

Submitted: November 8, 2018

Approved: November 8, 2018

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 8-2018  
Thursday, September 27, 2018**

The City of Rockville Historic District Commission convened  
in the Blue Crab Conference Room on  
September 27, 2018 at 7:00 p.m.

**PRESENT**

Matthew Goguen, Chair  
Emily Correll  
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 announced that the most recent speaker series session at Glenview Mansion was a great success, and that an upcoming session on Public Art in Rockville given by historian Theresa Lachin would be held on October 11 at the F. Scott Fitzgerald Theater. A presentation on Baseball in Rockville will be given at Rockville Memorial Library by Bill Hickman at 10:30 a.m. on October 13. Peerless Rockville will host a cemetery event at Rockville Cemetery on October 6. She noted that the offices for Peerless Rockville, have been temporarily relocated within the Red Brick Courthouse due to work required in their regular offices, will reopen in December.
- B. Lincoln Park Historical Foundation – No report.
- C. Public Comments/Open Forum – Miriam Bunow of Peerless Rockville expressed concern about the demolition requests for mid-Century resources that is ongoing. She expressed support for a survey of such resources, and that the HDC should consider expansion of the historic district boundaries to protect such resources.
- D. HDC and Staff Comments – Chair Goguen stated that he received a letter of resignation from Commissioner Correll. This would be her last meeting, but she will serve until the end of the year. He thanked Commissioner Correll for her service to the HDC, and a round of applause followed. Sheila Bashiri noted that the public hearing for Historic District Map Amendment for 214 Frederick Avenue was held on September 17.

### III. CONSENT AGENDA

- A. **APPROVAL OF MINUTES:** July 12, 2018
- B. **TIME EXTENSION FOR CERTIFICATE OF APPROVAL HDC2017-00832**  
**Applicant:** Rockville Cemetery Association, c/o Andrew Leutkemeier  
**Address:** 1350 Baltimore Road  
**Request:** For a 6-month extension of the approved Certificate of Approval allowing certain modifications to Rockville Cemetery as part of road improvements for Baltimore Road
- C. **MONTGOMERY COUNTY TAX CREDIT APPLICATIONS**
- TAX CREDIT HDC2018-00889**  
**Applicant:** Lynn L. Wagman  
**Address:** 203 West Montgomery Avenue  
**Request:** Historic Tax Credit Application
- TAX CREDIT HDC2018-00890**  
**Applicant:** Adams Investment Properties, LLC  
**Address:** 107 North Adams Street  
**Request:** Historic Tax Credit Application
- TAX CREDIT HDC2018-00891**  
**Applicant:** Morgan Sullivan  
**Address:** 16 Thomas Street  
**Request:** Historic Tax Credit Application
- TAX CREDIT HDC2018-00892**  
**Applicant:** Arthur Rypinski and Jaquelyn Porth  
**Address:** 307 West Montgomery Avenue  
**Request:** Historic Tax Credit Application
- TAX CREDIT HDC2018-00895**  
**Applicant:** Americana Centre Condominiums, Inc.  
**Address:** 118 Monroe Street  
**Request:** Historic Tax Credit Application
- TAX CREDIT HDC2018-00896**  
**Applicant:** Adamswood, LLC  
**Address:** 109 North Adams Street  
**Request:** Historic Tax Credit Application

*Commissioner Correll moved, seconded by Commissioner Kawa, to approve the consent agenda, including the Tax Credit applications with the recommendations by staff. The motion passed 3-0, with Commissioner Neal Powell absent.*

#### **IV. CERTIFICATES OF APPROVAL**

- A. Certificate of Approval HDC2019-00912, Gail Monahan and John Williams** – Certificate of Approval to install landscaping, patio and pavers at 301 West Montgomery Avenue.

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

Applicant John Williams spoke in favor of the application and answered questions from the Commission.

*Commissioner Kawa moved, seconded by Commissioner Correll, to approve Certificate of Approval HDC2019-00912, as it meets the Secretary of the Interior Standard No. 9. The motion passed 3-0, with Commissioner Neal Powell absent.*

Commissioner Neal Powell arrived at 7:49 p.m.

- B. Certificate of Approval HDC2019-00913, Alvin Aubinoe** – Certificate of Approval to construct a 4-car garage at the rear of property at 107 West Jefferson Street.

Ms. Bashiri presented the staff report and recommendation, which was for approval of a garage reduced in area to from 1,503 square feet to 1,175 square feet.

Soo Lee-Cho of Miller Miller & Canby, representing the applicant, presented the application and outlined why the application as proposed should be approved.

Miriam Bunow of Peerless Rockville spoke favorably of the property improvements made to date but expressed concern that the garage did not meet the Secretary of the Interior's Standard No. 9 and therefore should be denied.

Chair Goguen expressed his opinion that the original proposal complied with all requirements, and that the garage did not need to be reduced in size to meet the standards. Commissioner Correll stated that she had the same opinion as during the courtesy review, that the original proposal is appropriate. Commissioner Neal Powell stated she thought the size of the garage as proposed was acceptable given that it will be in the rear yard. Commissioner Kawa stated that she thought the garage would be too large for the site as it likely would be visible from the street and was concerned about setting a precedent for such buildings in the MXT Zone.

*Commissioner Correll moved, seconded by Commissioner Neal Powell, to approve Certificate of Approval HDC2019-00913 as proposed, in finding that the application meets the Secretary of the Interior Standard No. 9 as it will not be seen from the street. The motion passed 3-1, with Commissioner Kawa opposed.*

#### **V. EVALUATIONS OF SIGNIFICANCE**

- A. Evaluation of Significance HDC2018-00909, Goshen Valley Investments** – for an Evaluation of Significance for Demolition of the dwelling at 723 Carr Avenue.

Ms. Bashiri presented the staff report and recommendation, which was that the property did not meet the criteria for historic designation.

*Commissioner Kawa moved, seconded by Commissioner Correll, to accept the staff findings that the property does not meet the criteria for historic designation, and to recommend against historic designation. The motion passed 4-0.*

**B. Evaluation of Significance HDC2018-00910, Chiara Spector-Aranjo** – for an Evaluation of Significance for Demolition of the dwelling at 620 Anderson Avenue.

Ms. Bashiri presented the staff report and recommendation, which was that the property did not meet the criteria for historic designation.

Applicant Chiara Spector-Aranjo explained the plans for the property.

*Commissioner Neal Powell moved, seconded by Commissioner Correll, to accept the staff findings that the property does not meet the criteria for historic designation, and to recommend against historic designation. The motion passed 4-0.*

**VI. DISCUSSION**

**A. Old Business** – None.

**B. New Business** – Sheila Bashiri announced the MAHDC walking tour of Washington Grove on October 23. Details to be forwarded by email.

**VII. ADJOURN**

There being no further business to come before the Commission, Chair Goguen adjourned the meeting at 8:57 p.m.