



Meeting No. 10-2025: Thursday, November 20, 2025

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

**Anita Neal Powell, Chair
Seth Denbo, Peter Fosselman, Michael Goldfinger, 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:

October 16, 2025
October 30, 2025

7:10 PM **III. DISCUSSION**

A. OLD BUSINESS

1. King Farm Farmstead Project Discussion

B. NEW BUSINESS

1. Draft HDC Meeting Calendar for 2026

8:00 PM **IV. ADJOURN**

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

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025	
2025 MEETING DATE	APPLICATION DUE DATE
December 18, 2025	November 14, 2025
January 15, 2026	December 12, 2025

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. October 16, 2025**
- 2. October 30, 2025**

Submitted: November 20, 2025
Approved:

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 8-2025
Thursday, October 16, 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 announced that through several grants, a research historian will be hired to assist with the Asian America Pacific Islander (AAPI) history Project. Research will begin with the Chinese and Taiwanese population, as it is the oldest and largest AAPI community in Rockville.
- Peerless Rockville hosted a talk by Susan Soderberg, about her biography on Josiah Henson, *My Name is Not Tom*.
- Ms. Pickard noted that they have added several donated items to their collections.
- Peerless Rockville is closely following the King Farm project, and they continue to look forward to Master Plan with regard to the historic preservation portion of it.

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

- Chair Powell recently went to the Maryland Nonprofit Annual Conference, where she attended a Historic Tax Credits session given by Maryland Historical Trust.

C. Public Comments/Open Forum

- Former Councilman Mark Pierzchala spoke in favor of allowing the demolition of the building at College Gardens Shopping Center to move the project forward. He also commented on the King Farm Farmstead Master Plan, regarding the need for more time to review it before adoption.
- Nancy Pickard agreed that the HDC and the public needed more time to review the King Farm Farmstead Master Plan prior to adoption.

D. HDC and Staff Comments

- **Commissioner Fosselman moved to add the discussion of the King Farm Farmstead Master Plan to the meeting agenda under V. Discussion, Old Business.**

RESULT: APPROVED 5-0

MOTION: Commissioner Fosselman

SECOND: Commissioner Goldfinger

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

- Commissioner Denbo discussed his meeting with Mayor Ashton regarding the HDC's role in the upcoming 250th Anniversary Celebrations for the US and for Rockville, and a historic sign for the Twinbrook Pool.
- Commissioner Denbo attended a webinar on historic contexts, and inquiring on the last time Rockville's historic context had been updated.
- Commissioner Goldfinger continued his series on important historic buildings in Rockville by presenting on the history of Chestnut Lodge.
- Chair Powell thanked the staff for the thorough HDC Annual Report.
- Katie Gerbes announced the October 30th HDC Special meeting.
- Ms. Gerbes warned that several phishing scheme attempts have been aimed at the public using fake HDC commissioner names and to be aware of suspicious emails.
- The FY27 budget process is in process and the Commissioners are encouraged to participate.

FURTHER DISCUSSION

October 16, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 1:40

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:

September 18, 2025

FURTHER DISCUSSION

October 16, 2025. Agenda Item II-A

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 29:30

III. CERTIFICATE OF APPROVAL

A. 2026-145-COA

Applicant: Frank Stovicek

Address: 21 Martins Lane

Request: Certificate of Approval to install 36 solar panels on the roof of the home.

Commissioner Fosselman moved to approve the application as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Fosselman

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

October 16, 2025. Agenda Item III-A

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 31:00

B. 2026-176-COA

Applicant: Inca Electric, Henry Carrasco, Contractor

Address: 301 Anderson Avenue

Request: Certificate of Approval to install EV charger.

Commissioner Shenge moved to approve the application as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Fosselman

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

FURTHER DISCUSSION

October 16, 2025. Agenda Item III-B

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 38:00

IV. EVALUATIONS OF SIGNIFICANCE

A. HDC2026-01202

Applicant: College Plaza V Partners Limited Partnership, Brian Miller

Address: 15100 Frederick Road

Request: Evaluation of Significance (Demolition proposed).

Commissioner Denbo moved to not recommend the property for historic designation.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

October 16, 2025. Agenda Item IV-C

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 44:20

V. DISCUSSION

Old Business:

- Historic Preservation Code Update
- King Farm Farmstead Master Plan

New Business:

- None

FURTHER DISCUSSION

October 16, 2025. Agenda Item V

<https://rockvillemd.granicus.com/player/clip/5136?redirect=true>

Video time stamp 52:10

VI. ADJOURNMENT

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Sheila Bashiri

Submitted: November 20, 2025
Approved:

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 9-2025
Thursday, October 30, 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

- No Report

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

- No Report

C. Public Comments/Open Forum

- None

D. HDC and Staff Comments

- No Comments

FURTHER DISCUSSION

October 30, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/9238?redirect=true>

Video time stamp 1:15

II. CERTIFICATE OF APPROVAL

A. 2026-179-COA

Applicant: G&C Contracting, Contractor
Sinan Robert Wolf-Gazo, Owner

Address: 419 Reading Avenue

Request: Certificate of Approval replace an 8x10 foot shed in the rear yard.

Commissioner Fosselman moved to APPROVE the proposal as submitted.

RESULT: APPROVED 5-0

MOTION: Commissioner Fosselman

SECOND: Commissioner Shenge

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

FURTHER DISCUSSION

October 30, 2025. Agenda Item II-A

<https://rockvillemd.granicus.com/player/clip/9238?redirect=true>

Video time stamp 2:54

B. 2026-175-COA

Applicant: Jacqueline DuPuy, Owner

Address: 302 Lincoln Avenue

Request: Certificate of Approval to replace windows, repair the doors and add a rear doorway, repair the back porch, add a roof membrane, and remove the chimneys.

Commissioner Denbo moved to APPROVE the proposal as submitted.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

October 30, 2025. Agenda Item II-B

<https://rockvillemd.granicus.com/player/clip/9238?redirect=true>

Video time stamp 17:45

C. 2026-166-COA

Applicant: Kelly Kalepe, Owner

Address: 401 W. Montgomery Avenue

Request: Retroactive Certificate of Approval to retain a half court sports court in the side yard.

Commissioner Goldfinger moved to DENY the proposal as submitted.

RESULT: APPROVED 4-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Shenge

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

RECUSED: Commissioner Fosselman

FURTHER DISCUSSION

October 30, 2025. Agenda Item II-C

<https://rockvillemd.granicus.com/player/clip/9238?redirect=true>

Video time stamp 38:30

III. DISCUSSION

A. Old Business:

- King Farm Farmstead Master Plan

B. New Business:

- None.

FURTHER DISCUSSION

October 30, 2025. Agenda Item IV

<https://rockvillemd.granicus.com/player/clip/9238?redirect=true>

Video time stamp 1:55:55

IV. ADJOURNMENT

The meeting adjourned at 9:09 pm.

Respectfully submitted,

Sheila Bashiri

III. DISCUSSION

A. Old Business

- 1. King Farm Farmstead Project Discussion**

B. New Business

- 1. Draft HDC Meeting Calendar for 2026**

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026	
MEETING DATE	APPLICATION DUE DATE
January 15, 2026	December 12, 2025
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

IV. ADJOURN