



Meeting No. 5-2026: Thursday, May 21, 2026

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

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

Cynthia Walters, Acting City Attorney
Megan Flick, Principal Planner
Andrew Reitelbach, Principal Planner

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:**
April 16, 2026

7:10 PM III. CERTIFICATE OF APPROVAL

A. 2026-343-COA

Applicant: Alex Daskalakis, Owner

Address: 8 Thomas Street

Request: Certificate of Approval to replace front steps and install handrails

7:40 PM IV. EVALUATION OF SIGNIFICANCE

A. 2026-302-EOS

Applicant: Thomas Kehoe, Kehoe Construction

Address: 508 Beall Avenue

Request: Evaluation of Significance (Demolition proposed).

B. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate

Address: 24 Martins Lane

Request: Evaluation of Significance (Demolition proposed).

C. 2026-330-EOS

Applicant: Kyle Hughes, MHG

Owner: William Burchett, CBT Assoc

Address: 200-A and 200-B Monroe Street

Request: Evaluation of Significance (Demolition proposed).

8:40 PM V. DISCUSSION

A. OLD BUSINESS

B. NEW BUSINESS

9:00 PM VI. 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
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 Historic District 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 Historic District 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 on the Historic District Commission webpage on the city website.

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. April 16, 2026**

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 4-2026
Thursday, April 16, 2026**

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

Commissioners Present:

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

Staff Present:

Sheila Bashiri, Preservation Planner
Megan Flick, Principal Planner
Cynthia Walters, Deputy City Attorney

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville – Nancy Pickard, Executive Director

- In celebration of the 250th anniversary of the United States, Peerless Rockville is presenting commemorative programming entitled “Rockville 250: Our American History,” which will explore how national themes in American history have unfolded in Rockville over the last two and a half centuries. Activities will take place throughout the year, including an illustrated showcase at the Red Brick Courthouse and additional lectures, tours, and special programs throughout the year that offer the opportunity to engage with our local heritage. The first event was held on Tuesday, March 30, at 7:00pm, with a virtual presentation on the Hungerford Resolves. On April 24, at 12 noon, a tour will depart from City Hall to “walk the streets of early Rockville.” The Rockville 250 exhibit will open at the Red Brick Court on May 11. Contact Peerless Rockville, at info@PeerlessRockville.org, in for more information.

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

- No report was presented this month.

C. Public Comments/Open Forum

- There were no comments from the public this month.

D. HDC and Staff Comments

- Commissioner Neal Powell asked about the Zoning Ordinance Rewrite (ZOR) being considered by the Mayor and Council and whether the Historic District Commission would be able to comment at upcoming meetings. Commissioner Neal Powell expressed interest in speaking on items that the HDC has previously discussed and voted on.
- Commissioner Goldfinger continued his series on important historic buildings in Rockville by presenting on the history of the Rockville Post Office. The building is

located at the corner of Washington Street and Montgomery Avenue in the Town Center area. It marks the intersection of two important streets in Rockville. In 1940, the WPA artist Judson Smith painted a mural of Sugarloaf Mountain in the lobby of the building. After the opening of a new post office, it served as a Marine recruitment station. Ownership was later transferred to the City of Rockville, and today, the building houses the City's police department. Commissioner Neal Powell asked if this information was part of the public record and how the public could access it, as well as presentations Commissioner Goldfinger has done at previous meetings. Sheila Bashiri confirmed that these presentations are part of the public record.

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:

March 19, 2026

Commissioner Denbo moved to approve the minutes.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

April 16, 2026. Agenda Item II-A

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 12:35

III. EVALUATION OF SIGNIFICANCE

A. 2026-278-EOS

Applicant: Paul Athanas, Applicant

Address: 722 Carr Avenue

Request: Evaluation of Significance (Demolition proposed).

Commissioner Shenge moved to not recommend application 2026-278-EOS for designation.

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Neal Powell

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

FURTHER DISCUSSION

April 16, 2026. Agenda Item III-A

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 15:40

B. 2026-283-EOS

Applicant: Chris Nourse, Pulte Group
Owner: Mid-Atlantic Division of the Pulte Group
Address: 1395 Piccard Drive
Request: Evaluation of Significance (Demolition proposed).

Commissioner Goldfinger moved to not recommend application 2026-283-EOS for designation.

RESULT: APPROVED 5-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Shenge

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

FURTHER DISCUSSION

April 16, 2026. Agenda Item III-B

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 21:25

C. 2026-283-EOS

Applicant: Chris Nourse, Pulte Group
Owner: Mid-Atlantic Division of the Pulte Group
Address: 1 Curie Court
Request: Evaluation of Significance (Demolition proposed).

Commissioner Goldfinger moved to not recommend application 2026-283-EOS for designation.

RESULT: APPROVED 5-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Shenge

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

FURTHER DISCUSSION

April 16, 2026. Agenda Item III-C

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 21:25

CERTIFICATE OF APPROVAL

A. 2026-260-COA

Applicant: Sinan Robert Wolf-Gazo, Owner
Address: 419 Reading Avenue
Request: Certificate of Approval to replace a former shed in the rear yard with a new shed.

Commissioner Denbo moved to approve application 2026-260-COA.

RESULT: APPROVED 5-0

MOTION: Commissioner Denbo

SECOND: Commissioner Goldfinger

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

FURTHER DISCUSSION

April 16, 2026. Agenda Item IV-A

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 38:45

V. DISCUSSION

A. OLD BUSINESS

1. 2026 Preservation Month Event
 - i. Commissioner Fosselman proposed that the Commission not hold an event this year, due to time and staffing constraints and the existence of other events in the community celebrating 250 years. There were no objections from the other commissioners on this proposal.

FURTHER DISCUSSION

April 16, 2026. Agenda Item V

https://rockvillemd.granicus.com/player/clip/9314?view_id=2&redirect=true

Video time stamp 45:25

VI. ADJOURNMENT

The meeting adjourned at 8:07pm.

Respectfully submitted,

Andrew Reitelbach

III. CERTIFICATE OF APPROVAL

A. 2026-343-COA

Applicant: Alex Daskalakis, Owner

Address: 8 Thomas Street

Request: Certificate of Approval to replace front steps and install handrails.



**Historic District Commission
Staff Report: Certificate of Approval
2026-343-COA | 8 Thomas St**

MEETING DATE: May 21, 2026

REPORT DATE: May 14, 2026

FROM: Andrew Reitelbach
Principal Planner
areitelbach@rockvillemd.gov

APPLICATION: Certificate of Approval to add steps and handrails to front porch.

APPLICANT: Alex Daskalakis, Owner
8 Thomas Street
Rockville, MD 20850

FILING DATE: April 28, 2026

RECOMMENDATION: Finding that the proposal to replace the front porch steps and to install new railings on the steps meets the *Secretary of the Interior's Standards for Rehabilitation #9*, staff recommends approval.

SITE DESCRIPTION

Location	8 Thomas Street
Land Use Designation	Detached Restricted Residential
Historic District	West Montgomery Avenue
Zoning District	R-90 HD
Existing Use	Residential
Parcel Area	0.34 acres (14,674 square feet)
Subdivision	R.T. Veirs Addition to Rockville
Building Floor Area	2,806 square feet
Dwelling Units	One



Figure 1: Birdseye View of 8 Thomas Street



Figure 2: Front Facade (West Elevation), showing front porch steps to be replaced, along with addition of handrails.

HISTORIC SIGNIFICANCE

This house was constructed in 1906 by members of the Beard family. The house is known as the Chinn House, named for the long-term owners, Raleigh and Rebecca Chinn (1926 – 1970). It is a Transitional house with American Four-Square massing and Victorian elements such as elaborate porch trim. There is an early 20th century garage at the rear with a drafted concrete block foundation. The two and one-half story, three-bay by three-bay frame house has German wood lap siding. A center front dormer sits on the pyramidal hipped roof which is clad in patterned tin shingles. The 1993 two-story addition on the south side and a small addition on the east side (rear) of the historic house were constructed using the same materials as the historic house. A screened porch addition was constructed on the rear of the addition in

2010. A brick sidewalk extends across the front of the property and adjoins the brick herringbone patterned walkway that leads to the front porch. The house is located in the West Montgomery Historic District, which is both a local historic district and a National Register Historic District, and which was designated in 1975.

DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant proposes to replace the existing front porch steps and add railings to either side of the new steps to increase safety. The front porch is on the west side of the house. The existing steps are eight feet wide; however, the new steps will be 10 feet wide, to accommodate the new railings proposed to be installed on either side and attached to the existing porch posts. The new steps together will be approximately 40 square feet.

The new steps are proposed to be made of composite decking, with each step approximately 11 inches deep and 7.5 inches in height between each step. The new wooden or vinyl railings will be 36 inches in height, with openings between each railing being less than four inches. 4" x 4" railings posts will be installed at the base of the stairs, on either side, with a poured concrete base of a minimum of eight inches. All lumber used will be pressure treated southern yellow pine #2 or better. International Residential Code (IRC) 2021 will be followed for this construction.

The new porch steps will be approximately 24.93 feet from the Thomas Street right-of-way, 52.92 feet from the northern property line, and 41.73 feet from the southern property line.



Figure 3: Existing Condition of Front Steps (West Elevation)

ANALYSIS AND FINDINGS

In accordance with the Secretary of the Interior's 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."

The proposed new porch steps and railings will be obviously new and the materials will differentiate it from the old. However, they will complement the existing decking and railings on the porch. Although the steps will be two feet wider than the existing steps, they are being widened to accommodate new railings that will align with the existing porch posts, maintaining the same width of the opening as currently exists. The spatial relationship of the porch opening and how it frames the front door of the house will remain the same as it currently exists.

The construction of the new steps and railings (see Figure 4: Construction Details) is consistent with the design details identified in the City of Rockville's guide for deck and porch construction, *Typical Deck Details, Based on the 2021 International Residential Code*. These details include the requirement to use lumber that is preservative-treated southern pine, at grade #2 or better; the use of galvanized, stainless-steel fasteners; and the use of railing posts that are a minimum of 4" x 4". Therefore, the proposed new steps and addition of railings meet the *Secretary of the Interior's Standards for Rehabilitation Standard #9*.

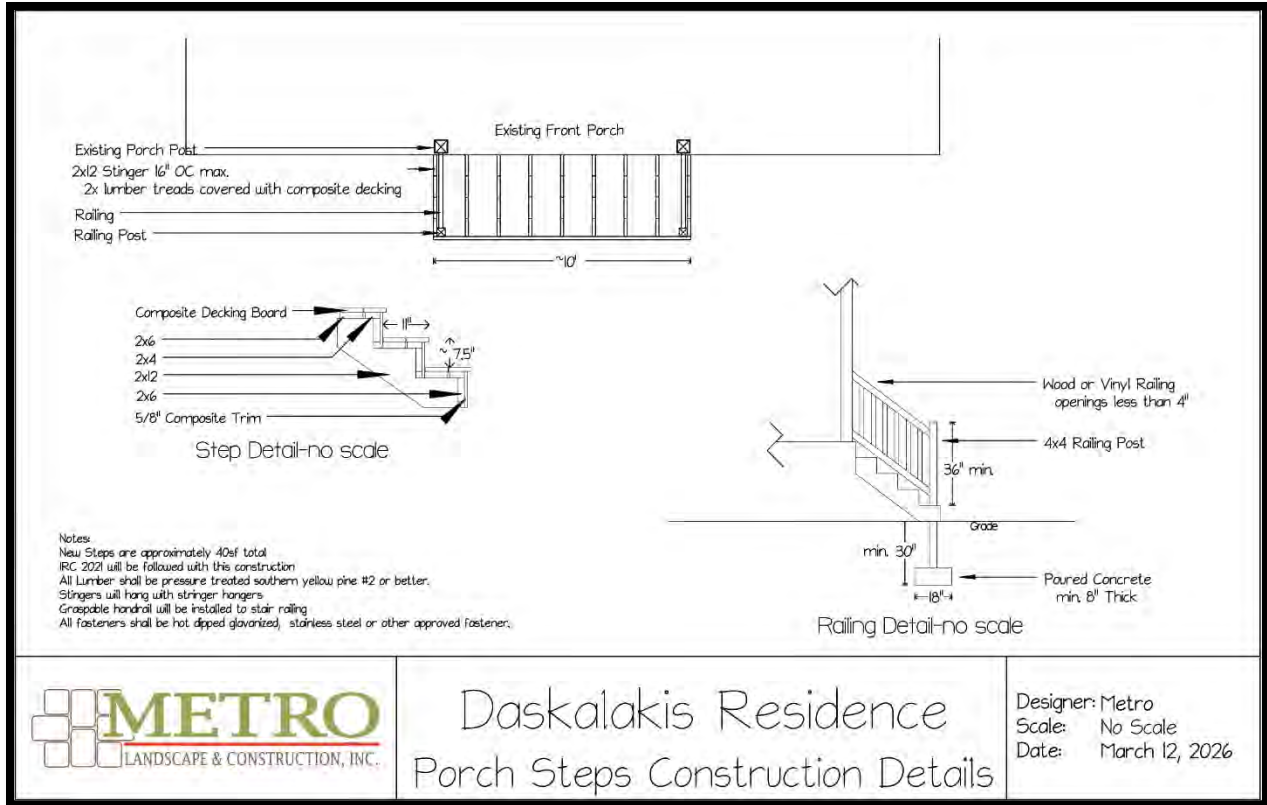


Figure 4: Construction Details

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date, and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 8 Thomas Street meets the *Secretary of the Interior's Standards for Rehabilitation #9*, the proposal to replace the front porch steps and install new railings on the steps, staff recommends approval.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Secretary of the Interior's Standards for Rehabilitation
- D. Application

EXHIBIT A – AERIAL MAP

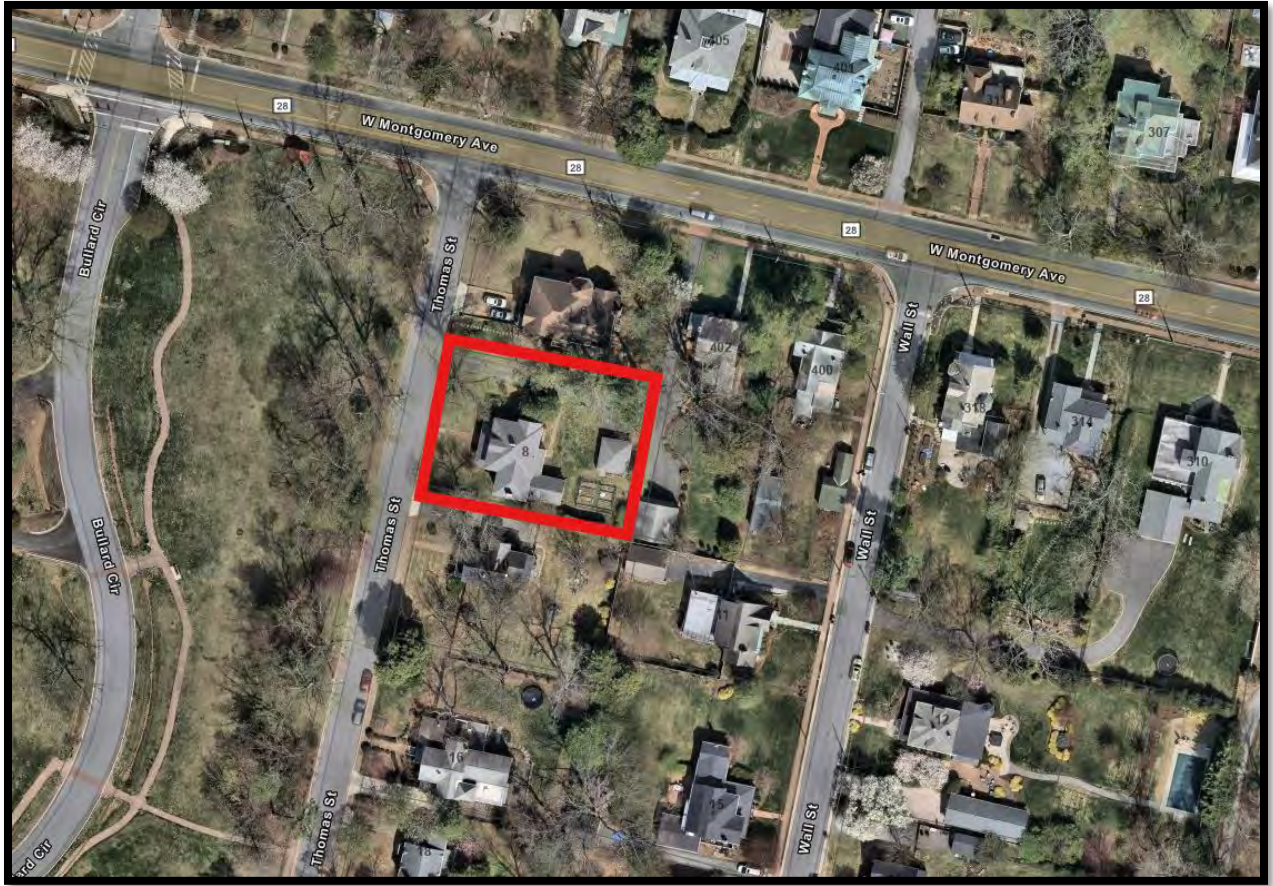


Figure 5: Aerial Map

EXHIBIT B – ZONING MAP

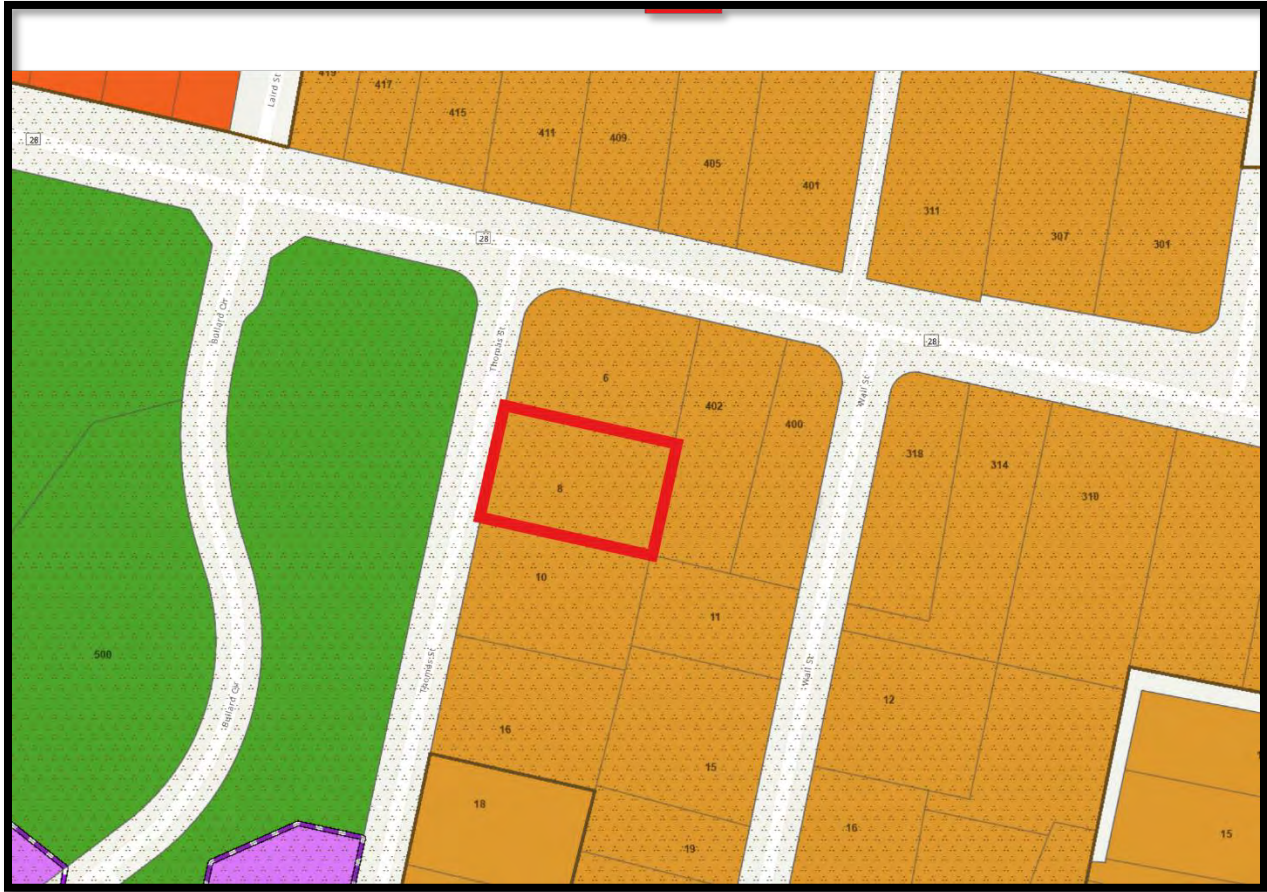


Figure 6: Zoning Map



EXHIBIT C: 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.



Rockville

Submitted by:
Alex Daskalakis

HDC - Certificate of Approval and Courtesy Review

Online Request #: 3371254

Project #: 2026-343-COA

Location: **8 THOMAS ST**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Alex** Last Name: **Daskalakis** Suffix:

Business Name:

Mailing Address: **8 Thomas Street, 8 Thomas Street**

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

Property Owner's Contact Information

Title: First Name: **Alex** Last Name: **Daskalakis** Suffix:

Business Name:

Mailing Address: **8 Thomas Street, 8 Thomas Street**

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

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Type of Application Certificate of Approval

INSPECTION OF THE PROPERTY * True

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.



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

Project Description *

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

Add railing to front porch steps

Scope of Work:

Other

Signature *

Alex Daskalakis

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.

True

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.

True

Work Description

FILING DEADLINES *

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

True

Other Scope of Work

Add railing to front porch steps for safety reasons

Technical Guide for Alterations #



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

Secretary of Interior's Standard #

Documents Uploaded

The following documents are attached to the Application.

Architectural Drawings

8 thomas street porch step construction details.pdf

Digital Photographs

8 thomas street existing front steps.pdf

Site Plan

8 thomas street survey.pdf



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

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes :

1. Flood zone "C" per H.U.D. panel No. 0003B.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

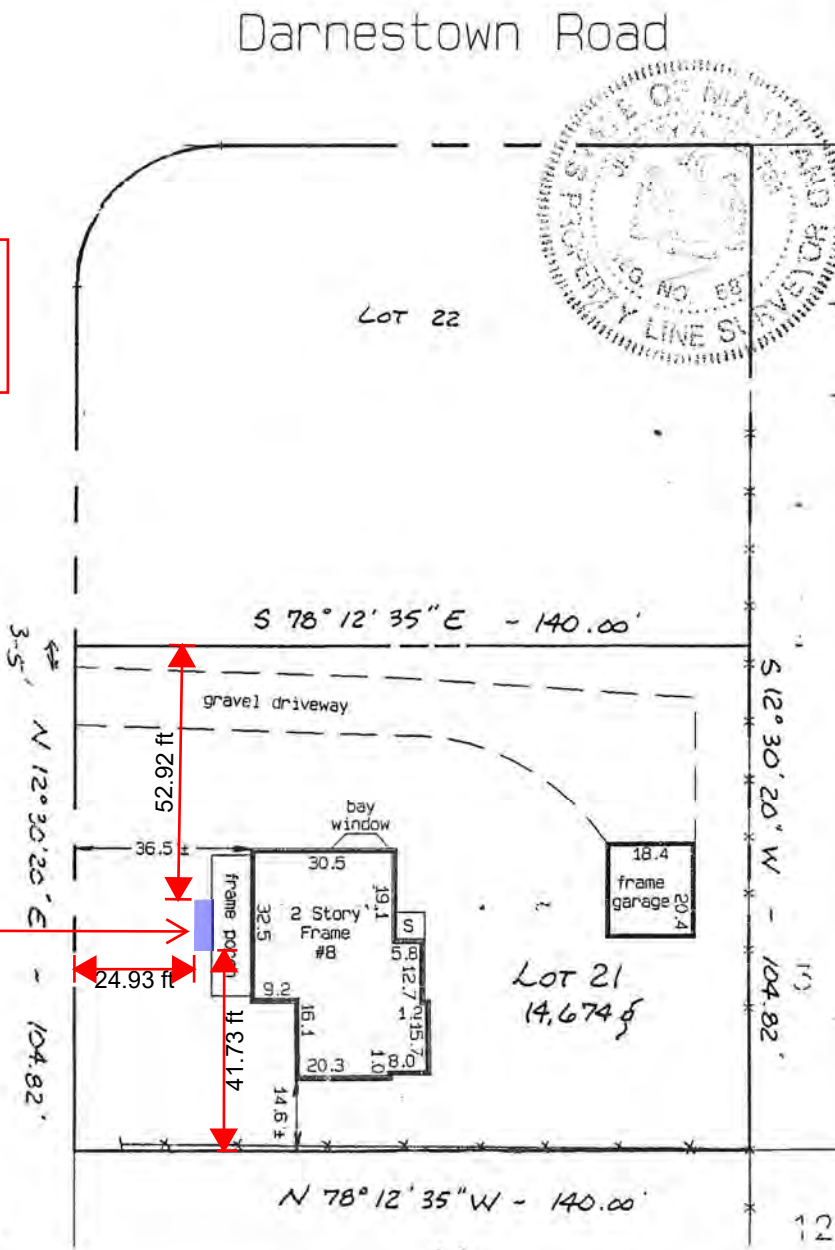
Daskalis Residence
8 Thomas Street
Rockville, MD 20850



Build 10' wide steps to replace 8' wide steps on existing porch. Need wider steps to allow for railings to be installed and attached to the existing porch posts. Steps will take up ~40sf.

Location Drawing
Lot 21

R.T. Veirs Addition to Rockville
 City of Rockville
 Montgomery County, Maryland



REVISED: 5-23-95 (TO SHOW LOT 21)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. **587**

REFERENCES

PLAT BK. **176**
 PLAT NO. **19700**

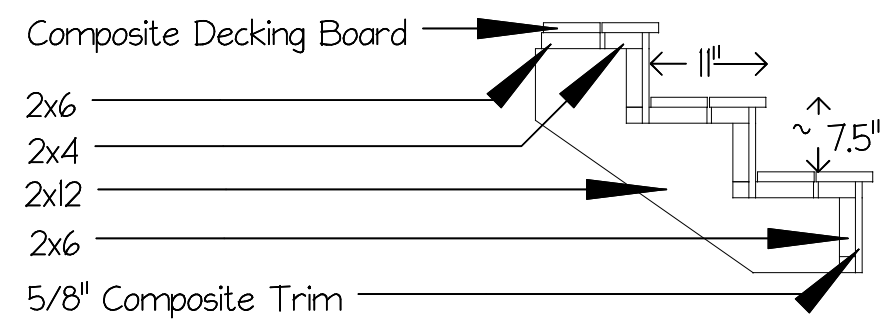
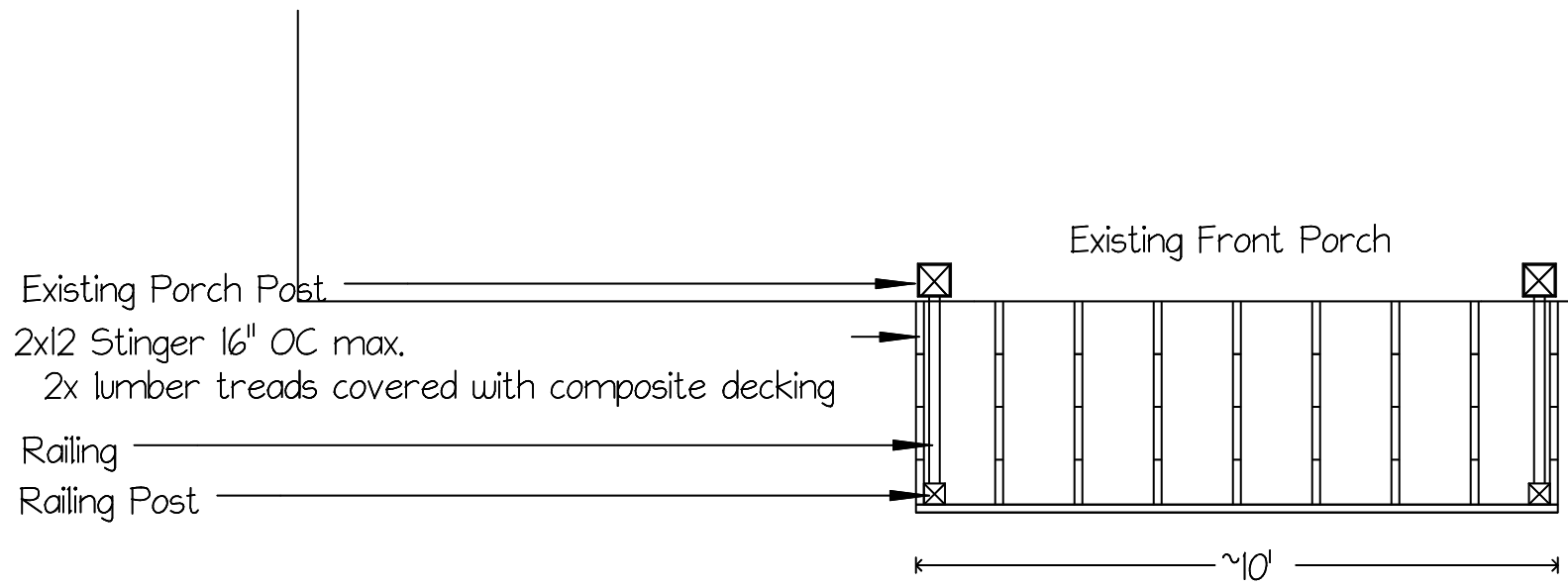
LIBER
 FOLIO



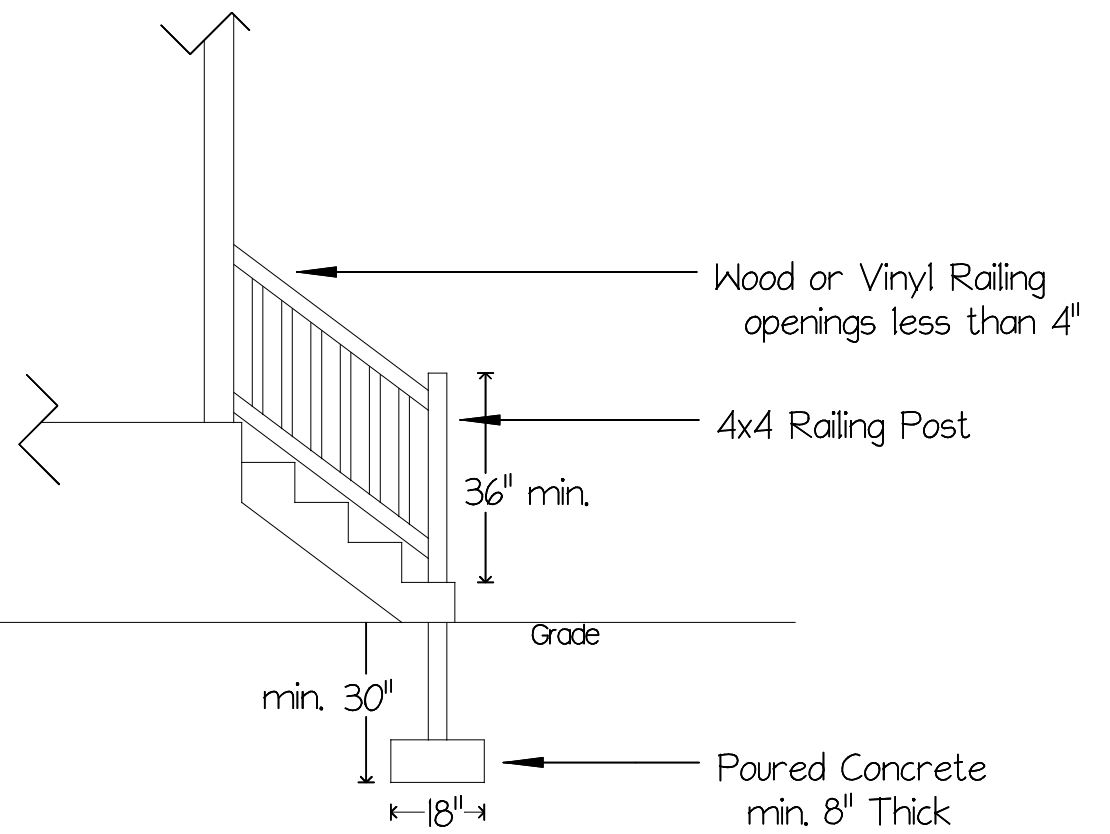
SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS
 WALL CHECK:
 HSE. LOC.: **5-1-95**
 PROP. CORS.:

SCALE: **1" = 40'**
 DRAWN BY: **F. E. K.**
 JOB NO.: **95-769**



Step Detail-no scale



Railing Detail-no scale

Notes:
 New Steps are approximately 40sf total
 IRC 2021 will be followed with this construction
 All Lumber shall be pressure treated southern yellow pine #2 or better.
 Stingers will hang with stringer hangers
 Graspable handrail will be installed to stair railing
 All fasteners shall be hot dipped galvanized, stainless steel or other approved fastener.



Daskalakis Residence

Porch Steps Construction Details

Designer: Metro
 Scale: No Scale
 Date: March 12, 2026



1906

8

IV. EVALUATION OF SIGNIFICANCE

A. 2026-302-EOS

Applicant: Thomas Kehoe, Kehoe Construction
Address: 508 Beall Avenue
Request: Evaluation of Significance (Demolition proposed).

B. 2026-331-EOS

Applicant: Jason Ekus, Pavilion Real Estate
Address: 24 Martins Lane
Request: Evaluation of Significance (Demolition proposed).

C. 2026-330-EOS

Applicant: Kyle Hughes, MHG
Owner: William Burchett, CBT Assoc
Address: 200-A and 200-B Monroe Street
Request: Evaluation of Significance (Demolition proposed).



**Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-302-EOS | 508 Beall Avenue**

MEETING DATE: May 21, 2026

REPORT DATE: May 14, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Thomas Kehoe
Kehoe Construction
715 Roxboro Rd Rockville MD 20850

OWNER: Thomas Kehoe
508 Beall Ave Rockville MD 20850

FILING DATE: 03/25/26

RECOMMENDATION: Finding that the property at 508 Beall Avenue does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

SITE DESCRIPTION

Location	West End
Land Use Designation	Residential Detached
Zoning District	R-60
Existing Use	Residential Detached
Parcel Area	9,250 SF
Subdivision	West End Park (0234)
Building Floor Area	1,090 SF
Dwelling Units	1



Birdseye view of 508 Beall Avenue.

INITIATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing house to build a new home.

SITE ANALYSIS

Lot Description

The 9,250 square-foot lot is located on the south side of Beall Avenue, fronting Beall Avenue, and is in a residential neighborhood surrounded by other residential land uses.

BUILDING DESCRIPTION

This part of the West End Park neighborhood is in transition, and as a result, there are a variety of housing styles. They range from early to mid-twentieth century two-story houses, to modest one-and-a-half story post WWII houses, to single-family dwellings of varying sizes, styles, and materials, which date from the late 1940s through the early 1990s. There are also a growing number of 21st century two-story infill houses. This one-story ranch style house was built in 1946.

Front (North) Elevation

The front (north) elevation shows a central front door that juts out and is flanked by two double hung windows, one on either side, a gable roof, and a gravel driveway. There is minimal if any landscaping on the front lawn and a small bush to the right of the house.



Front (north) elevation.

East Side Elevation

The east side elevation shows three double-hung windows.



East side elevation.

Rear (South) Elevation

The rear façade of the house has a glass sliding door and one window. There is a stone walkway on gravel.



Rear (south) elevation.

West Side Elevation

The west side elevation is nearly identical to the east side elevation, with three double-hung windows.



West side elevation.

SITE HISTORY

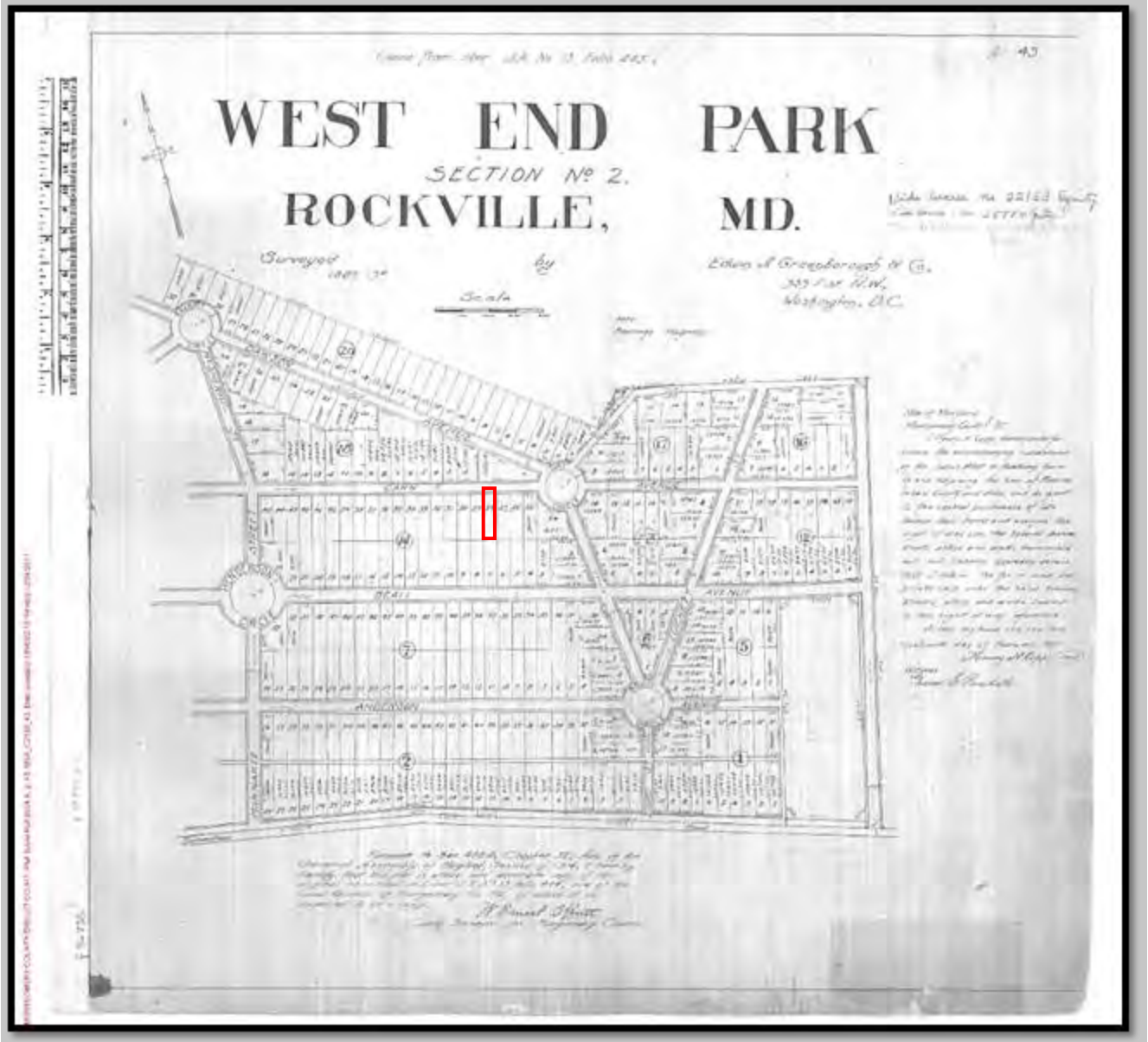
Henry N. Copp, the developer of West End Park, planned a grand Victorian suburb and advertised widely for property sales. Many lots were sold as land speculation; however, the West End Park subdivision did not fill out with Victorian homes in the 1890s because of a combination of intention and financial problems caused by the 1893 nationwide financial crash. Properties came on the market for different reasons over time, and the house at 508 Beall Avenue shows the continuing expansion of Rockville following World War II, in a subdivided area that had been sparsely developed. This small one-story house was one of several houses built on vacant West End Park lots on newly opened Beall Avenue for speculative sale.

At 1090 square feet of floor space and very few architectural details, it was a modestly priced utilitarian starter home in its time. This section of West End Park does not show up on the Sanborn Fire Insurance Maps until 1949. According to the SDAT, this house was constructed in 1946, and it is shown on the 1949 Sanborn map within a row of nearly identical houses along Beall Avenue. This section of Beall Avenue containing houses similar in size and design has experienced a growing number of larger residences. The street currently has multiple styles and periods of houses that range from small Post-WWII styles to larger 20th and 21st century dwellings.

The early ownership history of the house was not fully clear in the deed research; however, the first change of ownership seems to have occurred in 1969 when Richard and Doreen Durham bought the house. In 1984, Richard and Doreen Durham sold the house to Ralph Fritz, who then sold it to Karen A. Glantschnig in 1987. In 2001, Karen A. (Glantschnig) Quittman sold it to Twila Blume, who sold it to its current owner Thomas Kehoe in 2020.



1949 Sanborn Map.



1891 West End Plat Map.

OWNERSHIP HISTORY

Deed Research
508 Beall Avenue
West End Park (0234)
Block 7, Lot 34

Liber/Folio	Date	Grantor	Grantee
As mentioned previously, the early deed history of this property is unclear.			
6338/56	6/11/69	Erven W. Butt and Ruth E. Butt	Richard D. Durham and Doreen H. Durham
658/88	11/27/84	Richard D. Durham and Doreen H. Durham	Ralph Lee Fritz
7678/055	4/20/87	Ralph Lee Fritz	Karen A. Glantschnig
19124/741	4/30/01	Karen A. (Glantschnig) Quittman	Twila Grace Blume
59726/1	5/29/20	Twila Grace Blume	Thomas Kehoe

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria are used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the city.
The property reflects historical development trends and the suburban growth of Rockville during the mid-20th century, but fails to meet any of the criteria for historic designation.
- b. Site of an important event in Rockville's history.
No.
- c. Identified with a person or group of persons who influenced the City's history.
No, the building is not closely identified with a person or group who influenced the City's history.
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

No. While the development of the property followed the cultural phenomenon of widespread suburban development after the end of World War II, this property does not highlight any particular aspect of that story.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction.
No, the house is one of many similar examples throughout Rockville and the nation.
- b. Represents the work of a master architect, craftsman, or builder.
No.
- c. Possesses a style or elements distinctive to the region or City.
No, this style of house is quite common in the Rockville area and throughout the country.
- d. Represents a significant architectural, design, or landscape entity in the City.
No, it is not a significant architectural, design, or landscape entity in Rockville.
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, there is nothing outstanding about the house or the landscape.

STAFF FINDINGS

The property does not meet any of the adopted Historic District Commission criteria for historic designation.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date, and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 508 Beall Avenue does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

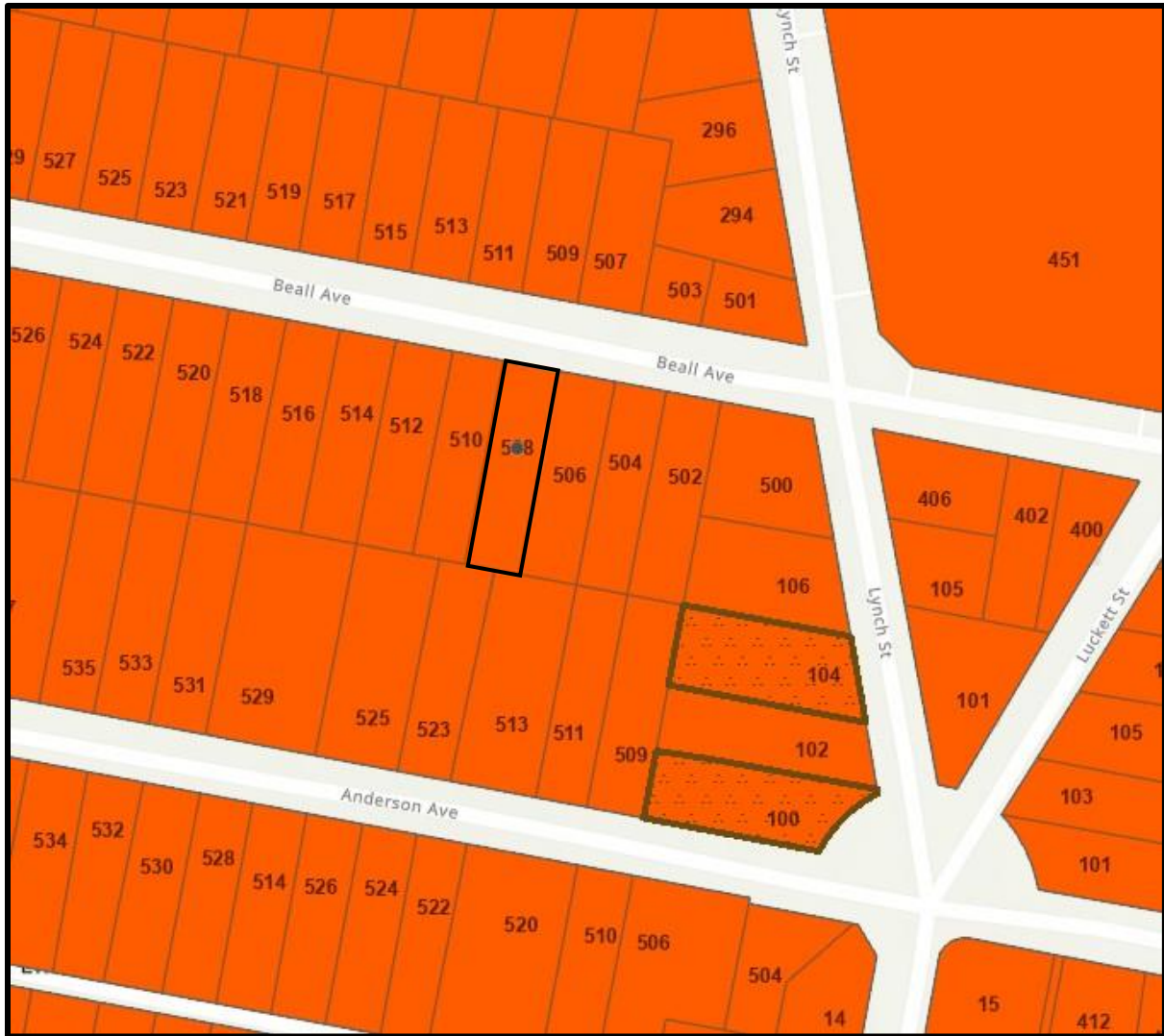
EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Definition and Criteria for Historic Resources in the City of Rockville
- D. City of Rockville, Maryland Zoning Ordinance
- E. Application

EXHIBIT A – AERIAL MAP



EXHIBIT B – ZONING MAP



Zoning Overlays	Zoning Districts	
Town Center Performance District	R-400 - Residential Estate	MXB - Mixed-Use Business
South Pike	R-200 - Suburban Residential	MXC - Mixed-Use Commercial
Rockville Pike Core	R-150 - Low Density Residential	MXCT - Mixed-Use Corridor Transition
Twinbrook Metro-Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCD - Mixed-Use Corridor District
Lynch Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXT - Mixed-Use Transition
Local Historic Districts	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
Special Exceptions	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial
		PD - Planned Development

EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards-and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the City; or
- b. Is the site of an important event in Rockville's history; or
- c. Is identified with a person or group of persons who influenced the City's history; or
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction; or
- b. Represents the work of a master architect, craftsman, or builder; or
- c. Possesses a style or elements distinctive to the region or City; or
- d. Represents a significant architectural, design, or landscape entity in the City; or
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. Purpose – The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. Location

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. Historic District Commission – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. Designation of Properties

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.
 - (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;
 - (ii) The Historic District Commission;
 - (iii) The Mayor and Council;

- (iv) The Planning Commission; or
 - (v) Any other person;
- (b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or
 - (c) The filing of an application for a demolition permit for the property; or
 - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.
 3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.
 4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.
 5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
 - a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
 - b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
 - c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.
 6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. **Requirement** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. **Exceptions** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.



Rockville HDC - Evaluation of Significance

Submitted by:
Thomas Kehoe

Online Request #: 3299967

Project #: 2026-302-EOS

Location: **508 BEALL AVE**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Thomas** Last Name: **Kehoe** Suffix:

Business Name: **Kehoe Construction LLC**

Mailing Address: **715 Roxboro Road**

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

Property Owner's Contact Information

Title: First Name: **Thomas** Last Name: **Kehoe** Suffix:

Business Name:

Mailing Address: **715 Roxboro Road**

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

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

All Storm Doors NA

All Porch/Deck Floor Step Materials N/A

Roof Asphalt



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

Shutters

Vinyl

Any additional information about property including history, previous owners, etc.

None

Windows

Aluminum

Garage/Shed or Other Outbuildings Materials

Wood Frame

All Porch/Deck Railings

NA

Project Description *

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

Proposing to demolish existing house to build a new home

Fences

NA

All Doors

Wood

Signature

Thomas Kehoe

Siding

Vinyl

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization

508 beall ave letter of authorization.pdf



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



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





































STOP







**Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-331-EOS | 24 Martins Lane**

MEETING DATE: May 21, 2026

REPORT DATE: May 14, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Jason Ekus (Pavilion Real Estate)
4414 Hallet St Rockville MD

OWNER: NRHQ LLC
2 Alleghany Ctr Nova Tower 2 Ste 200
Pittsburgh PA 15212

FILING DATE: April 15, 2026

RECOMMENDATION: Finding that although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d*, and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report, staff recommends against historic designation in order for the applicant to proceed with demolition due to neglect.

SITE DESCRIPTION

Location	West End
Land Use Designation	Residential Detached
Zoning District	R-60
Existing Use	Residential
Parcel Area	35,369 SF
Subdivision	0503 (West End)
Building Floor Area	1,524 SF
Dwelling Units	1



Birdseye View of 24 Martins Lane

INITIATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing residential structure due to neglect and has provided a structural report detailing its deteriorating condition. See the attached structural report for more information (Exhibit F).

SITE ANALYSIS

Lot Description

The lot is unique in that its direct frontage on Martins Lane is not where the vehicular access to the parcel is located. The lot is on the south side of Martins Lane, down a private drive that stretches south from the road and crosses another parcel. However, the parcel does have a small stretch of road frontage on Martins Lane, in the northeast corner of the parcel, located between 14 and 16 Martins Lane. The driveway access to the property does not use this frontage, however. The house is configured on a 35,369 square-foot lot and is surrounded by residential land uses.

BUILDING DESCRIPTION

The two-story side-gable Victorian style house was built somewhere between 1882 and 1897 and was later enlarged in the 1920s. The house is an example of a late-nineteenth century homestead, originally in a semi-rural setting, and is commonly referred to as the Powell/Crutchfield House. The house is featured in the Rockville Historic Buildings Catalog, although it is not formally designated. The house is in severe disrepair due to decades of vacancy and neglect, as detailed in the attached structural report (Exhibit F). The structural engineer determined that “the property cannot be repaired or restored at this time,” as “most of the structural members are either collapsed or rotten” and recommends that the structure be “entirely demolished and rebuilt.”

Front (East) Elevation

The front (east) façade of the house has a deteriorating screened-in porch with 4 double hung windows above. The door to the porch has fallen off, as have some of the railings on the porch. The stairs to the front porch are also in disrepair.



Front (east) elevation.

North Side Elevation

The north side elevation shows two double-hung windows stacked on top of one another and a gable roof. Ivy has grown on the side of the structure, and the siding is deteriorating.



North side elevation.

Rear (West) Elevation

The rear (west) elevation shows the chimney on the left side, with two stacked double-hung windows to the right. The back side of the house has another set of stacked windows, plus a double-hung window and additional window below and above. The roof is in severe disrepair and has collapsed in a large area, while the siding has been neglected.



Rear (west) elevation.

South Side Elevation

The south side elevation shows two sets of stacked double-hung windows with a smaller opening in the center. The roof is in severe disrepair, and the siding and foundation have deteriorated.



South side elevation.

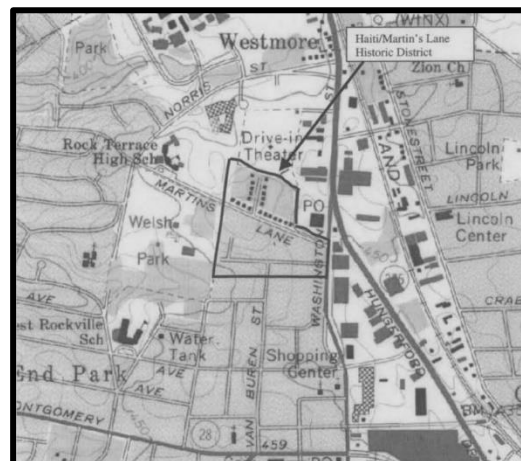
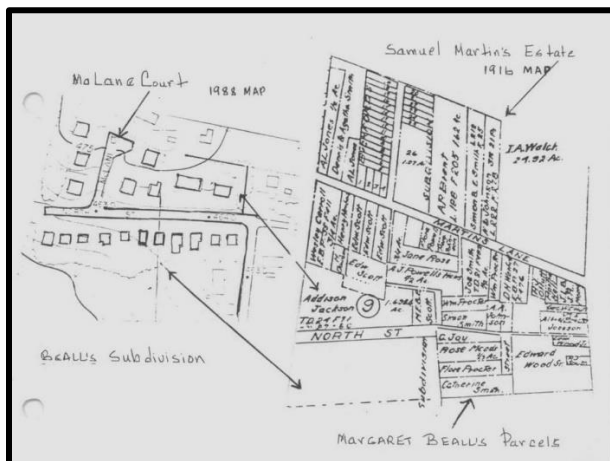
SITE HISTORY

Historic Haiti Community

24 Martins Lane is a historic residential property located in a historically significant community in Rockville known as “Haiti,” on a street historically inhabited by freed Black families and descendants of formerly enslaved people. Haiti was established in the 1830s by Samuel Martin, a freed Black man, and is considered the oldest Black community in the city. Martins Lane itself once served as the dividing line between land owned by Margaret Beall and Samuel Martin, who owned property in the area as early as 1831. The Beall family sold numerous small parcels of their land to freed people and other Black families along Martins Lane in addition to Middle Lane, both of which became two of Rockville’s Black neighborhoods. The Martins Lane area in Haiti remained in the hands of the descendants of the original Martin, Wood, Ross, and Smith families for generations. Haiti Cemetery is located on the north side, opposite of the deeded lands on the south side, which serves as a burial ground for local Black families and is a designated local historic district.

While the central portion of the community was settled by formerly enslaved people later in the 19th century, the southwestern portion was developed in the early 20th century as Black families and investors started purchasing building lots in “Beall’s Subdivision.” After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes.

The Haiti/Martin’s Lane survey district is approximately 28 acres and contains three distinct geographic areas: Martin’s Lane, Margaret Beall parcels, and Beall’s Subdivision, in addition to the modern developments on McLane Court and Bickford Avenue. Haiti was annexed into the City of Rockville in 1949 and remains a culturally significant community today.



Family/Ownership History

This home at 24 Martins Lane (previously 22A Martins Lane) was originally constructed by and for Flora Ross, whose parents had been enslaved in the Beall household on Commerce Lane and later purchased their home from Margaret Beall. In 1882 and 1885 respectively, Flora Ross and her husband Adam J. Powell (who is buried in nearby Haiti Cemetery) purchased two additional parcels of land from Margaret Beall just south of the Ross family property. The original south section of the home at 24 Martins Lane was built somewhere between 1882 and 1897.

Sometime in the 1920s, Flora (Ross) Powell built a large addition to the north of the house, nearly doubling its size. Flora later purchased her parents' home at 22 Martins Lane from her sister and then sold it to her daughter Gertrude and husband George N. Prather. Gertrude Prather lived in the house at 22 Martins Lane and then a new home constructed nearby until she died in 1974. Gertrude and George Prather's daughter, Frances, and her husband Henry Crutchfield lived with their family at 22 Martins Lane until Flora Powell died in 1945, when they then moved from 22 to 22A Martins Lane (now 24 Martins Lane) and lived with Mrs. Crutchfield's mother, Gertrude Prather McKnight, until she moved next door. Mr. and Mrs. Henry Crutchfield continued to live in the house built by Mrs. Crutchfield's grandparents at 24 Martins Lane until they sold the property in 2023. The Crutchfield family lived on this land for four generations, as detailed in the deed history below.



Front (east) elevation in 1988.



Rear (west) elevation in 1988.

OWNERSHIP HISTORY

Deed Research
24 Martins Lane
West End Park (0503)
Parcel 649

Liber/Folio	Date	Grantor	Grantee
40/332	9/14/1893	Margaret J. Beall et al	Flora Powell
N/A	N/A	Flora Powell	Gertrude P. McKnight and Chester McKnight
1318/410	11/5/1949	Gertrude P. McKnight and Chester McKnight	Frances P. Crutchfield
33471/660-663	12/1/06	Warren G. Crutchfield, Rep Estate of Frances P. Crutchfield	Gertrude Elaine Crutchfield Hebron
60927/223	9/15/2020	Gertrude Elaine (Crutchfield) Hebron	Gertrude E. Hebron and Kelly Rolaine Faison
66936/280	3/17/2023	Gertrude E. Hebron and Kelly Rolaine Faison	Blu Spot Investments LLC
69018/490	4/2/25	Blu Spot Investments LLC	LHome Mortgage Trust
69953/1	12/10/25	LHome Mortgage Trust	Kiavi Properties LLC
70021/430	12/17/25	Kiavi Properties LLC	NRHQ LLC

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the city.
The property represents the Black heritage of the city.
- b. Site of an important event in Rockville's history.
The site is one of the earliest Black settlements in the city.

- c. Identified with a person or group of persons who influenced the City's history.
The property is identified with Samuel Martin, an influential figure in the City's history who formed the earliest Black community in the city.
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
The property is part of the earliest Black community in the city and exemplifies the cultural, social, and historical heritage of the city.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction.
The property embodies distinctive characteristics of early vernacular home construction in the city, dating back to 1906.
- b. Represents the work of a master architect, craftsman, or builder.
No, the property does not represent the work of a master architect, craftsman, or builder.
- c. Possesses a style or elements distinctive to the region or City.
No, the vernacular house style is found elsewhere in the City and region.
- d. Represents a significant architectural, design, or landscape entity in the City.
No, it is not a significant architectural, design, or landscape entity in Rockville.
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, there is nothing outstanding about the house or the landscape.

STAFF FINDINGS

The property meets the following adopted Historic District Commission criteria for historic designation:

Historic Significance

- Represents the development, heritage, or cultural characteristics of the city.
- Site of an important event in Rockville's history.
- Identified with a person or group of persons who influenced the City's history.
- Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

- Embodies distinctive characteristics of a type, period, or method of construction.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that, although the property at 24 Martins Lane meets *Historic Significance Criteria a, b, c, and d*, and *Architectural, Design and Landscape Criteria a*, the property is in extreme disrepair as evidenced by the structural report and staff recommends against historic designation in order for the applicant to proceed with demolition due to neglect.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Definition and Criteria for Historic Resources in the City of Rockville
- D. City of Rockville, Maryland Zoning Ordinance
- E. Application
- F. Structural Report

EXHIBIT A – AERIAL MAP



EXHIBIT B – ZONING MAP



Zoning Overlays	Zoning Districts	Mixed-Use Districts
Two Center Performance District	R-405 - Residential Estate	MXB - Mixed-Use Business
South Pike	R-200 - Suburban Residential	MXC - Mixed-Use Commercial
Rockville Pike Core	R-150 - Low Density Residential	MXCT - Mixed-Use Corridor Transition
Twinbrook Metro-Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCD - Mixed-Use Corridor District
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXT - Mixed-Use Transition
Local Historic Districts	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
Special Exceptions	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial
		PD - Planned Development

EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards-and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the City; or
- b. Is the site of an important event in Rockville's history; or
- c. Is identified with a person or group of persons who influenced the City's history; or
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction; or
- b. Represents the work of a master architect, craftsman, or builder; or
- c. Possesses a style or elements distinctive to the region or City; or
- d. Represents a significant architectural, design, or landscape entity in the City; or
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. Purpose –The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. Location

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. Historic District Commission – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. Designation of Properties

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.
 - (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;
 - (ii) The Historic District Commission;
 - (iii) The Mayor and Council;

- (iv) The Planning Commission; or
 - (v) Any other person;
- (b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or
 - (c) The filing of an application for a demolition permit for the property; or
 - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.
 3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.
 4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.
 5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
 - a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
 - b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
 - c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.
 6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. **Requirement** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. **Exceptions** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.



Rockville HDC - Evaluation of Significance

Submitted by:
Jason Ekus

Online Request #: 3327769

Project #: 2026-331-EOS

Location: **24 MARTINS LN**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Jason** Last Name: **Ekus** Suffix:

Business Name: **PAVILION REAL ESTATE**

Mailing Address: **4414 HALLET STREET**

City: **Rockville** State: **MD** Zip: **20853**

Property Owner's Contact Information

Title: First Name: **Kristin** Last Name: **Synan** Suffix:

Business Name: **NRHQ, LLC by Kiavi Funding, Inc. as Attorney in Fact**

Mailing Address: **271 N. Shore Drive, Suite 201**

City: **Pittsburgh** State: **PA** Zip: **15212**

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

Windows



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

Project Description *

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

Request for demolition of severely deteriorated single-family dwelling at 24 Martins Lane, Rockville MD 20850. Structure has been deemed unsafe and beyond repair by a licensed Maryland Structural Engineer (P.E.).

All Storm Doors

Siding

Fences

All Porch/Deck Floor Step Materials

All Doors

Signature

JASON EKUS



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

Any additional information about property including history, previous owners, etc.

A licensed Maryland Structural Engineer (P.E.) conducted a formal inspection of the dwelling and concluded that the structure cannot be repaired or restored, that most structural members have either collapsed or are fully deteriorated, and that the structure presents an active safety hazard to any person entering the premises. The engineer's conclusion is that the structure must be entirely demolished. A copy of the full structural inspection report is attached.

The property appears in the City of Rockville Historic Buildings Catalog solely as a representative example of a common side-gable roofline form found throughout the region between approximately 1880 and 1940. The catalog reference reflects a generic architectural classification and does not indicate individual historic significance, unique association with a historic event or person, or any prior determination of eligibility for historic designation. The structure is not individually designated and is not located within a designated historic district.

Shutters

Roof

Shingle

Garage/Shed or Other Outbuildings Materials

All Porch/Deck Railings



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

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization

24 martins In loa.pdf

Photos

24 martins In survey.pdf

24 martins In structural engineers report.pdf

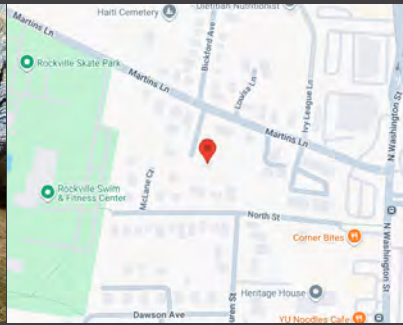
24 martins In photos.pdf



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



www.exactalands.com | office: 443.819.3994



PROPERTY ADDRESS:
24 MARTINS LANE, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 2512.3960

DATE SIGNED: 01/02/26

FIELD WORK DATE: 12/30/2025

REVISION DATE(S):
(REV.1 1/2/2026)

POINTS OF INTEREST

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.12 AS NOW ADOPTED BY THE MARYLAND BOARD OF PROFESSIONAL LAND SURVEYORS AND THE INFORMATION DEPICTED HEREON WAS BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD.



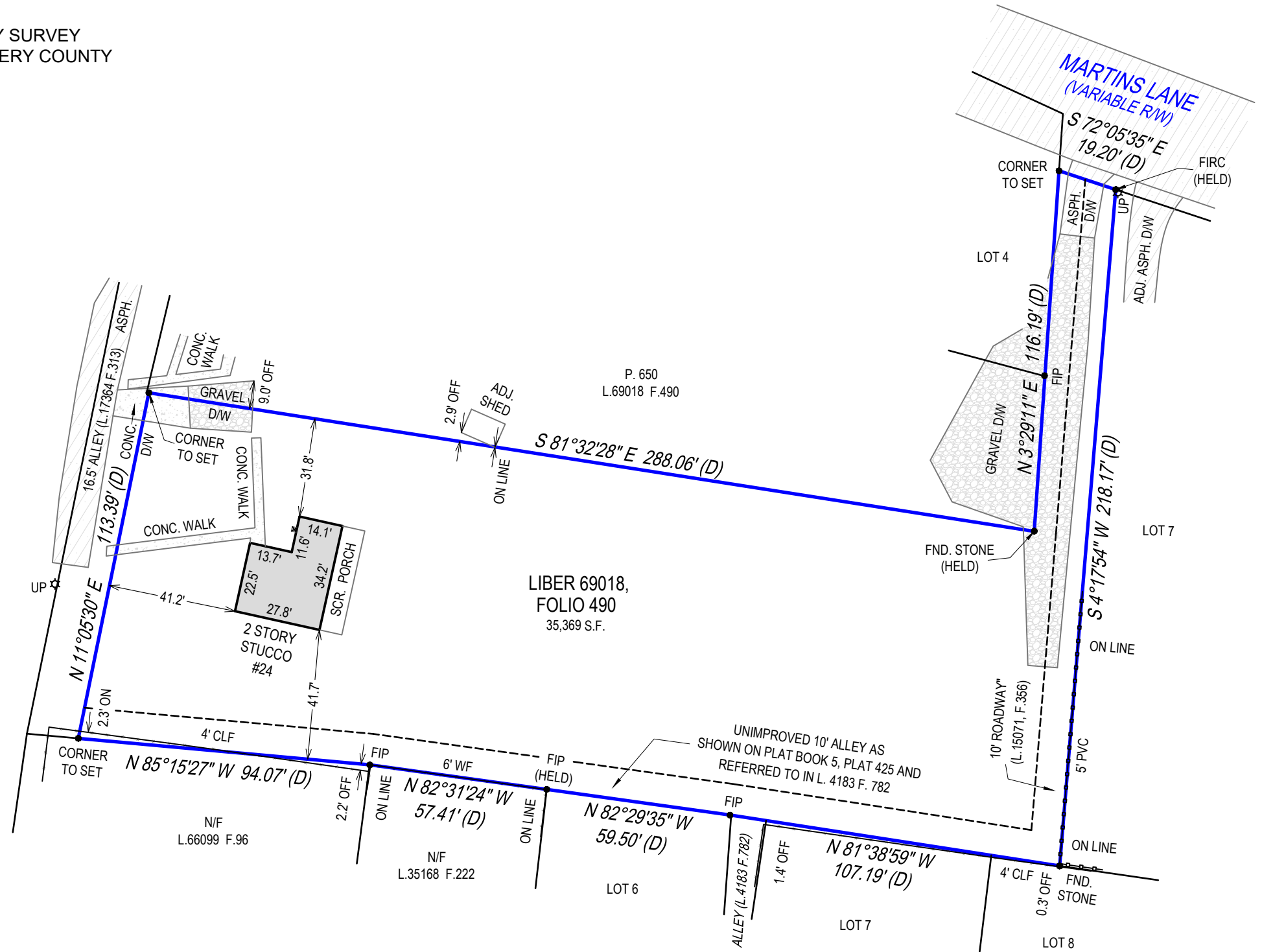
Matthew Nigel Brien
State of Maryland Professional Land Surveyor
License Number 21406
Expires 6-08-2026



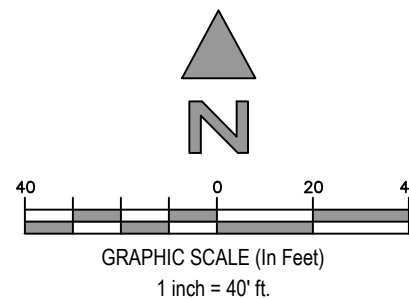
Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



2512.3960
BOUNDARY SURVEY
MONTGOMERY COUNTY



NOTES:
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #04-00144967 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
24 MARTINS LANE, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 2512.3960

CERTIFIED TO:
.

DATE SIGNED: 01/02/26

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER THEREOF, AND RUNNING: N 11 DEGREES 05' 30" E, 113.39 FEET, S 81 DEGREES 32' 28" E, 288.06 FEET, N 03 DEGREES 29' 11" E, 116.19 FEET, S 72 DEGREES 05' 35" E, 19.20 FEET, S 04 DEGREES 17' 54" W, 218.17 FEET, N 81 DEGREES 38' 59" W, 107.19 FEET, N 82 DEGREES 29' 35" W, 59.50 FEET, N 82 DEGREES 31' 24" W, 57.41 FEET, N 85 DEGREES 15' 27" W, 94.07 FEET, TO THE PLACE OF BEGINNING, CONTAINING 35,369 SQUARE FEET, OR 0.81187 OF AN ACRE OF LAND, MORE OR LESS, ACCORDING TO THE SNIDER & ASSOCIATES PLAT OF SURVEY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK BHM 60927 PAGE 0227.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
12. If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
	Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
	Easement	(M) - Measured	FIRC - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	FN - Found Nail
	Iron Fence	(R) - Record	FN&D - Found Nail & Disc
	Overhead Lines	(S) - Survey	FRRSPK - Found Rail Road Spike
	Structure	A/C - Air Conditioning	GAR - Garage
	Survey Tie Line	AE - Access Easement	GM - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	ID - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	ILL - Illegible
SURFACE TYPES		BC - Block Corner	INST - Instrument
	Asphalt	BFP - Backflow Preventer	INT - Intersection
	Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
	Concrete	BLK - Block	L - Length
	Covered Area	BM - Benchmark	LAE - Limited Access Easement
	Water	BR - Bearing Reference	LB# - License No. (Business)
	Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS		BSMT - Basement	LE - Landscape Easement
	Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	LS# - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	MB - Map Book
	Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
	Control Point	CATV - Cable TV Riser	MES - Mitered End Section
	Catch Basin	CB - Concrete Block	MF - Metal Fence
	Elevation	CH - Chord Bearing	MH - Manhole
	Fire Hydrant	CHIM - Chimney	MHWL - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	NR - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	NTS - Not to Scale
	Manhole	CO - Clean Out	NAVD88 - North American Vertical Datum 1988
	Tree	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	OG - On Ground
	Well	CS/W - Concrete Sidewalk	ORB - Official Records Book
		CUE - Control Utility Easement	ORV - Official Record Volume
		CVG - Concrete Valley Gutter	O/A - Overall
		D/W - Driveway	O/S - Offset
		DE - Drainage Easement	OFF - Outside Subject Property
		DF - Drain Field	OH - Overhang
		DH - Drill Hole	OHL - Overhead Utility Lines
		DUE - Drainage & Utility Easement	OHWL - Ordinary High Water Line
		ELEV - Elevation	ON - Inside Subject Property
		EM - Electric Meter	P/E - Pool Equipment
		ENCL - Enclosure	PB - Plat Book
		ENT - Entrance	PC - Point of Curvature
		EOP - Edge of Pavement	PCC - Point of Compound Curvature
		EOW - Edge of Water	PCP - Permanent Control Point
		ESMT - Easement	PI - Point of Intersection
		EUB - Electric Utility Box	PLS - Professional Land
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	

JOB SPECIFIC SURVEYOR NOTES:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 69018 FOLIO 490 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100

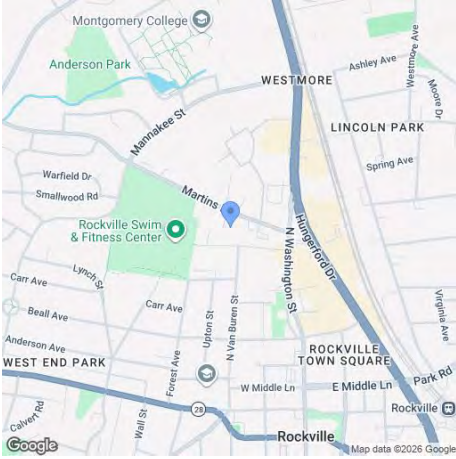
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Agent 360

24 Martins Ln, Rockville, MD 20850

City Of Rockville

Tax ID 160400144967



Summary Information

Owner:	Nrhq Llc	Property Class:	Residential
Owner Address:	2 Allegheny Ctr Ste 200	Annual Tax:	\$7,391
Owner City State:	Pittsburgh PA	Record Date:	01/09/26
Owner Zip+4:	15212-5402	Sale Amount:	\$106,253
Owner Carrier Rt:	C002	Book:	70021
		Page:	430
		Tax Record Updated:	02/20/26

Geographic Information

County:	Montgomery, MD	Parcel Number:	P649
Municipality:	City Of Rockville	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	12
Tax ID:	160400144967	Sub Parcel:	P649
Tax Map:	GR33	Legal Subdivision:	PT ROCKVILLE TWN RES. 1
Tax ID Alt:	0400144967		
Tax Act Num:	00144967		
City Council Dist:	04		

Assessment & Tax Information

Tax Year:	2026	Annual Tax (Est):	\$7,391	Taxable Total Asmt:	\$572,100
County Tax (Est):	\$5,577	Taxable Land Asmt:	\$440,100	Special Tax:	\$159
Municipal Tax (Est):	\$1,567	Taxable Bldg Asmt:	\$167,200	Refuse Fee:	\$87
Asmt As Of:	2026	State/County Tax:	\$5,577		
				Class Code:	50

Lot Characteristics

SQFT:	35,369	Zoning:	R60
Acres:	0.8120	Zoning Desc:	Residential, One-Family

Building Characteristics

Total SQFT:	1,524	Full Baths:	1	Sewer:	Public
Residential Type:	Standard Unit	Total Baths:	1.0	Year Built:	1902
Residential Design:	2 Story	Exterior:	Frame		
Stories:	2.00	Stories Desc:	2		
Total Units:	1	Roof:	Shingle - Composite		
Abv Grd Fin SQFT:	1,524	Porch/Deck SQFT:	224		
Model:	Standard Unit	Heat Delivery:	Hot/Warm Air		
Fireplace Total:		Property Class Code:	R		
Porch/Deck:	Porch				
Porch Type:	1 Story Open				
Bldg Condition:	Average				
Sec 1 Construction:		Sec 1 Area:	224	Sec 1 Story Type:	1
Sec 1 Description:	1 Story Open Porch	Sec 1 Dimensions:		Sec 1 Type:	
Sec 2 Construction:		Sec 2 Area:	762	Sec 2 Story Type:	2
Sec 2 Description:	2 Story No Basement	Sec 2 Dimensions:		Sec 2 Type:	

Codes & Descriptions

Land Use: R Residential
 County Legal Desc: LOT NEAR MARTINS LANE
 Use Type: 2 Story No Basement

MLS History

MLS Number	Category	Status	Status Date	Price
MDMC2179360	LAND	Expired	07/31/25	\$349,900
MDMC2077020	LAND	Expired	05/31/23	\$500,000
MDMC2076992	RES	Closed	03/17/23	\$435,000
MDMC762920	RES	Expired	09/09/22	\$675,000
MDMC761138	LAND	Expired	09/09/22	\$675,000
1007872228	LAND	Canceled	06/07/17	\$1,200,000
1009715982	LAND	Canceled	06/30/14	\$1,100,000

Annual Tax Amounts

Year	County	Municipal	School	Annual
2026	\$5,577	\$1,567		\$7,391
2025	\$5,577	\$1,567		\$7,391
2024	\$5,215	\$1,464		\$6,864
2023	\$5,019	\$1,417		\$6,605
2022	\$4,683	\$1,370		\$6,232
2021	\$4,548	\$1,323		\$6,042
2020	\$4,487	\$1,314		\$5,945
2019	\$4,487	\$1,305		\$5,945
2018	\$4,487	\$1,296		\$5,941
2017		\$1,261		\$5,802

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2026	\$440,100	\$167,200	\$572,100			
2025	\$440,100	\$167,200	\$536,900			
2024	\$419,100	\$82,600	\$501,700			
2023	\$399,200	\$54,100	\$485,567			
2022	\$419,100	\$82,600	\$469,433			
2021	\$399,200	\$54,100	\$453,300			
2020	\$399,200	\$44,800	\$450,200			
2019	\$399,200	\$44,800	\$444,000			
2018	\$399,200	\$44,800	\$444,000			
2017	\$363,000	\$44,800	\$431,933			
2016	\$363,000	\$44,800	\$419,867			
2015	\$363,000	\$44,800	\$407,800			

Record Date: 01/09/2026 Book: 70021
 Settle Date: Page: 430
 Sales Amt: \$106,253 Doc Num:
 Sale Remarks:
 Owner Names: Nrhq Llc

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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March 11, 2022

Ms. Kelley Faison
3204 Enterprise Rd.
Bowie MD 20721

Re: Structural Inspection

Dear Ms. Faison

Pursuant to your request, I visited the residential single-family building located at 24 Martins Ln, Rockville, MD 20850 on March 11, 2022. The purpose of the visit was to inspect and evaluate the structural integrity of the building.

The following figure show the exterior view of the property.



Figure 1 – Exterior view of the building.

As shown in the following figures the structure of the house including the wall, roof, floors have been subjected the rainwater for an extended duration of time. The roof has collapsed in a large area. The timber floors are all rotten to the point it is not safe to walk on them. The beams and joists are damaged by water. Mold has grown on the entire interior space.

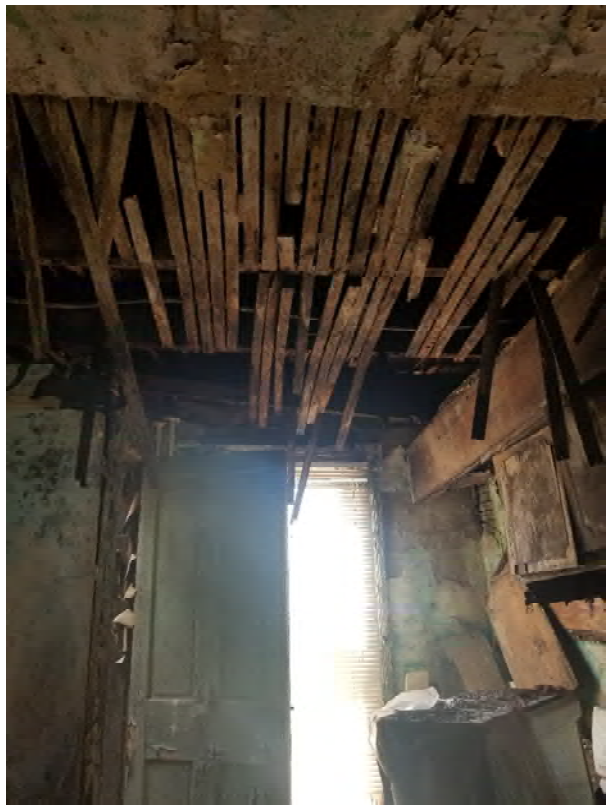


Figure 2 – Extensive damage to the structure



Figure 3 – Extensive damage to the structure

Per my observation, the structure of the property cannot be repaired or restored at this time. Most of the structural members are either collapsed or rotten. The structure shall be entirely demolished and rebuilt. It is also not safe to walk inside the building. The remaining floor and stairs may collapse under the weight of a walking person.

My observations and work were limited by the constraints inherent to the visual inspection process. Visual inspection cannot accurately detect hidden or latent defects. Therefore, it is not the purpose of this report or my work to offer any form of building guarantee or warranty.

This is a structural inspection report. All other disciplines (architectural, mechanical, electrical, plumbing, toxics, environmental, geotechnical, etc.) are excluded.

Thank you for the opportunity to be of service.

Sincerely,

Yahya Aliabadi Ph.D., P.E.
President and Structural Engineer



Q PROPERTY

Q PEOPLE

Q Search Any Address

SEARCH

Property Record

Property Report For:

24 MARTINS LN

Rockville, MD

20850

Prepared On:

April 17, 2026

Report Link

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

24 Martins Ln

Rockville MD 20850 (Montgomery County)

ESTIMATED VALUE

\$637,870

OFF MARKET

Built in 1902 • Lots And Land • 1524 sq. ft. Living Area



Satellite View & Map



Google

© 2026 Google [Report a problem](#)

Owners & Residents

Nrhq Llc

Lhome Mortgage Trust 2022 Rtl3

Blu Spot Investments Llc

Kiavi Properties Llc

Gertrude E Hebron

Rolaine Faison Kelley

Kelley R Faison

Gertrude E Crutchfield

Hebron Gertrude E Crutchfield

Crutchfield Frances P

Cohn, Goldberg & Deutsch, Llc

Blu Spot Investments Llc, Et Al.

Cohn, Goldgerg & Deutsch, Llc

Ownership Timeline

 2025 - Present

Lhome Mortgage Trust 2022 Rtl3

DATE OF PURCHASE

April 2025

PURCHASE PRICE

\$315,000

 2025 - 2025

Kiavi Properties Llc

DATE OF PURCHASE

December 2025

PURCHASE PRICE

\$391,500

 2025 - 2025

Nrhq Llc

DATE OF PURCHASE

December 2025

PURCHASE PRICE

\$106,253

 2023 - 2025

Blu Spot Investments Llc

DATE OF PURCHASE

March 2023

PURCHASE PRICE

\$435,000

 2006 - 2023

Hebron Gertrude E Crutchfield

DATE OF PURCHASE

December 2006

 N/A - 2006

Crutchfield Frances P

Property Details

AMAZING Opportunity to Build Your Dream Home! This spacious 0.81-acre lot provides the ideal setting to construct your custom dream home. The existing structure is not habitable and needs to be torn down - do not attempt to enter. Walk the lot at your own risk. Located within walking distance to shopping, dining, and entertainment in Rockville Town Center, and just 3 minutes from Rockville Metro. Offers excellent access to major commuter routes and public transportation. With tons of potential, this is a rare chance to build in a prime location. Don't miss out on this exceptional opportunity! The property lacks legal access or easement. The neighbor owns the only egress to the lot, and access is controlled by the adjacent property owner, who is open to selling access separately to a prospective buyer. Agents: You must disclose this to your prospective buyers as a material fact that directly affects the property's buildability. Call the listing agent before writing a contract. Contact information for the access owner can be provided upon request.

Interior

UTILITIES

WATER SOURCE: Public

SEWER: Public Sewer

ZONING INFORMATION

ZONING CODE: R60

CURRENT USE: Residential

Exterior

BUILDING INFORMATION

YEAR BUILT: 1902

LOT INFORMATION

LOT SIZE: 35369 sq.ft.

LOT SIZE ACRES: 0.81 acres

OVERVIEW

DISCLOSURES: None

MLS Details

Overview

MLS INFORMATION

LISTING STATUS: Expired
LISTING DATE: May 2025
LATEST LISTING PRICE: \$349,900
SOURCE: Bright MLS
DAYS ON MARKET: 39
CUMULATIVE DAYS ON MARKET: 39
ORIGINAL LISTING PRICE: \$349,900

LISTING AGENT

NAME: Samer Y. Makhlouf
AOR: Northern Virginia Association of REALTORS
PHONE: 703-675-6100
EMAIL: ahr.contract@gmail.com

MLS INFORMATION

ASSESSOR LAST SALE DATE: Apr. 2023
ASSESSOR LAST SALE AMOUNT: \$435,000
AVG MARKET PRICE: \$349 / sq.ft.
SPECIAL LISTING CONDITIONS: Bank Owned/REO

LISTING AGENT OFFICE

NAME: Apex Home Realty
PHONE: 703-675-6100
EMAIL: ahr.samer@gmail.com

MLS Transaction History

DATE	EVENT	PRICE
05/06/2025	Off Market	\$349,900
05/06/2025	Off Market	\$349,900
05/06/2025	For Sale	\$349,900
12/21/2022	Off Market	\$500,000
12/21/2022	For Sale	\$500,000
02/18/2022	Off Market	\$675,000
02/18/2022	For Sale	\$675,000
03/17/2015	cancelled	\$1,200,000
-	Off Market	\$1,200,000
03/17/2015	For Sale	\$1,200,000

Lot Information



Overview

LEGAL DESCRIPTION

40 332

LAND USE CODE

Single Family Residence

COUNTY LAND USE CODE

24031

COUNTY

Montgomery

TYPE OF DEED

COORDINATES

Trustees Deed

39.09092, -77.156312

LAND SQFT

LAND ACRES

35,369 sq. ft.

0.81 acres

SEWAGE

ASSESSED YEAR

Yes

2025

ASSESSED VALUE

PARCEL NUMBER

\$536,900

04-00144967

TRACT NAME

GEOID

Census Tract 7009.01

24031700901

QUALIFIED GEOID

1400000US24031700901

Liens

NO SOLAR, MECHANICAL, TAX, OR TRANSACTION LIENS FOUND IN OUR DATABASE

Loans, Assignment & Releases

Loan Summary

AMORTIZATION DATE

April 06, 2024

EST. AVAILABLE EQUITY

\$0

EST. LENDABLE EQUITY

\$0

AMORTIZED LOAN TO VALUE

154%

First Loan Position

RECORDING DATE

April 26, 2023

LOAN AMOUNT

\$641,400

LENDER NAME

KIAVI FUNDING INC

Home Value

TOTAL VALUE -
UPDATED 02-25-2026

\$637,870

CONFIDENCE
SCORE

83

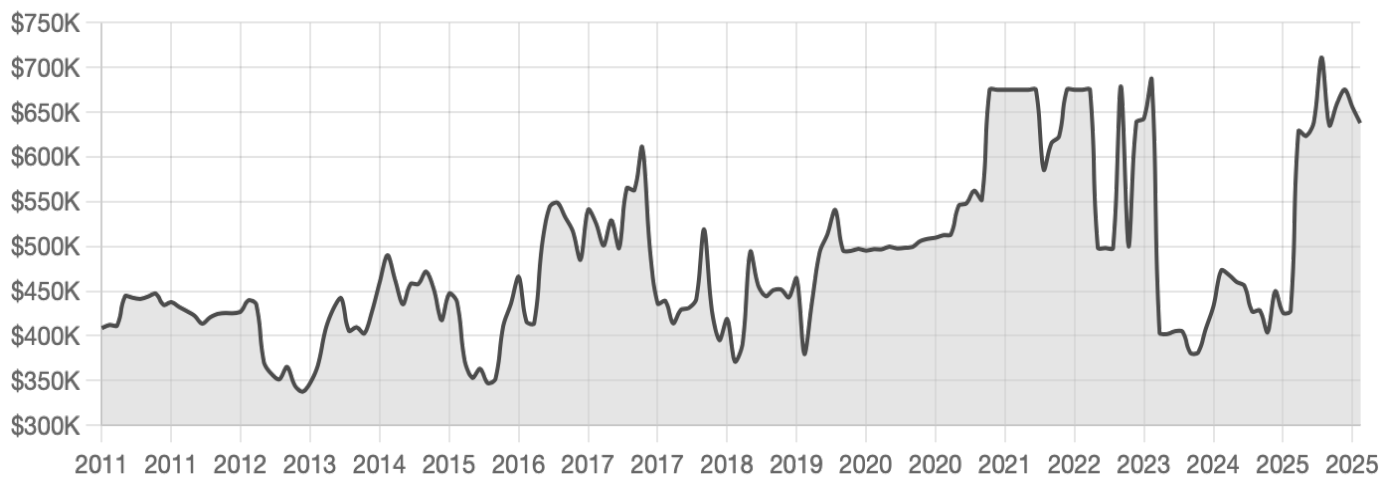
PROBABLE MARKET
RANGE

**\$529,432 -
\$746,307**

CHANGE
FROM
LAST YEAR

-2.7%

Historical Market Value



DATE

TOTAL VALUE

CHANGE

2026-02

\$637,870

-2.7%

2025-12

\$655,538

+62.3%

2024-12

\$403,898

-0.2%

2023-12

\$404,507

-18.9%

2022-12	\$498,700	-26.1%
2021-12	\$675,000	+31.4%
2020-12	\$513,521	+3.3%
2019-12	\$497,270	+11.9%
2018-12	\$444,400	+7.3%
2017-12	\$414,000	-14.6%
2016-12	\$485,000	+39.8%
2015-12	\$347,000	-24.2%
2014-12	\$457,947	+12.3%
2013-12	\$407,612	-6.3%
2012-09	\$435,134	+1.7%
2011-12	\$427,689	-

Sex Offenders

Nearest Sex Offenders



Fredis Salomon

Mendez

32, White, Male
miles away

1/21/2020-cla 3-308 - sex offense
4th degree (3-308)

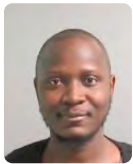


Kamar Dominick

Queen

46, Black, Male
1.3 miles away

4/17/2023-art.27 464c - 4th degree
sex offense - >sexual motivation



Labanum Patrick

Mulbah

35, Black, Male
1.3 miles away

4/5/2012-2nd degree rape - cl 3-
304



William Matthew

Brown

32, Black, Male
1.3 miles away

7/20/2022-cla 3-304 - rape 2nd
degree (3-304) - >sexual
motivation



Darius Tyrae Hoes

43, Black, Male
1.3 miles away

Art.27 464b(a)(1) - 3rd degree sex
offense - art. 27 464b(a)(1)

Deeds & Sales Records



April 02, 2025

Trustees Deed

RESIDENTIAL • ARMS-LENGTH

SELLER

Trustor/Debtor (Borrower in Default/Foreclosure on Trustee's Deed)

Blu Spot Investments Llc

BUYER

Company or Corporation

Lhome Mortgage Trust 2022 Rtl3

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Trustees Deed

BOOK

69018

PAGE

490

COUNTY

Montgomery

COUNTY TAX

\$3,150

PURCHASE TYPE

Foreclosure

TITLE RECORDS

TRANSACTION ID

1054434253

CODE

26021

DISTRICT

4

BUYER RECORDS

VESTING CHANGES



December 10, 2025

Quit Claim Deed

RESIDENTIAL • ARMS-LENGTH

SELLER

Company or Corporation

Lhome Mortgage Trust 2022 Rtl3

2 ALLEGHENY CTR STE 200

BUYER

Limited Liability Company

Kiavi Properties Llc

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Quit Claim Deed

BOOK

69953

PAGE

1

COUNTY

Montgomery

COUNTY TAX

\$3,915

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1424119471

COMPANY

Accomodation

CODE

26092

DISTRICT

4

BUYER RECORDS

VESTING CHANGES



December 17, 2025

Quit Claim Deed

RESIDENTIAL • ARMS-LENGTH

🏠 SELLER

Limited Liability Company

Kiavi Properties Llc

2 ALLEGHENY CTR STE 200

🏠 BUYER

Limited Liability Company

Nrhq Llc

2 ALLEGHENY CTR STE 200

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Quit Claim Deed

BOOK

70021

PAGE

430

COUNTY

Montgomery

COUNTY TAX

\$1,063

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1426486314

COMPANY

Accomodation

CODE

26092

DISTRICT

4

BUYER RECORDS

VESTING CHANGES



March 17, 2023

Special Warranty Deed

RESIDENTIAL • ARMS-LENGTH • COMMERCIAL

SELLER

Individual(s)

Gertrude E Hebron

Rolaine Faison Kelley

BUYER

Limited Liability Company

Blu Spot Investments Llc

11465 APPLEDOWRE WAY

LENDER DETAILS

LENDER

Mortgage Company

TRANSACTION VALUE

\$435,000

TAX

\$2,175

MORTGAGE

\$641,400

EQUITY

↓ -\$206,400

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Special Warranty Deed

BOOK

66936

PAGE

271

COUNTY

Montgomery

COUNTY TAX

\$4,350

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1009817544

COMPANY

Capitol Title Group

CODE

25422

DISTRICT

4

MORTGAGES RECORDS

LENDER NAME

Kiavi Funding Inc

BUYER RECORDS

VESTING CHANGES

Tenants in Severalty



September 15, 2020

Correction Deed

RESIDENTIAL

SELLER

Gertrude E Crutchfield

BUYER

Gertrude E Hebron Kelley R Faison

24 MARTINS LN ROCKVILLE MD
20850

COUNTY RECORDS

APN #

04-00144967

DOCUMENT TYPE

Correction Deed

BOOK

060927

PAGE

000223

COUNTY

Montgomery

TITLE RECORDS

TRANSACTION ID

920924239

COMPANY

Attorney Only

CODE

5421

BUYER RECORDS

VESTING CHANGES

Joint Tenant/joint Tenant W/
Right Of Survivorship

Property Taxes

PROPERTY TAX

\$7,391

TAX RATE

1.38%

CHANGE FROM
LAST YEAR

+27.8%

LAND VALUE

-

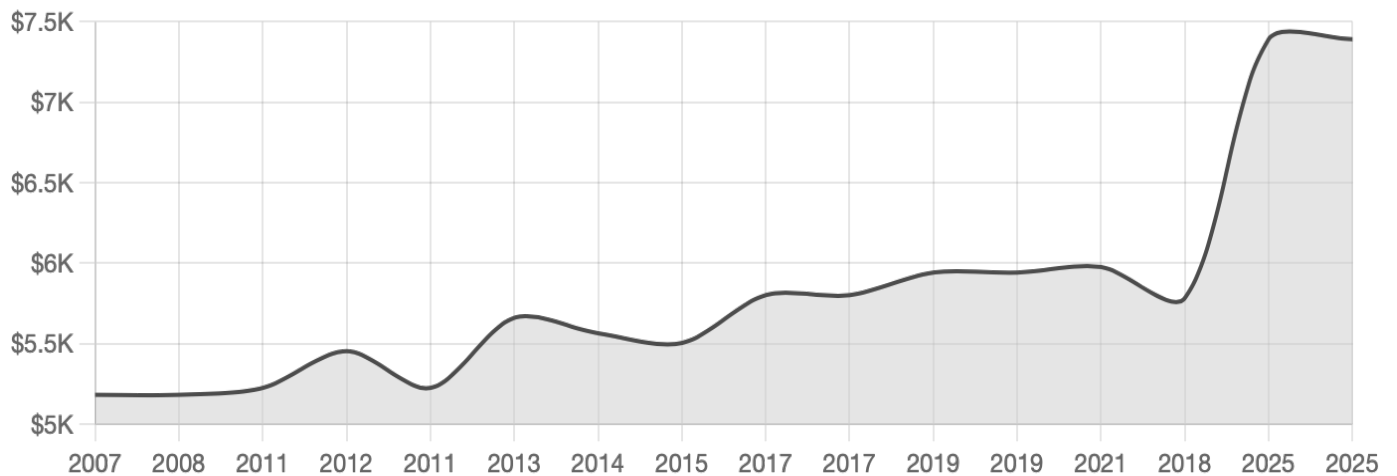
IMPROVEMENT
VALUE

-

TOTAL VALUE

\$536,900

Property Tax History



Year	Property Tax	Land	Additions	Assessment	Change
------	--------------	------	-----------	------------	--------

2025	\$7,391	-	-	\$536,900	+27.8%
------	---------	---	---	-----------	---------------

2021	\$5,784	\$399,200+	\$54,100 =	\$453,300	-3.2%
------	---------	------------	------------	-----------	--------------

2020	\$5,977	\$399,200+	\$54,100 =	\$450,200	+0.6%
------	---------	------------	------------	-----------	--------------

2018	\$5,942	\$399,200+	\$44,800 =	\$444,000	0.0%
2018	\$5,942	\$399,200+	\$44,800 =	\$444,000	+2.4%
2016	\$5,802	\$399,200+	\$44,800 =	\$419,867	0.0%
2016	\$5,802	\$399,200+	\$44,800 =	\$419,867	+5.4%
2014	\$5,505	\$363,000+	\$44,800 =	\$407,800	-1.1%
2013	\$5,565	\$363,000+	\$44,800 =	\$407,800	-1.7%
2012	\$5,661	\$363,000+	\$58,500 =	\$421,500	+8.3%
2011	\$5,226	\$363,000+	\$58,500 =	\$418,152	-4.2%
2011	\$5,454	\$363,000+	\$58,500 =	\$418,153	+4.4%
2010	\$5,226	\$363,000+	\$58,500 =	\$414,806	-
2009	\$0	\$343,030+	\$68,430 =	\$411,460	-
2008	\$5,183	\$343,030+	\$68,430 =	\$345,276	0.0%
2007	\$5,183	\$343,030+	\$68,430 =	\$279,093	-

Building Permits

No Building Permits found

Foreclosures

 24/07/2024

Notice of Sale

USE GROUP

Residential

USE TYPE

Single Family Residence

TRUSTEE REF. NUMBER

461765

JUDGMENT DATE

1899-11-30T00:00:00.000Z

AUCTION OPENING BID

\$39,000

ESTIMATED VALUE

\$460,230

DATE

1899-11-30T00:00:00.000Z

RECORDING DATE

24/07/2024

ORIGINAL LOAN

BOOK PAGE

66936/280

AMOUNT

\$641,400

MATURITY DATE

1899-11-30T00:00:00.000Z

AUCTION

ADDRESS

50 Maryland Ave, Maryland,
Rockville


TRUSTEE

NAME

COHN, GOLDBERG & DEUTSCH,
LLC

ADDRESS

1099 Winterson Rd

 17/06/2024

Lis Pendens

USE GROUP

Residential

USE TYPE

Single Family Residence

CASE NUMBER

C15CV24002916

JUDGMENT DATE

1899-11-30T00:00:00.000Z

ESTIMATED VALUE

\$468,060

DATE

1899-11-30T00:00:00.000Z

RECORDING DATE

17/06/2024

ORIGINAL LOAN**AMOUNT**

\$0

MATURITY DATE

1899-11-30T00:00:00.000Z

TRUSTEE**NAME**Cohn, Goldgerg & Deutsch,
LLC**ADDRESS**

1099 Winterson Rd



4/11/26, 3:16 PM
24 Martins Lane



4/11/26, 3:16 PM
24 Martins Lane



4/11/26, 3:18 PM
24 Martins Lane



4/11/26, 3:18 PM
24 Martins Lane



4/11/26, 3:21 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane



FAMILION

4/11/26, 3:22 PM
24 Martins Lane



4/11/26, 3:22 PM
24 Martins Lane

PAVILION



4/11/26, 3:22 PM
24 Martins Lane



**Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-330-EOS | 200A and B Monroe Street**

MEETING DATE: May 21, 2026

REPORT DATE: May 14, 2026

FROM: Megan Flick
Principal Planner
mflick@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Kyle Hughes (MHG)
9220 Wightman Rd Montgomery Village MD 20886

OWNER: William Burchett (CBT Associates)
200 Monroe St Rockville MD 20850

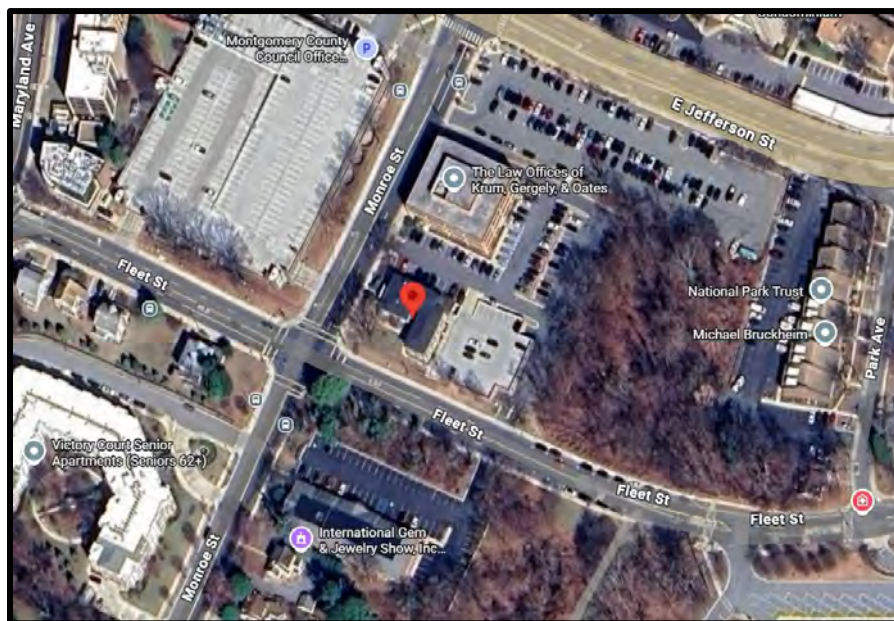
FILING DATE: 04/13/26

RECOMMENDATION: Finding that the structure at 200A Monroe does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

Finding that the structure at 200B Monroe meets *Historic Significance Criteria a*, and *Architectural, Design and Landscape Criteria e*, staff recommends historic designation.

SITE DESCRIPTION

Location	200-A and 200-B Monroe Street (northeast corner of Monroe Street and Fleet Street)
Land Use Designation	Office Commercial Residential Mix
Zoning District	MXNC
Existing Use	Office Commercial
Parcel Area	78,381 SF
Subdivision	0201
Building Floor Area	44,775 SF
Dwelling Units	None (two office buildings)



Birdseye View of 200 Monroe St

INITIATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The owner is seeking to demolish the existing commercial structures at 200A and 200B Monroe Street to construct a new townhouse development and associated infrastructure.

The applicant has stated that if the HDC determines that the original 1906 core of 200B Monroe Street warrants designation/preservation, then the applicant would formally request a determination and guidance permitting the demolition and removal of the non-historic 1983 rear commercial office additions, as well as the attached two-story parking garage.

SITE ANALYSIS

Lot Description

The lot is located on the northeast corner of Monroe Street and Fleet Street, with main frontage on Monroe Street. The lot is 78,381 square feet and is surrounded by commercial uses.

The Town Center Master Plan, a section of the Rockville 2040 Comprehensive Plan, identifies this lot as a potential location for a future park. The park is recommended to be located within the block bounded by Monroe, Fleet, and E. Jefferson streets, and Park Avenue. According to the Town Center Master Plan, the “park should be established by means of land dedication as part of a development project, purchase, land swap, or some other method that would serve as a significant public gathering and event space for the Rockville community and beyond” (page 72). However; the park is not necessarily expected to include this entire block or be solely located on one of the existing properties. With the addition of a park in this block, the Plan also recommends extending the shared-use path, which currently exists from Elwood Smith Park to Fleet Street, through this block north to East Jefferson Street.

This property is also proposed for rezoning from the existing MXNC zone to the new MXTD-85 (Mixed-Use Transition District, with a maximum base height of 85 feet), as part of the ongoing Comprehensive Map Amendment (CMA) being undertaken by the City. The new MXTD-85 zone would permit a wide range of uses, with a maximum allowed height of 85 feet.

BUILDING DESCRIPTION

The original building at 200B Monroe was constructed in 1906 as a residential dwelling, while the office building at 200A Monroe was constructed in 1980 for commercial use.

The existing structure at 200B Monroe Street was originally constructed in 1906 as a detached residential dwelling unit known as the “Hege” house. The property was purchased in 1952 and remodeled into commercial offices, and it later underwent major commercial development in 1983 with an addition to the rear of the building. Over the years, the building has undergone several improvements including: original exterior cladding entirely covered or replaced with modern manufactured vinyl lap siding; original front entryway replaced with a commercial-grade aluminum and glass storefront system and secondary exterior doors upgraded to modern, flush commercial steel doors featuring heavy-duty commercial push/pull hardware; and finally the addition built onto the rear of the building and the construction/attachment of the two-story brick parking structure at the rear of the property. The three-story office building at 200A Monroe Street was constructed in 1980 with the intention of serving as a commercial structure and has served as such since its construction.

Front (West) Elevation (200-B Monroe Street)



Front (west) elevation.

South Side Elevation (200-B Monroe Street)



South side elevation.

Rear (East) Elevation (200-B Monroe Street)



Rear (east) elevation.

North Side Elevation (200-B Monroe Street)



North side elevation.

Garage Elevations (200-B Monroe Street)



3. Garage View from Fleet St
Facing the 1953 parking garage structure



4. Garage West Elevation
View from the parking lot looking West

Garage Aerial View, showing Additions (200-B Monroe Street)



1983 Expansion and Parking Garage Area Exhibit

Elevations for 200-A Monroe Street



Front Elevation (Monroe St)



North View from Parking Lot



West View from Rear Lot



Streetscape (Jefferson St)

OWNERSHIP HISTORY

Deed Research
 200A and B Monroe St
 'The Park' 0201
 Block 4, Lot 4

Liber/Folio	Date	Grantor	Grantee
188, 155	12/6/1905	Mary A. Green	Samuel B. Hege
Information could not be found	Samuel B. Hege		James R. Miller and Lee C. Miller
4606, 771	12/31/74	James R. Miller and Lee C. Miller	CBT Associates

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria – 200-A Monroe Street

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the city.
No, the structure does not represent the development, heritage, or cultural characteristics of the City.
- b. Site of an important event in Rockville's history.
No, the property is not the site of an important event in Rockville's history.
- c. Identified with a person or group of persons who influenced the City's history.
No, the property is not identified with a person or group of persons who influenced the City's history.
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.
No, the property does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction.
No, the property does not embody the distinctive characteristics of a type, period, or method of construction.
- b. Represents the work of a master architect, craftsman, or builder.
No, the property does not represent the work of a master architect, craftsman, or builder.
- c. Possesses a style or elements distinctive to the region or City.
No, the property does not possess a style or element distinctive to the region or the City.
- d. Represents a significant architectural, design, or landscape entity in the City.
No, the property does not represent a significant architectural, design, or landscape entity in the City.
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, the property does not represent an established visual feature of the neighborhood or City because of its physical or landscape components.

Historic Designation Criteria – 200-B Monroe Street

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the city.
The structure represents the history of residential development in the early 20th century in Rockville. It is also a structure near downtown Rockville that survived the period of urban renewal in the mid-20th century.
- b. Site of an important event in Rockville's history.
No, the property is not the site of an important event in Rockville's history.
- c. Identified with a person or group of persons who influenced the City's history.
No, the property is not identified with a person or group of persons who influenced the City's history.
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

No, the property does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage of the city.

Architectural, Design, and Landscape Significance

a. Embodies distinctive characteristics of a type, period, or method of construction.

No, the property does not embody the distinctive characteristics of a type, period, or method of construction.

b. Represents the work of a master architect, craftsman, or builder.

No, the property does not represent the work of a master architect, craftsman, or builder.

c. Possesses a style or elements distinctive to the region or City.

No, the property does not possess a style or element distinctive to the region or the City.

d. Represents a significant architectural, design, or landscape entity in the City.

No, the property does not represent a significant architectural, design, or landscape entity in the City.

e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

Yes, the structure does represent an established visual feature of the neighborhood, being at a prominent corner and entryway into Rockville Town Center and a structure that survived the urban renewal period.

STAFF FINDINGS

200-A Monroe Street

The structure does not meet the adopted Historic District Commission criteria for historic designation.

200-B Monroe Street

The structure meets the following adopted Historic District Commission criteria for historic designation:

Historic Significance

- Represents the development, heritage, or cultural characteristics of the city.

Architectural, Design, and Landscape Significance

- Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 200A Monroe Street does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

Finding that the property at 200B Monroe Street meets *Historic Significance Criteria a, and Architectural, Design and Landscape Criteria e*, staff recommends historic designation.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Definition and Criteria for Historic Resources in the City of Rockville
- D. City of Rockville, Maryland Zoning Ordinance
- E. Application

EXHIBIT A – AERIAL MAP

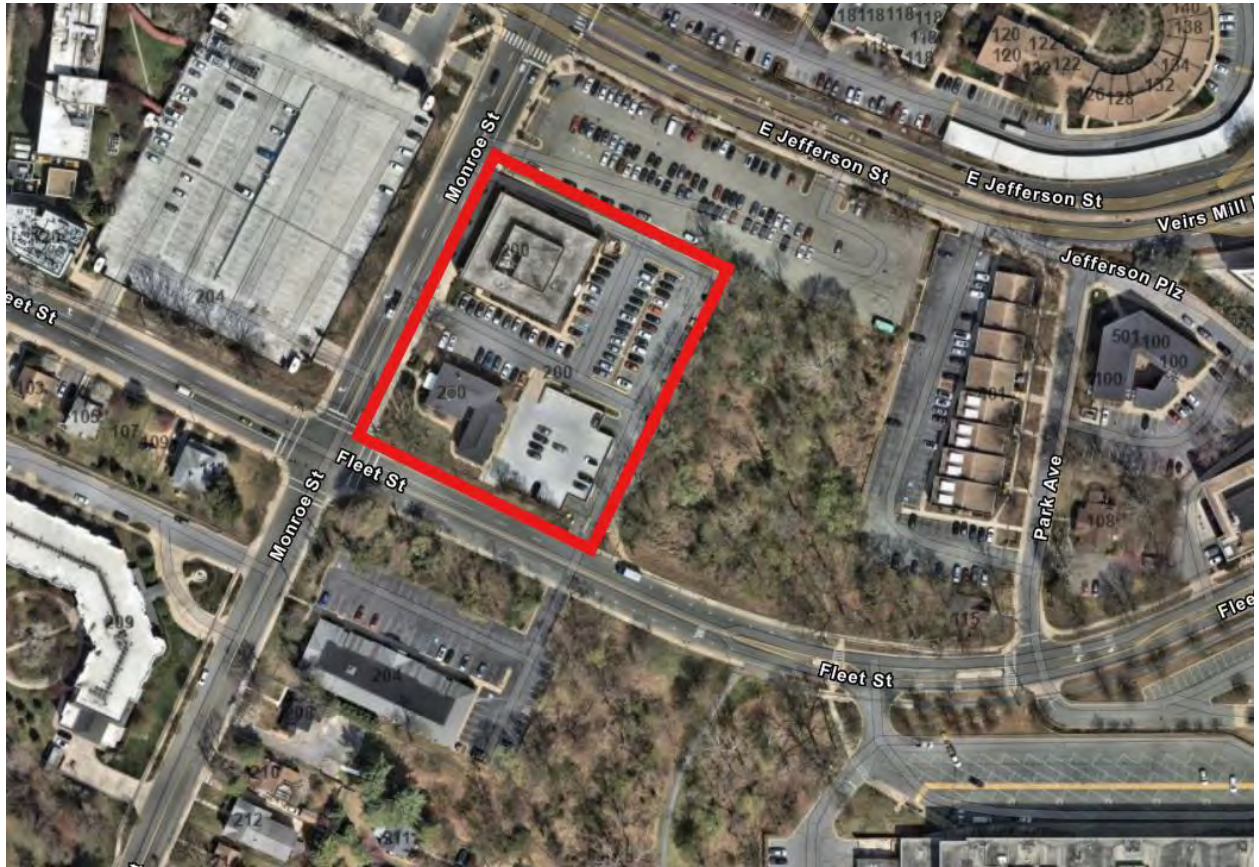
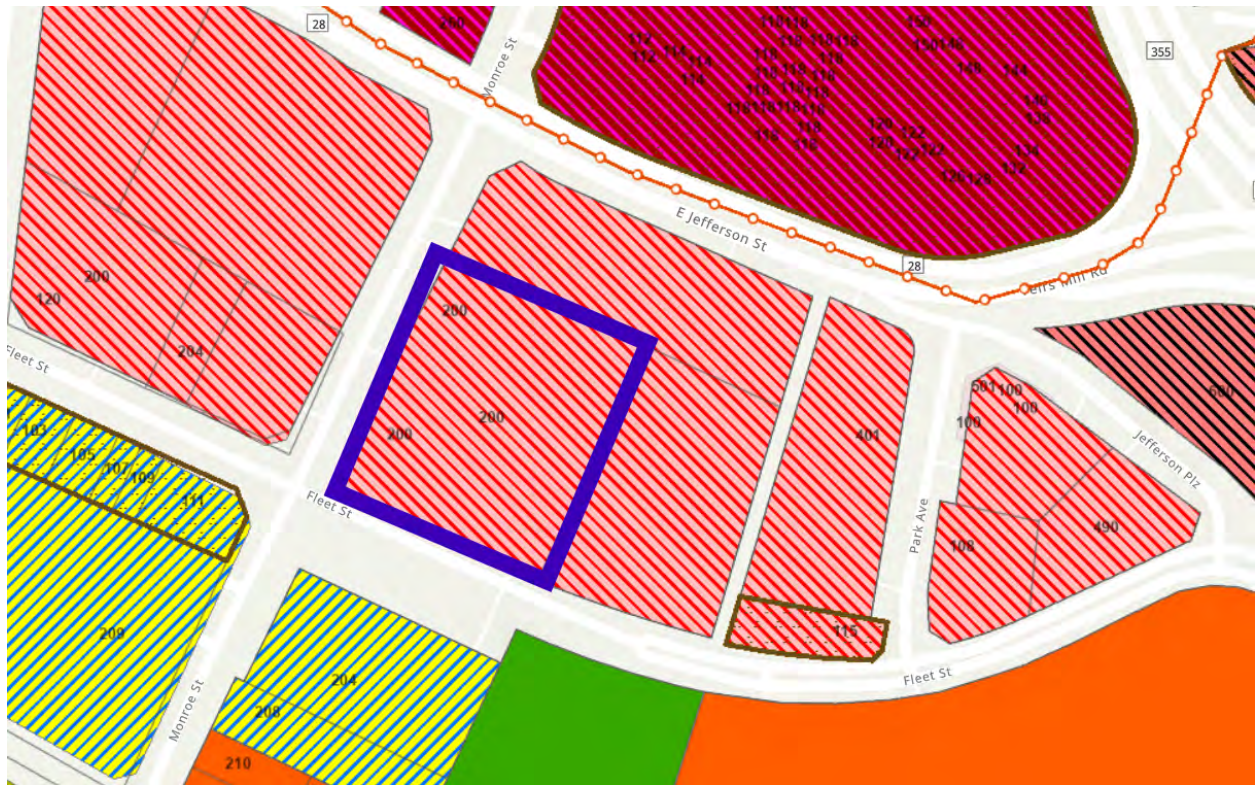


EXHIBIT B – ZONING MAP



Zoning Overlays	Zoning Districts	Mixed-Use Districts
Teen Center Performance District	R-400 - Residential Estate	MXB - Mixed-Use Business
South Pike	R-200 - Suburban Residential	MXC - Mixed-Use Commercial
Rockville Pike Core	R-150 - Low Density Residential	MXCT - Mixed-Use Corridor Transition
Twinbrook Metro-Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCD - Mixed-Use Corridor District
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXEC - Mixed-Use Neighborhood Commercial
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXT - Mixed-Use Transition
Local Historic Districts	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
Special Exceptions	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial
		PD - Planned Development

EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards-and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the City; or
- b. Is the site of an important event in Rockville's history; or
- c. Is identified with a person or group of persons who influenced the City's history; or
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction; or
- b. Represents the work of a master architect, craftsman, or builder; or
- c. Possesses a style or elements distinctive to the region or City; or
- d. Represents a significant architectural, design, or landscape entity in the City; or
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. Purpose – The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. Location

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. Historic District Commission – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. Designation of Properties

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.
 - (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;
 - (ii) The Historic District Commission;
 - (iii) The Mayor and Council;

- (iv) The Planning Commission; or
 - (v) Any other person;
- (b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or
 - (c) The filing of an application for a demolition permit for the property; or
 - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.
 3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.
 4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.
 5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
 - a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
 - b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
 - c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.
 6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. **Requirement** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. **Exceptions** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.



Rockville HDC - Evaluation of Significance

Submitted by:
Kyle Hughes

Online Request #: 3341498

Project #: 2026-330-EOS

Location: **200 MONROE ST**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Kyle** Last Name: **Hughes** Suffix:

Business Name: **MHG**

Mailing Address: **9220 Wightman Rd**

City: **Montgomery Village** State: **MD** Zip: **20886**

Property Owner's Contact Information

Title: First Name: **Patrick** Last Name: **Bloomfield** Suffix:

Business Name: **P.T. Blooms Development, LLC**

Mailing Address: **509 Wythe Street**

City: **Alexandria** State: **VA** Zip: **22314**

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

Signature Kyle Hughes

Garage/Shed or Other Outbuildings Materials Parking Garage



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

Project Description *

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

Any additional information about property including history, previous owners, etc.

Proposal to demolish the existing commercial structures at 200A and 200B Monroe Street to construct a new townhouse development and associated infrastructure.

Proposed HDC Narrative: 200A & 200B Monroe Street

NOTE TO REVIEWER: The following is a brief summary of our Evaluation of Significance. Please refer to the attached Comprehensive HDC Narrative and Photo Exhibit for full historical context, detailed architectural evaluations, and visual evidence.

Property Overview

Located on Lot 4, Block 4 of "THE PARK" subdivision, 200 Monroe Street contains two primary commercial structures (200A and 200B). P.T. Blooms Development, LLC plans to demolish both buildings to construct a new residential townhouse development.

200B Monroe Street (The "Hege" House / Miller Building)

Originally constructed as a residential dwelling in 1906, this structure was remodeled into commercial offices in 1952. In 1983, the site underwent massive commercial expansion. A modern office addition was built onto the rear, permanently connecting the original house to a newly constructed two-story brick parking garage.

Evaluation of Historic Integrity (200B)

Building 200B lacks the architectural integrity required for historic designation due to decades of commercial modernization that systematically stripped its original design, materials, and historic feeling:



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Loss of Original Materials: The historic exterior cladding has been entirely covered or replaced with modern manufactured vinyl lap siding (evidenced by unclipped panels and material oil-canning).

Loss of Architectural Design: The original entryway was replaced with a commercial-grade aluminum and glass storefront system. Secondary doors are modern flush commercial steel with push/pull hardware.

Loss of Setting & Context: The historic footprint and residential scale were irreversibly altered by the substantial 1983 rear office expansions and the attached two-story parking garage. (See attached Photo Exhibit).

200A Monroe Street (Commercial Office) Building 200A is a three-story, ~32,000 SF office building constructed circa 1980. Purpose-built as a commercial structure, it features a utilitarian design with buff-colored face brick and dark aluminum ribbon windows. It has no historic significance.

Contingency Request for 200B Should the Historic District Commission determine the 1906 core of 200B warrants preservation, the applicant formally requests approval to demolish and remove the non-historic 1983 rear commercial additions and the attached parking garage. This will eliminate functional obsolescence while allowing the applicant to work with the City on preserving the historic facade.

For full citations and visual exhibits, please see the attached Master HDC Narrative PDF.



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

All Porch/Deck Railings

Wood

Windows

Aluminum

Roof

Shingle

Fences

NA

Shutters

Wood

All Storm Doors

Aluminum

All Porch/Deck Floor Step Materials

Wooden porch decking and steps.

Siding

Vinyl

All Doors

Aluminum

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization

letter of authorization signed.pdf

Photos

photo submission 200a and 200b.pdf

proposed hdc narrative.pdf



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

Proposed HDC Narrative: 200A & 200B Monroe Street

Property Overview

The property located at 200 Monroe Street consists of two distinct primary structures, identified as 200A and 200B, situated on Lot 4, Block 4 of "THE PARK" subdivision. The developer, P.T. Blooms Development, LLC, plans to demolish both existing structures and replace them with a new residential development consisting of townhouses. The following narrative details the history and architectural state of each structure.

200B Monroe Street (The "Hege" House / Miller Building)

The existing structure at 200B Monroe Street originated as a residential dwelling known as the "Hege" house, constructed in 1906.^[^1] In 1952, the property was purchased by Jim and Lee Miller, who recognized the property's potential for office development. They remodeled the residential structure into commercial offices and formally renamed it the "Miller Building" in 1953, where it served as the long-time home for the law firm Miller, Miller & Canby.

In 1983, the site underwent major commercial development. The original structure was expanded to the rear with a modern commercial office addition to accommodate the growing firm. The architects deliberately designed this expansion so the facade of the original house was preserved to serve as the visible "front door" and core of the complex.^[^2] This 1983 development phase also included the construction of a two-story brick parking garage situated at the rear of the property, with the new office expansion situated directly between the original structure and the new garage.

Evaluation of Integrity

In terms of architectural integrity, the envelope of the building has been heavily altered from its original 1906 state. To be eligible for historic designation under City criteria, a property must retain its historical integrity. Over the decades, 200B Monroe Street has been subjected to commercial modernization that has systematically stripped the structure of its original architectural design, materials, setting, and historic feeling. Key modern modifications include:

- **Loss of Original Materials (Siding Replacement):** The original exterior cladding has been entirely covered or replaced with modern manufactured vinyl lap siding, evidenced by unclipped panels and material oil-canning.
- **Loss of Architectural Design (Entryway Alterations):** The original front entryway has been replaced with a commercial-grade aluminum and glass storefront system.

Secondary exterior doors have been upgraded to modern, flush commercial steel doors featuring heavy-duty commercial push/pull hardware.

- **Loss of Setting and Context (1983 Commercial Additions & Parking Garage):** The historical footprint, context, and residential scale were significantly altered by the 1983 rear office expansions, as well as the construction and attachment of the two-story brick parking structure at the rear of the property.

The comprehensive modernization of the siding, doors, primary entryways, and the substantial 1983 commercial additions have significantly diminished the structure's original architectural design, materials, and historic feeling. Please see the attached photo submission exhibit (specifically Section 2) which visually details these modern additions and the current state of the structure.

200A Monroe Street (Three-Story Commercial Office)

Building 200A is a three-story, approximately 32,000-square-foot professional office building constructed circa 1980.^[3] Unlike the older residential origins of 200B, 200A was purpose-built as a commercial structure to accommodate the densification of the Rockville Town submarket and the expansion of CBT Associates' holdings.

The building features a utilitarian modern design characterized by a buff-colored face brick exterior and horizontal ribbon windows (strip windows) with dark aluminum frames. The structure was designed to maximize rentable square footage and provide a professional environment for legal and administrative tenants. Please see the attached submission for several photos of this building illustrating the structure from various elevations and streetscape vantage points.

Ownership and Development Context

The entire property (Lot 4) is currently owned by CBT Associates, Limited Partnership and is under contract to be acquired by P.T. Blooms Development, LLC. As part of the revitalization process, the applicant is seeking entitlement and subdivision approval to demolish both existing structures and replace them with a modern residential townhouse development.

Contingency Request Regarding 200B Monroe Street:

Should the Historic District Commission determine that the original 1906 core of 200B Monroe Street warrants historic preservation, the applicant formally requests a determination and guidance permitting the demolition and removal of the non-historic 1983 rear commercial office additions, as well as the attached two-story parking garage (please refer to Section 2 of the attached Photo Submission Exhibit, specifically the teal

and yellow overlays). This will allow the applicant to address the functional obsolescence of the newer additions while working with the City on the preservation of the older structure.

References: [¹]: Cavicchi, Clare Lise. *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*. Silver Spring, MD: Maryland-National Capital Park and Planning Commission, 2001, p. 327. Available at: http://www.montgomeryplanning.org/historic/places_from_the_past/documents/p322_335.pdf [²]: "Firm History," Miller, Miller & Canby. Accessed April 8, 2026. Available at: <https://www.millermillercanby.com/mmc-history/> [³]: LoopNet. (n.d.). *200 Monroe St, Rockville, MD 20850: Property facts - Building A*. CoStar Group. Retrieved April 8, 2026, from <https://www.loopnet.com/Listing/200-Monroe-St-Rockville-MD/9403269/>

PHOTO SUBMISSION EXHIBIT

200A & 200B Monroe Street, Rockville, MD 20850

Legal Description: Lot 4, Block 4, "THE PARK" (Plat No. 15436)

SUBMISSION DATE: MARCH 30, 2026

SECTION 1: 200B MONROE STREET (MILLER BUILDING)



1. Front Elevation

Primary elevation viewed from Monroe Street.



2. Elevation from Fleet St

View facing the 200B building.



3. Garage View from Fleet St

Facing the 1983 parking garage structure.



4. Garage West Elevation

View from the parking lot looking West.



5. South Elevation

From parking lot facing South toward Building 200B.



6. Rear Elevation

Interface between Building 200B and the parking garage.

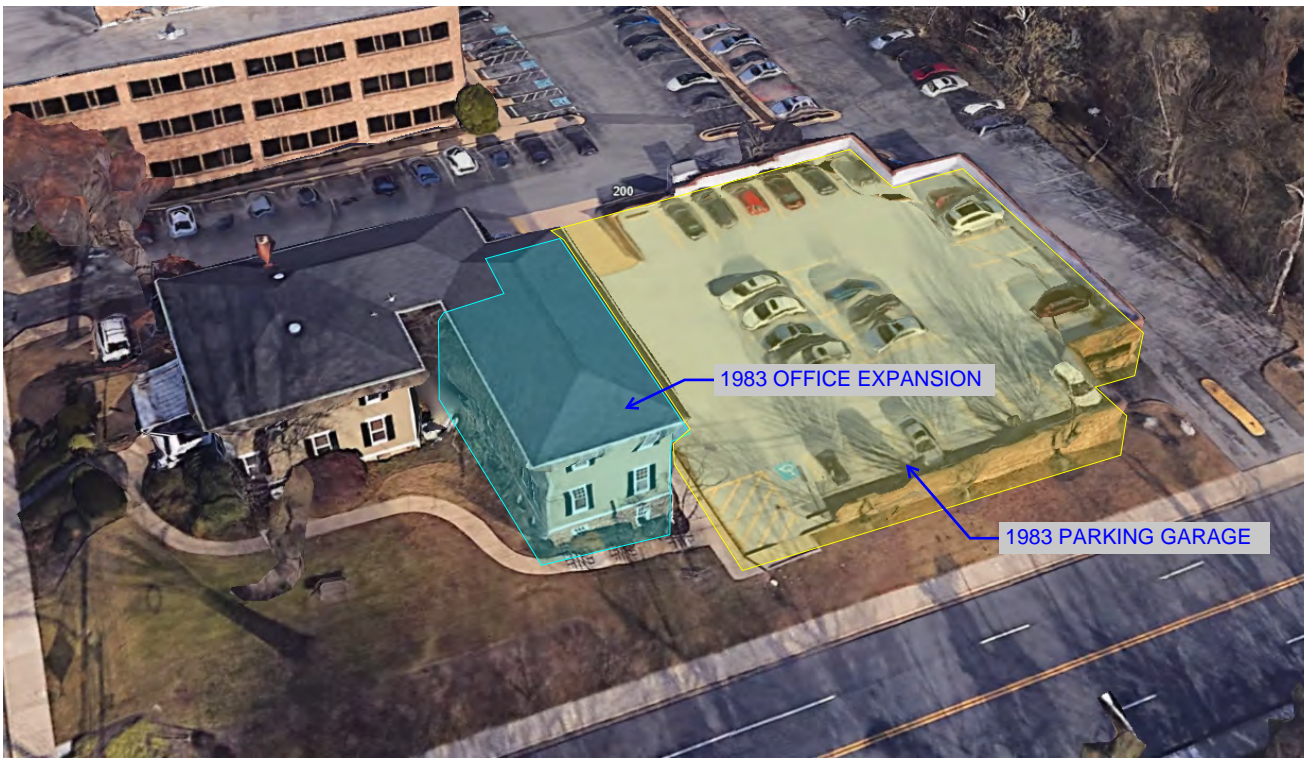
SECTION 2: HISTORICAL CONTEXT (200B)



Hege House (1952)
Original state prior to modernization.



Miller Building (Post-1983)
Following major commercial conversion.



1983 Expansion and Parking Garage Area Exhibit

SECTION 3: 200A MONROE STREET (COMMERCIAL OFFICE)



Front Elevation (Monroe St)



North View from Parking Lot



West View from Rear Lot



Streetscape (Jefferson St)

V. DISCUSSION

A. Old Business

B. New Business

VI. ADJOURN