



Meeting No. 1-2026: Thursday, January 15, 2026

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

Peter Fosselman, Chair

Seth Denbo, Michael Goldfinger, Anita Neal Powell, Mercy Shenge

Sheila Bashiri, Preservation Planner

Cynthia Walters, Deputy City Attorney

Katie Gerbes, Comprehensive Planning Manager

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

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex.

The meetings can be viewed on Rockville 11 (Channel 11 on county cable) and livestreamed at www.rockvillemd.gov/rockville11.

Each meeting is also available for viewing soon after the meeting is held, at 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**

7:05 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:

December 18, 2025

7:10 PM **III. CERTIFICATE OF APPROVAL**

A. 2026-220-COA

Applicant: Lewis Parker, Owner
Address: 409 West Montgomery Avenue
Request: Certificate of Approval to replace an existing brick front walkway with Pennsylvania flagstone and reuse the existing brick as a border.

7:40 PM **IV. COURTESY REVIEW**

A. 2026-227-CRT

Applicant: Kelly Kalepe, Owner
Address: 401 West Montgomery Avenue
Request: Courtesy Review to convert the existing concrete slab in the side yard of the property into a patio.

8:10 PM **V. PRESENTATION**

A. Zoning Ordinance Rewrite & Comprehensive Map Amendment Project
Jim Wasilak, Chief of Zoning and Holly Simmons, Deputy Zoning Manager

8:40 PM **VI. DISCUSSION**

A. OLD BUSINESS

1. 2026 Preservation Month Event

B. NEW BUSINESS

9:00 PM **VII. ADJOURN**

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

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026

MEETING DATE	APPLICATION DUE DATE
February 19, 2026	January 16, 2026
March 19, 2026	February 13, 2026
April 16, 2026	March 13, 2026
May 21, 2026	April 17, 2026
June 18, 2026	May 15, 2026
July 16, 2026	June 12, 2026
AUGUST RECESS	*****
September 17, 2026	August 14, 2026
October 15, 2026	September 11, 2026
November 19, 2026	October 16, 2026
December 17, 2026	November 13, 2026
January 21, 2027	December 18, 2026

HISTORIC DISTRICT COMMISSION HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. Pre-meeting Platform: Webex

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

2. Pre-Meeting Preparations/Requirements:

- A. Written Testimony and Exhibits Written testimony and exhibits may be submitted by email to history@rockvillemd.gov

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

B. Webex Orientation for Applicants

- I. Applicants must contact history@rockvillemd.gov no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

C. Oral Testimony by Applicants and the Public

- I. Applicants – Applicants must provide a list of presenters and witnesses who will testify on behalf of the Application to history@rockvillemd.gov no later than five (5) days prior to the date of the hearing.
- II. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to history@rockvillemd.gov no later than 9:00 am on the day of the hearing to be placed on the testimony list.

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 history@rockvillemd.gov.

3. 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>

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.

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

II. CONSENT AGENDA

A. APPROVAL OF MINUTES:

- 1. December 18, 2025**

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 11-2025
Thursday, December 18, 2025**

The City of Rockville Historic District Commission convened at 7:00 PM

Commissioners Present:

Anita Neal Powell - Chair
Seth Denbo, Peter Fosselman, Michael Goldfinger, and Mercy Shenge

Staff Present:

Sheila Bashiri, Preservation Planner
Katie Gerbes, Comprehensive Planning Manager
Cynthia Walters, Deputy City Attorney

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville - Nancy Pickard, Executive Director

- Ms. Pickard thanked the HDC for their great work during 2025.
- Peerless Rockville will work with the City of Rockville to celebrate the 250th birthday of Montgomery County and the United States. Many commemorative activities are planned, including a project called 250 Rockville: Our American Story. Contact Info@Peerlessrockville.org for additional information.

B. Lincoln Park Historical Foundation - Anita Neal Powell, President

- Chair Powell attended the Meet and Greet for the candidates applying for the CPDS Director.
- LPHF will be making plans to celebrate the 250th birthday of the United States and Montgomery County. Contact the LPHF at LincolnParkHIST@aol.com for additional information.

C. Public Comments/Open Forum

D. HDC and Staff Comments

- Commissioner Fosselman attended the Meet and Greet for the candidates applying for the CPDS Director.
- Commissioner Goldfinger continued his series on important historic buildings in Rockville by presenting on the history of Glenview Mansion.

- Ms. Gerbes updated the HDC on the status of the deer fencing issue which will be taken up by the Mayor and Council. As a result, enforcement actions will be temporarily paused.
- Ms. Gerbes informed the HDC that Zoning Staff will come to the HDC to update them on the Zoning Ordinance Rewrite and Comprehensive Map Amendment project at a future meeting.

FURTHER DISCUSSION

December 18, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/9262?redirect=true>

Video time stamp 01:32

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:

November 20, 2025

Commissioner Shenge moved to approve the Consent Agenda as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Denbo

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

December 18, 2025. Agenda Item II-A

<https://rockvillemd.granicus.com/player/clip/9262?redirect=true>

Video time stamp 13.05

III. COURTESY REVIEW

A. 2026-212-CRT

Applicant: Jeffery Broadhurst, Architect
James and Samara Abell, Owners

Address: 100 Lynch Street

Request: Courtesy Review to construct a second-story rear addition.

FURTHER DISCUSSION

December 18, 2025. Agenda Item III-A

<https://rockvillemd.granicus.com/player/clip/9262?redirect=true>

Video time stamp 14:15

IV. DISCUSSION

A. Old Business:

1. King Farm Farmstead Master Plan

B. New Business:

1. 2026 Preservation Month Event
2. Election of HDC Chair and Vice Chair

Commissioner Powell nominated Peter Fosselman as the new Chair.

RESULT: APPROVED 5-0

MOTION: Commissioner Neal Powell

SECOND: Commissioner Shenge

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

Commissioner Shenge nominated Michael Goldfinger as the new Vice Chair.

RESULT: APPROVED 5-0

MOTION: Commissioner Fosselman

SECOND: Commissioner Denbo

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

December 18, 2025. Agenda Item IV

<https://rockvillemd.granicus.com/player/clip/9262?redirect=true>

Video time stamp 38:53

V. ADJOURNMENT

The meeting adjourned at 8:06 pm.

Respectfully submitted,

Sheila Bashiri

III. CERTIFICATE OF APPROVAL

A. 2026-220-COA

Applicant: Lewis Parker, Owner

Address: 409 W Montgomery Avenue

Request: Certificate of Approval to replace an existing brick front walkway with Pennsylvania flagstone and reuse the existing brick as a border.



**Historic District Commission
Staff Report: Certificate of Approval
2026-220-COA, 409 West Montgomery Avenue**

MEETING DATE: 1/15/2026

REPORT DATE: 1/8/2026

STAFF: Megan Flick, Principal Planner
mflick@rockvillemd.gov

APPLICATION: Certificate of Approval to replace the brick front walkway with a flagstone walkway.

APPLICANT: Lewis Parker
409 West Montgomery Avenue
Rockville, MD 20850

FILING DATE: 12/11/2025

RECOMMENDATION

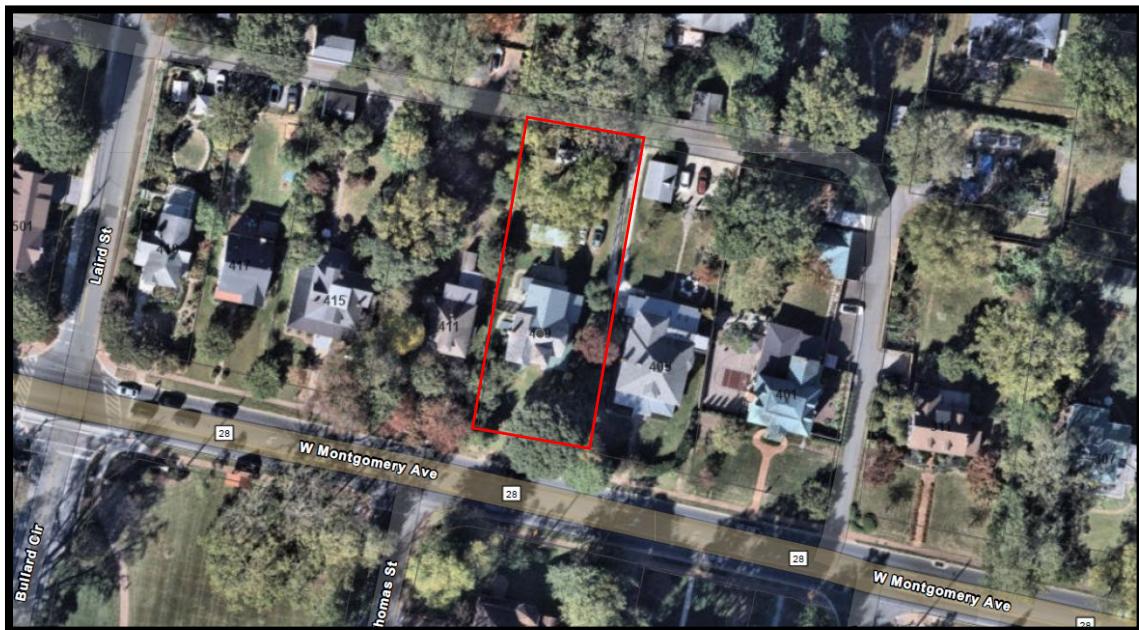
Finding that the proposal to replace the brick front walkway with a flagstone walkway meets the *Secretary of the Interior's Standards for Rehabilitation #9*, staff recommends approval.

INITIATION OF THE PROPOSAL

The applicant, the homeowner of 409 West Montgomery Avenue, applied for a Certificate of Approval to replace the brick front walkway with a flagstone walkway.

SITE DESCRIPTION

Location	409 West Montgomery Avenue
Land Use	Single-Family Residential
Zoning District	R-90 HD
Existing Use	Residential
Parcel area (sf)	10,495 sf
Subdivision	West End Park

*Birdseye View of 409 W. Montgomery Avenue*

HISTORIC SIGNIFICANCE

The England/Ward Villa is located in the West Montgomery Avenue Historic District. The house is considered the one of the finest remaining examples of Italianate architecture in the City of Rockville. Constructed in 1890 in the newly subdivided West End Park for Charles Veirs, the house has been continuously owned by a member of the England/Ward family since 1920. The two and one-half-story Italianate house is L-shaped, with one-story rear additions; however, it has retained its integrity by having very few alterations. The front and side gables are clipped to form a jerkinhead roof shape. A square tower rises inside the ell with a sharply peaked roof that flares down to meet the roofline. Most of the house sits on a stone foundation, except for the front bay that has a brick foundation and the rear additions that have cement foundations. The original wood lap siding is now clad in a smooth stucco. The windows are either two-over-two or one-over-one with wooden louvered shutters on original hardware. The house faces south on West Montgomery Avenue, and tall trees and evergreens are clustered on the east and west property lines. Shrubs and greenery are planted near the house and its outbuildings. A brick walk, steps, and flanking piers are located near West Montgomery Avenue leading to the house.



Front (Northern) Elevation of House, Showing Brick Steps and Walkway.

DISCUSSION OF THE PROJECT AND MATERIALS

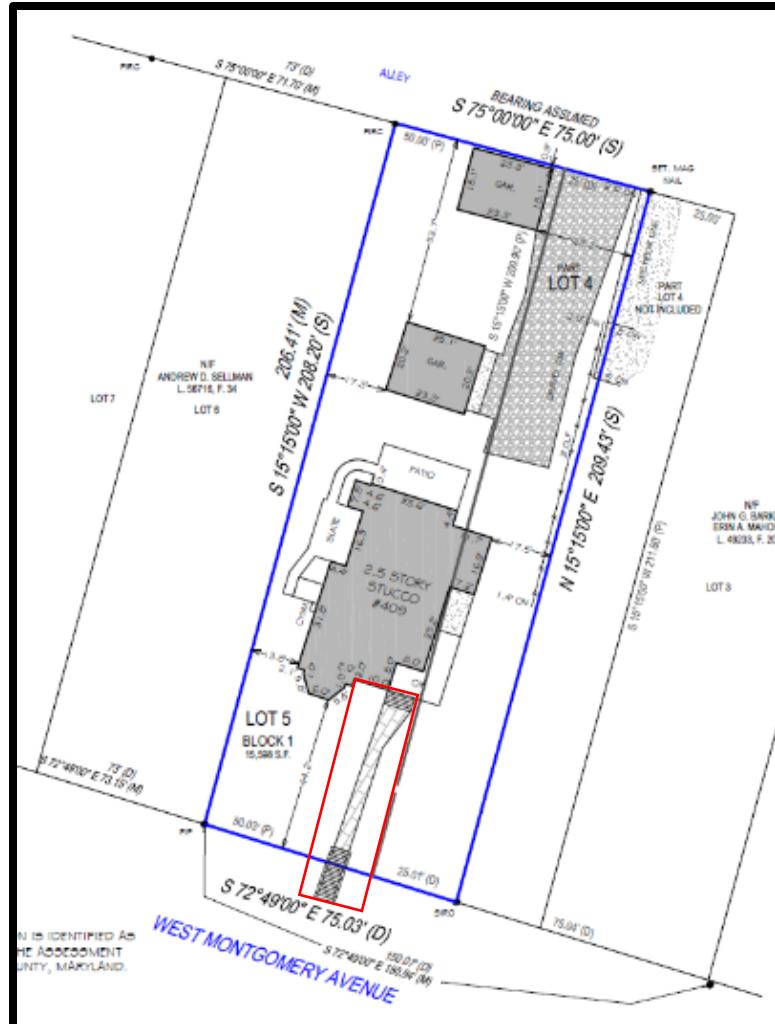
The existing front brick stairs are deteriorated with cracks and broken corners which are both unsightly and hazardous. The existing front brick walkway is also deteriorated; it is overgrown by brush and covered in moss. The applicant proposes to repair the bricks on the existing stairs and replace the walkway with flagstone and a brick border. The proposed flagstone walkway will be replaced in the exact same configuration as the existing 4' wide walkway, while the existing bricks will be repurposed to border the flagstone.



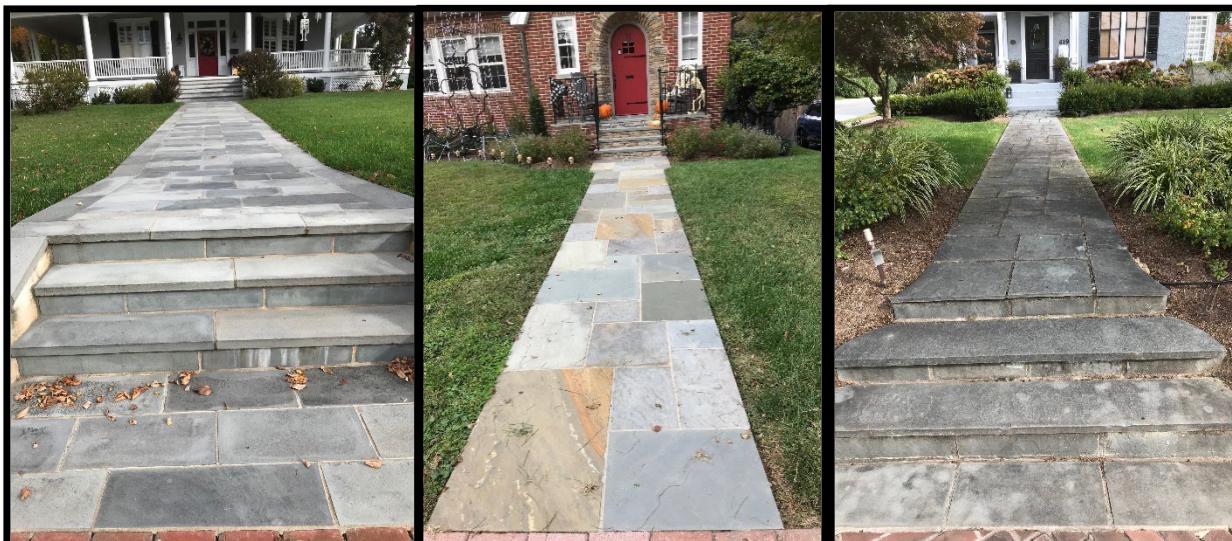
Existing Front Brick Stairs and Walkway



Existing Brick Walkway Leading to Front Porch.



Site Plan Showing Walkway Location



Neighboring Flagstone Walkways in the West Montgomery Historic District



Precedent Image of Proposed Flagstone Walkway with Brick Border

ANALYSIS AND FINDINGS

The proposed replacement of the brick walkway and maintenance of the walkway steps meet the *Secretary of the Interior's Standards for Rehabilitation #9*. The Maryland Inventory of Historic Properties (MIHP) form dated from 1954 references a brick walkway that has been there historically; however, it is unclear if the brick proposed for replacement is original to the property. Regardless, the owner plans to use the reclaimed bricks to border the new flagstone walkway. The proposed pavers are compatible with the house and the historic district, and they will not compromise the historic integrity of the building. The new walkway will have the same footprint as the existing walkway, including the size, scale, and location.

RECOMMENDATION

Finding that the proposal to replace the brick front walkway with a flagstone walkway meets the *Secretary of the Interior's Standards for Rehabilitation #9*, staff recommends approval.

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting.

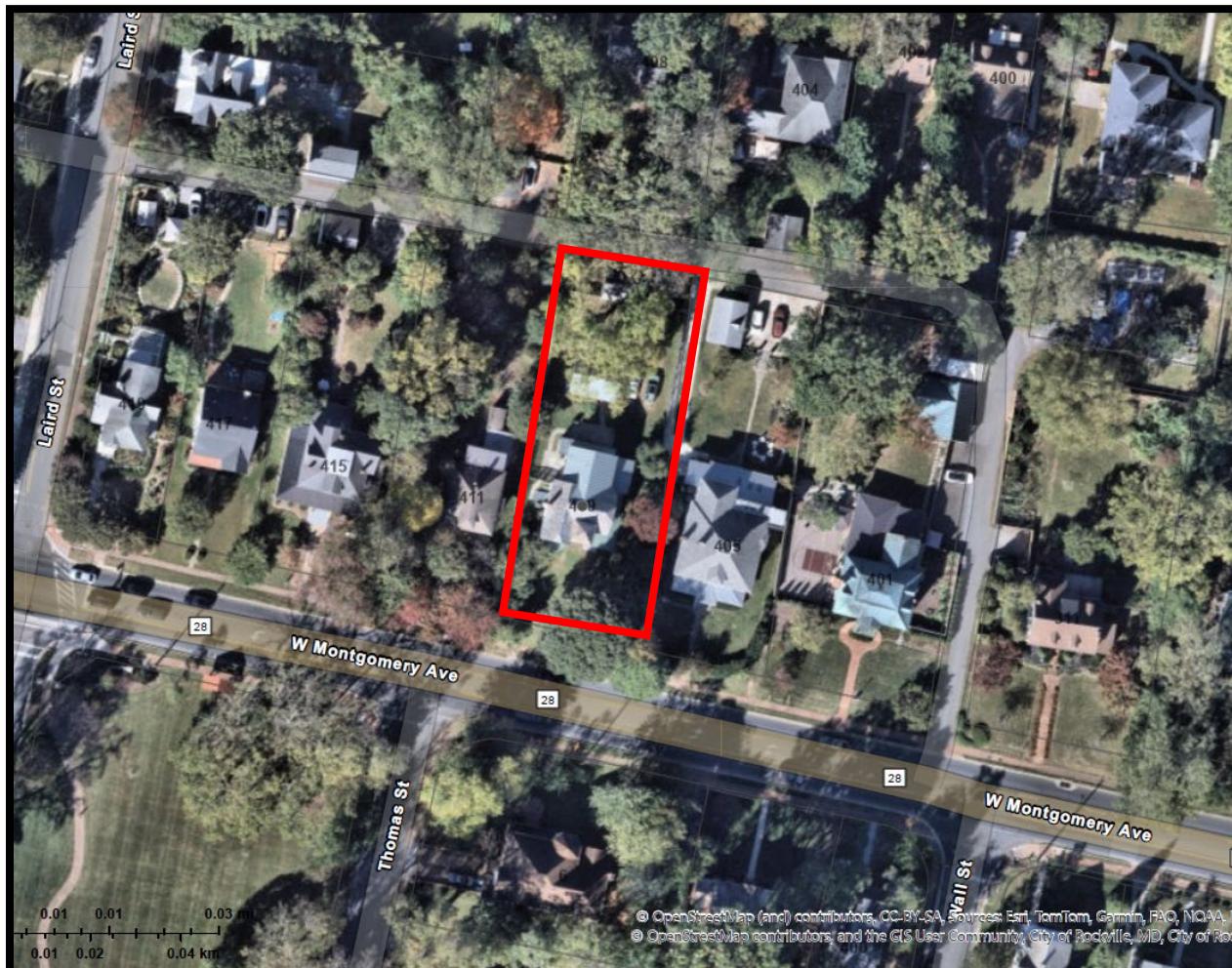
EXHIBITS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial map
3. Zoning map
4. Application

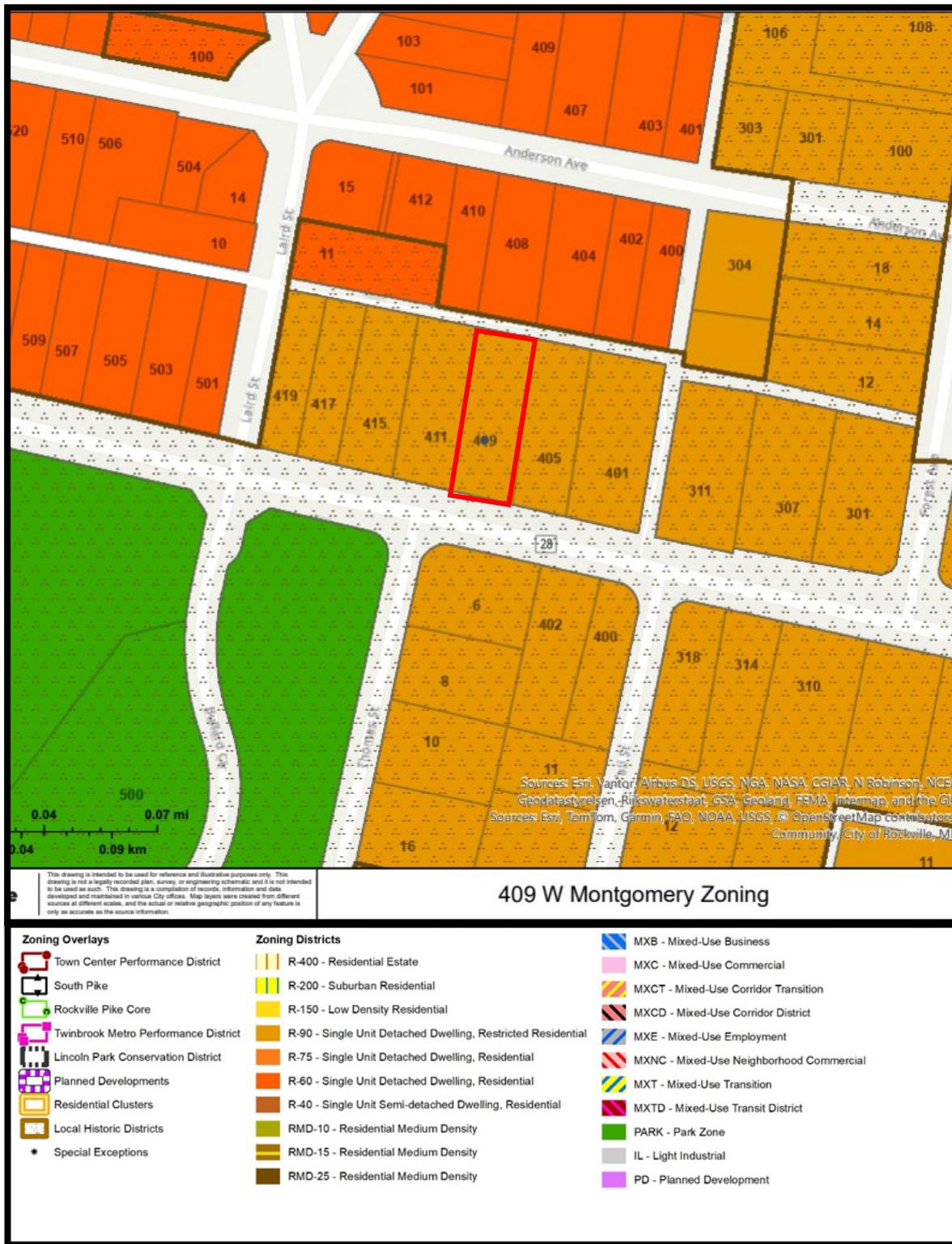
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP



ZONING MAP





Rockville

HDC - Certificate of Approval and Courtesy Review

Online Request #: 3129268

Project #: 2026-220-COA

Submitted by:
Lewis Parker

Location: **409 W MONTGOMERY AVE**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Lewis** Last Name: **Parker** Suffix:

Business Name:

Mailing Address: **409 W Montgomery Ave**

City: **Rockville** State: **MD** Zip: **20850**

Property Owner's Contact Information

Title: First Name: **Lewis** Last Name: **Parker** Suffix:

Business Name:

Mailing Address: **409 W Montgomery Ave**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature *

Lewis Parker

Project Description *

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Replace deteriorated brick front walkway with Pennsylvania flagstone. Recycle existing brick as a border. New walkway will be the same as existing footprint.



You can complete this application and view updates online at [MGO Connect](#)

Work Description

Secretary of Interior's Standard #

Technical Guide for Alterations #

Scope of Work: Landscaping

Other Scope of Work

INSPECTION OF THE PROPERTY * 72620

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

HEARING/MEETING APPEARANCE * 72621

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

FILING DEADLINES * 72622

Applications are due five weeks preceding the regularly scheduled HDC meeting. Click [HERE](#) to see the schedule of filing deadlines.

PUBLIC NOTICE SIGN * 72623

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.



You can complete this application and view updates online at [MGO Connect](#)

Type of Application

Certificate of Approval

Documents Uploaded

The following documents are attached to the Application.

Digital Photographs

img_3641 2.pdf

Site Plan

exacta_site_survey.pdf



You can complete this application and view updates online at [MGO Connect](#)

IV. COURTESY REVIEW

A. 2026-227-CRT

Applicant: Kelly Kalepe, Owner

Address: 401 W Montgomery Avenue

Request: Courtesy Review to convert the existing concrete slab in the side yard of the property into a patio.



Historic District Commission Staff Report: Courtesy Review 2026-227-CRT, 401 W. Montgomery Avenue

MEETING DATE: 01/15/2026

REPORT DATE: 01/08/2026

STAFF: Katie Gerbes, Comprehensive Planning Manager
Community Planning and Development Services
kgerbes@rockvillemd.gov

APPLICATION: Courtesy Review to convert the existing concrete slab in the side yard of the property into a patio.

APPLICANT: Kelly Kalepe, Owner
401 W. Montgomery Avenue
Rockville, MD 20850

FILING DATE: 12/19/25

RECOMMENDATION

Staff recommends that the HDC provide suggestions to the applicant for the conversion of the existing concrete slab in the side yard into a patio for the Certificate of Approval application.

SITE DESCRIPTION

Location	401 West Montgomery
Land Use	Detached Restricted Residential
Zoning District	R-60 HD
Existing Use	Residential
Parcel area	21,500 sf
Subdivision	West End Park

*Aerial Views of 401 West Montgomery Avenue*



Front (South) Elevation

HISTORIC SIGNIFICANCE

This two and one-half story wood framed house was constructed in 1890 by Charles B. and Lavinia Lyddane Jones and appears in H. Copp's 1890 promotional brochure archived with Peerless Rockville. It sits on the original half-acre of land as originally platted. Mr. Jones served on the Rockville City Council from 1890 to 1892. The property remained in the Jones family until 1958, at which point it was purchased by Joseph and Margaret Ilgenfritz. Mr. Ilgenfritz was the head of the License and Inspections Department in Washington, D. C.

The house faces south on a half-acre lot with several mature trees. The north-south alley directly east of the property serves as the property's driveway and provides access to the east-west alley behind the house. This alley also provides access to the historic carriage house and 1987 garage at the northeast corner of the property. From 1958-1960, the Ilgenfritzs worked with architect Eldred Mowrey, to "modernize" the house, converting it from a Second Empire to a Georgian Revival. Alterations included truncating the center square bay tower, removal of the front porch and steps, and construction of the existing brick split porch stoop. The house has a tall standing seam hipped roof with tall chimneys that rise above the gabled dormers on the east and west sides of the house. It has a center gable on the front elevation, which rests on a flat roof of the portico. The north

elevation includes three additions which had a gabled roof, a flat roof, and a shed roof. In 2021, the flat and shed roofs were replaced with a single standing seam hipped roof which extends over the existing patio (HDC2021-01004).

BACKGROUND

The subject property is the site of several Certificate of Approval applications in the past three years, all for work in the side yard on the western side of the property. In January 2023, Code Enforcement staff became aware of a concrete half-court basketball court surrounded by netting at least 10' high abutting the fence had been installed on the west side of the yard. This work was completed before receiving a COA from the HDC or a fence permit from the Permits & Inspections Division. That discovery triggered a series of applications to gain compliance for alterations to the site, which are documented in the table below.

Related Historic District Commission Applications for the Subject Property

Application Number	Request	Meeting Date	Result
HDC2023-01105	COA for retroactive approval of the basketball court	02/16/2023	Denied
HDC2023-01130	Courtesy Review for alterations to the basketball court	06/15/2023	n/a
HDC2023-01131	COA for landscaping and replacement of existing fence	06/15/2023	Approved
HDC2024-01139	COA for alterations to the basketball court	10/19/2023	Denied
2026-166-COA	COA to retain the basketball court	10/30/2025	Denied

At this point in time, the applicant is investigating alternative uses for the side yard in order to bring the property into compliance with the Zoning Ordinance.

DISCUSSION OF THE PROPOSED PROJECT

On December 19, 2025, the applicant submitted Courtesy Review application 2026-227-CRT to convert the existing concrete slab in the side yard of the property into a patio. To do this, the applicant would remove all elements of the existing basketball court (fence posts, fencing, basketball hoop, court flooring) and retain only the concrete slab. The applicant is proposing to build a flagstone patio atop the existing concrete slab. The patio area would measure approximately 29 feet by 45 feet. The flagstone selected would coordinate with the existing flagstone patio at the rear of the house. A natural stone step will transition between the existing patio at the rear and the new patio in the western side yard.

A series of raised planters with Chindo Viburnum evergreen shrubs for privacy are proposed to flank the westernmost edge of the patio, and evergreen groundcover, such as Saccocca, will be planted on the eastern side of the patio between the patio edge and

the house. At this point in time, the applicant has not determined if these plantings will be installed at the same time as the patio or in a later phase.

The existing outdoor grilling station, currently located on the rear patio beneath a freestanding pergola, will be relocated onto the patio, adjacent to the western wall of the home. The grilling station is a modular unit that will not be built into the patio, but placed there for use, similar to the furniture in the applicant's renderings. Raised garden beds and a worktable are proposed at the southern edge of the patio. The planters and raised garden beds are designed to be mobile (not permanently affixed to the patio) and could be moved around seasonally or as desired by the property owner.



*View of the existing basketball court/concrete slab looking north from the right-of-way.
Photo taken August 2025.*



Proposed modifications to the west side yard.



View of the basketball court from inside the fencing, looking southwest. The concrete slab is under the sports court flooring. Photo taken August 2025.



Rendering of the proposed patio, looking southwest, in the location of the former basketball court.



Rendering of the proposed patio, looking southwest, showing the raised planting beds, outdoor furniture and outdoor grilling station. None of these fixtures are proposed to be embedded into the patio and thus permanent.

ANALYSIS AND FINDINGS

The applicable *Secretary of the Interior's Standards for Rehabilitation* and the *Technical Guides for Exterior Alterations* must be taken into consideration.

The Secretary of Interior's Standards for Rehabilitation Standard No. 1 states: “A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.” While the patio would be a new use for this specific property, the use is generally consistent with the historic use of the large rear and side yards that are character defining features of the West Montgomery Avenue Historic District. The size and location of the patio does marginally impact the spatial relationships of the property. Historically, side patios have been approved within the West Montgomery Avenue Historic District, most recently at 310 W. Montgomery Avenue (HDC2025-00097), though that patio was not as large and not located as close to the house, property line and front yard fence as proposed by the applicant. A smaller patio area that enables the replanting landscaping and greenery that was once present in the side yard may be more appropriate given the spatial relationships of the site.

The Secretary of Interior's Standards for Rehabilitation Standard No. 2 states: “*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*” The installation and current location of the basketball court changed the character of the property. The side yard was an important feature of this historic property, and the vertical alterations associated with the basketball court altered the features and spatial relationships of the property. With this courtesy review, the applicant is seeking to remove the basketball court and instead install a flagstone patio in its place. This alteration is more in character with the historic character of the property, as this will be unobstructed open space that is more consistent with the rest of the historic district.

The Secretary of Interior's Standards for Rehabilitation Standard No. 9 states: “*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*” The installation of the patio is clearly differentiated from the older, original components of the house and property. The dense side yard was a character defining feature of the historic property that cannot be replaced, however the conversion of the basketball court into a patio use in the side year is a more sensitive alteration to the character and setting of the historic district.

The Secretary of Interior's Standards for Rehabilitation Standard No. 10 states: “*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*” The initial installation of the basketball court and the changes that were made to install it were not undertaken in such a manner that would leave the property unimpaired. The basketball court would not be easily reversible, but the removal of many of the elements of the court is a start in that direction. The applicant is proposing to retain the existing concrete slab that was used for the court base, but removing all other components of the basketball court. In theory, if not approved by the Historic District Commission, the concrete pad could be removed and grading, sodding and landscaping completed in order to restore the impacted area as closely to the original condition as possible.

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting.

RECOMMENDATION

Staff recommends that the HDC provide suggestions to the applicant for the proposed patio into the Certificate of Approval application.

EXHIBITS

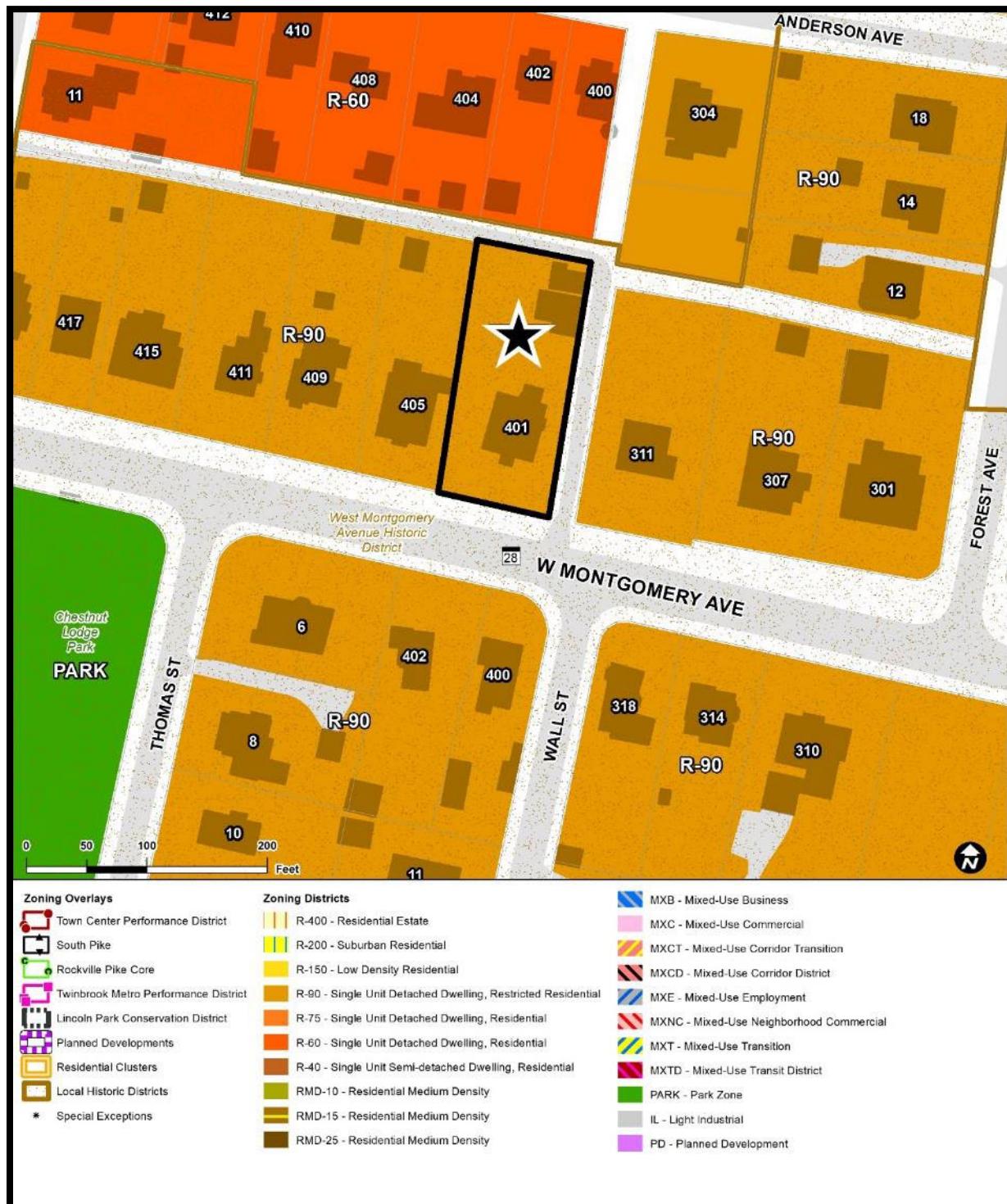
1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial Map
3. Zoning Map
4. Application

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP

ZONING MAP





Rockville

HDC - Certificate of Approval and Courtesy Review

Submitted by:
Kelly Kalepe

Online Request #: 3143867

Project #: 2026-227-CRT

Location: **401 W MONTGOMERY AVE**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Kelly** Last Name: **Kalepe** Suffix:

Business Name:

Mailing Address: **401 W Montgomery Ave**

City: **Rockville** State: **MD** Zip: **20850**

Property Owner's Contact Information

Title: First Name: **Kelly** Last Name: **Kalepe** Suffix:

Business Name:

Mailing Address: **401 W. Montgomery Ave.**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature *

Kelly A Kalepe

Project Description *

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Convert Existing Concrete Slab into Side Patio



You can complete this application and view updates online at [MGO Connect](#)

Work Description

Secretary of Interior's Standard #

Technical Guide for Alterations #

Scope of Work: Other

Other Scope of Work Side Patio

INSPECTION OF THE PROPERTY *

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

HEARING/MEETING APPEARANCE *

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

FILING DEADLINES *

Applications are due five weeks preceding the regularly scheduled HDC meeting. Click [HERE](#) to see the schedule of filing deadlines.

PUBLIC NOTICE SIGN *

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.



You can complete this application and view updates online at [MGO Connect](#)

Type of Application

Courtesy Review

Documents Uploaded

The following documents are attached to the Application.



You can complete this application and view updates online at [MGO Connect](#)

V. PRESENTATION

A. Zoning Ordinance Rewrite & Comprehensive Map Amendment Project

Jim Wasilak, Chief of Zoning

Holly Simmions, Deputy Zoning Manager

VI. DISCUSSION

A. Old Business

1. 2026 Preservation Month Event

B. New Business

VII. ADJOURN