING DATE</b>	<b>APPLICATION DUE DATE</b>
March 17, 2022	February 11, 2022
April 21, 2022	March 18, 2022
May 19, 2022	April 15, 2022
June 16, 2022	May 13, 2022
July 21, 2022	June 17, 2022
AUGUST RECESS	*****
September 15, 2022	August 12, 2022
October 20, 2022	September 16, 2022
November 17, 2022	October 14, 2022
December 15, 2022	November 11, 2022

## ONLINE MEETING AND PUBLIC HEARING PROCEDURES

### Viewing Virtual Meetings

Members of the public who wish to view the virtual meeting can watch it on Rockville 11, channel 11 on county cable, livestreamed at [www.rockvillemd.gov/rockville11](http://www.rockvillemd.gov/rockville11), and available a day after each meeting at [www.rockvillemd.gov/videoondemand](http://www.rockvillemd.gov/videoondemand)

Members of the public who wish to participate and/or provide testimony on the subject application are welcome to do so by following the public hearing procedures outlined below.

### **HISTORIC DISTRICT COMMISSION ONLINE MEETING and PUBLIC HEARING PROCEDURE**

#### **I. Meeting Platform:** WebEx

- A. Applicant Access: Provided by Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by PDS/IT (see below)

#### **II. Pre-Meeting Preparations/Requirements:**

##### A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to the Historic District Commission, at [history@rockvillemd.gov](mailto:history@rockvillemd.gov), or by mail to:

Sheila Bashiri, Preservation Planner  
Rockville Historic District Commission  
111 Maryland Avenue  
Rockville MD, 20850

Written testimony and exhibits that are submitted by 4:00pm on **February 16, 2022** will be provided to the Historic District Commission by e-mail and posted on the on the Internet next to where the Agenda is provided, at <https://www.rockvillemd.gov/AgendaCenter/Search/?term=&CIDs=3,&startDate=&endDate=&dateRange=&dateSelector=>

##### B. Oral Testimony by members of the Public

Public Testimony/Comment on an Application – Any member of the public who wishes to provide oral comments on an Application must submit their name and email address to the Historic District Commission, (by email at [history@rockvillemd.gov](mailto:history@rockvillemd.gov)) no later than 9:00 am on the day of the hearing (**February 17, 2022**) to be placed on the testimony list. Members of the public who seek technical assistance from City staff must submit their name and email address to Sheila Bashiri, [sbashiri@rockvillemd.gov](mailto:sbashiri@rockvillemd.gov), no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Historic District Commission by email to [history@rockvillemd.gov](mailto:history@rockvillemd.gov). For written testimony received after the 4:00 p.m. deadline noted above, the Preservation Planner will inform the Commission that the comments have been received, but after the established deadline.

### **III. Conduct of Online Meeting and Public Hearing:**

#### **A. Rules of Procedure**

The Meeting and Public Hearing will be held in accord with the Historic District Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here:

<https://www.rockvillemd.gov/DocumentCenter/View/9989/Historic-District-Commission---Rules-of-Procedure-Updated-November-2014?bidId=>

#### **B. Review of Applications/Cases**

The ordinary, but not mandatory, order or procedure for the conduct of the consideration of each application, subject to modifications by the Chair, shall be as follows:

- Introduction and summary of case by staff, including a staff recommendation;
- Questions by the Commission to staff;
- Statement by the applicant and/or his/her agent;
- Questions by the Commission to applicant or agent;
- Public comment;
- Cross-examination of speakers by the applicant, if requested;
- Applicant's rebuttal;
- Consideration and vote by the Commission.

Per the Rules of Procedure, the Chairperson may limit speakers as follows: applicant – five (5) minutes; others – three (3) minutes.

#### **C. Continuance of Hearing**

The Historic District Commission, at its discretion, reserves the right to continue the hearing until another date.

### **PLEASE NOTE:**

These procedures are designed to ensure that applicants and members of the public are able to be heard on each matter as fully as is possible within the technological constraints of an online meeting and hearing. Please follow the procedures precisely so that the HDC and staff are able to receive all testimony and comments. When it is your turn to speak:

- Please clearly state your name and address for the record.
- Statements should relate to the subject matter of the hearing.
- Proper, civil language is required at all times.
- Please also be patient.

The HDC and City Staff are doing their best to run the meeting and hearing as efficiently as possible. Thank you in advance for your cooperation.