



Meeting No. 11-2025: Thursday, December 18, 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:**
November 20, 2025

7:10 PM 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.

7:40 PM IV. DISCUSSION

A. OLD BUSINESS

1. King Farm Farmstead Project

B. NEW BUSINESS

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

8:00 PM V. 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
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

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. November 20, 2025**

Submitted: December 18, 2025

Approved:

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 10-2025
Thursday, November 20, 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

- Jeanne O'Meara, 418 West Montgomery Avenue - Ms. O'Meara addressed a Code violation she received for installing deer fencing on her property in the West Montgomery Avenue Historic District. She requested the HDC's support in asking the City of Rockville to change the Code to address allowing deer fencing in the City, and particularly in the historic district.
- Commissioner Fosselman commented that the deer fencing had been a frequent topic at the West End Association (WECA) meetings.

D. HDC and Staff Comments

- Commissioner Goldfinger continued his series on important historic buildings in Rockville by presenting on the history of The Grey Courthouse.
- Chair Powell inquired as to whether any other HDC members, in addition to Commissioner Fosselman, would like to serve on the interview panel for the new Community Planning and Development Services Director. Commissioner Fosselman was appointed to represent the HDC.
- Chair Powell requested the deer fencing issue be added to the next HDC meeting agenda for discussion. Commissioner Denbo inquired about the HDC's role. Ms.

Gerbes explained that the fencing is an exterior alteration that requires an HDC Certificate of Approval. Ms. Gerbes noted that the fencing presented a separate Zoning Code issue.

FURTHER DISCUSSION

November 20, 2025. Agenda Item I

<https://rockvillemd.granicus.com/player/clip/9250?redirect=true>

Video time stamp 01:30

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

Commissioner Shenge moved to approve the Consent Agenda as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

November 20, 2025. Agenda Item II-A

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

Video time stamp 16:15

III. CERTIFICATE OF APPROVAL

A. 2026-185-COA

Applicant: Marcus Ramdhanie, Leon Pro Services LLC
Keith D. Rizza, Owner

Address: 301 Anderson Avenue

Request: Certificate of Approval to construct an enclosed rear porch.

The application was removed from the agenda at the request of the property owner.

FURTHER DISCUSSION

November 20, 2025. Agenda Item III-A

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

Video time stamp 17:45

IV. DISCUSSION

Old Business:

- King Farm Farmstead Master Plan

New Business:

1. Draft HDC Meeting Calendar for 2026
2. 2026 Preservation Month Event

Commissioner Denbo moved to approve the HDC Meeting Calendar for 2026 as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

November 20, 2025. Agenda Item IV

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

Video time stamp 18:

V. ADJOURNMENT

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Sheila Bashiri

III. CERTIFICATE OF APPROVAL

A. 2026-212-CRT

Applicant: Jeffery Broadhurst, Architect

James and Samara Abell, Owners

Address: 301 Anderson Avenue

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



**Historic District Commission
Staff Report: Courtesy Review
2026-212-CRT, 100 Lynch Street**

MEETING DATE: 12/18/2025

REPORT DATE: 12/11/2025

STAFF: Sheila Bashiri, Preservation Planner
Community Planning and Development Services
sbashiri@rockvillemd.gov

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

APPLICANT: Jeffery Broadhurst, Architect
James and Samara Abell, Owners
100 Lynch Street
Rockville, MD 20850

FILING DATE: 11/17/2024

RECOMMENDATION

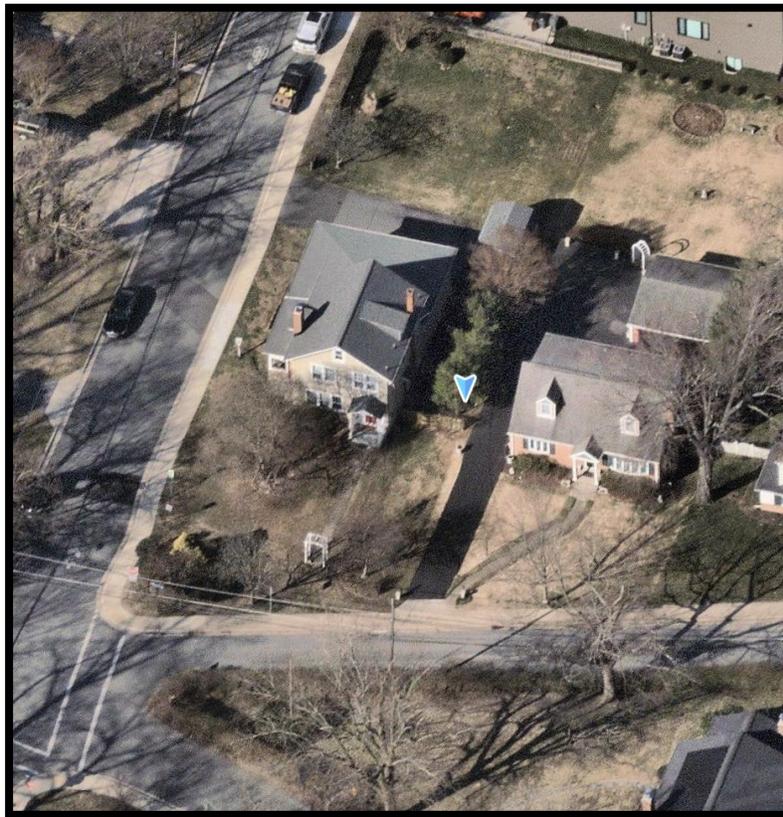
Staff recommends that the HDC provide suggestions to the applicant for incorporation of the proposed addition into the final submittal.

BACKGROUND

The owner received a variance from the Board of Appeals to add an addition above the garage (VAR2025-001220) because the property did not meet the front and side setback requirements for the new construction.

SITE DESCRIPTION

Location	100 Lynch Street
Land Use	Single Unit Detached Residential
Zoning District	R-60 HD
Existing Use	Residential
Parcel area	10,553 SF square feet
Subdivision	West End Park, Block 7, Lot 1



Birdseye View of 100 Lynch Street



Front (East) Elevation

HISTORIC SIGNIFICANCE

The 1926 Wilt/Barnsley House is locally significant for its association with a noted local teacher, Lucy Barnsley, commonly known as Miss Lucy. Miss Lucy lived in the house from 1945 to 1962. Lucy taught sixth grade at Rockville Elementary School, later named Park Street School. She specialized in teaching special needs male students and started the first summer session to help them. Miss Lucy organized Rockville residents and school children to plant Victory Gardens during WWII. Miss Lucy retired from teaching in 1951, after which she helped organize the Retired Teachers Association. Her efforts resulted in retired teachers being able to work as substitute teachers. Miss Lucy continued working with students as a substitute for the next six years. The Lucy V. Barnsley Elementary School, located just outside City of Rockville limits in Aspen Hill, was the first school in Montgomery County to be named for a woman.

The Wilt/Barnsley House is a strong example of a vernacular gable-front house type associated with Rockville's early 20th century small-town era. The house is located at corner of Lynch Street and Anderson Avenue in the West End Park subdivision. It is a two and one-half-story gable front, frame house with Craftsman stylistic elements, and covered with cedar shingles. The rectangular core of the house faces Lynch Street. A first story, flat roofed addition off the rear elevation, which was added in 1985, accommodates a first story extension over a basement level garage. The two-car garage is located under the addition and accessed from Anderson Avenue. A rear porch appears to have been incorporated into the 1985 rear addition. The rear addition's west elevation includes a recessed side entrance. A sun porch with a hipped roof is also on the west elevation (Anderson Avenue side). The sun porch features a wide frieze band with rectangular panels. The foundation of the building is molded concrete block for the historic core of the house, and brick faced concrete under the rear porch and 1985 addition. The property was locally designated as historic in 2007.



Rear (West) Elevation with Existing Garage Addition

DISCUSSION OF THE PROPOSED PROJECT

The house has an existing one-story rear addition which was constructed by a previous owner in 1985, prior to the 2007 designation of the property. The lot drops 8' in grade from the front (east) to the rear (west) of the property. As a result, the existing addition has a below grade brick two-car garage with a driveway that is accessed from Anderson Avenue. The first-story above the garage has a flat roof, and it houses a master bedroom suite. The applicant proposes to construct an 857 square-foot second-story rear addition directly above the existing one-story addition. The proposed addition will provide additional living space and will maintain the same overall architectural style and detailing as the existing historic house.

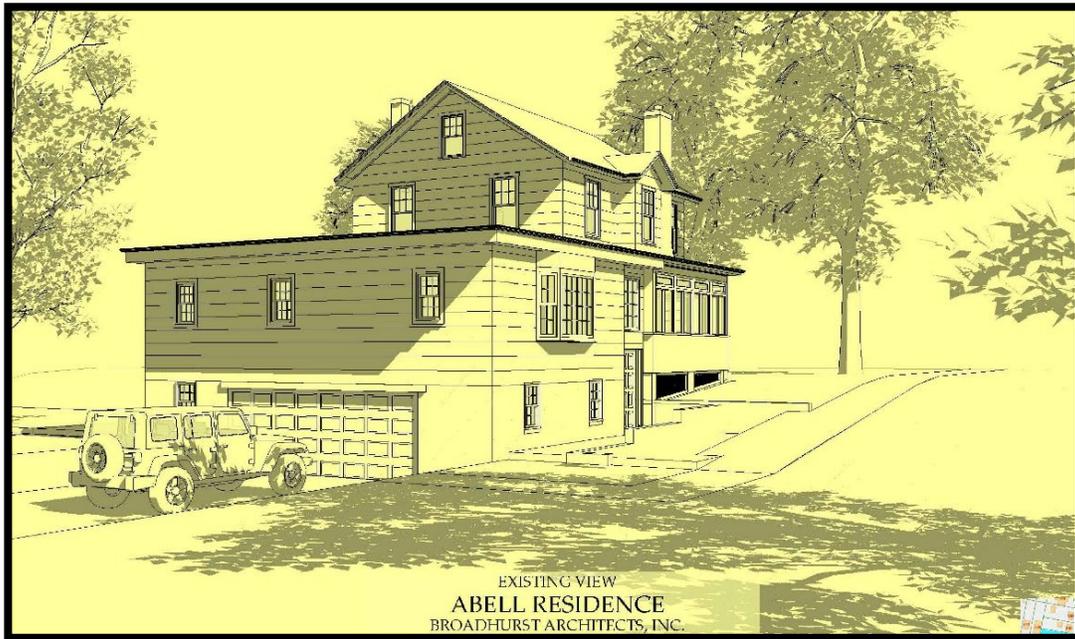
On the south elevation, the L-shape gable roof of the proposed new addition will be slightly lower in height, and it will intersect with the gable roof of the existing historic house. The first and second stories of the existing and proposed new addition will each have two pairs of multi-lite casement windows. A small four-lite window will be located in the gable peak.



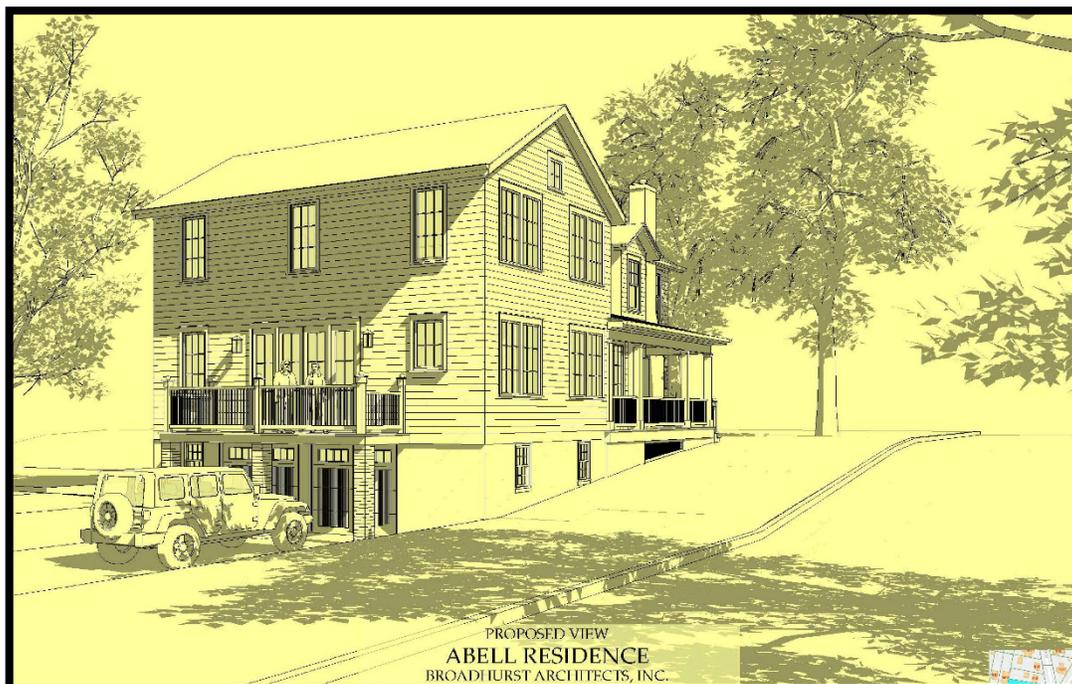
The west elevation of the existing addition has a double-wide garage door and a six-over-six double-hung window on the north end. Three six-over-six double-hung windows span the width of the second story. The original house has two evenly spaced second story windows, and an attic window in the peak of the gable. The proposed new addition will have three evenly spaced

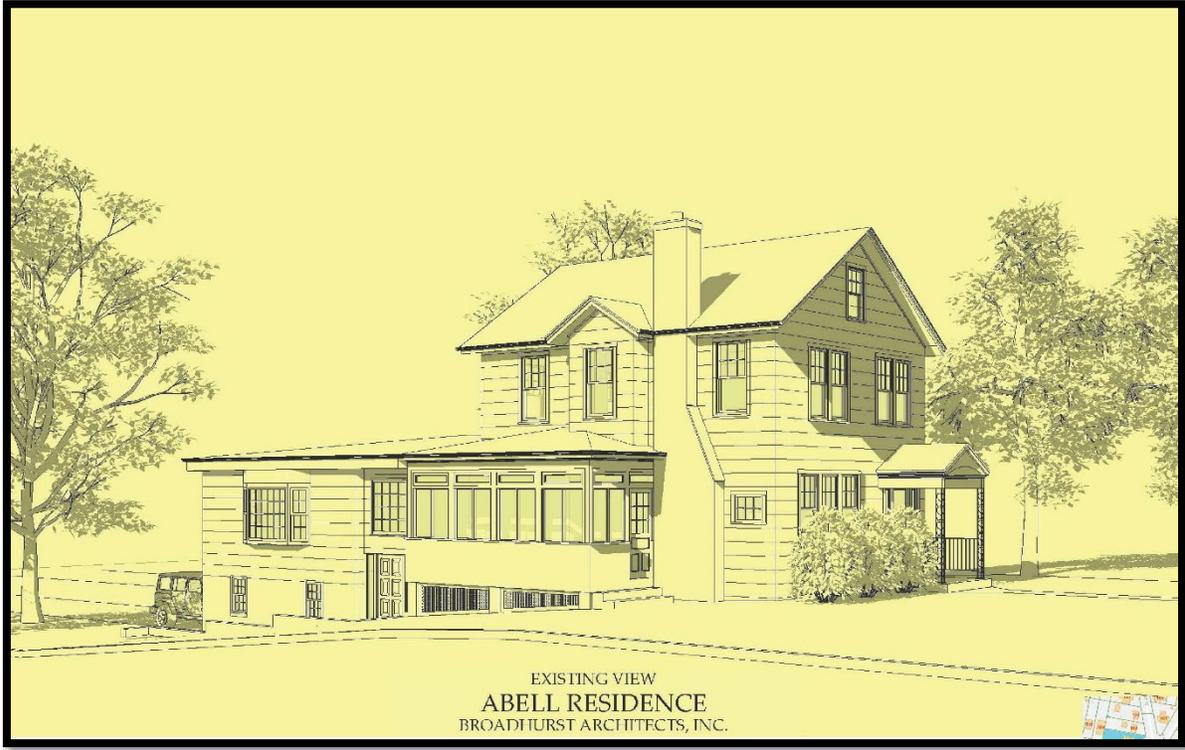
nine-lite casement windows on the second-story. The first-story of the proposed addition will have a group of four multi-lite french doors, flanked by a nine-lite casement window on the north end, and a six-lite casement window on the south end. The doublewide garage door will be replaced by two singlewide doors, each with eight-lites along the top. Three brick columns will support a new deck with railings, above the garage doors.

The existing south elevation of the historic house has an enclosed porch. The applicant proposes to replace the existing porch with a new porch which may or may not be enclosed (to be determined). The plans depict an open porch with a hipped roof, square columns and handrails. The east facing elevation of the new addition will have a single six-over-one window on the second story.

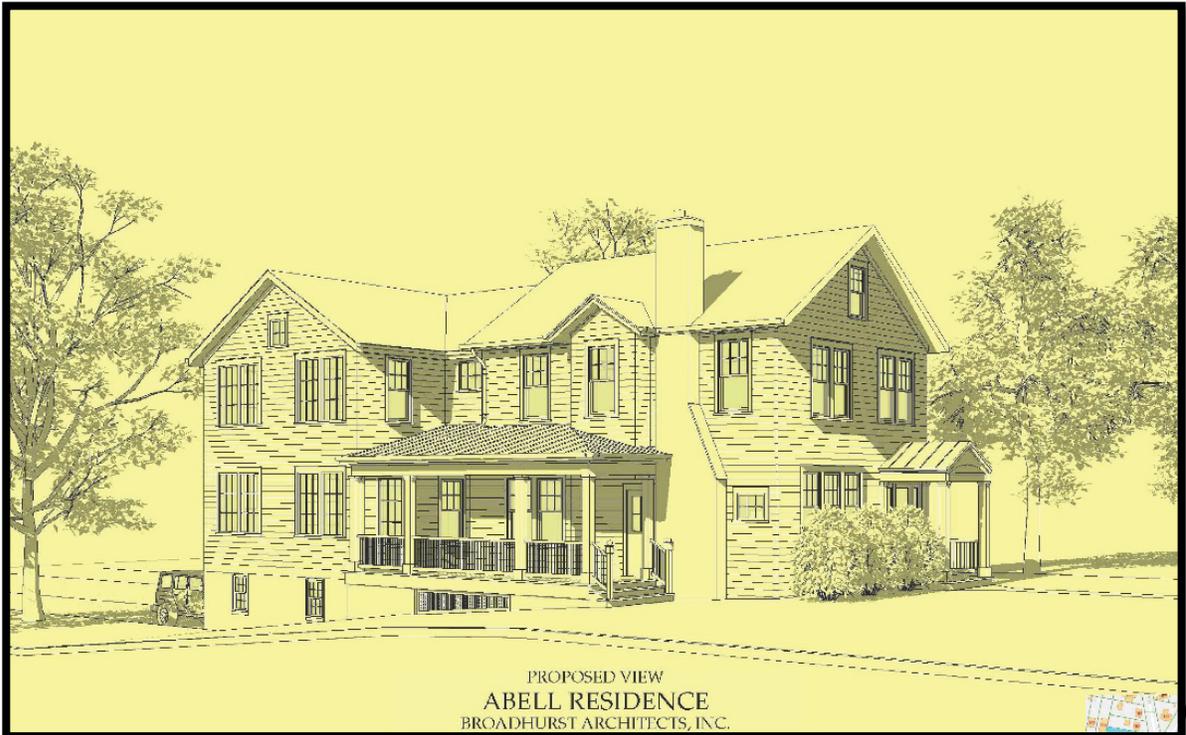


North Elevation
Existing (above) and Proposed (Below)





South Side Elevation
Existing (above) and Proposed (Below)





South Side Elevation
Existing (above) and Proposed (Below)





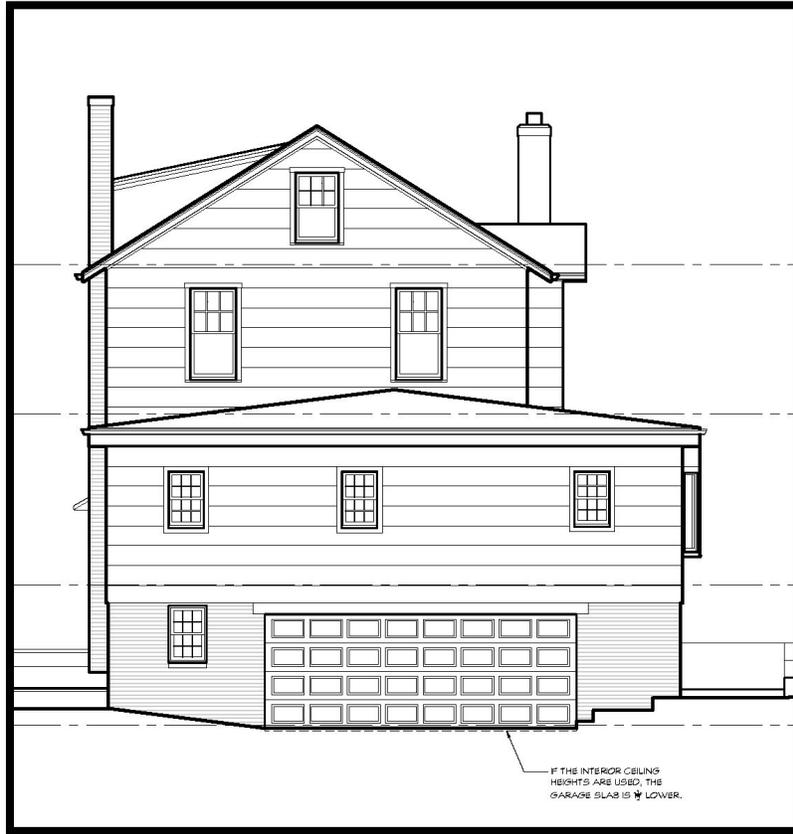
***Front (East) Elevation
Existing (above) and Proposed (Below)***



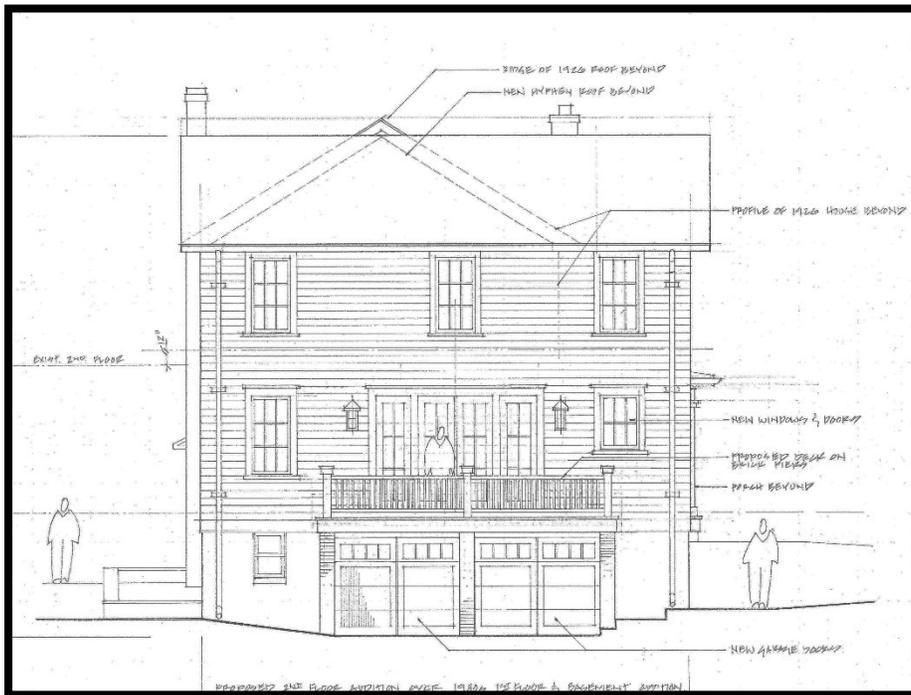


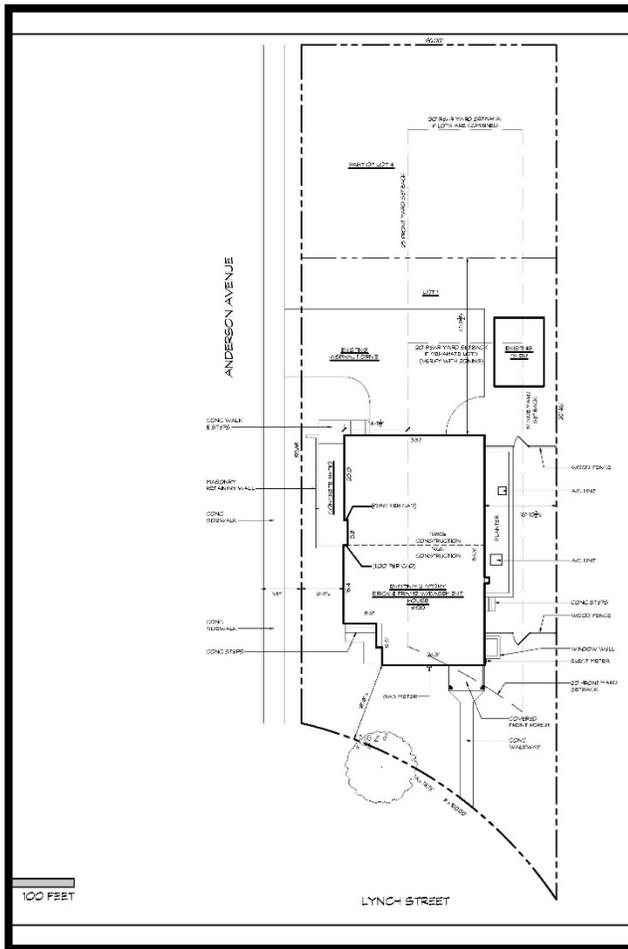
North Side Elevation
Existing (above) and Proposed (Below)



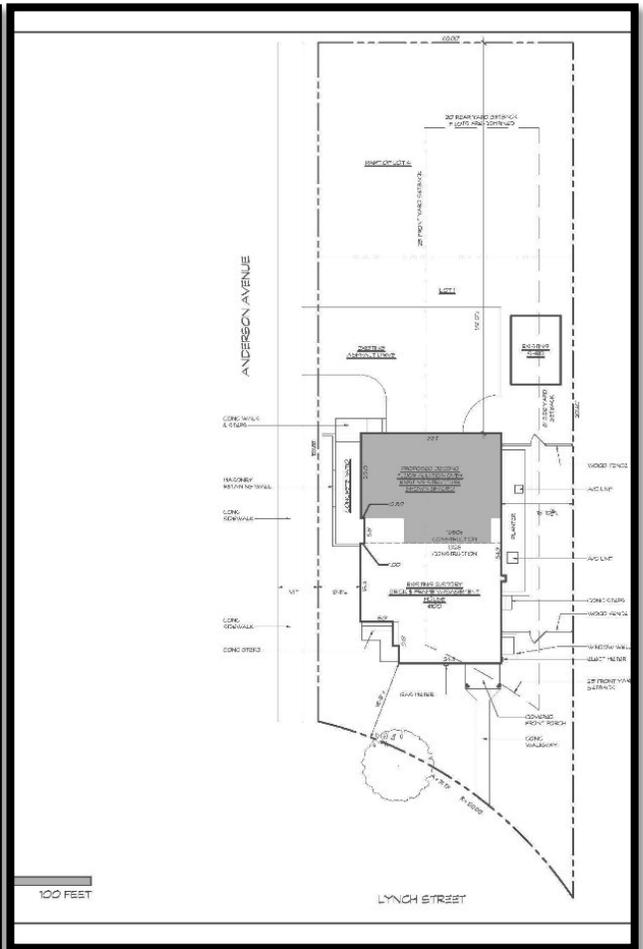


**Rear (West) Elevation
Existing (above) and Proposed (Below)**

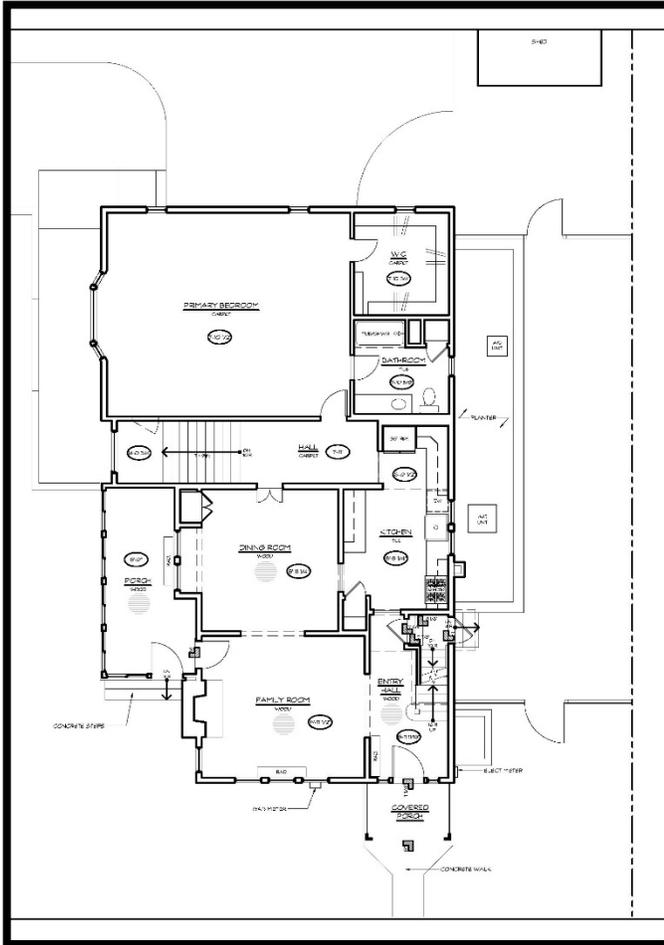




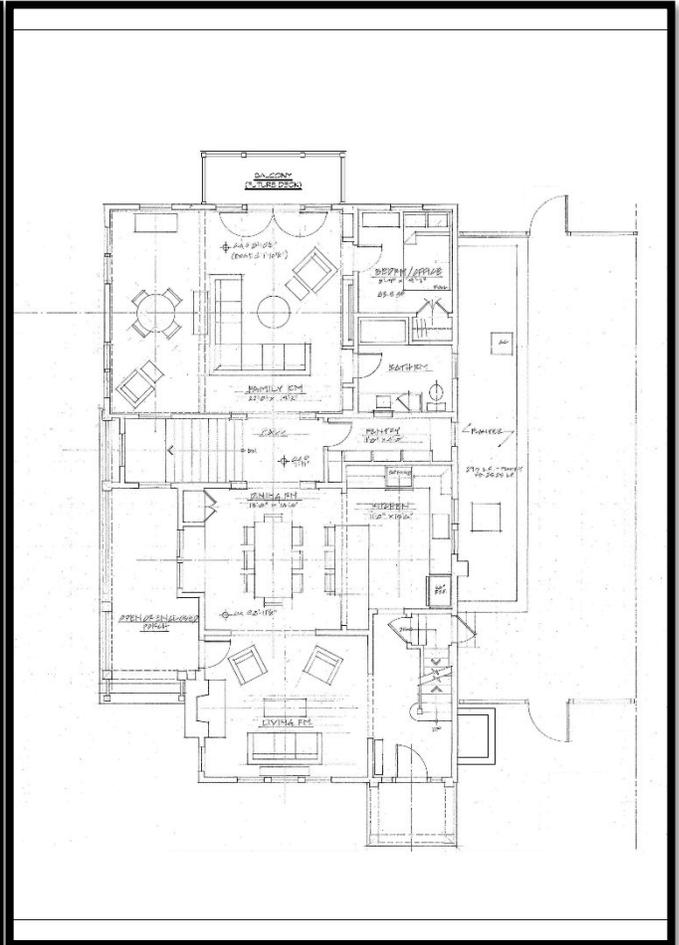
Existing Site Plan



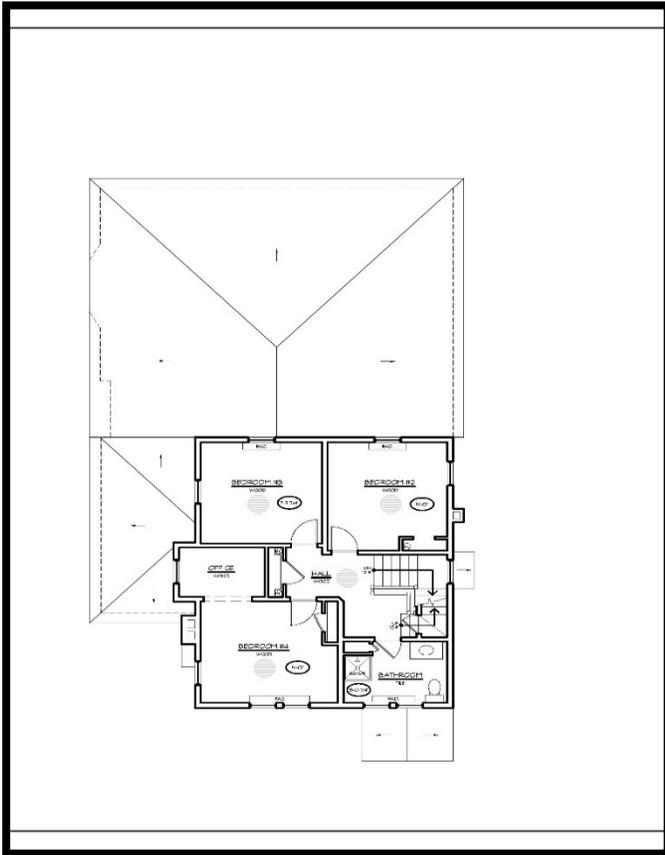
Proposed Site Plan



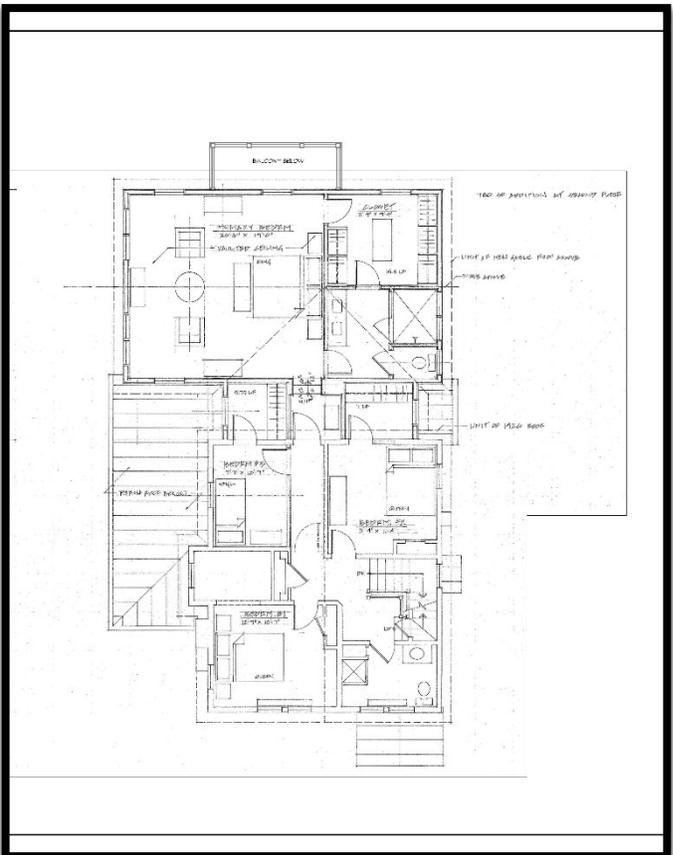
Existing First Story Plan



Proposed First Story Plan



Existing Second-Story Plan



Proposed Second-Story Plan

ANALYSIS AND FINDINGS

The applicant proposes to construct a second-story addition on top of an existing first-story addition constructed in 1985. The construction of the addition will require the removal of second story windows. In accordance with the *Secretary of Interiors Standards for Rehabilitation Standard #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.*”

While the existing addition was designated in 2007, it is not a character defining historic feature of the house. The proposed addition is located at the rear of the property as required, and roofline is lower than the roofline of the original house, however due to the corner location of the property, the existing and proposed addition will be very visible from the right-of-way. The construction of the addition will not require the removal of historic materials which characterize the property; therefore, it will not affect the integrity of the house. The new lap siding and windows used for the construction of the addition will distinguish the new from the old. The proposed addition will be compatible with the materials and details of the existing house, and the footprint of the house will not change, therefore maintaining a reduced impact on the historic site.

Rockville Technical Guide for Alterations #4: New Additions recommends the following practices:

1. *Make retention of the building’s historic character and materials the focus of the addition’s design. Use existing roofline, trim lines, materials and massing for guidance in the new design.*
2. *Avoid the loss of historic materials and features such as trees, outbuildings and landscape walls.*
3. *Whenever possible, place addition on rear. Build back on the lot rather than up.*
4. *Design the addition so it does not overwhelm the historic building, or adjacent neighbors, in scale or massing.*
5. *The design of doors, windows, shutters, trim and exterior siding should all be compatible with the historic structure, although modern materials may be considered by the HDC.*

Placing the addition on the flat roof garage, as opposed to behind it, retains the spatial relationships that characterize the property. Based on the analysis above, the proposal meets all the requirements.

RECOMMENDATION

Staff recommends that the HDC provide suggestions to the applicant for incorporation of the proposed addition into the final submittal.

COMMUNITY OUTREACH

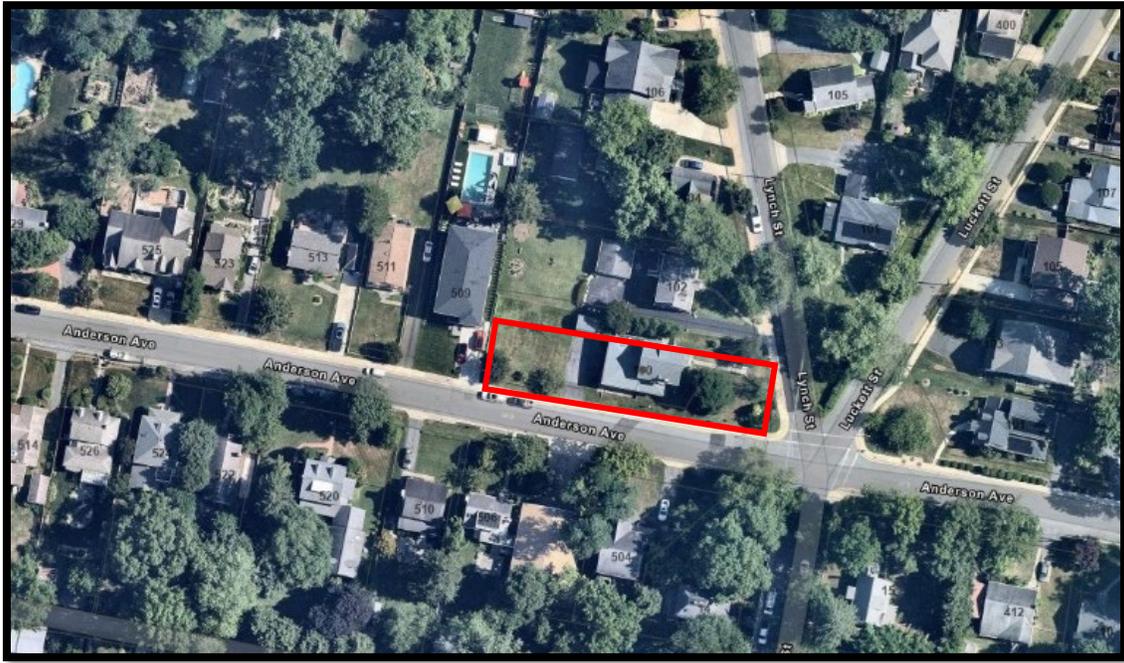
The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting. Peerless Rockville and the leadership of the West End Citizens Association were informed directly about this review in advance of the meeting.

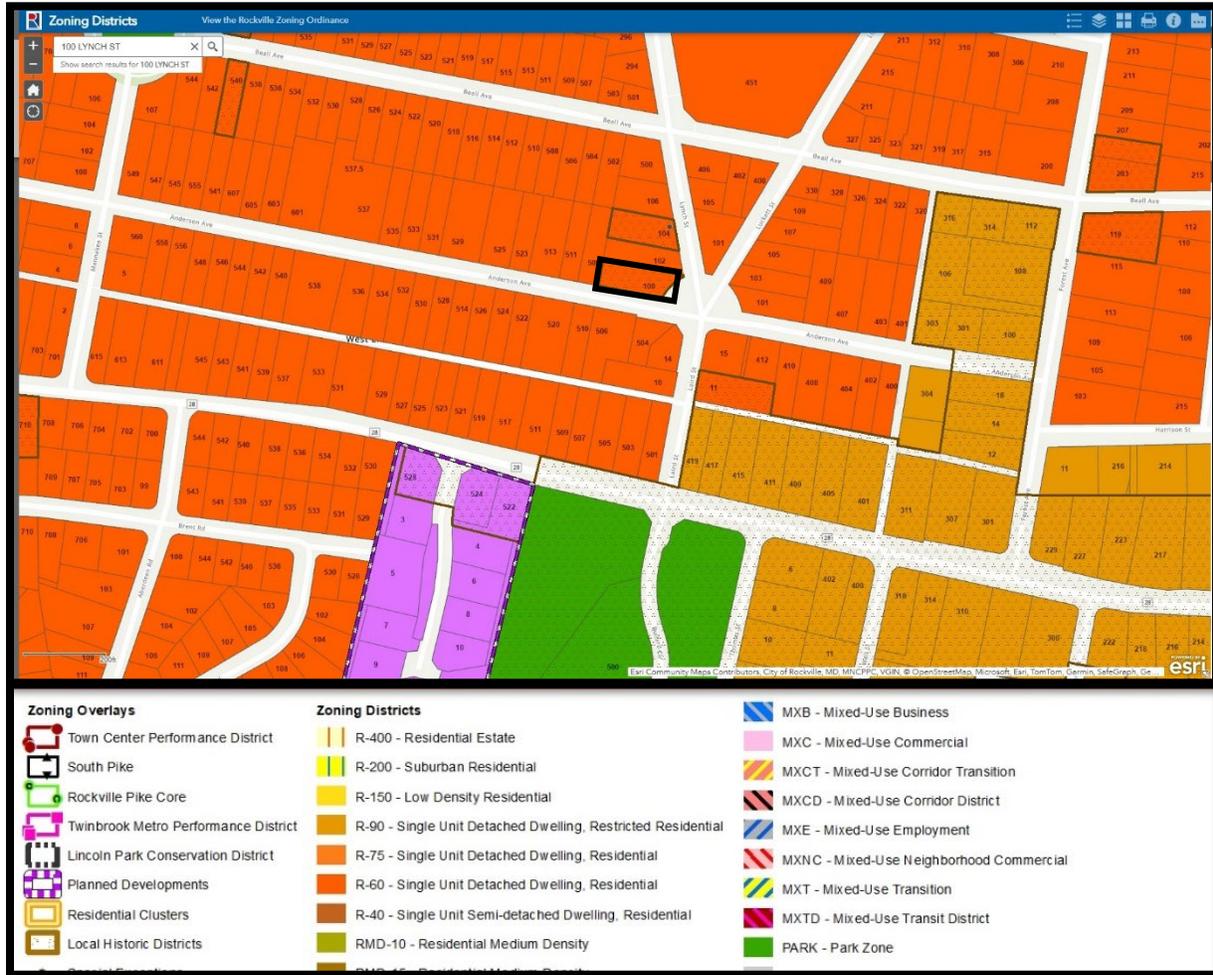
EXHIBITS

- 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.





- Add New Message
- ABELL JAMES ESTEN III
 ABELL SAMARA MEYERS
 Created By: Tyree Dodson on 10/2/2025
- In Historic District, HDC approval required for demos and exterior work
 Created By: Tyree Dodson on 10/2/2025
- DECK - No
 Created By: Tyree Dodson on 10/2/2025
- WMS (Water Meter Size) - 5/8 INCH DISC
 Created By: Tyree Dodson on 10/2/2025

Manage HDC - Certificate of Approval and Courtesy Review Application 3010594

Information
 This application was approved on 11/17/2025 by Tyree Dodson.
 This application is associated with project # 2026-212-CRT
[MGO Go to Project](#)

Application Actions

Return Reject Accept

Address & Contact Information

Physical Project Address

My Project has been addressed by the Jurisdiction.

Successfully verified with external GIS system. [Map it](#) [Address Search](#)

Address

100 LYNCH ST

City: ROCKVILLE State: MD Zip Code: []

Applicant Contact Information

Business Name
 BroadhurstArchitects, Inc.

First Name: Jeffery Last Name: Broadhurst

Address: 306 First Street City: Rockville State: MD Zipcode: 20851

Email: [] Notify

Home Phone: [] [] [] - [] [] Notify

Cell Phone: [] [] [] [] Notify

Work Phone: [] [] [] [] Notify

Property Owner Contact Information

Business Name

First Name: James Last Name: Abell

Address: 100 Lynch Street City: ROCKVILLE State: MD Zipcode: 20851

Email: [] Notify

Home Phone: [] [] [] - [] [] Notify

Cell Phone: [] [] [] [] Notify

Work Phone: [] [] [] [] Notify

Customer Uploaded Files

Required Files

Letter of Authorization

- All files must be uploaded as a PDF
- Combine multiple pages into one file
- All files must follow naming convention of [STREET NUMBER] [STREET NAME WITH ABBREVIATED SUFFIX] [DOCUMENT TYPE] [REVISION (if applicable)] [No. of Revision] - ex - 111 Maryland Ave LOA.pdf

Site Plan

- Lot dimensions
- Building location within dimensions of lot (existing and proposed)

[Update](#)

Types & Additional Information

Application Type: HDC - Certificate of Approval and Courtesy Review

Assigned To: Not Selected

Assigned Project Types
 You cannot modify the types associated with this application

I do not know my project types.
 Customer Application Description

Application Questions

HDC - Certificate of Approval and Courtesy Review

Work Description: []

Secretary of Interior's Standard #: []

Technical Guide for Alterations #: []

Type of Application: Courtesy Review

Project Description*:
 Renovation and second-floor addition to a historic residence
 For example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

Scope of Work::

- Accessory Building
- Addition
- Chimney
- Fence
- Landscaping
- Mature Tree Removal
- Miscellaneous
- New Construction
- Ordinary Maintenance
- Parking Lot
- Roofing
- Siding/Trim
- Signage
- Windows/Doors
- Other

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.

- North arrow, date, and scale of plan

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Landscaping Plan

Required for tree removal, new construction and substantial landscape plans or alterations

- Plant/Treeplacement
- Plant/Tree removal
- Plant/Treespacing
- Plant/Tree types and species
- Number of each plant/tree
- Height/Spread at installation and at maturity

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Architectural Drawings

Required for structural alterations, additions, and new construction

- Site plan showing all mature trees, driveway,walkways and outbuildings
- Scaleplans includingelevations,floor plans,and roofplan
- Renderings of completed proposal
- Window/door specifications
- Landscape plan and extent of grading
- Digital Photographs of the surrounding buildings
- Streetscape features
- Specification of materials with product literature(brochures, website info,etc.)
- Any other information requested by staff

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Digital Photographs

Digital photographs of subject property (all views) and area affected. For new construction, photographs must show the surrounding site, buildings, and existing streetscape.

- All photographs must be uploaded as a PDF. To convert JPG and HEIC file types to PDF, click [here](#)

Digital Brochure

Required for change of material, structural alterations, additions, and new construction with specifications detailing materials to be used.

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Additional information as requested by staff

- All files must be uploaded as a PDF
- Combine multiple pages into one file

Uploaded Files

Type	File Name	Upload Date	
Digital Photographs	2025-09-25 hdc courtesy review.pdf	09/25/25 01:57 PM	DELETE
Site Plan	2025-09-25 note.pdf	09/25/25 02:12 PM	DELETE

Payments

There are no payments on file for this application

Signature:

Jeffery Broadhurst, AIA, Broadhurst Architects, Inc.

Application Comments

10/2/2025 09:00 AM

Tyree Dodson

1. Please submit a Letter of Authorization signed by the property owner to submit the application on their behalf. This can be a simple letter, email, etc. with a signature from the owner.

750 chars remaining.

[Add](#)

ABELL RESIDENCE

100 LYNCH STREET, ROCKVILLE, MARYLAND 20850

HISTORIC DISTRICT COMMISSION COURTESY REVIEW SUBMISSION



VICINITY MAP



AERIAL PHOTO MAP



EXISTING SOUTH FACADE
(ALONG ANDERSON AVENUE)



EXISTING EAST FACADE &
PARTIAL NORTH FACADE
(ALONG LYNCH STREET)



SHEET INDEX

CS	COVER SHEET -- VICINITY MAPS
INDX	INDEX
H-1	COVER LETTER
H-2	HISTORIC DISTRICT COMMISSION REVIEW APPLICATION - PAGES 1 & 2
H-3	HISTORIC DISTRICT COMMISSION REVIEW APPLICATION - PAGES 3 & 4
H-4	HISTORIC DISTRICT COMMISSION REVIEW APPLICATION - LETTER OF AUTHORIZATION
C-1	CONTEXTUAL PHOTOS
C-2	CONTEXTUAL PHOTOS
C-3	CONTEXTUAL PHOTOS
C-4	CONTEXTUAL PHOTOS
EX-1	SUBJECT PROPERTY PHOTOS
EX-2	SUBJECT PROPERTY PHOTOS
R-1	EXISTING VIEW RENDERING -- LOOKING NORTHWEST
R-2	PROPOSED VIEW RENDERING -- LOOKING NORTHWEST
R-3	EXISTING VIEW RENDERING -- LOOKING NORTHEAST
R-4	PROPOSED VIEW RENDERING -- LOOKING NORTHEAST
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	EXISTING FIRST FLOOR PLAN
A-4	PROPOSED FIRST FLOOR PLAN
A-5	EXISTING SECOND FLOOR PLAN
A-6	PROPOSED SECOND FLOOR PLAN
A-7	EXISTING SOUTH ELEVATION
A-8	PROPOSED SOUTH ELEVATION
A-9	EXISTING EAST ELEVATION
A-10	PROPOSED EAST ELEVATION
A-11	EXISTING NORTH ELEVATION
A-12	PROPOSED NORTH ELEVATION
A-13	EXISTING WEST ELEVATION
A-14	PROPOSED WEST ELEVATION





STREET VIEW LOOKING EAST ON ANDERSON AVENUE



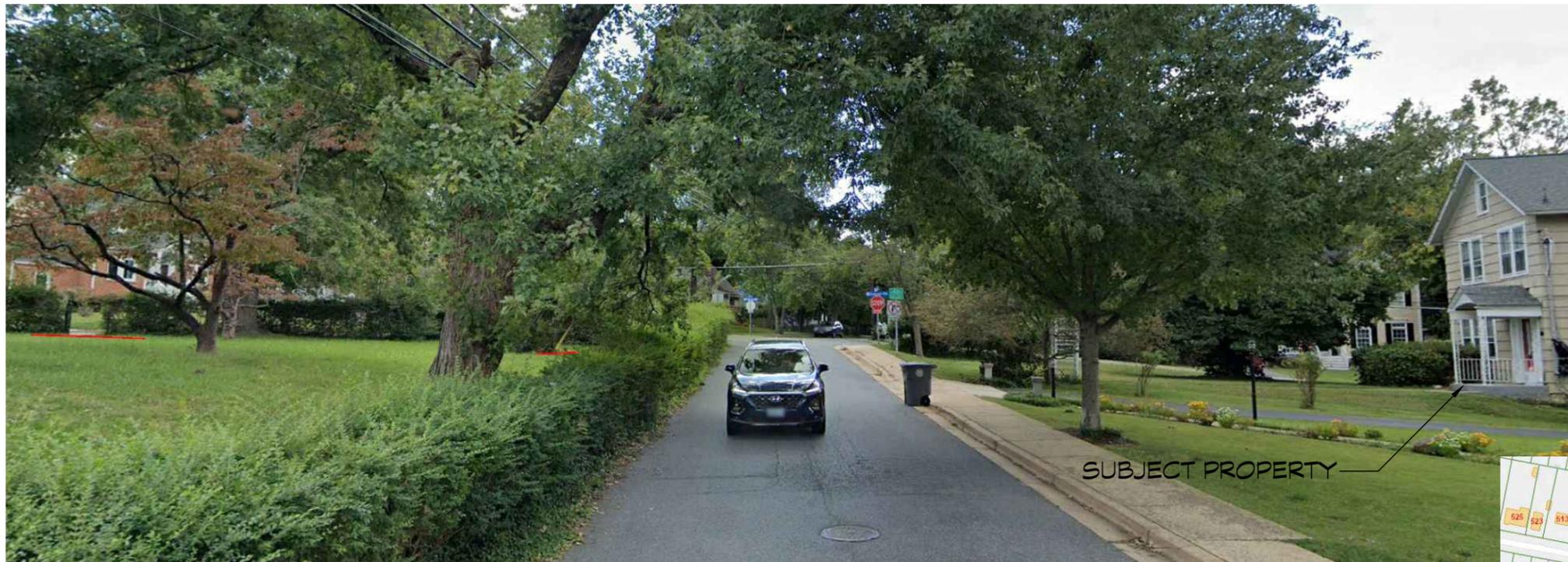
STREET VIEW LOOKING WEST ON ANDERSON AVENUE





SUBJECT PROPERTY

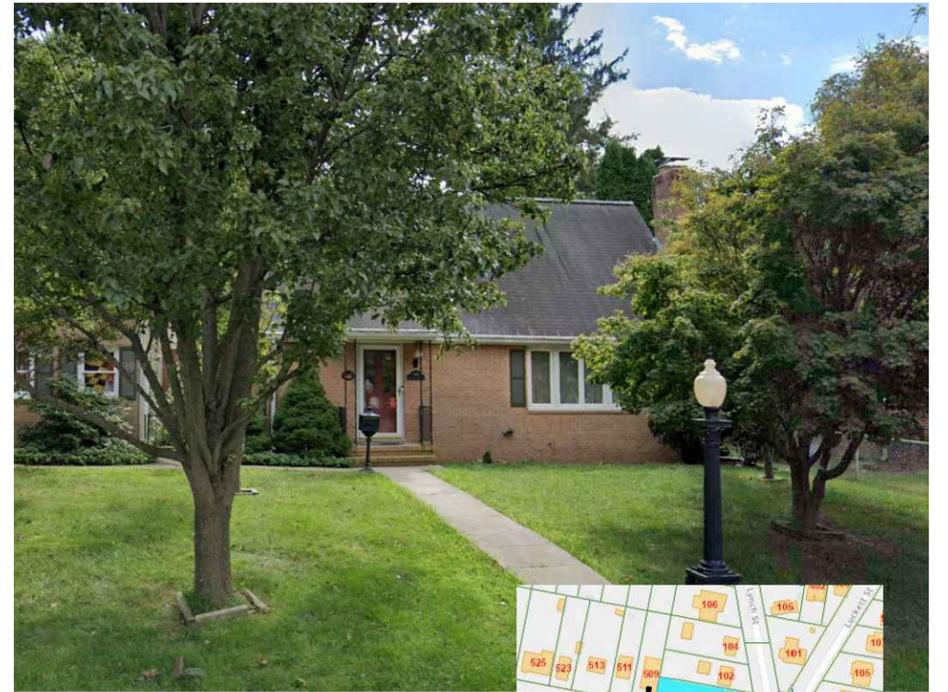
STREET VIEW LOOKING NORTH ON LYNCH STREET



SUBJECT PROPERTY

STREET VIEW LOOKING SOUTH ON LYNCH STREET





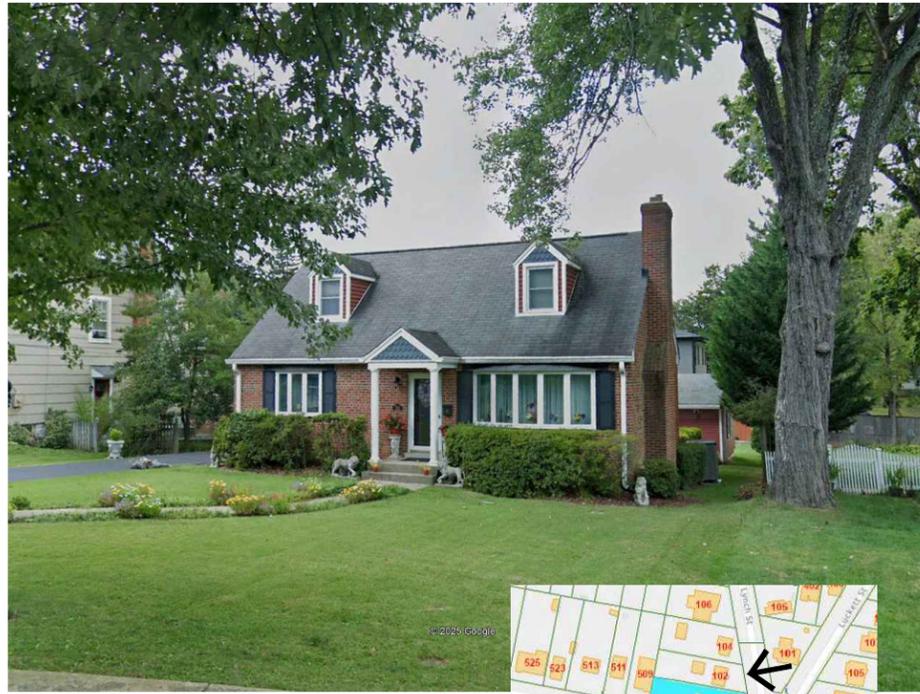
EXISTING NEIGHBORHOOD - SOUTH SIDE OF ANDERSON AVENUE



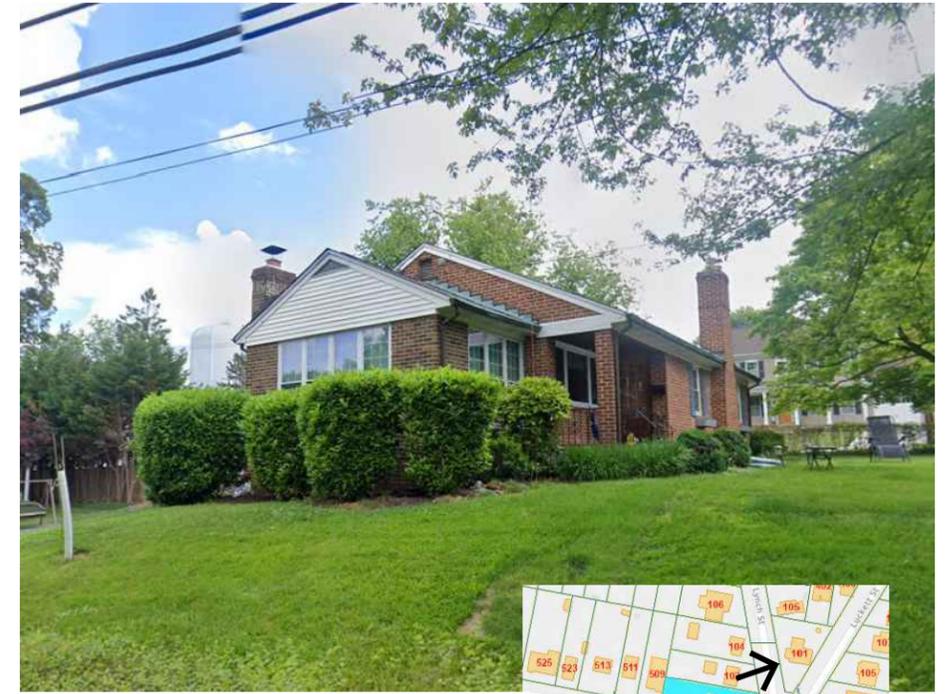
EXISTING NEIGHBORHOOD
SOUTH SIDE OF ANDERSON AVENUE

EXISTING NEIGHBORHOOD - NORTH SIDE OF ANDERSON AVENUE





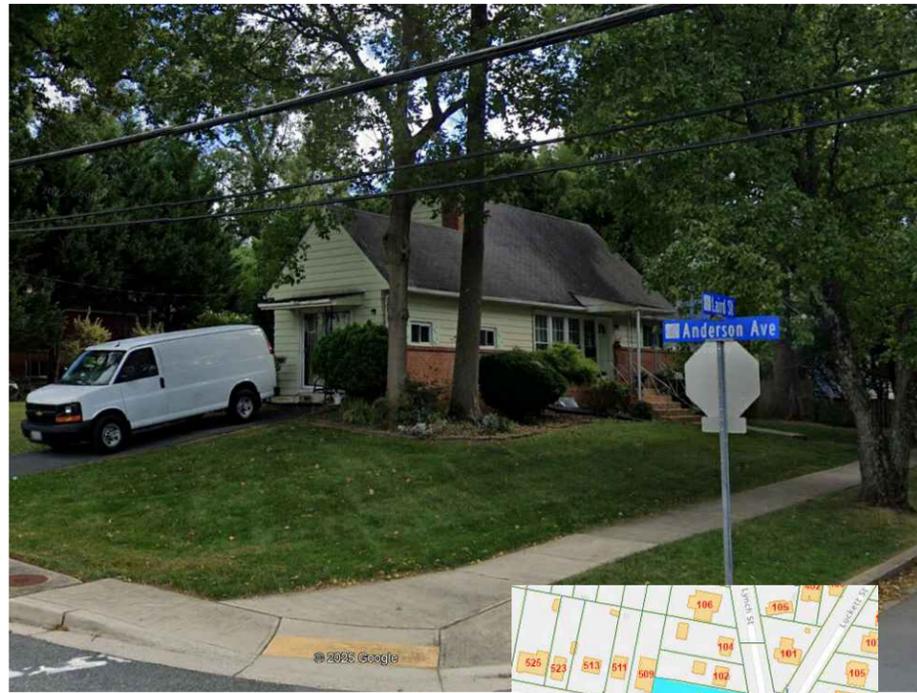
EXISTING NEIGHBORHOOD - WEST SIDE OF LYNCH STREET



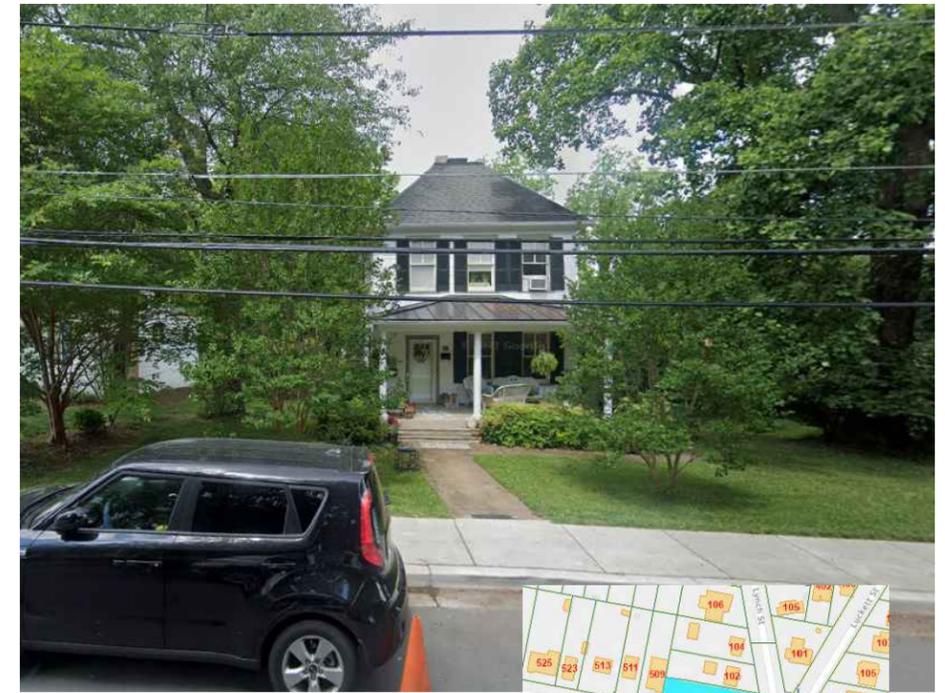
EXISTING NEIGHBORHOOD - EAST SIDE OF LYNCH STREET



EXISTING NEIGHBORHOOD
EAST SIDE OF LOCKETT STREET



EXISTING NEIGHBORHOOD - HOUSES ON LAIRD STREET





SUBJECT PROPERTY:
EAST FACADE ON LYNCH STREET WITH
OBLIQUE VIEW OF NORTH FACADE



SUBJECT PROPERTY:
EAST FACADE AND YARD ON
LYNCH STREET



SUBJECT PROPERTY:
EAST YARD ON LYNCH STREET AS
VIEWED FROM ANDERSON AVENUE



SUBJECT PROPERTY:
OBLIQUE VIEW OF SOUTH FACADE ON
ANDERSON AVENUE



SUBJECT PROPERTY:
SOUTH FACADE ON ANDERSON AVENUE



SUBJECT PROPERTY:
SOUTH FACADE ON ANDERSON AVENUE
WITH OBLIQUE VIEW OF WEST FACADE





SUBJECT PROPERTY:
WEST YARD AND DRIVEWAY AS
VIEWED FROM ANDERSON AVENUE



SUBJECT PROPERTY:
WEST FACADE AND DRIVEWAY



SUBJECT PROPERTY:
WEST FACADE, DRIVEWAY AND YARD



SUBJECT PROPERTY:
VIEW OF NORTH YARD LOOKING EAST



SUBJECT PROPERTY:
VIEW OF NORTH YARD LOOKING WEST



SUBJECT PROPERTY:
OBLIQUE VIEW OF NORTH FACADE





EXISTING VIEW
ABELL RESIDENCE
 BROADHURST ARCHITECTS, INC.





PROPOSED VIEW
ABELL RESIDENCE
 BROADHURST ARCHITECTS, INC.





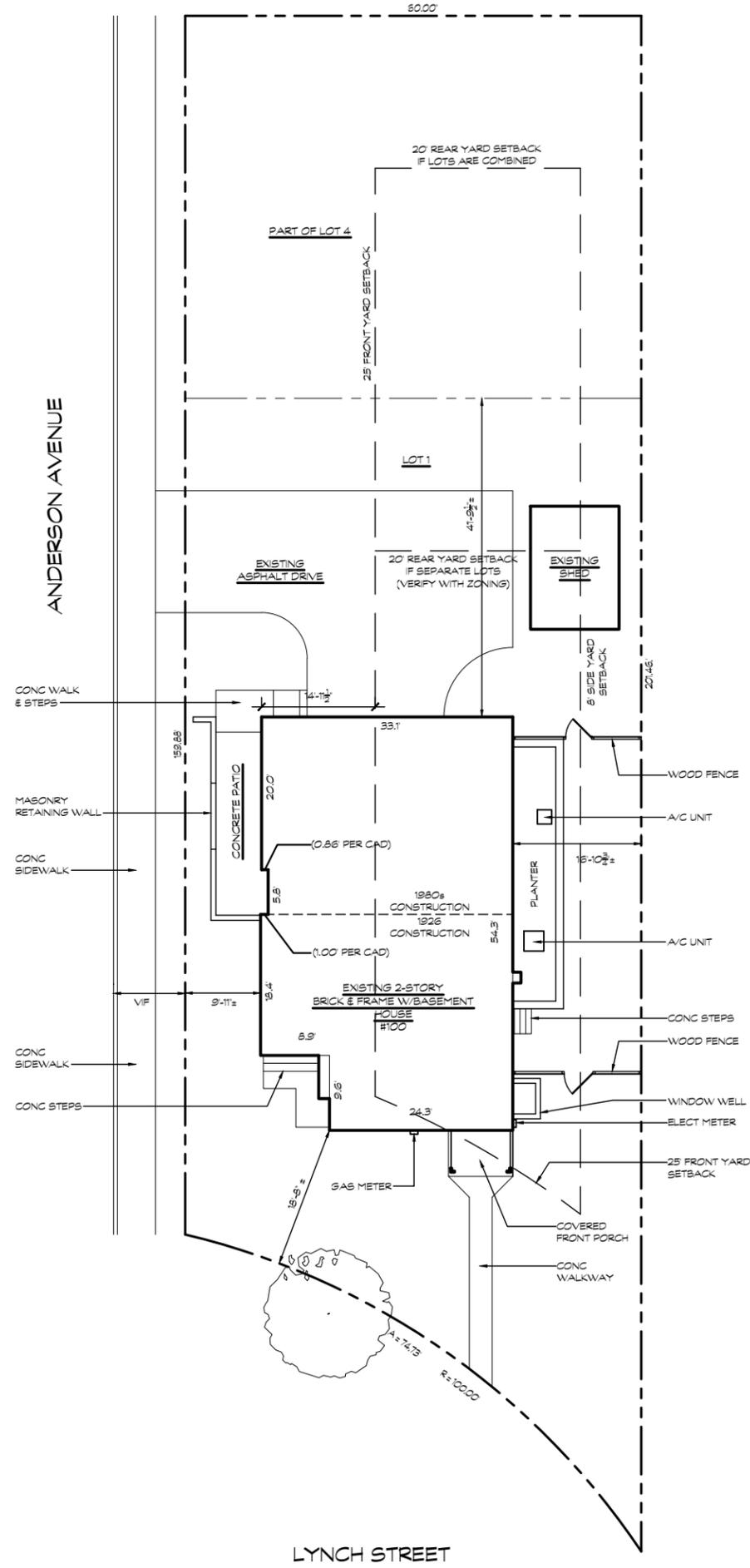
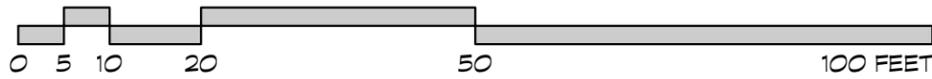
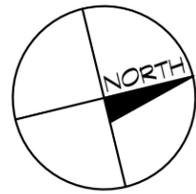
EXISTING VIEW
ABELL RESIDENCE
 BROADHURST ARCHITECTS, INC.

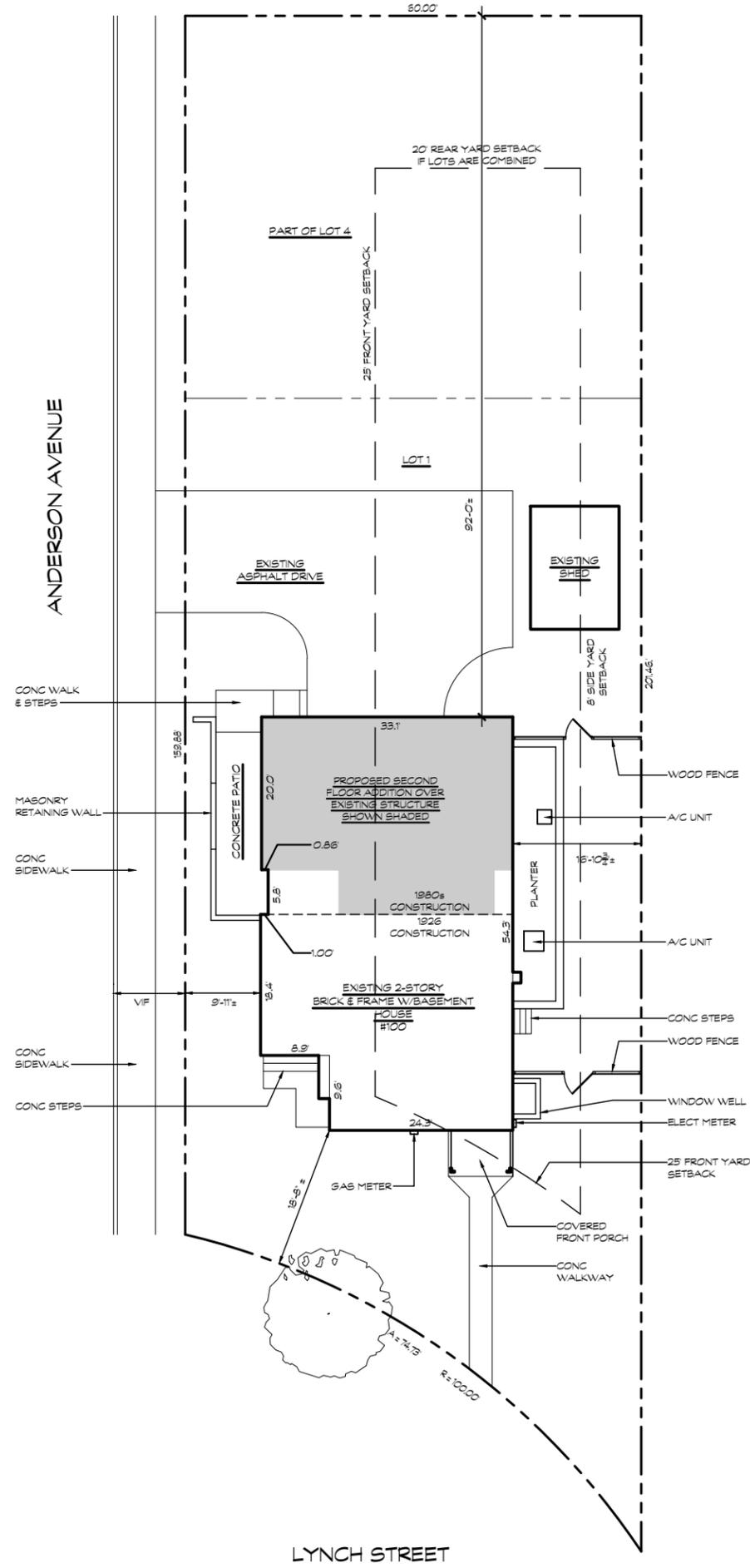
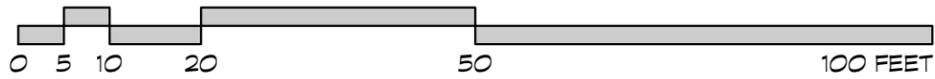
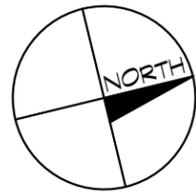


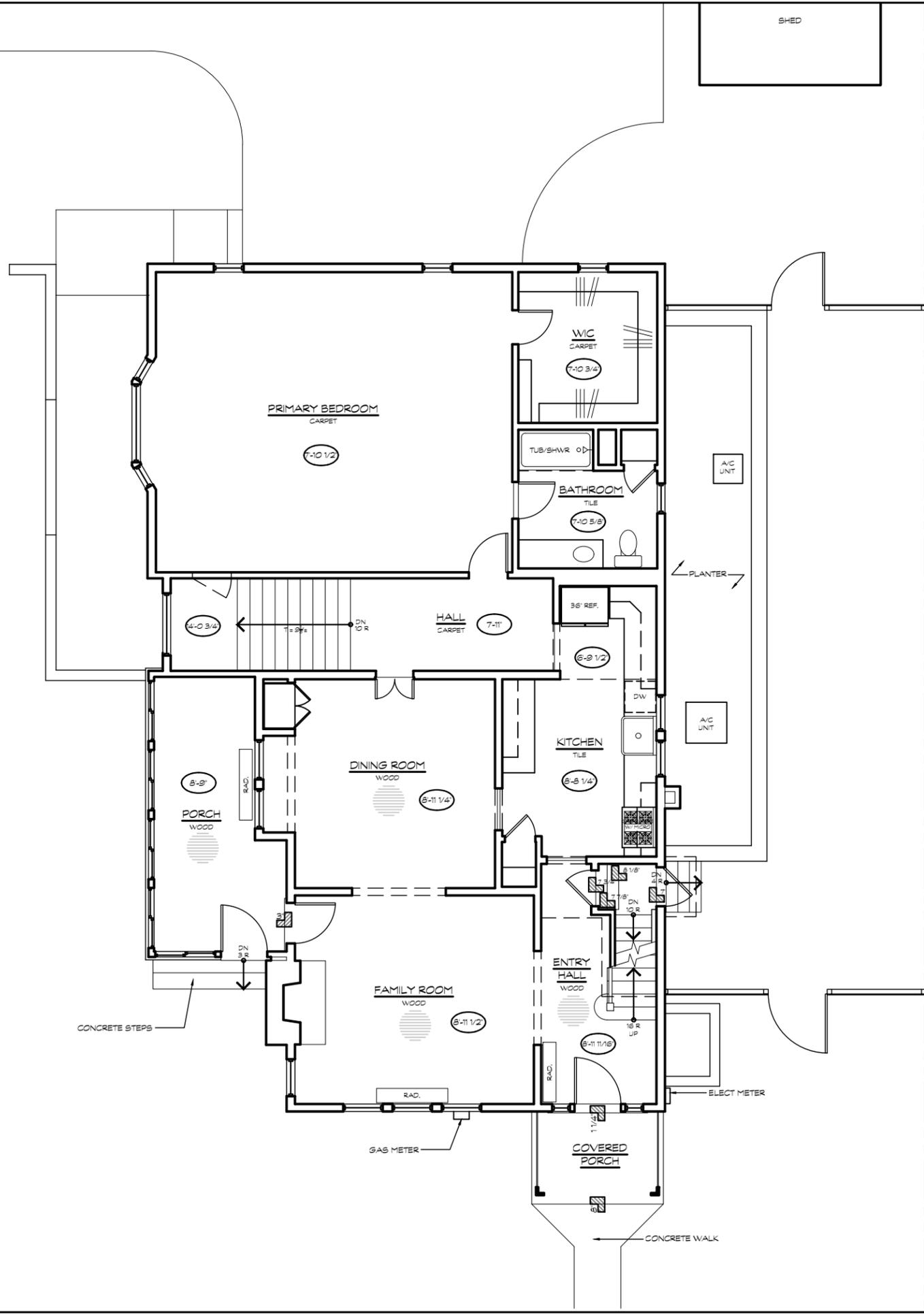


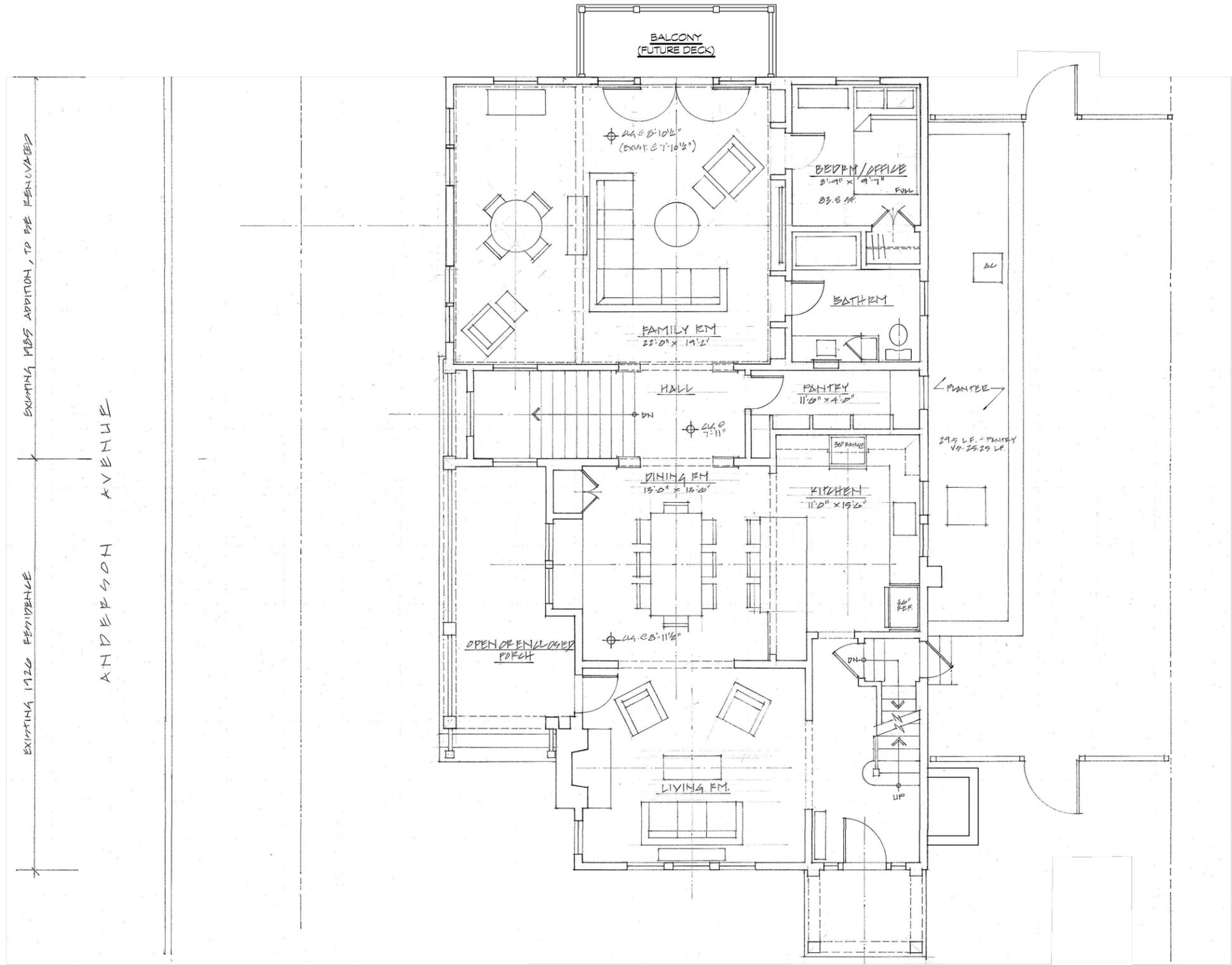
PROPOSED VIEW
ABELL RESIDENCE
 BROADHURST ARCHITECTS, INC.





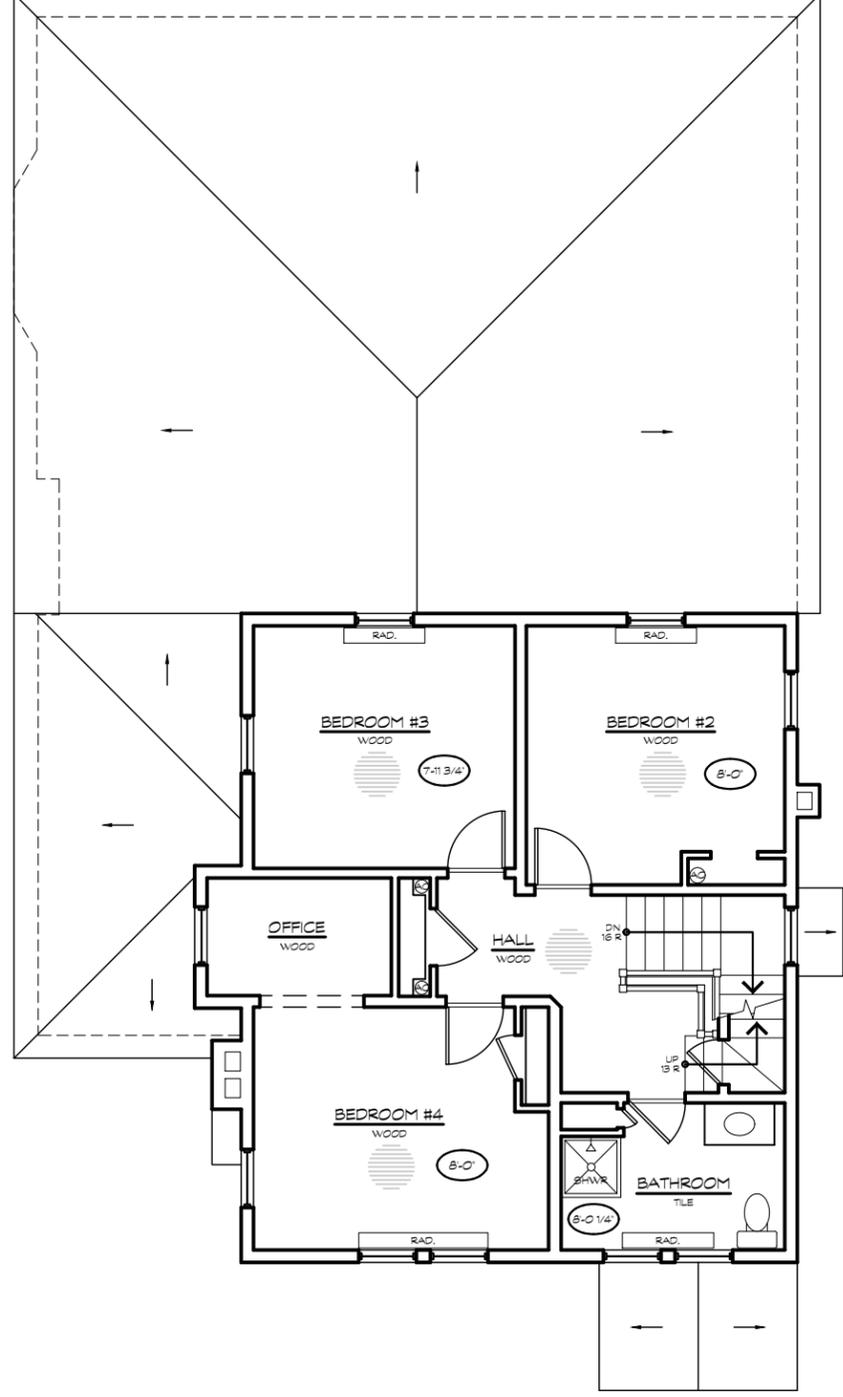


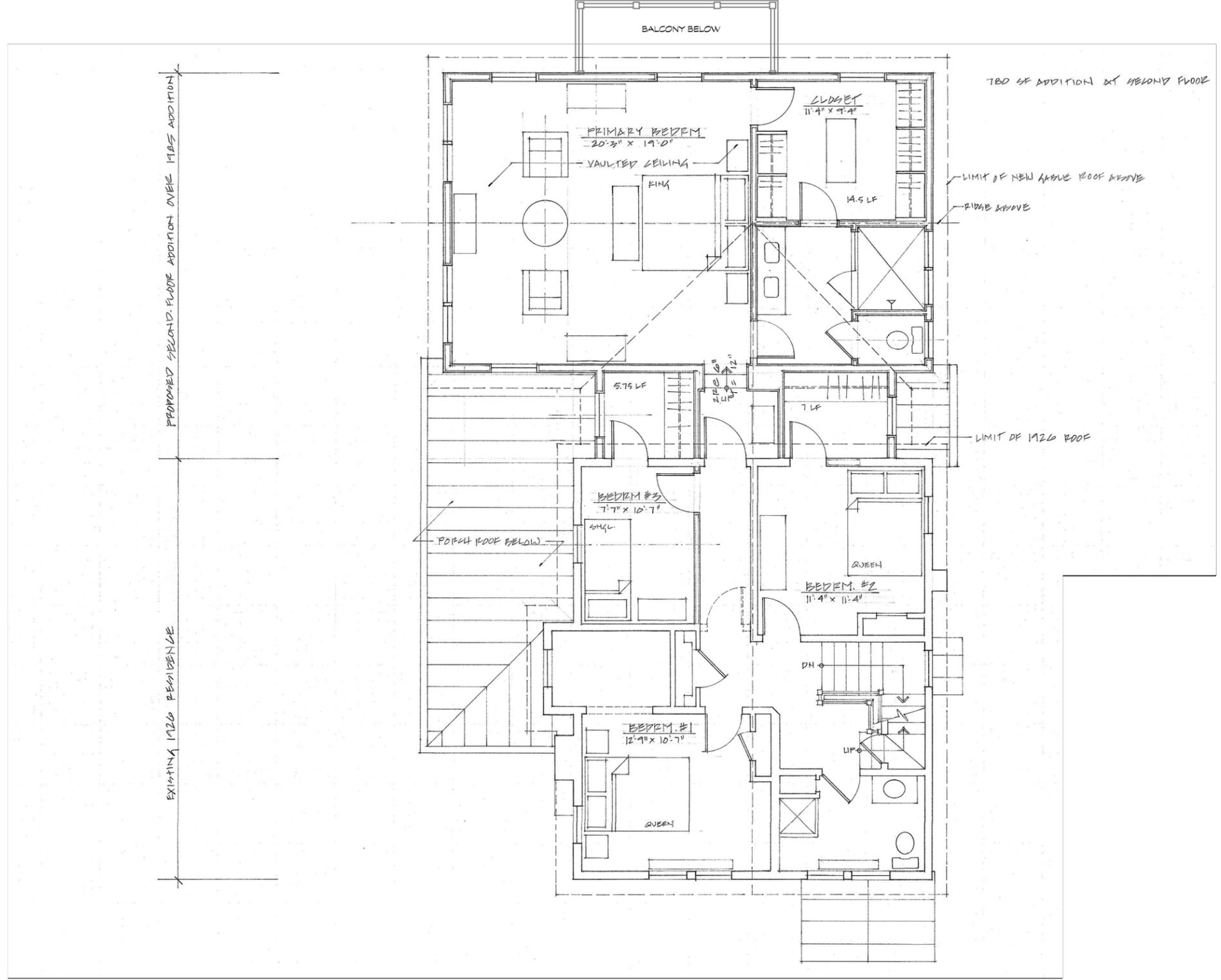




EXISTING 1920 RESIDENCE
 EXISTING 1920 RESIDENCE
 ANDERSON AVENUE
 EXISTING 1920 RESIDENCE, TO BE RELOCATED









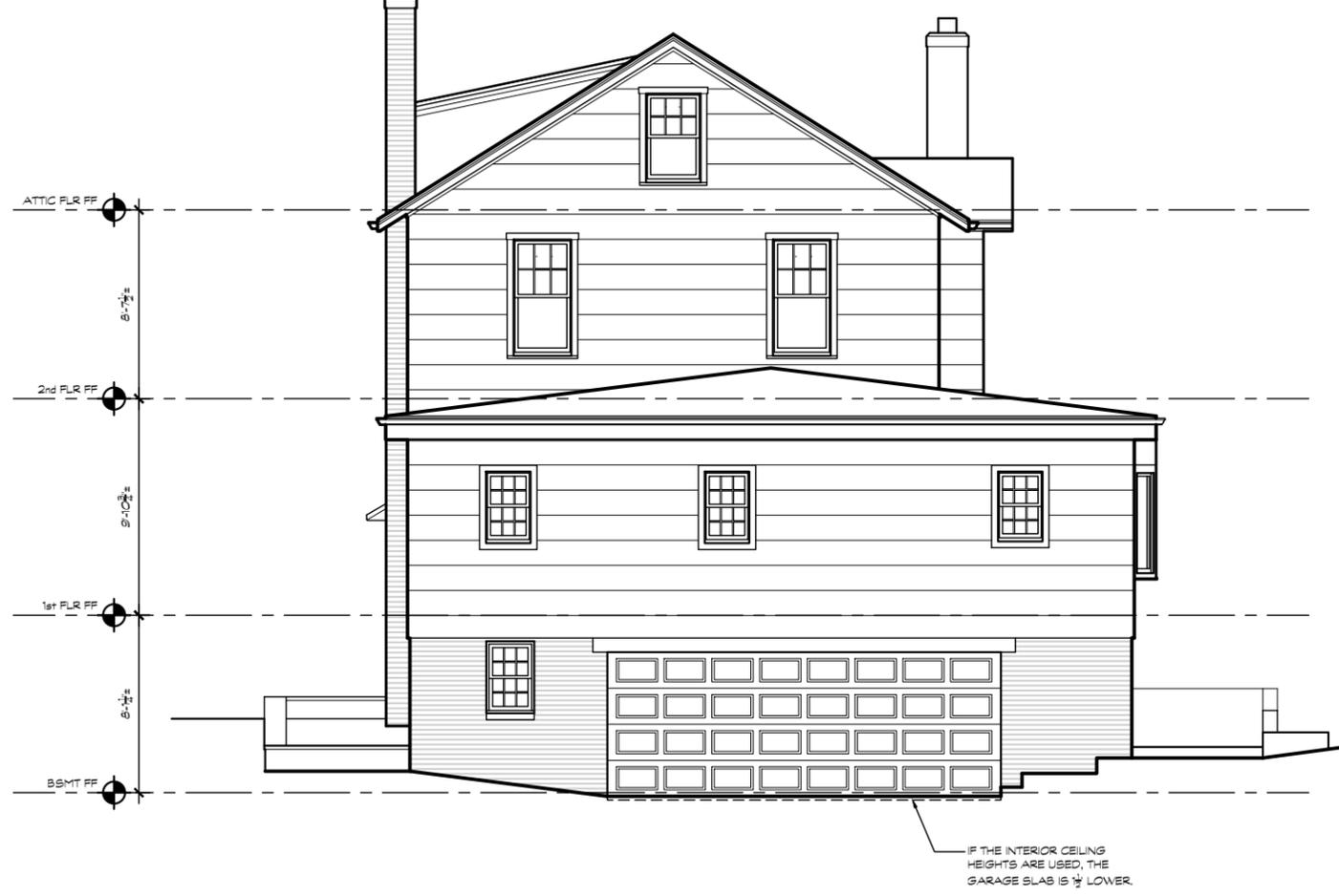


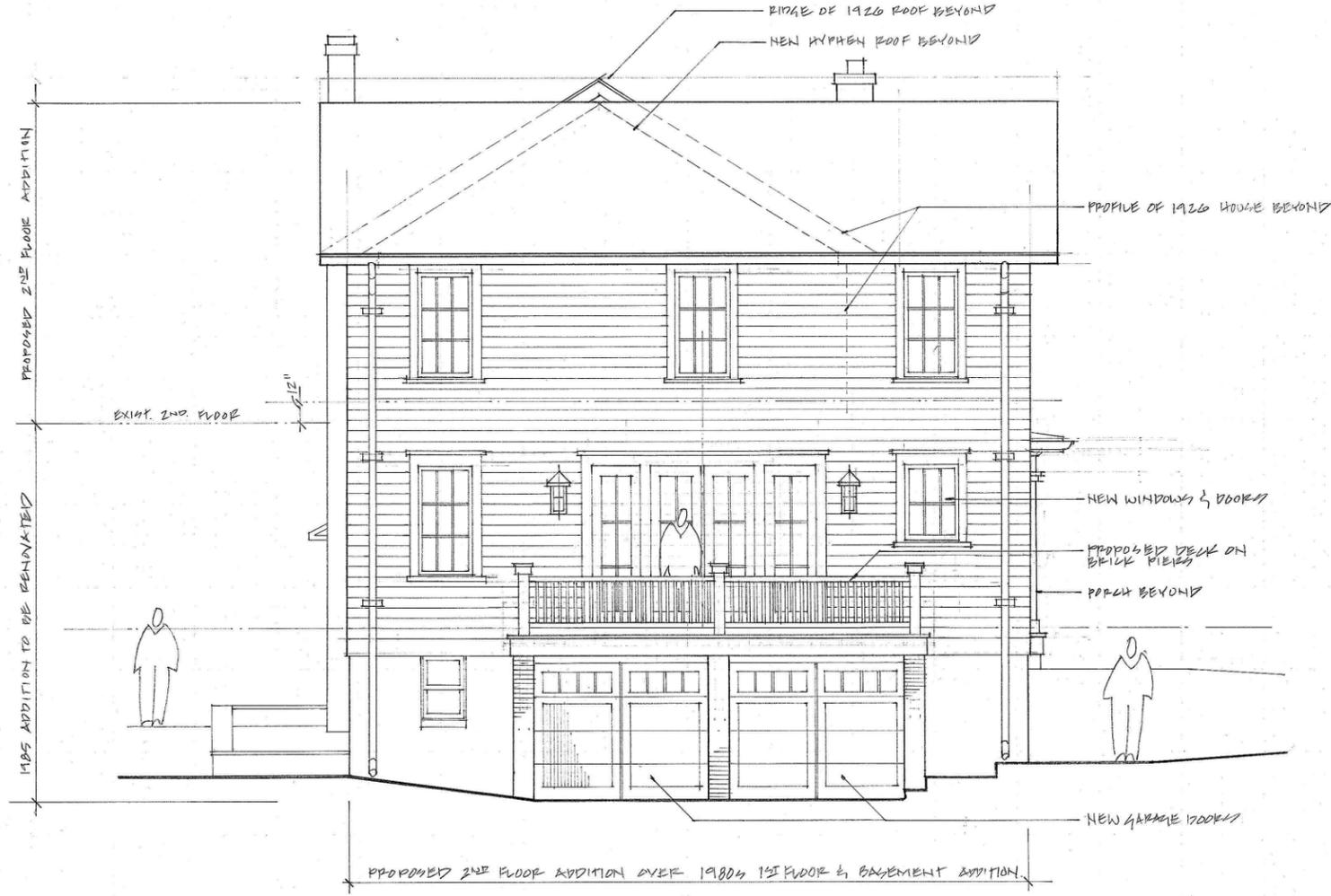












2025-09-25

Please see Digital Photos file. The entire submission (Photos, Site Plan, Drawings, etc.) is in one pdf file.

Jeff

IV. DISCUSSION

A. Old Business

1. King Farm Farmstead Project

B. New Business

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

V. ADJOURN