

Submitted: March 21, 2019

Approved: March 21, 2019

**MINUTES OF THE ROCKVILLE
HISTORIC DISTRICT COMMISSION
MEETING NO. 2-2019
Thursday, February 21, 2019**

The City of Rockville Historic District Commission convened
in the Blue Crab Conference Room on
February 21, 2019 at 7:00 p.m.

PRESENT

Matthew Goguen, Chair
Laurie Kawa
Anita Neal Powell

Present: Sheila Bashiri, Preservation Planner
Cynthia Walters, Deputy City Attorney
Jim Wasilak, Chief of Zoning

I. AGENDA REVIEW WORKSESSION (Blue Crab Conference Room)

Call to Order:

Chair Goguen introduced the members present and staff, and noted that the agenda review worksession occurred, during which no decisions were made.

II. COMMITTEE / ORGANIZATION REPORTS (Mayor and Council Chamber)

- A. Peerless Rockville – Miriam Bunow noted that more than 50 people attended the recent program on Glenview Mansion on February 14. She announced the next program, “Rockville’s Role in the Education of African Americans” presented by Ralph Buglass, to be held at 2:00 p.m. on February 24 at Rockville Memorial Library.
- B. Lincoln Park Historical Foundation – Commissioner Neal Powell announced a program, “Back to our Roots” featuring the history of Carver and Lincoln High Schools on February 24 from 3:15 to 5:00 p.m. at Crusader Baptist Church, 595 North Stonestreet Avenue.
- C. Public Comments/Open Forum – None.
- D. HDC and Staff Comments – Chair Goguen noted that he has joined the Civic Center Subcommittee, a subcommittee of the Recreation and Parks Advisory Board, as the HDC representative. He also noted that there have been two expressions of interest in appointment to the HDC, and that National History Day will be on March 2 at Richard Montgomery High School from 1:00 to 3:00 p.m. Anita Neal Powell stated that she is a member of the Boards and Commissions Task Force, and will be providing more information in the future. Sheila Bashiri reminded the Commission that she is organizing training with the City of Gaithersburg HDC for March or April.

III. CONSENT AGENDA

A. APPROVAL OF MINUTES: December 20, 2018

Commissioner Kawa moved, seconded by Commissioner Neal Powell, to approve the consent agenda. The motion passed 3-0.

IV. CERTIFICATES OF APPROVAL

- A. Certificate of Approval HDC2019-00923, Daniel L. Nyquist** – for an amendment to a previously approved Certificate of Approval HDC2017-00863 to add a basement window, add shutters, add front door sidelights and remove the chimney from the previously approved new house at 19 Martins Lane.

Sheila Bashiri presented the staff report, which for approval.

Commissioner Kawa moved, seconded by Commissioner Neal Powell, to approve Certificate of Approval HDC2019-00923, as it meets the Secretary of the Interior Standard No. 9. The motion passed 3-0.

- B. Certificate of Approval HDC2019-00926, Michael Phuong and Anh Dang** – to add doors and windows to the existing barn at 541 Beall Avenue

Sheila Bashiri presented the staff report, which was for approval.

Commissioner Neal Powell moved, seconded by Commissioner Kawa, to approve Certificate of Approval HDC2019-00926, as it meets the Secretary of the Interior Standard No. 9. The motion passed 3-0.

- C. Certificate of Approval HDC2019-00925, Edward Clifton** – for the replacement of the basement windows and addition of a new side door entrance to the basement at 11 Wall Street.

Sheila Bashiri presented the staff report, which for approval of the new entrance, subject to installation of hedges to obscure the view of the retaining wall and entrance.

Edward Clifton explained the reason for the project, and answered questions from the Commission.

Commissioner Kawa moved, seconded by Commissioner Neal Powell, to approve Certificate of Approval HDC2019-00925, 11 Wall Street, to allow the construction of a new side door entrance, as it meets the Secretary of the Interior Standard No. 9, with the condition that hedges be installed to obscure the view of the retaining wall. The motion passed 3-0. Later in the meeting, on a motion by Commissioner Kawa, seconded by Commissioner Neal Powell, the Commission voted unanimously to approve Certificate of Approval HDC2019-00925, 11 Wall Street, to allow the construction of a new side door entrance, as it meets the Secretary of the Interior Standard No. 9, with the condition that hedges be installed to obscure the view of the retaining wall, and to deny the replacement of the basement windows, as it would not meet the Secretary of the Interior's Standard for Rehabilitation #6 or Technical Brief #3. The motion passed 3-0.

D. HDC2019-00927, The Vestry of Prince George’s Parish in Montgomery County, C/o Christ Episcopal School – for the exchange of locations of a window and door, remove an existing canopy and replace double doors with a new window on the church and school building at 109 South Washington Street in the South Washington Street Historic District.

Sheila Bashiri presented the staff report, which was for approval.

Jeff Whitman of GTM Architects, representing the applicant, answered questions from the Commission.

Commissioner Neal Powell moved, seconded by Commissioner Kawa, to approve Certificate of Approval HDC2019-00928, as it meets the Secretary of the Interior Standard No. 9. The motion passed 3-0.

V. COURTESY REVIEW

A. HDC2019-00927, The Vestry of Prince George’s Parish in Montgomery County, C/o Christ Episcopal School – for construction of a new school building adjacent to the Christ Episcopal Church at 109 South Washington Street in the South Washington Street Historic District.

Sheila Bashiri presented the staff report, which found the proposed building to meet requirements for historic preservation and included a favorable recommendation.

Soo Lee-Cho of Miller, Miller & Canby addressed the Commission on behalf of the applicant, explaining the project, which is to consolidate the existing parish house, church and school and the site of the new building into a single lot. She asked that the Commission consider the effect of consolidating the lots on the existing historic district. Given that a portion of the new lot would not be in the district.

Chair Goguen asked if there were any other examples of properties in the City that were only partially in a historic district. Jim Wasilak responded that none came to mind, but later noted that the Carver Center property at 850 Hungerford Drive was only partially within a historic district. Commissioner Kawa asked about the materials being used on the building, and Jeff Whitman responded.

Nancy Pickard of Peerless Rockville commented about the courtesy review process, and making the public aware of the Commission’s comment. She noted that the colonial revival style can be compatible with the existing church. She expressed concern about the scale of the building and its compatibility with the adjacent residential structures and the historic district.

Commissioner Neal Powell asked for clarification about the height of the building in comparison with the church.

Ms. Lee-Cho commented on the testimony from Ms. Pickard, and noted that the structure is an institutional use within the residential zone, but has been designed to comply with not only the zoning requirements but to be compatible with both the adjacent residential structures and the church, and the streetscape along South Washington Street.

Chair Goguen stated that he found the proposed school building to be compatible with the church, not being a replication of the church's features and style and not creating a false sense of history. He is supportive of the design's addition to the streetscape along South Washington Street as a continuation of the church design, particularly with the school building setback, being set back further than the church building.

Commissioner Kawa stated that she thought the scale of the building was appropriate in making the transition between the church and residential properties. She would prefer stone be used in the façade rather than EIFS, and asked whether there could be a more pronounced separations along the façades to break up the elevation planes and massing.

Chair Goguen read the section of the Land Use Article pertaining to the review of noncontributing structures within historic districts, which states that the review should not be strict and limited to confirming that the new construction will not have a major impact on designated contributing structures. He noted that the South Washington Street Historic District is very compact and cohesive, and that the addition of a new structure outside the district should not have any negative impact on the district.

Chair Goguen asked Commissioners to provide comments to him so he can draft the recommendation for the Planning Commission.

Commissioner Kawa moved, seconded by Commissioner Neal Powell, in finding that the proposal meets Federal, State and City requirements for historic preservation, to provide a favorable recommendation on Courtesy Review HDC2019-00927, based on the recommendations in the staff report. The motion passed by a vote of 3-0.

VI. DISCUSSION

A. Old Business – None.

B. New Business – None.

VII. ADJOURN

There being no further business to come before the Commission, Chair Goguen adjourned the meeting at 9:01 p.m.