

Submitted: September 18, 2025
Approved: September 18, 2025

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 6-2025
Thursday, July 17, 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 the Heritage Days welcomed guests to walking tours of displaced African American community on Middle Lane.
- Peerless hosted an event featuring a representative from Preservation Maryland (PM) who gave a presentation on PM's LGBTQ history project.
- Ms. Pickard expressed concern regarding the HDC's input into the King Farm Farmstead Project.

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

- No report.

C. Public Comments/Open Forum

- Former City Councilman Mark Pierzchala expressed concern about the role of the HDC in the King Farm Farmstead Project. He inquired as to how the HDC will be involved with the decisions made on the historic property. Ms. Gerbes explained that Recreation and Parks had been held public sessions regarding the use of the property. Additionally, staff had met the Rec and Parks Director to discuss the project. The HDC asked to have Rec and Park staff invited to present the project to the HDC at a future meeting.

D. HDC and Staff Comments

- Commissioner Fosselman announced he and Chair Powell attended a ribbon cutting for the new mural at Rock East on East Gude Drive industrial area.

- Commissioner Goldfinger continued the HDC goal of highlighting Rockville historic properties by giving a presentation on the Historic Beall Dawson House.
- Ms. Gerbes announced that the Maryland Historical Trust (MHT) grants that was awarded to Rockville has not been distributed yet. MHT is waiting for the funds to be distributed from the Federal Government before issuing the formal award letters.

FURTHER DISCUSSION

July 17, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 1:31

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:

June 26, 2025

Commissioner Shenge moved to approve the Consent Agenda minutes as presented.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Fosselman

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

FURTHER DISCUSSION

July 17, 2025. Agenda Item II-A

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 24:50

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

1. TAX CREDIT HDC2025-01188

Applicant: Edward Dean

Address: 503 Baltimore Road

Request: Historic Tax Credit Application

2. TAX CREDIT HDC2024-01190

Applicant: Arthur Rypinski and Jacquelyn Porth

Address: 307 West Montgomery Avenue

Request: Historic Tax Credit Application

3. TAX CREDIT HDC2024-01192

Applicant: Anton Briggs

Address: 104 West Jefferson Avenue

Request: Historic Tax Credit Application

4. TAX CREDIT HDC2024-01193

Applicant: Christie Lin

Address: 318 West Montgomery Avenue

Request: Historic Tax Credit Application

5. TAX CREDIT HDC2024-01195

Applicant: Lenard Pedowitz

Address: 12 Forest Avenue

Request: Historic Tax Credit Application

Commissioner Shenge moved to approve the Consent Agenda Tax Credit applications # 1, 3, 4, and 5. as presented. #2 was removed from the agenda for further clarification on the application and review at the next meeting.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Denbo

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

Consent Agenda Item C. was removed from the Consent agenda and added to the Action Items for further discussion and review.

C. CERTIFICATE OF APPROVAL

HDC2025-01198

Applicant: Paul Goldberg

Address: 100 West Montgomery Avenue

Request: Certificate of Approval for demolition of an historic structure. Expired Application **HDC2024-01141** was reviewed and approved by the HDC on November 16, 2023.

Commissioner Goldfinger moved to approve the Consent Agenda item C as submitted.

RESULT: APPROVED 5-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Denbo

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

FURTHER DISCUSSION

July 17, 2025. Agenda Item II

<https://rockvillemd.granicus.com/player/clip/5089?redirect=true>

Video time stamp 28:31

III. PRESENTATION AND APPROVAL

A. FY25 HDC Annual Report

Commissioner Denbo moved to approve the Annual Report as presented.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

July 17, 2025. Agenda Item III

<https://rockvillemd.granicus.com/player/clip/5083?redirect=true>

Video time stamp 51:20

IV. DISCUSSION

A. Old Business:

- None

B. New Business:

- Zoning Ordinance Rewrite – Historic Preservation Code Amendments
- Commissioner Discussion of Strategic Priorities

FURTHER DISCUSSION

July 17, 2025. Agenda Item IV

<https://rockvillemd.granicus.com/player/clip/5083?redirect=true>

Video time stamp 1:08:25

V. ADJOURNMENT

The meeting adjourned at 9:22 pm.

Respectfully submitted,

Sheila Bashiri